

Amendment to Zoning By-law 7124

Name of Property Owner: Koch Fertilizer Canada, ULC
 Name of Applicant: Kelly Simonson
 Civic Address of Property: 1400 17th Street East, Brandon, Manitoba, R7A7C4
 Legal Description of Property: Title No: 2623226/2 Parcels 1 to 7 inclusive

References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Proposal:

Industrial General (UG)

Koch Fertilizer Canada, ULC proposes to re-zone properties identified in the attached drawing, 8350A152A revision 0, from the current DR-Development Reserved to ~~IS-Industrial Heavy~~ *Industrial General*. The plan shows an approximate location of a future occupied building that is to house administration personnel as well as a laboratory, central control room and maintenance facilities that will serve to centralize these existing plant functions and reduce vehicular traffic within the plant process areas. The IH zoning designation is being selected to align with both laboratory and maintenance uses in which the latter will involve frequent welding, cutting and grinding activities. It is expected that process equipment from the operating units will be moved to this location for maintenance work. A new paved entrance and parking area is also proposed.

As applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: *Kelly Simonson* Date: 9/18/17
 Address: 1400 - 17TH STREET EAST BRANDON, MB E-Mail: Kelly.Simonson@kochind.com
Street Address Postal Code City/Province
 Home Phone: _____ Cell Phone: 204-573-3244 Work Phone: 204-578-3344

Signature of Owner: _____ Date: _____
 Address: _____ E-Mail: _____
Street Address Postal Code City/Province
 Home Phone: _____ Cell Phone: _____ Work Phone: _____

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purposes of statistical reporting. It is protected by the Protection of Personal Information Act and the Freedom of Information and Access to Information Act. For more information or questions about the collection, use or disclosure of information, contact Jennifer Housman, PIPRA coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3. Telephone 204-729-2110.

FOR PLANNING DEPARTMENT USE ONLY:
 Community Planner: *Blair Zill* Planning File No.: Z-03-17-B CityView No.: PLZBLA20170000084
 Date Application Received: 09/19/17 Payment Date: Sept 26/17 Receipt No.: 17-5789 Amount: \$ 3400.
 Re-Zoning - Application REV01/16



KOCH FERTILIZER CANADA ULC

September 15, 2017

City of Brandon
Planning & Building Safety Department
421-9th Street
Brandon, Manitoba R7A 4A9

Re: Letter of Intent

Please find attached a site plan, drawing number 8350A152A revision 0, showing a proposed second vehicle entrance and associated improvements for the Koch Fertilizer Canada, ULC facility located at 1400-17th Street East, Brandon, Manitoba.

The plan shows an approximate location of future occupied buildings that are to house Koch personnel as well as a laboratory, central control room and maintenance facilities that will serve to centralize these existing plant functions and reduce vehicular traffic within the plant process areas. A new paved entrance and parking area is also proposed. We also propose to tie domestic sanitary sewer and potable water service into existing utilities along 17th Street East or closer service connection, for domestic needs and building sprinkler services.

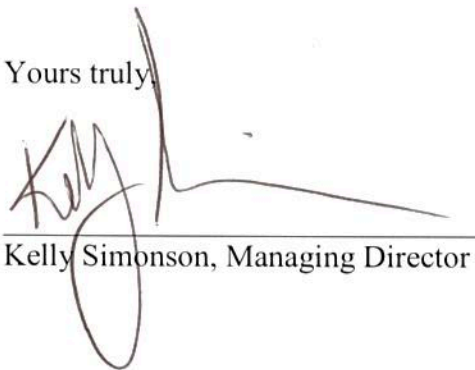
We wish to begin the process to create this new entrance by first having our north-west property, currently zoned DR-Development Reserved, re-zoned to *IG Industrial General*. These properties, under the same title, are as follows:

Title: 2623226/2 Parcels 1 to 6 inclusive Plan 285 BLTO in NW ¼ 18-10-18 WPM

Title: 2623226/2 Parcel 7 Plan 35775 BLTO in NW ¼ 18-10-18 WPM

This proposed re-zoning is located within the area designated "Industrial" shown on Map 1: Urban Land Use of the 2013 Brandon & Area Planning District Development Plan.

Yours truly,



Kelly Simonson, Managing Director

Letter of Authorization

Date: SEPT 25th, 2017

To: City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

1400 -17th STREET EAST, BRANDON

RE: 2623226/2 (address or legal description of application)

I (We) hereby give authorization to:

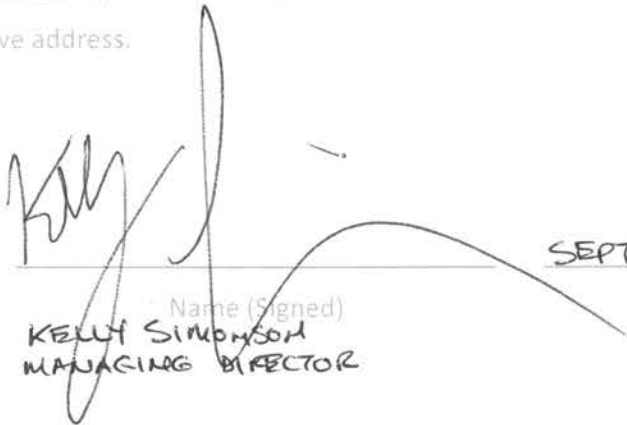
RODI SVEISTRUP (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

KOCH FERTILIZER CANADA, ULC

Name (Print)



Name (Signed)

**KELLY SIMPSON
MANAGING DIRECTOR**

SEPT 25th, 2017

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date