

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:

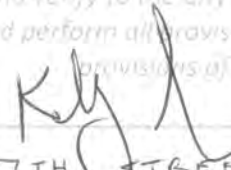
BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

****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

Koch Fertilizer Canada, ULC proposes to re-zone properties identified in the attached drawing, 8350A152A revision 0, from the current DR-Development Reserved to IH-Industrial Heavy. 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:  Date: 9/18/17
 Address: 1400 - 17TH STREET EAST BRANDON, MB E-Mail: Kelly.Simonson@kochind.com
 Home Phone: _____ Cell Phone: 204-573-3244 Work Phone: 204-578-3344

Signature of Owner: _____ Date: _____
 Address: _____ E-Mail: _____
 Home Phone: _____ Cell Phone: _____ Work Phone: _____

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner	<u>Robert Zill</u>	Planning File No.:	<u>Z-03-17-B</u>
Date Application Received:	<u>09/19/17</u>	CityView No.:	<u>PLZBLA2017000084</u>
		Payment Date:	<u>Sept 26/17</u>
		Receipt No.:	<u>17-5789</u>
		Amount:	<u>\$ 3400</u>
			REV01/16

Letter of Authorization

Date: SEPT 25th, 2017

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

RE: 1400 -17th STREET EAST, BRANDON
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



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.

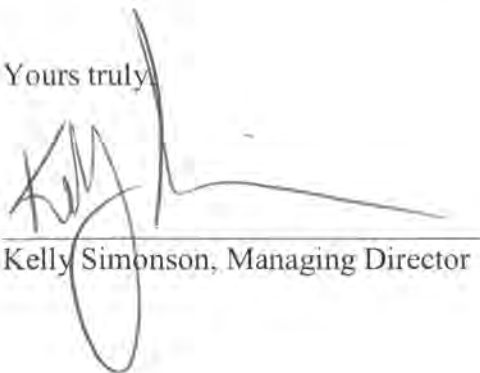
The plan shows an approximate location of future occupied buildings that are to house Koch personnel as well as a laboratory, central control room and maintenance facilities that will serve to centralize these existing plant functions and reduce vehicular traffic within the plant process areas. A new 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 IH-Industrial Heavy. These properties, under the same title, are as follows:

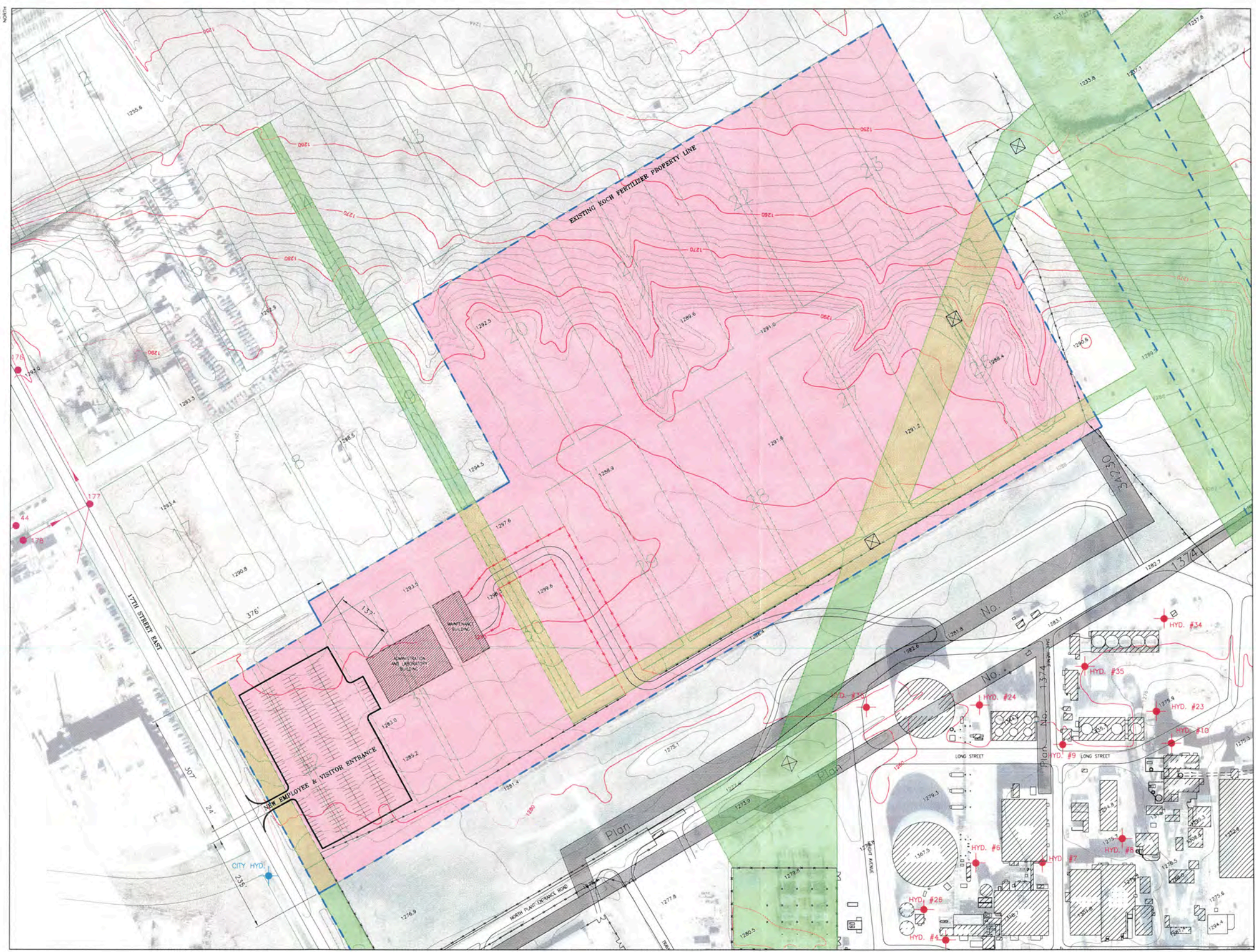
Title: 2623226/2 Parcels 1 to 6 inclusive Plan 285 BLTO in NW ¼ 18-10-18 WPM
Title: 2623226/2 Parcel 7 Plan 35775 BLTO in NW ¼ 18-10-18 WPM

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



- NOTES:**
- AREAS:
TO BE RE-ZONED: 192,868 M²
TOTAL POSSIBLE BUILDING AREA: 4,700 M²
PERCENT OF BUILDING AREA OF RE-ZONED AREA: 2%
 - CIVIC ADDRESS:
1400 17th STREET EAST, BRANDON, MANITOBA, R7A 7C4 (PARCELS TO BE RE-ZONED ARE CURRENTLY 701 17TH STREET EAST, THEY WILL BE CONSOLIDATED WITH PARCELS UNDER 1400 17TH STREET EAST TO MAINTAIN BUSINESS ADDRESS)
 - LEGAL DESCRIPTION:
ALL UNDER TITLE 2623226/2
 PARCEL ONE:
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 20 PLAN 285 BLTO
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 21 PLAN 285 BLTO
ALL IN NW 1/4 18-10-18 WPM
 PARCEL TWO:
LOTS 1 TO 40 BLOCK INCLUSIVE BLOCK 22 PLAN 285 BLTO
ALL IN NW 1/4 18-10-18 WPM
 PARCEL THREE:
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 23 PLAN 285 BLTO
ALL IN NW 1/4 18-10-18 WPM
 PARCEL FOUR:
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 26 PLAN 285 BLTO
ALL IN NW 1/4 18-10-18 WPM
 PARCEL FIVE:
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 27 PLAN 285 BLTO
ALL IN NW 1/4 18-10-18 WPM
 PARCEL SIX:
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 28 PLAN 285 BLTO
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 29 PLAN 285 BLTO
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 30 PLAN 285 BLTO
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 31 PLAN 285 BLTO
LOTS 1 TO 40 BOTH INCLUSIVE BLOCK 32 PLAN 285 BLTO
ALL IN NW 1/4 18-10-18 WPM
 PARCEL SEVEN:
PARCEL "A" PLAN 35775 BLTO IN NW 1/4 18-10-18 WPM
 - PARKING SPACES WILL BE AS PER CITY OF BRANDON BY-LAWS.
 - PARKING AREAS SHALL BE ASPHALTED.
 - PROPOSED BUILDINGS, PARKING AREAS AND FENCING ARE CONCEPTUAL AND SHALL BE FINALIZED DURING DETAILED DESIGN.

- LEGEND:**
- NEW ROADS
 - NEW CHAINLINK FENCE
 - KOCH FERTILIZER PROPERTY LINE
 - PROPERTY BEING APPLIED FOR RE-ZONING FROM DR TO IH
 - HYDRO EASEMENTS
 - GAS EASEMENTS
 - KOCH FERTILIZER FIRE HYDRANT (NOT CITY WATER)
 - CITY HYD.
 - CITY OF BRANDON SANITARY SEWER MANHOLE, NUMBER AND FLOW

NO.	DATE	DESCRIPTION	BY	APPD.
1	17/09/06	ISSUED FOR ZONING APPLICATION	SF	SF
2	17/07/19	ISSUED FOR ZONING APPLICATION PREVIEW	SF	SF
3	17/01/19	IN PROGRESS FOR INTERNAL REVIEW	SF	SF
4	17/01/17	IN PROGRESS FOR INTERNAL REVIEW	SF	SF
5	16/11/30	IN PROGRESS FOR INTERNAL REVIEW	SF	SF

REVISIONS

KOCH.
FERTILIZER CANADA ULC BRANDON, MANITOBA

AREA: YARDS & ROADS

TITLE: NEW EMPLOYEE ENTRANCE
CITY OF BRANDON
2017 RE-ZONING SUBMISSION

DESIGNED BY: S. FARMANER	VENDOR DWG. NO.	REV.
DRAWN BY: S. FARMANER	KFC ULC DWG. NO.	REV.
CHECKED BY:	8350A152A	0
DATE: 2012/04/16	JOB # 8488C-509	SHEET: 1 OF 1
SCALE: 1"=120'-0"		

PARTIAL SITE PLAN
SCALE: 1" = 120'-0"

