



Planning, Property & Buildings Department
638 Princess Avenue, Brandon MB, R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Amendment to Zoning By-law No. 7124

Name of Property Owner: Brandon School Division
Name of Applicant: MCM Architects Inc.
Civic Address of Property: 700 Maryland Ave.
Legal Description of Property:

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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Proposal: The subject property be rezoned from OS Open Space, to EI Educational and Institutional

As the 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: [Signature] GUY HEWLKO Date: June 15, 2018
Address: 260 - 8th Street, Brandon, MB Postal Code: R7A 3X3
Phone No.: (Primary) 204-727-8853 (Secondary) 204-943-7564
Email Address: ghewlko@mcmarchitects.ca

Signature of Owner: [Signature] Denis Labossiere Date: June 15, 2018
Address: 1031 - 6th Street, Brandon, MB Postal Code: R7A 4K5
Phone No.: (Primary) 204-729-3100 (Secondary)
Email Address: labossiere.denis@bsd.ca

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 purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: [Signature] Planning File No.: 2-02-18-B CityView No.: PLZR/LA2018-90
Date Application Received: June 15/18 Payment Date: June 15/18 Receipt No.: 2018-6475 Amount: \$3,600.00
Re-Zoning - Application REV 05/2017



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Application for Subdivision

Name of Property Owner: Brandon School Division
Name of Applicant: MCM Architects Inc.
Civic Address of Property: 700 Maryland Ave.
Legal Description of Property:

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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Subdivision Request:

Subdivide Blocks 3, 4 & 5 Plan 300, and Parcels B, C, D, E & F Plan 37279 to one title, as attached.

As the 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: [Signature] GUY HEWILKO Date: June 15, 2018
Address: 260 - 8th Street, Brandon, MB Postal Code: R7A 3X3
Phone No.: (Primary) 204-727-8853 (Secondary) 204-943-7564
Email Address: ghewilko@mcmarchitects.ca

Signature of Owner: [Signature] Denis Labossiere Date: June 15, 2018
Address: 1031 - 6th Street, Brandon, MB Postal Code:
Phone No.: (Primary) 204-729-3100 (Secondary) 204-729-3111
Email Address: labossiere.denis@bsd.ca

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 purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houllhan, PIPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: [Signature] Planning File No.: 4500-18-671 CityView No.: PLSUB2018-91
Date Application Received: June 15/18 Payment Date: June 15/18 Receipt No.: 2018-6476 Amount: \$510.00
Subdivision - Application REV 05/2017

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached			
Semi-Detached			
Duplex			
Row House			
Multiple Dwellings			
Other Residential			
Parks and Open Space	N/A	N/A	
Industrial	N/A		
Commercial	N/A		
Institutional	N/A		40,468 (10 acres)
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
Totals			

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	yes			
Proposed				
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	yes			
Proposed				
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	yes	yes	yes	yes
Proposed				

Subdivision Request (cont'd):

Subdivide Blocks 3, 4 & 5 Plan 300, and Parcels B, C, D, E & F Plan 37279 to one title, except:

- i. Southerly 100 feet of the Division Lands, and more particularly defined as Lots 22, 23, 24 and 25, and 47, 48, 49 and 50 in each of Blocks 3, 4 and Part of 5, Plan 300 BLTO;
- ii. The Northerly 20' in Blocks 3, 4 and Part of 5, Plan 300 BLTO; and
- iii. Easterly 80 feet of Lots 26 to 46, Plan 300, BLTO and all of Lots 47 to 50, Block 5, Plan 300 BLTO



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Winnipeg, Manitoba, Canada
R2M 2Z3

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R7A 3X3

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Directors:

Michael Fritschij, MAA
David Hoag, MAA
Guy Hewlko, CET

Associates:

Robert Obirek, MAA
Daniel Long, MAA

June 13, 2018

Senior Planner
Planning, Property & Buildings Department
City of Brandon
638 Princess Avenue
Brandon, MB R7A 0P3

Attention: Mr. Andrew Mok

Re: Proposed New East Maryland Avenue School

MCM Architects provide this Letter of Intent as part of the requirements for a Zoning By-law Amendment and for a Subdivision, on behalf of the Brandon School Division.

The purpose of the development is to construct a new school to accommodate kindergarten to grade 8 children, plus a childcare facility. The facility will be designed to accommodate 74 children in the childcare, and 450 children in the school, with a capacity for up to 675 school children and 96 staff in future, for a total future occupancy of 845.

The two storey facility is currently 68,000 sq. ft. is designed to grow to 76,280 sq. ft. in future.

The site is currently zoned Open Space, and schools are not a permitted use, so we wish to have the site rezoned.

The School Division and the City of Brandon currently own portions of the site which make up the total site, and the intent of the subdivision is to ensure the School Division owns the entire school site.

Yours truly,

Guy Hewlko, CET.

Cc: Denis Labossiere
Mike Fritschij



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Letter of Authorization

Date: June 13, 2018

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

RE: 700 Maryland Avenue (address or legal description of application)


I (We) hereby give authorization to:

MCM Architects Inc. (Applicant's name)

To apply for a development application for the above address.

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

Brandon School Division

 June 13, 2018
Denis Labossiere, Secretary-Treasurer
Name (Signed) Date

Name (Print) Name (Signed) Date

Name (Print) Name (Signed) Date

Name (Print) Name (Signed) Date



Letter of Authorization

Date: June 15, 2018

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

RE: 700 Maryland Avenue (address or legal description of application)

I (We) hereby give authorization to:

MEM Architects Inc (Applicant's name)

To apply for a development application for the above address.

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

<u>Angie Robertson</u> Name (Print) Property Coordinator, City of Brandon	<u>(Angie Robertson)</u> Name (Signed)	<u>June 15/18</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date