

ANP 2019-24

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

Neighbourhood Plan or Master Plan Application

Name of Property Owner: 6281100 MANITOBA LTD
Name of Applicant: Sison Blackburn Consulting Inc. (SBC-Design)
Civic Address of Property: 1501 McDermid Ave. Mitchell
Legal Description of Property: Parcel 2 Plan 1694, Parcel 2 Plan 1694 NW 1/4 35-10-19 WPM

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

Proposal: see attached Letter-of-Intent.

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] Date: March 29, 2019
Address: c/o SBC Inc. Unit 10-5 Scurlfield Postal Code: R3Y 1G3
Phone No.: (Primary) 204-470-4802 (Secondary) 204-505-0865-208
Email Address: cmitchell@sbc.ca

Signature of Owner: [Signature] Date: March 29, 2019
Address: 2404 Park Avenue Postal Code: R7B 0S3
Phone No.: (Primary) 204 761-0904 (Secondary) 204 728 2235
Email Address: STAVE@VBSDEVELOPMENTS.COM

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 Jean-Her Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

Am

NP-01-19-13

PLNP 2019-24

\$2,000.00

Amendment to Zoning By-law No. 7124

Name of Property Owner: 6281100 Manitoba Ltd
Name of Applicant: SBC Consulting
Civic Address of Property: 1501 Moreland Avenue
Legal Description of Property: Parcel 1 and Parcel 2 Plan 1694 BLTO

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

Proposal: To rezone from DR Development Reserve to RMH Residential Mobile/Modular Home Zone

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] Date: August 7, 2019
Address: Unit 10 - 5 Scurfield Boulevard Winnipeg Manitoba Postal Code: R3Y1G3
Phone No.: (Primary) 204-470-4802 (Secondary) 204-505-0855
Email Address: RMitchell@SBCinc.ca

Signature of Owner: [Signature] Date: August 7, 2019
Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3
Phone No.: (Primary) 204-761-0904 (Secondary) 204-728-2235
Email Address: Steve@VBjDevelopments.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 & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: [Signature] Planning File No.: _____ CityView No.: PL2BLA2019-95
Date Application Received: _____ Payment Date: Aug 19/19 Receipt No.: 2019-7816 Amount: \$4,000.00
Re Zoning Application

REV 12/2018



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

Application for Subdivision

Name of Property Owner: 6281100 Manitoba Ltd
Name of Applicant: SBC Consulting
Civic Address of Property: 1501 Moreland Avenue
Legal Description of Property: Parcel 1 and Parcel 2 Plan 1694 BLTO

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

Subdivision Request:

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] Date: August 7, 2019
Address: Unit 10 - 5 Scurfield Boulevard, Winnipeg Manitoba Postal Code: R3Y1G3
Phone No.: (Primary) 2044704802 (Secondary) 2045050855
Email Address: rmitchell@sbcinc.ca

Signature of Owner: [Signature] Date: August 7, 2019
Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7A0S3
Phone No.: (Primary) 2047610904 (Secondary) 2047282235
Email Address: Steve@VBJDevelopments.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 & Buildings Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Am Planning File No.: 4500-19-627 CityView No.: PLSUB 2019-96
Date Application Received: Aug 19/19 Payment Date: 2019-7816 Receipt No.: 2019-7816 Amount: \$ 520.00
Subdivision Application

REV 12/2018

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached		1	187214.22
Semi-Detached			
Duplex			
Row House			
Multiple Dwellings		1	19020.9
Other Residential			
Parks and Open Space	N/A	N/A	
Industrial	N/A		
Commercial	N/A		
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
Totals			

Services

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



April 4, 2019

BY EMAIL

Project No: 17177-00

Mr. Andrew Mok, BES, RPP, MCIP

Senior Planner

City of Brandon

638 Princess Avenue

Brandon, MB R7A 0P3

Dear Mr. Mok;

RE: Northridge Neighbourhood Plan Application

On behalf of the property owners and development proponents, SBC is pleased to submit an application for approval of the Northridge Neighbourhood Plan (NP), the first such plan prepared under the North Brandon Gateway Secondary Plan, as amended. The Northridge NP planning area spans approximately 26.85 ha. (66.34 ac.) under three (3) titles. At the time of writing, two of the titles were privately owned, covering 21.29 ha. (52.62 ac.), while the City of Brandon held title to approximately 5.60 ha. (13.85 ac.) of land that is included within the NP boundary. All lands within the NP area have frontage on the westerly end of Clare Avenue across from the Monterey Estates modular home park. Submission material includes the following documents:

1. Northridge Neighbourhood Plan document.
2. Neighbourhood Plan Application Form, signed.
3. Letter of Authorization from the owners of the private lands.
4. Current Status of Title (2) for the private lands.
5. Updated land use table and block plan for the Secondary Plan and Neighbourhood Plan areas.
6. Municipal Servicing Overview prepared by WSP, dated September 2018.

The Neighbourhood Plan is in support of a proposal to establish a new +50 modular home park on the North Hill. In addition, the NP sets aside parcels for higher density development and includes City land conceptually planned for low to medium density housing suitable for a variety of formats ranging from single-family to row housing and plexes. Land within the NP area has been set aside for outdoor recreation within the modular home park and for greenways intended for the future containment of off-street trails as part of the greater Brandon trail network.

The Northridge Neighbourhood Plan was prepared in concert with the City's review and update of the 2014 North Brandon Gateway Secondary Plan (SP), and the process was conducted as a joint planning exercise between the City and the private development proponent. The updated

planning, land use and development servicing policies contained within the updated SP will guide development within the NP area. The SP update triggered a coordinated review of traffic and engineering studies undertaken in support of the initial, 2014 North Brandon Gateway Secondary Plan. To this end, the City undertook a review of the previous SP area traffic study and conceptual planning for water and sewer servicing, while the private developer was assumed responsibility for preparing a conceptual land drainage plan for the major portion of the SP area, and an engineering brief outlining a strategy for extending sewer and water services to the planning area.

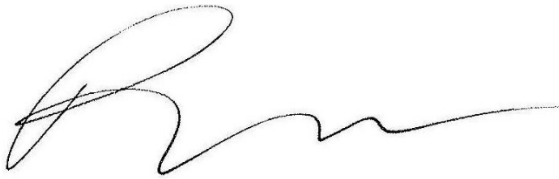
Approval of the Northridge Neighbourhood Plan will enable the filing of a rezoning and subdivision application for the first phase of residential development within the NP area. It is anticipated that the conditional approval of any such development applications will consider the need for additional research and analysis involving traffic and transportation and sewer, water and land drainage servicing. In particular, the management of land drainage from development within the NP area will require the engineering design and staged construction of a stormwater retention basin designed to accommodate runoff from the entire central portion of the SP area, an area of roughly 226 hectares (557 acres).

As detailed in the Northridge Neighbourhood Plan, full development of the NP area will result in an estimated 575 new housing units, generating a resident population in the order of 1,325. The development timeframe is dependent upon market demand, but is conservatively estimated at ten (10) years from the start of construction, or about 2030.

Thank you for receiving this application. Please contact me with any questions.

Sincerely,

Sison Blackburn Consulting Inc.

A handwritten signature in black ink, appearing to read 'Ross Mitchell', with a stylized, flowing script.

Ross Mitchell, BA (Hons), MES, MCIP, RPP
Project Manager

Attach.

August 22, 2019

BY EMAIL

Project No: 17177-00

Mr. Andrew Mok, BES, RPP, MCIP
Senior Planner
City of Brandon
638 Princess Avenue
Brandon, MB R7A 0P3

Re: Letter of Intent for Zoning & Subdivision for Northridge Neighbourhood Plan, Brandon MB

As the Applicant, and owner's representative, please accept this letter of intent in connection with rezoning and subdivision applications for the property identified as 1501 Moreland Avenue (Parcel 1 & 2, Plan 1694 BLTO) in Brandon Manitoba. The property is designated "Residential" as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. The proposed development conforms to the Development Plan designation.

The subdivision application will create public ROW for the construction of a new street connecting Mockingbird Drive at Clare Avenue to Moreland Avenue at current eastern terminus abutting the west P/L of the subject lands. As indicated on the Subdivision Application Map (SAM), it is proposed to name this new street Moreland Avenue in order to distinguish the new development from the existing Monterey Estates while facilitating wayfinding in view of Moreland's access onto 18th Street.

As per the attached SAM, the proposed subdivision will create two (2) lots: Lot 1 is 46.26 acres in area and is to be zoned RMH Residential Mobile/Modular Home use, while Lot 2 is 4.70 acres in area and will retain its current DR Development Reserve zoning, with a potential, future rezoning for multi-family development. The current application will rezone approximately 22.27 acres of proposed Lot 1 from Development Reserve (DR) Zone to Residential Mobile/Modular Home (RMH) Zone. This will allow for the development of approximately 105 RMH lots along with a 1 acre of greenspace. The proposed roadways within the development will be privately owned.

Prior to a Public Hearing being scheduled for this application, we will submit a Public Consultation Report in accordance with the Zoning bylaw. We look forward to working with the Planning Department over the course of the approvals process and hope to receive your support. Please contact me with any questions.

Sincerely,

Sison Blackburn Consulting Inc.



Ross Mitchell, MES, MCIP, RPP
Project Manager



Attach. (SAM & Subdivision rezoning and subdivision application Forms)



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

Letter of Authorization

Date: MARCH 29, 2019

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

RE: PARCEL 1+2 PLAN 1694 BLTO (address or legal description of application)

I (We) hereby give authorization to:

GBC Inc. (ADAM MITCHELL) (Applicant's name)

To apply for a development application for the above address.

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

6281100 MANITOBA LTD

Name (Print)

Gary Bultley
[Signature]

Name (Signed)

Steve McMillan
[Signature]

MARCH 29, 2019

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

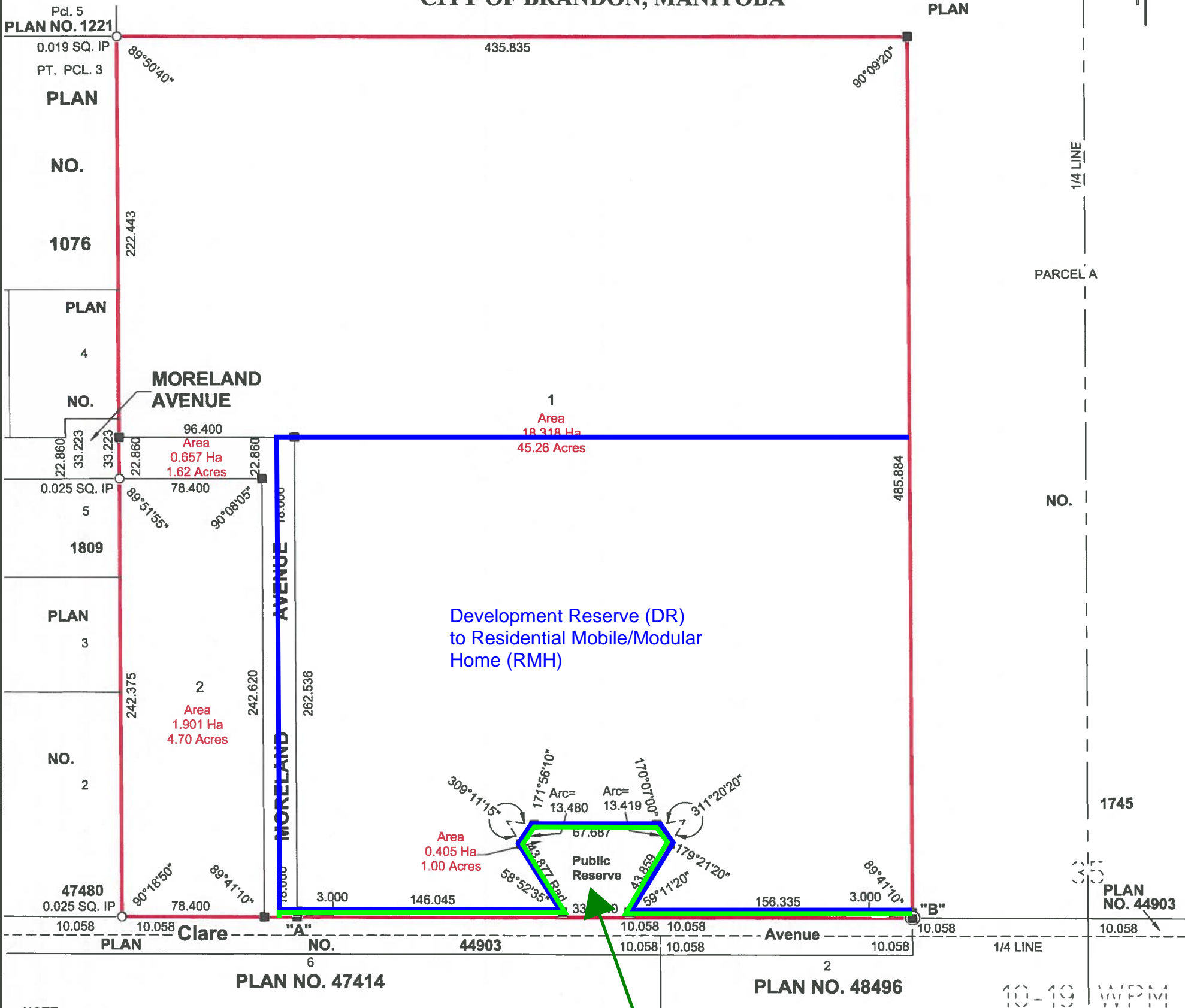
Date

Name (Print)




Name (Signed)

Date

SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION
OF PART
NW 1/4 SEC. 35, TWP. 10, RGE. 19 WPM
BEING PARCELS 1 AND 2, PLAN NO. 1694 BLTO
CITY OF BRANDON, MANITOBA



NOTE:

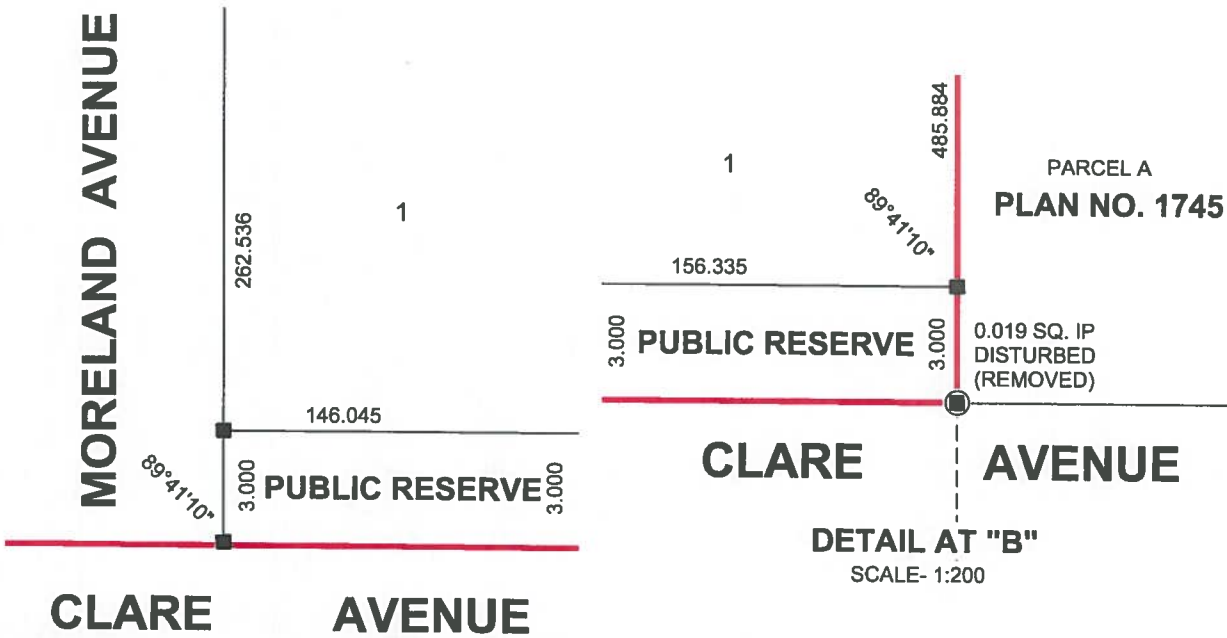
Survey monuments found on the ground are described and shown thus 
Iron survey posts 0.025 x 0.025 x 0.914 marked MLS and L placed at all points shown thus 
Land affected by registration of this plan is bordered thus 
All plans referred to are on record in the Brandon Land Titles Office.



Dated at Brandon, Manitoba
This 22nd day of November, 2019

Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

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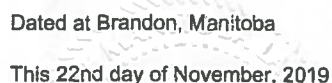


DETAIL AT "A"
SCALE- 1:200

DETAIL AT "B"
SCALE- 1:200



Survey monuments found on the ground are described and shown thus
 Iron survey posts 0.025 x 0.025 x 0.914 marked MLS and L placed at all points shown thus
 Land affected by registration of this plan is bordered thus
 All plans referred to are on record in the Brandon Land Titles Office.



Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

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METRIC

Scale - 1: 2500	Initials: CM - HB - TL	Field Book: 537/76-78
Drawing: 215591-SAM-R1	Project No. : 215591-BD	Page 1 of 1