

Application for Subdivision

Name of Property Owner: Kathleen Lausman & Ron Lausman
Name of Applicant: Kathleen Lausman
Civic Address of Property: 708/712 13th Street, Brandon MB
Legal Description of Property: Block 23 Plan 16 BLTO

References:

BAPD Development Plan By-law No. 78/01/04
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 6642
Urban Design Standards and Guidelines

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

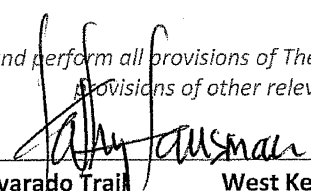
Subdivision Request:

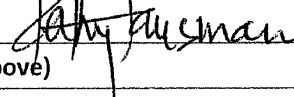
**Change the existing Property size from three (3) lots of (approximately) 25' x (approximately) 120' lots to:
two lots:**

- a) 32' - 4 1/2" frontage 120' - 4 1/2" depth
- b) 43' frontage x 120' - 4 1/2" depth

**We would like to construct a duplex on the new wider lot to provide some in-fill housing in this neighbourhood.
(See attached Letter of Intent)**

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 Owner:  Date: 06/22/15
Address: 2187 Alvarado Trail West Kelowna V4T 3B8 E-Mail: lausmank55@gmail.com
Home Phone: (250) 707-0014 Cell Phone: (250) 300-0491 Work Phone: _____

Signature of Applicant:  Date: 06/22/15
Address: (see above) E-Mail: _____
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 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, PIPPA Coordinator, City of Brandon Planning & Building Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

App # PLSUB2015-84

Receipt 2015-3122

Fee: 480-

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached			
Semi-Detached	2	2	842.54 m2
Two Family			
Multifamily			
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	2	2	NaN

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing City
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing City
Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Subdivision Application – Letter of Intent

June 22, 2015


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

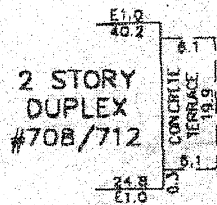
Attention: Planning Department

1. *Applicants:* Kathleen Lausman & Ron Lausman
2. *Location of Property:*
Civic address: 708/712, 13th St, Brandon MB
Legal Address: Block 23 Plan 16 BLTO
3. *Description of Proposed Subdivision*
We the owners of this property are proposing to change lot sizes of this property from three (3) approximately 25' x 120' lots to two (2) lots:
Parcel a) approximately 32' – 4 ½" x 120' – 4 ½";
Parcel b) approximately 43' x 120' – 4 ½"
Parcel b) is developed with an existing duplex
If this subdivision receives approval, we intend to develop the subdivided lot with a duplex unit in compliance with the RLD zoning. The development may include demolition of the existing garage and the construction of a new double car garage at the rear of the lot.
4. *Development Plan applicable policies*
The proposed intended development complies with the intent and Policies of the Brandon and Area Development Plan –
 - a) Specifically Policy 1.5.2i) appropriate residential location, 2.2.1 compatible with existing neighborhood residential mix;
 - b) 2.2.4 proposed infill on an existing serviced lot, consistent with existing density, close to transit routes, schools and Brandon University
5. *Secondary Plan applicable policies*
The proposed subdivision and development is consistent with the intent of the City of Brandon Urban Design Standards & Guidelines and the Roadmap for Growth – City infill opportunities. This subdivision and development will add much needed housing stock to the City without increasing the need for adding municipal services.

Thanks for consideration of this application.

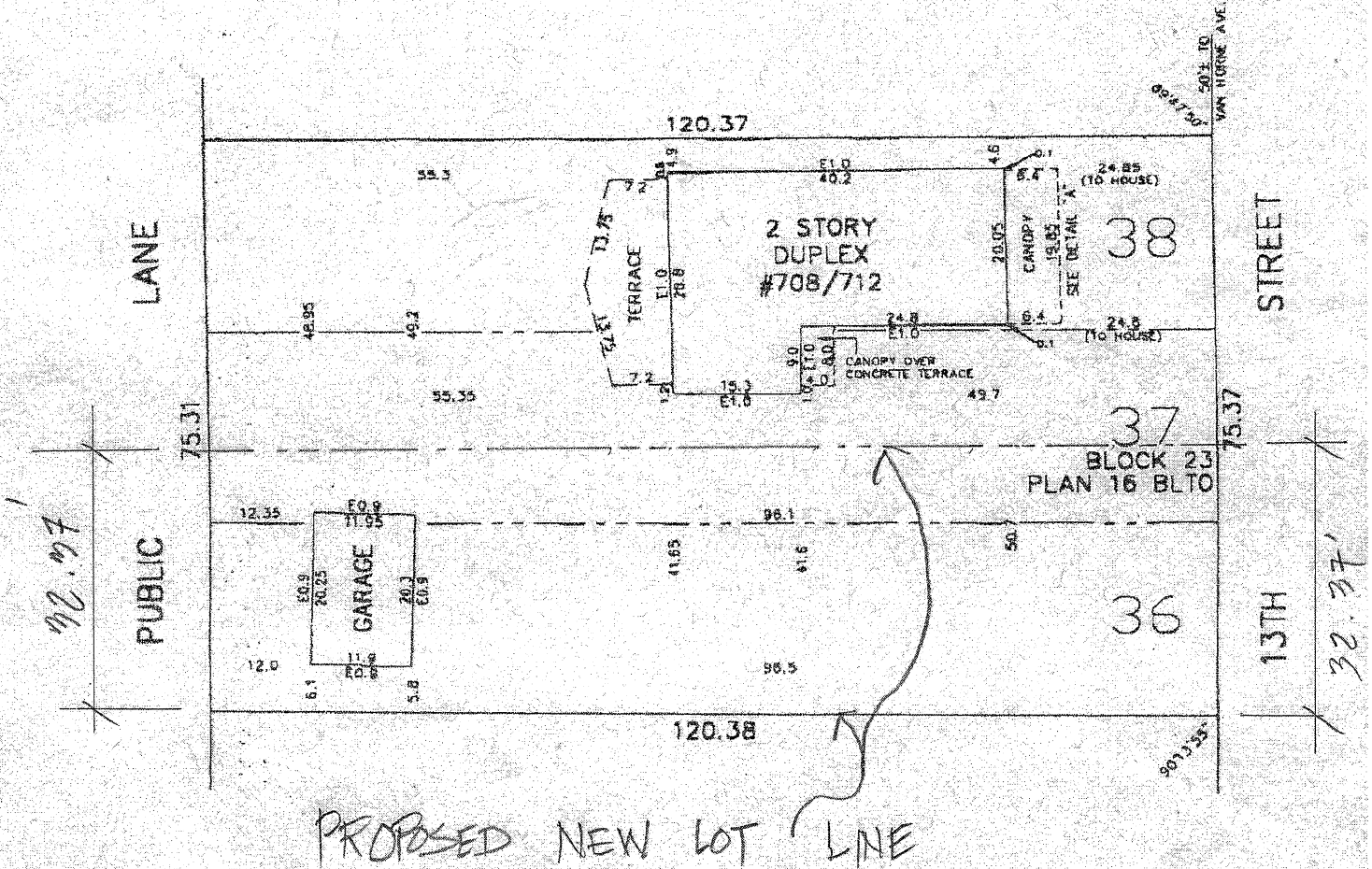
Sincerely,


Kathleen Lausman
Email: lausmank55@gmail.com
Tel: 250-707-0014
Cell: 250-300-0491




DETAIL "A" NOT TO SCALE

NOTE: E=EAVE



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IMPERIAL UNITS
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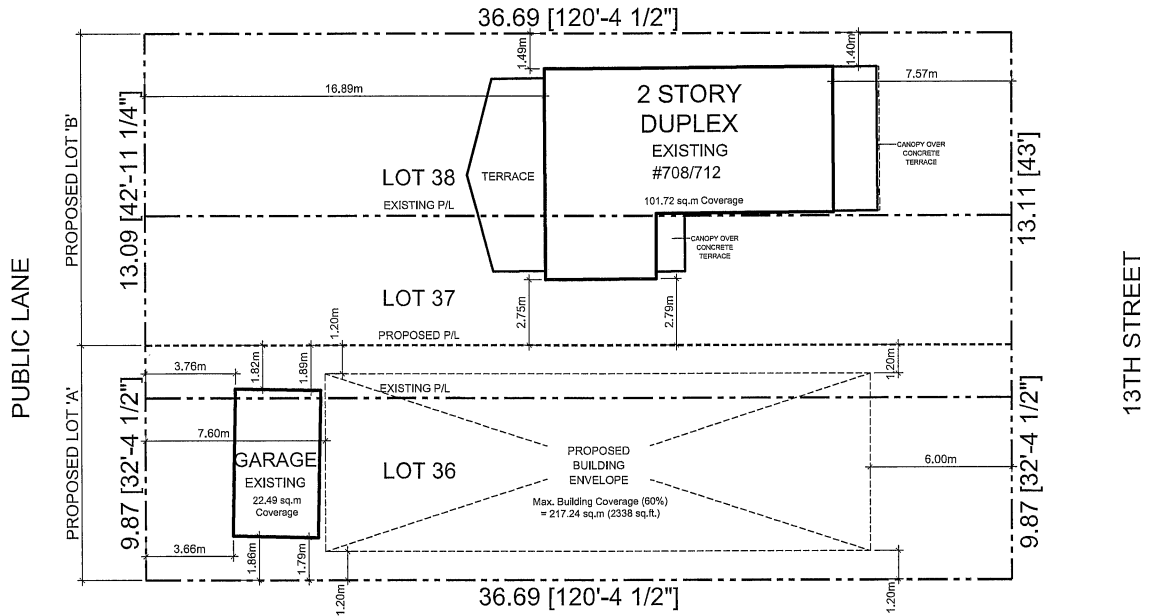

 Manitoba Land Surveyor
 Signed and Sealed June 27, 2000



JTech Drafting Ltd.
Residential Design & Drafting Services
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BC V1Z 4A7
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jtechdrafting@gmail.com
jtechdrafting.com

LOT	36/37/38	SITE PLAN	
BLOCK	23		
PHASE/PLAN#	16 BLTO	CLIENT	KATHLEEN LAUSMAN
AREA	BRANDON, MB	PROJECT	LOT SUBDIVISION

ALL DIMENSIONS SHOWN MUST BE CONFIRMED BY SURVEYOR



	EXISTING	PROPOSED 'A'	PROPOSED 'B'		
LOT AREA	842.54 sq.m	362.07 sq.m	480.47 sq.m	DATE	2015/06/18
60% MAX.	505.52 sq.m	217.24 sq.m	288.28 sq.m	SCALE	1:200
ACTUAL	124.21 sq.m	-	101.72 sq.m	DRAWN BY	JTD
ACTUAL %	14.74%	-	21.17%	JOB #	2015-LAUSMAN