



Planning, Property & 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: Stacy Amanda Senkbeil  
Name of Applicant: Stacy Amanda Senkbeil  
Civic Address of Property: 844-4th Street North  
Legal Description of Property: LOT 2 PLAN 2510 BLTO IN NE 1/4 26-10-19 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, Property & 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: Feb 10, 2018  
Address: 844-4th Street North Brandon MB Postal Code: R7A2N1  
Phone No.: (Primary) 2047257884 (Secondary) 2047178750  
Email Address: stacysenkbeil@gmail.com

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone No.: (Primary) \_\_\_\_\_ (Secondary) \_\_\_\_\_  
Email Address: \_\_\_\_\_

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: RZ Planning File No.: 4500-18-665 CityView No.: PLSUB 2018-28  
Date Application Received: Mar. 5, 2018 Payment Date: \_\_\_\_\_ Receipt No.: 2018-6185 Amount: \$510.00  
Subdivision Application  
REV 05/2017

**Development Information**

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m <sup>2</sup> )
Detached	1	1	<del>370</del> 370
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		
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
<b>Totals</b>	1	1	370

**Services**

<b>Sewage Disposal</b>	<b>Municipal Sewer</b>	<b>Septic Tank</b>	<b>Septic Field</b>	<b>Other</b>
Present	✓			
Proposed	✓			
<b>Water Supply</b>	<b>Piped Water</b>	<b>Community Well</b>	<b>Individual Well</b>	<b>Other</b>
Present	✓			
Proposed	✓			
<b>Drainage</b>	<b>Natural</b>	<b>Ditches</b>	<b>Curb &amp; Gutter</b>	<b>Storm Sewer</b>
Present			✓	
Proposed			✓	

March 5, 2018

City of Brandon Planning, Property & Building Department

**RE: Subdivision at 844-4th Street North**

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Please accept this as my letter of intent and request for a subdivision at the above stated address. I am the within applicant and owner of the land in question.

The current legal description of the property at 844-4<sup>th</sup> Street North is:

LOT 2 PLAN 2510 BLTO  
IN NE 1/4 26-10-19 WPM

Title No: 2784168/2

I am requesting approval to divide the current property into two separate titles. The current address of 844-4<sup>th</sup> Street North would remain for the northern portion of the property and that there be a new municipal address for the South portion. I propose that the northern portion of the lot (Lot 1) be 14.170 Meters or approximately 46.5 Feet and the South portion (Lot 2) be 10.232 Meters or approximately 33.5 Feet.

Note that I do not have a preference as to the proposed new civic address. I am proposing to remove the current garage and to build a home on the second lot. There will continue to be a driveway on Lot 1 and Lot 2 will then have a home with a garage. The new home will be a newer design and will fit in with other new homes on the street.

The proposal is generally consistent with the Development Plan 2510 in that the proposed property will also be a single-family dwelling. It is also generally consistent with the Zoning By-law in that the property is currently located in RSD. The requirements of RSD including will be met with both properties.

Should you have any questions or concerns, please do not hesitate to contact me.

Yours truly,

**MEIGHEN HADDAD LLP**

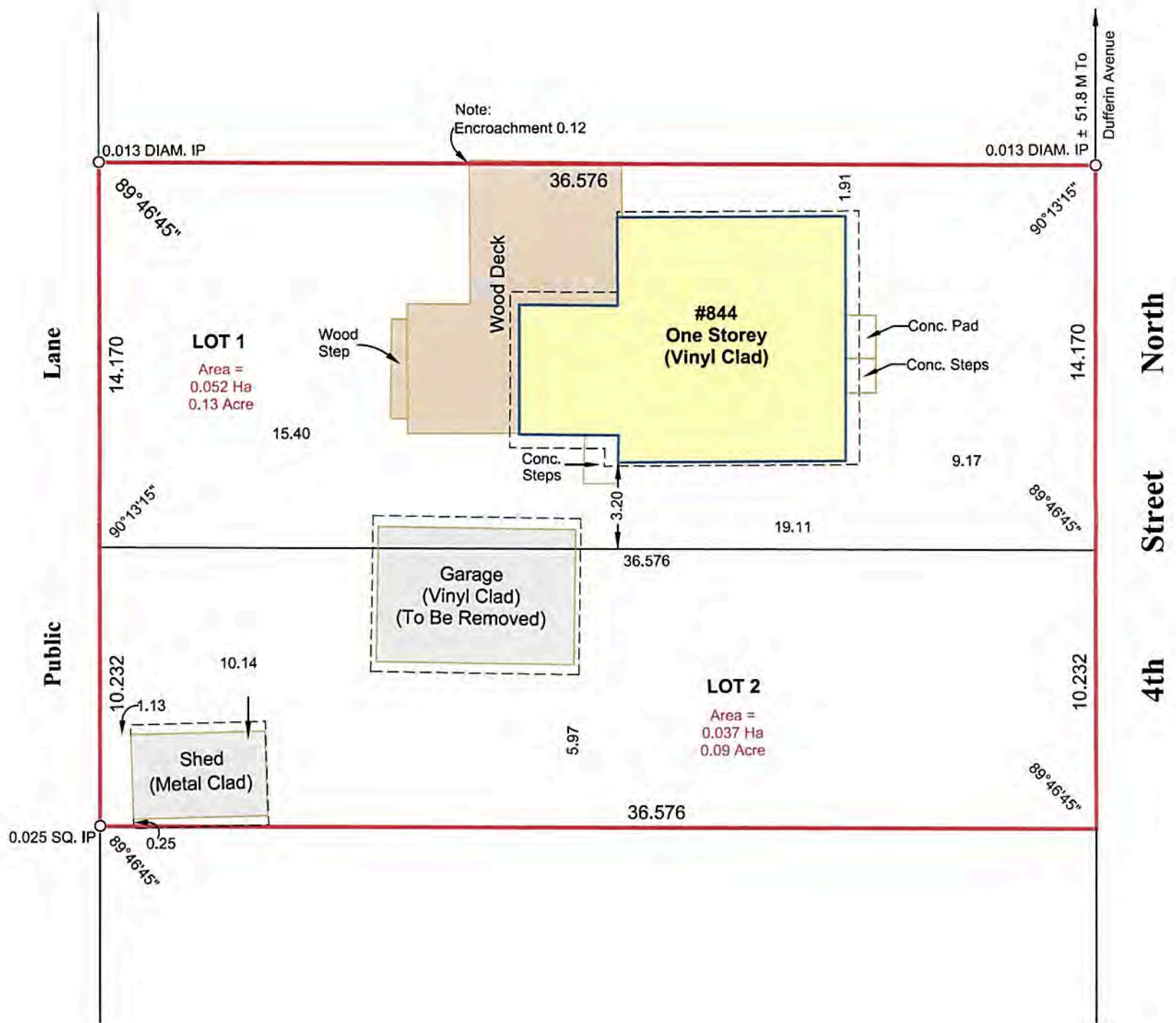
PER:



**STACY A SENKBEIL**

Enc.

**SUBDIVISION APPLICATION MAP  
PROPOSED SUBDIVISION  
OF PART OF  
NE 1/4 SEC. 26, TWP. 10, RGE. 19 WPM  
BEING PART LOT 2, PLAN NO. 2510 BLTO  
844 - 4TH STREET  
BRANDON, MANITOBA**



**NOTE:**

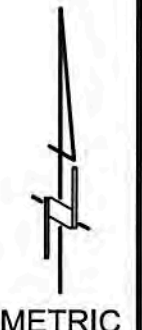
Survey monuments found on the ground are described and shown thus   
 Iron survey posts 0.025x0.025x0.914 marked MLS and L are placed at all points shown thus   
 Land affected by this plan is shown border thus

Dated at Brandon, Manitoba

This 27th day of February, 2018

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

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METRIC

Scale - 1: 5000	Initials: PM - HB - TL	Field Book: 521/92-97
Drawing: 206469-SAM-R0	206469-BD	Page 1 of 1