



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: BARBARA-JEAN JUDITH JACKSON & ALAN WILLIAM KEIL
 Name of Applicant: EVAN KELLER
 Civic Address of Property: 2517 MCDONALD AVENUE
 Legal Description of Property: LOT 6 AND ALL OF LOTS 7 AND 8 BLOCK 106 in ne 22-10-19 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:

I am applying for subdivision Application for 2517 McDonald Avenue.

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: _____
 Address: UNIT 2 1875 MIDDLETON AVENUE Postal Code: R7C 1A7
 Phone No.: (Primary) (204)728-1328 (Secondary) _____
 Email Address: info@kellerdevelopments

Signature of Owner: *[Signature]* Date: July 14 / 2018
 Address: 2421 MCDONALD AVENUE Postal Code: R7B 0A6
 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 Houlhan, 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: <u><i>[Signature]</i></u> | Planning File No.: <u>4500-18-675</u> | CityView No.: <u>PL20180000107</u> | |
| Date Application Received: <u>July 17/18</u> | Payment Date: <u>07/17/18</u> | Receipt No.: <u>2018006584</u> | Amount: \$ <u>510.00</u> |
| Subdivision Application | | | REV 05/2011 |

Development Information

| Proposed Land Use(s) | Number of Units | Number of Lots | Total Land Area (m ²) |
|-----------------------|-----------------|----------------|-----------------------------------|
| Detached | | | |
| Semi-Detached | 1 | 2 | 1002.16 |
| 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 | | |
| Totals | 1 | 2 | 1002.16 |

Services

| | | | | |
|------------------------|------------------------|-----------------------|--------------------------|--------------------|
| Sewage Disposal | Municipal Sewer | Septic Tank | Septic Field | Other |
| Present | | | | |
| Proposed | 4" | | | |
| Water Supply | Piped Water | Community Well | Individual Well | Other |
| Present | | | | |
| Proposed | 1" | | | |
| Drainage | Natural | Ditches | Curb & Gutter | Storm Sewer |
| Present | | | | |
| Proposed | DESIGNED | | | |



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Letter of Authorization

Date: 13/07/2018

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

RE: 2517 McDonald Ave. (address or legal description of application)

I (We) hereby give authorization to:

Evan Keller (Applicant's name)

To apply for a development application for the above address.

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

ALAN KEIL
Name (Print)

[Signature]
Name (Signed)

July 14/2018
Date

Barbara-Jean Jackson
Name (Print)

[Signature]
Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date



July 11, 2018

City of Brando Planning, Property & Building Department

LETTER OF INTENT

2517 McDonald Avenue

Lot 6 and all of lot 7 and 8 block 106 in NE 22-10-19 WPM

This letter is to formally ask for the development of duplex building on 2517 McDonald Avenue

There are some other duplex like 2513 & 2528 McDonald Avenue. Our intended use complies with the general nature and will not have a negative effect on the surrounding area. It consistent with Zoning By-law.


I have attached a copy of the drawings for your viewing.

When reading this letter, if you have any questions, feel free to contact myself Evan Keller, Owner/Operator of Keller Developments 204-721-2010.



SUBDIVISION APPLICATION MAP

OF PART OF
NE 1/4 SEC. 22, TWP. 10, RGE. 19 WPM
CITY OF BRANDON

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Survey Monuments found on the ground are shown thus 
All plans referred to are on record in the Brandon Land Titles Office.
Scale: 1:200

CERTIFICATE OF TITLE NO. 1559014
DATE OF TITLE SEARCH 2018-06-26

REGISTERED OWNER(S):
BARBARA-JEAN JUDITH JACKSON
ALAN WILLIAM KEIL

LEGAL DESCRIPTION:
THE WLY 25 FEET OF LOT 6 AND ALL OF LOTS 7 AND 8
BLOCK 106 PLAN 15 BLTO
AND ALL THAT PORTION OF A CERTAIN LAKE WHICH LIES
TO THE NORTH OF AND IMMEDIATELY ABUTS UPON THE SAID
PROPERTY DESCRIBED ABOVE AS SAID LAKE IS SHOWN ON PLAN 15 BLTO
IN NE 22-10-19 WPM

ENCUMBRANCES:
CAVEAT NO. 84-7398

| LOT AREAS | |
|-----------|--------|
| LOT | SQ. M. |
| 1 | 677.26 |
| 2 | 324.90 |



26' LOTS



NOTE:
FOR PLANNING APPLICATION
PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.

| | |
|---------------------------|-----------------|
| Richmond Surveys File No. | 180202 |
| Drawing File No. | 180202SAM_R0_MT |
| Fieldbook Page | 29_132 |

RICHMOND SURVEYS M.L.S. LTD., 2018
1102 ROSSER AVENUE, 102 SASKATCHEWAN AVENUE EAST
BRANDON, MB. R7A 0L7 PORTAGE LA PRAIRIE, MB. R1N 0L1
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