



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 Minor Subdivision

Name of Property Owner: 6160204 Mb Ltd
 Name of Applicant: Chad Martin
 Civic Address of Property: 1002 Princess Ave East
 Legal Description of Property: SE 1/4 SEC. 24, TWP. 10, RGE. 19 WPM - LOTS 1,2 & PT. 3 BLOCK 19 PLAN NO. 332 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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Subdivision Request:

Requesting to subdivide 1002 princess ave east North & South to create a new lot to build a single far

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: *Chad Martin* Date: may 2, 2018
 Address: 841 Rosser Ave east Postal Code: R7A 1R4
 Phone No.: (Primary) 204 724-7393 (Secondary) _____
 Email Address: chadmartinconst@gmail.com

Signature of Owner: *Chad Martin* Date: _____
 Address: same as above 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

| | | | | |
|--------------------------|--------------------|---------------|--------------------|----------------|
| Community Planner | <i>Robert Gibe</i> | Planning File | <i>4500-18-661</i> | <i>2018-70</i> |
| Responsible Area Officer | <i>May 2/18</i> | Project | <i>3018-6339</i> | Amount |
| | | | | <i>510.00</i> |

Development Information

| Proposed Land Use(s) | Number of Units | Number of Lots | Total Land Area (m ²) |
|-----------------------|-----------------|----------------|-----------------------------------|
| Detached | 1 | 1 | 329 |
| 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 | | |
| Totals | | | |

Services

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

May 2, 2018

1002 Princess Ave East – Minor Subdivision Application

To: City of Brandon Planning & Building Safety Department :

I, Mr. Chad Martin, President of 6160204 Mb Ltd. would like to request the following minor subdivision to support the development of RSF Lot , which may be sold as a lot or developed into a single family home.

Application - to do a Minor Subdivision at 1002 Princess ave east

To subdivide 9.019m (29'-7") off the eastern portion of combined lots **1,2 & PT 3**
Block 19 Plan NO. 332 BLTO in SE ¼ 24-10-19 WPM

The property in question is located within the East end of the city and the street scape consists of a mix of single family residences & some multifamily residences. Most of the building structures are older bungalows & 1.5 story homes. The lot sizes vary in this area from 25ft – 75ft. This Minor subdivision request will be consistent with the neighborhood lot sizes and the various sized homes on these lots. I believe it to be consistent with the zoning by-law.

I, Mr. Chad Martin, appreciate your time and consideration for this Minor Subdivision to support the development of a 9.019m(29'-7") RSF zoned property at 1002 Princess Ave East in the City of Brandon. Please feel free to contact myself with any questions or concerns.

I would also propose at this time that upon the approval of this application the new address of this new subdivided lot be *1008 Princess Ave east*.

Kind regards,

Chad G. Martin
President 6160204 Mb Ltd.
841 Rosser Ave East
Brandon MB, R7A 1R4
(204) 724 – 7393
chadmartineconst@gmail.com

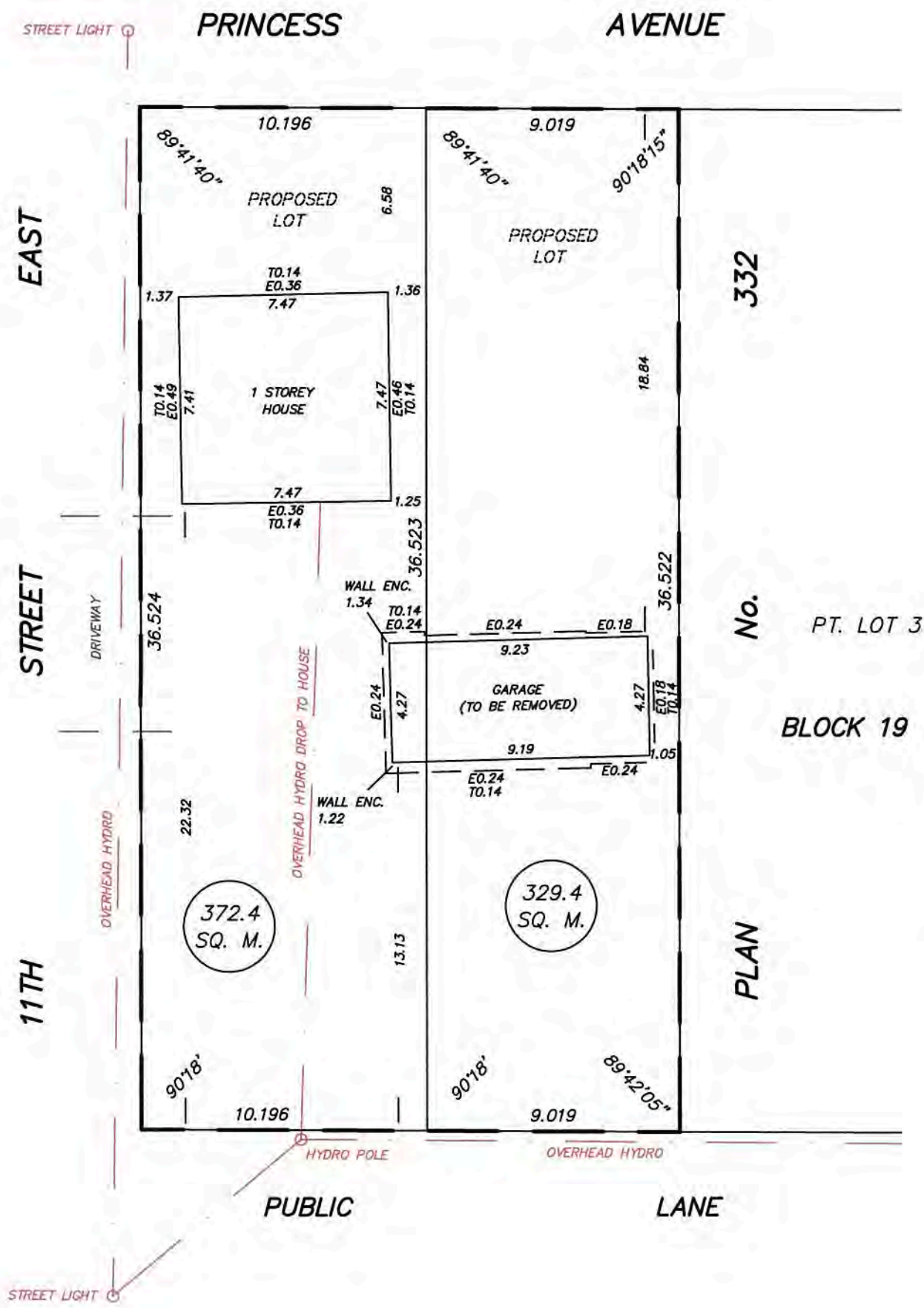


Prairie Benchmark
Land Surveys
Suite 3-20-18th Street
Brandon, Manitoba
R7A 5A3

SUBDIVISION APPLICATION MAP

SE 1/4 SEC. 24, TWP. 10, RGE. 19 WPM
BEING LOTS 1, 2 AND PT. 3 BLOCK 19 PLAN NO. 332 BLTO
CITY OF BRANDON

Metric
Scale - 1:200



T=Trough
E=Eave

Lot dimensions and areas shown hereon are approximate and subject to final survey

Title: 2920195/2 BLTO

Instruments affecting title: 1429521/2

Field measurements taken on April 13th, 2018

Proposed subdivision is shown thus ———

All plans referred to are of record in the Brandon Land Titles Office

Distances shown are in Metres and decimals of a Metre and can be converted

to Feet by multiplying by 3.2808

this 23rd day of April, 2018

Gary R. Pawluk

Manitoba Land Surveyor

File No. 18-051

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