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City of Brandon Planning, Property & Buildings Department

Dear Planner,

Having received the very generous donation of land from the City of Brandon, we are endeavoring to make the best possible use of it. To this end we would like to re-subdivide the nine lots at 722-754 Franklin into thirteen lots in order to provide an additional four affordable homes. These would consist of twelve side-by-side homes and one detached home with parking at the back of the properties off of the back lane.

This would also require a variance for lot width and lot area for each of the twelve 20' lots. The proposed lot width (lot 1 to 12) is 6.09m/20 feet which are less than required minimum lot width of 7.6m/25 feet for dwellings on separate titles with common party wall. Also, lot area (lot 1 to 12) is 224 sq.m. which are also less than required minimum lot area of 232 sq.m.

This proposal would be consistent with the RMD zoning and the composition of the neighborhood, which is a mixture of single family detached homes and higher density apartments.

Respectfully Yours,

Kevin Hiebert