

Kevin Hiebert  
Habitat For Humanity  
Box 22095  
Brandon, MB R7A 6Y9  
khiebert@habitat.mb.ca

February 26, 2021

City of Brandon Planning, Property & Buildings Department

Dear Planner,

As per the instructions we received, a letter was sent to the neighboring property owners to solicit feedback on our proposed subdivision and variances.

At this date, twenty five days after the letters were sent, we have received exactly zero feedback. It is apparent that there is no community objections to these proposed measures.

I have attached a list of the addresses of the contacted owners as well as a copy of the material sent out.

Respectfully Yours,

Kevin Hiebert



Your support helps a family help themselves.

February 1, 2021

Kevin Hiebert  
Habitat for Humanity Manitoba, Brandon Chapter  
Box 22095  
Brandon, MB R7A 6Y9  
khiebert@habitat.mb.ca

Hello neighbor,

Habitat for Humanity is proposing to subdivide the nine lots at 722-754 Franklin into thirteen lots in order to provide an additional four affordable homes (see attached Subdivision Application Map). These will consist of twelve side-by-side homes and one detached home.

In addition to the subdivision, this will 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 is less than the required minimum lot width of 7.6m (25 feet) for dwellings on separate titles with a common party wall. The proposed lot area (lot 1 to 12) is 224 sq.m., which is less than the required minimum lot area of 232 sq.m.

This proposal is consistent with the Residential Moderate Density (RMD) zoning and the composition of the neighbourhood, which is a mixture of single family detached homes, side-by-side homes and higher density apartments.



We appreciate any questions or concerns you may have. Please email me at [khiebert@habitat.mb.ca](mailto:khiebert@habitat.mb.ca) or call me at 204-573-8387 within the next 14 days.

Respectfully Yours,

Kevin Hiebert  
Construction Manager

**SUBDIVISION APPLICATION MAP**

OF PART OF  
 NW 1/4 SEC. 13, TWP. 10, RGE. 19 WPM  
 BEING LOTS 2 - 10 PLAN NO. 58381  
 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.  
 Overhead power shown thus .  
 Scale: 1:500

LOT	SQ. M.
1 - 12	224 SQ.M.
13	381 SQ.M.

CERTIFICATE OF TITLE NO. 2809683  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 2 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

CERTIFICATE OF TITLE NO. 2809697  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 7 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

CERTIFICATE OF TITLE NO. 2809686  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 3 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

CERTIFICATE OF TITLE NO. 2809701  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 8 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

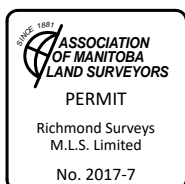
CERTIFICATE OF TITLE NO. 2809689  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 4 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

CERTIFICATE OF TITLE NO. 2809711  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 9 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

CERTIFICATE OF TITLE NO. 2809691  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 5 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

CERTIFICATE OF TITLE NO. 2809719  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 10 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

CERTIFICATE OF TITLE NO. 2809694  
 DATE OF TITLE SEARCH 2021-01-07  
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.  
 LEGAL DESCRIPTION: Lot 6 Plan 58381 BLTO  
 In NW 1/4 13-10-19 WPM  
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296



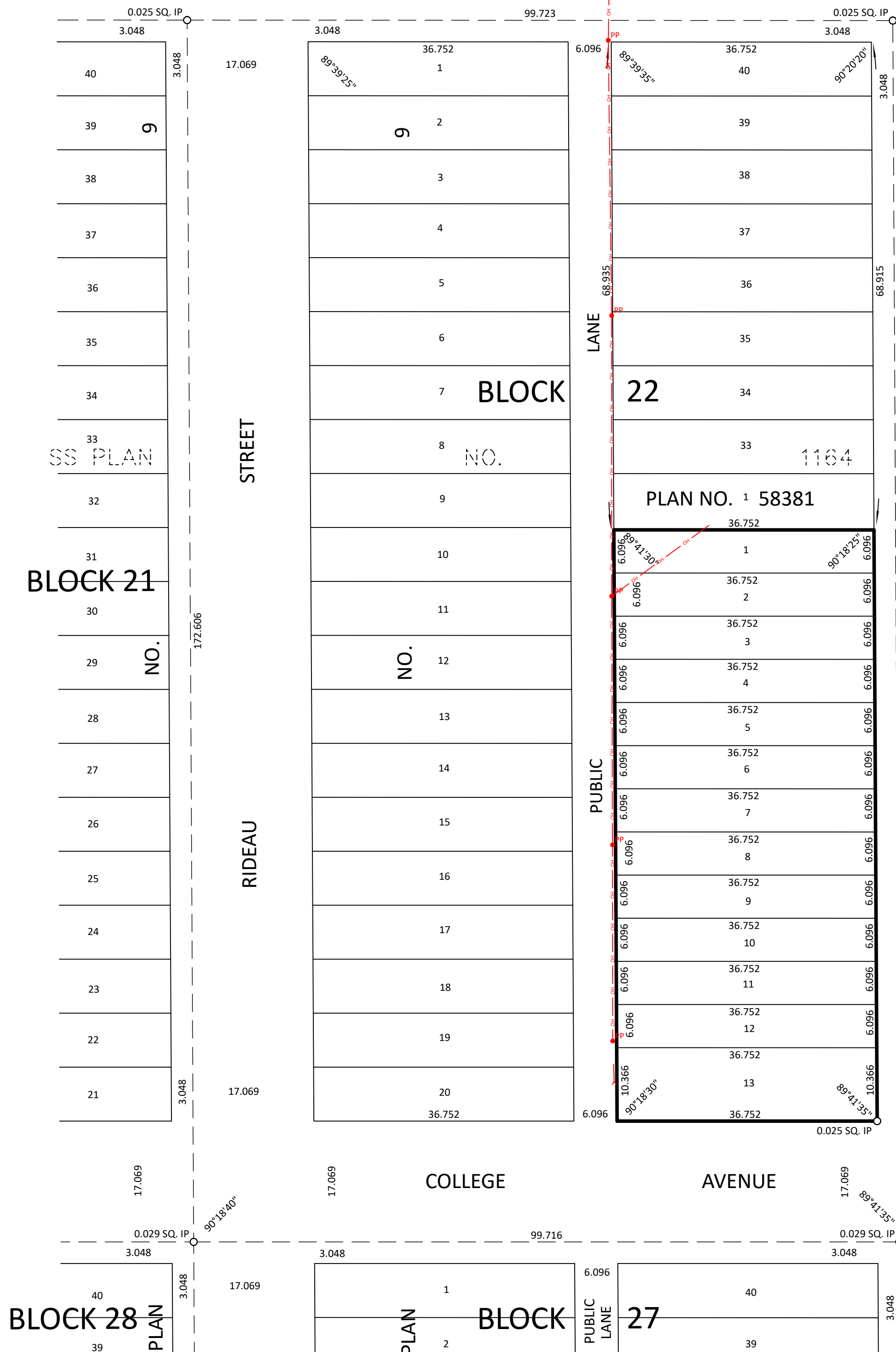
NOTE:  
 FOR PLANNING APPLICATION  
 PURPOSES ONLY.  
 THIS IS NOT A FINAL SURVEY.

Richmond Surveys File No.	210010
Drawing File No.	210010_R0_MT
Fieldbook Page	45/32

RICHMOND SURVEYS M.L.S. LTD.  
 1102 ROSSER AVENUE, BRANDON, MB R7A 0L7  
 TEL: (204) 761-0178  
 102 SASKATCHEWAN AVENUE EAST  
 PORTAGE LA PRAIRIE, MB R1N 0L1  
 TEL: (204) 856-0178  
 WWW.RICHMONDSURVEYS.COM



**VAN HORNE AVENUE**



Property Owner	Address	City	Province	Postal Code
PROPERTY OWNER	1 709 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	10 FIELDSTONE CIR	BRANTFORD	ON	N3R 6S7
PROPERTY OWNER	1050 18TH ST	BRANDON	MB	R7A 5C1
PROPERTY OWNER	1918 9TH ST	BRANDON	MB	R7A 7R7
PROPERTY OWNER	2 659 FRANKLIN ST	BRANDON	MB	R7A 5P9
PROPERTY OWNER	2 709 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	212 MARQUIS DR	BRANDON	MB	R7B 3M7
PROPERTY OWNER	259 28TH ST	BRANDON	MB	R7B 2G5
PROPERTY OWNER	34 MAGNOLIA DR	BRANDON	MB	R7A 6N9
PROPERTY OWNER	382 PARK AVE E	BRANDON	MB	R7A 7A8
PROPERTY OWNER	40 MERCURY LANE	BRANDON	MB	R7A 7W4
PROPERTY OWNER	5 713 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	60 ARCHIBALD ST	WINNIPEG	MB	R2J 0V8
PROPERTY OWNER	7 713 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	714 PERCY ST	BRANDON	MB	R7A 7R4
PROPERTY OWNER	726 PERCY ST	BRANDON	MB	R7A 7R4
PROPERTY OWNER	729 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	730 PERCY ST	BRANDON	MB	R7A 7R4
PROPERTY OWNER	737 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	741 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	745 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	753 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	761 FRANKLIN ST	BRANDON	MB	R7A 5R2
PROPERTY OWNER	P.O. Box 21025	BRANDON	MB	R7B 3W8
PROPERTY OWNER	PO BOX 1570	SWAN RIVER	MB	R0L 1Z0
PROPERTY OWNER	PO BOX 8100 DOWNTOWN STATIO	MONTREAL	QC	H3C 3N4
PROPERTY OWNER	SITE 115 COMP 16	BRANDON	MB	R7A 5Y1