

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

January 13, 2021

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.

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

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

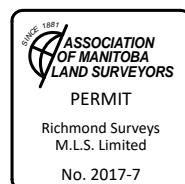
CERTIFICATE OF TITLE NO. 2809689
 DATE OF TITLE SEARCH 2021-01-07
 REGISTERED OWNER(S): Winnipeg Habitat for Humanity Inc.
 LEGAL DESCRIPTION: Lot 4 Plan 58381 BLTO
 In NW 1/4 13-10-19 WPM
 ENCUMBRANCES: Caveat Nos. 1101268 & 1377539 and Easement No. 1388296

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
 102 SASKATCHEWAN AVENUE EAST, PORTAGE LA PRAIRIE, MB R1N 0L1
 TEL:(204)761-0178 TEL:(204)856-0178
 WWW.RICHMONDSURVEYS.COM

