

1020 Patricia Avenue Letter of Intent

Cam Plante applying on behalf of Matthew Alexander Plante

May 5, 2023

City of Brandon Planning, Property & Buildings Department

Dear Planner,

We are endeavoring to subdivide my son’s property located at 1020 Patricia Avenue in Brandon. This would create a 60’ x 500’ lot once it is split off the easterly portion of the 169’ x 500’ exiting property.

This would require a variance from Table 11 under section 35 of the Zoning By-law in the RLL Zone to 1- decrease the site area from 4048(m2) to 2728(m2), and 2- decrease the site width from 22.8(m) to 1.82(m), and 3- decrease the side yard from 4.6(m) to 1.2(m).

At present, there are 25 RLL properties on the south side of Patricia. Of the 25, there are 20 that DO NOT comply with the current zoning requirements (see below). We believe that this proposal would be consistent with the existing RLL properties, the composition of the neighborhood and will not have a negative impact on the community in any way.

We appreciate any questions or concerns you may have and would welcome your recommendations.

Respectfully Yours,

Cam Plante (204) 724-5555



633 – 18th Street, Brandon, Manitoba
R7A-5B3 camplante@royallepage.ca

Site	Min Area (43,472.3)	Min Width (74.8)	Min Side yard (15.09)
1702	41,452.00	93.40	Does not <u>comply</u>
1640	39,600.00	88.00	Does not <u>comply</u>
1628	37,350.00	83.00	Does not <u>comply</u>
1620	38,250.00	85.00	Does not <u>comply</u>
1532	38,250.00	85.00	Does not <u>comply</u>
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1206	12,075.00	80.50	Does not <u>comply</u>
1200	12,075.00	80.50	Does not <u>comply</u>
1150	9,810.00	65.40	Does not <u>comply</u>
1120	77,800.00	143.00	yes
1110	64,000.00	128.00	yes
1020	84,500.00	169.00	yes
1010	21,750.00	87.00	Does not <u>comply</u>
920	39,975.20	80.00	Does not <u>comply</u>
910	44,339.83	88.74	Does not <u>comply</u>
2325	101,115.00	350.00	yes
2340	21,750.00	87.00	Does not <u>comply</u>
	19/25 DNC	3/25 DNC	21/25 DNC

5 of the 25 lots comply with the sitting requirements for RLL zoned lots.



Development Services
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: Matthew Alexander Plante
Name of Applicant: Cam Plante
Civic Address of Property: 1020 Patricia Avenue, Brandon, MB, R7A 7K7
Legal Description of Property: WLY 169 feet of Block: 8 - Plan: 320 in NW 1/4 2-10-19 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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review****

We are requesting to subdivide the property at 1020 Patricia Avenue into 2 lots. Lot 1 is the easterly 60 feet x 500 feet and Lot 2 is the westerly 109 x 500 feet.

Subdivision Request:

We are requesting to subdivide the property at 1020 Patricia Avenue into 2 lots. Lot 1 is the easterly 60 feet x 500 feet and Lot 2 is the westerly 109 x 500 feet.

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.

DocuSigned by:
Signature of Applicant: Cam Plante Date: May 4, 2023
Address: 633 18th Street, Brandon, MB R7A 5B3 Postal Code: R7A 5B3
Phone No.: (Primary) (204) 724-5555 (Secondary) _____
Email Address: camplante@royallepage.ca

DocuSigned by:
Signature of Owner: ALEX PLANTE Date: May 4, 2023
Address: 1020 Patricia Avenue, Brandon, MB R7A 7K7 Postal Code: R7A 7K7
Phone No.: (Primary) (431) 541-6358 (Secondary) _____
Email Address: alexplante4@gmail.com

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 & Building Safety Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: _____ Planning File No.: _____ CityView No.: _____
Date Application Received: _____ Payment Date: _____ Receipt No.: _____ Amount: \$ _____
Subdivision - Application Attachment A-3 REV 01/2023

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m²)
Detached	1	1	2787.0912
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	X			
Proposed				
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	X			
Proposed				
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	X			
Proposed				



Development Services
638 Princess Avenue Brandon MB R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Letter of Authorization

May 4, 2023

Date: _____

To: City of Brandon
Development Services
638 Princess Avenue
Brandon, MB R7A 0P3
1020 Patricia Ave, Brandon, MB

RE: _____ (address or legal description of application)


I (We) hereby give authorization to:

Cam Plante

_____ (Applicant's name)

To apply for a development application for the above address.

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

Matthew Alexander Plante	DocuSigned by:	May 4, 2023
Name (Print)	 <small>268EC79B28634B8...</small> Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date

Community Participation & Public Outreach report.

Regarding: 1020 Patricia Ave, Brandon, MB
(WLY 169 feet of Block: 8 - Plan: 320 in NW 1/4 2-10-19 WPM)

May 30, 2023

City of Brandon Planning, Property & Buildings Department
638 Princess Ave
Brandon, MB
R7A 0P3

Please note,

In accordance with the conditional use application, we have made the following efforts to notify the houses and residences surrounding this property of our intent to subdivide the property at the above location. We used the list provided by the COB Planning, Property & Building department to identify the recommended houses that should be notified. We notified these residences by delivering, in person, a letter of intent as well as a sample rendering of the proposed sub-division.

We were able to make person to person contact with 22 of the 29 property owners within the 100m surrounding the proposed site and the rest were left in the mailbox. None of the people we talked to have any concerns, 25 of them signed the attached sheet (see attached #2) saying that they were not opposed and wished us the best in our endeavor. At this time, we have not received any comments or concerns from any of the properties contacted.

On today's date, we also sent the same information along with a notice of the upcoming June 19, 2023, Council Meeting and the June 21, 2023, Planning Commission Public Hearing (see attached #3). These notices were mailed by Canada Post to all property owners within the 100m surrounding the proposed site. I trust all is in order and thank you for your consideration.

Respectfully Yours,



Cam Plante (204) 724-5555



633 – 18th Street, Brandon, Manitoba
R7A-5B3 camplante@royallepage.ca

PROPERTY OWNER	ADDRESS	Opposed?	Signature
Mail box	10 HAWTHORN CRES		
Mail box	1003 PATRICIA AVE		
徐芳 Xiao Fang Yu	1007 Patricia Avenue	NO	徐芳
Brett Dreyer	1010 PATRICIA AVE	No	Brett Dreyer
Robert Matt	1011 PATRICIA AVE	No	Robert Matt
B.M. Kussler	1015 PATRICIA AVE	No	B.M. Kussler
Alex PAWIE	1020 PATRICIA AVE	NO	Alex Pawie
Mail box	1021 PATRICIA AVE		
Amber Morgan	1105 PATRICIA AVE	NO	Amber Morgan
Linda Bissonnette	1109 PATRICIA AVE	No	L. Bissonnette
Norm Sencos	1115 PATRICIA AVE	NO	Norm Sencos
Donna Farley	1120 PATRICIA AVE	NO	Donna Farley
Cayle Hutlet	1121 PATRICIA AVE	No	Cayle Hutlet
Mail box	12 HAWTHORN CRES		
Ij Worthington	1639 ROSSER AVE	NO	Signed below
G. T. Aylon	2 MULBERRY CRES	No	G.T. Aylon
Richard Peters	2340 10TH ST	No	Signed below
Danton Ashcroft	4 HAWTHORN CRES	No	Danton Ashcroft
Wm. Robinson	4 MULBERRY CRES	NO	Wm. Robinson
Mail box	6 HAWTHORN CRES		
William Legge	6 MULBERRY CRES	No	W.D. Legge
Mail box	8 HAWTHORN CRES		
Richard Chamber	8 MULBERRY CRES	NO	R.T. Chamber
Yuxia Song	901 PATRICIA AVE	NO	宋玉霞
Shannon Landaverde ^{Chambers}	910 PATRICIA AVE	No	Shannon Landaverde
DERBY SLACK	921 PATRICIA AVE	NO.	Derby Slack
Mailed - Post	SITE 115 BOX 12 RR1		
Mailed - Post	634 20TH ST		
Mailed Post	227 - 1640B SYCAMORE		
FASHRAJ AMIN 2	Hawthorn cres	NO	Fashraj Amin

Regarding the subdivision and variance application at 1020 Patricia Avenue

Richard Peters	2340 10th st	NO	Richard Peters
Ij Worthington	92 Patricia	No	Ij Worthington
Brett Dreyer	1110 Patricia	no	Brett Dreyer

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At present, there are 25 RLL properties on the south side of Patricia. Of the 25, there are 20 that DO NOT comply with the current zoning requirements (see below). We believe that this proposal would be consistent with the existing RLL properties, the composition of the neighborhood and will not have a negative impact on the community in any way.

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5 of the 25 lots comply with the sitting requirements for RLL zoned lots.

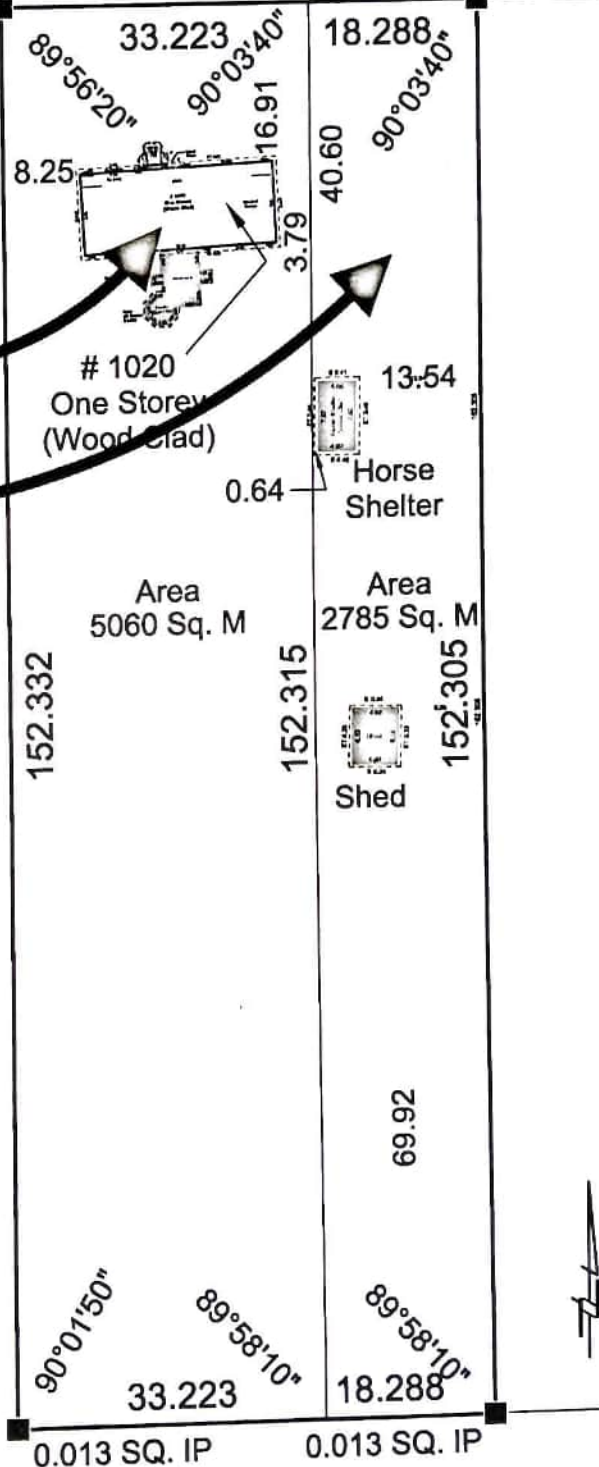
**SUBDIVISION APPLICATION MAP
SHOWING
PROPOSED SUBDIVISION
OF PART OF
BLOCK 8, PLAN NO. 320
CITY OF BRANDON**

Patricia Avenue

0.013 SQ. IP 0.013 SQ. IP

Street

Existing House
New Lot



11th

Strathcona Avenue

Dated at Brandon, Manitoba
This 5th day of May, 2023.

[Signature]

Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba



This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2023. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

Survey Date: March 09th, 2023

METRIC

Scale - 1:1000	Initials: CJ - CS - TL	Field Book: 554/114-117
Drawing: 218424-SAM_RDA	Project No.: 23-01542	Page 1 of 1

1020 Patricia Avenue Letter of Intent

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5 of the 25 lots comply with the sitting requirements for RLL zoned lots.

**SUBDIVISION APPLICATION MAP
SHOWING
PROPOSED SUBDIVISION
OF PART OF
BLOCK 8, PLAN NO. 320
CITY OF BRANDON**

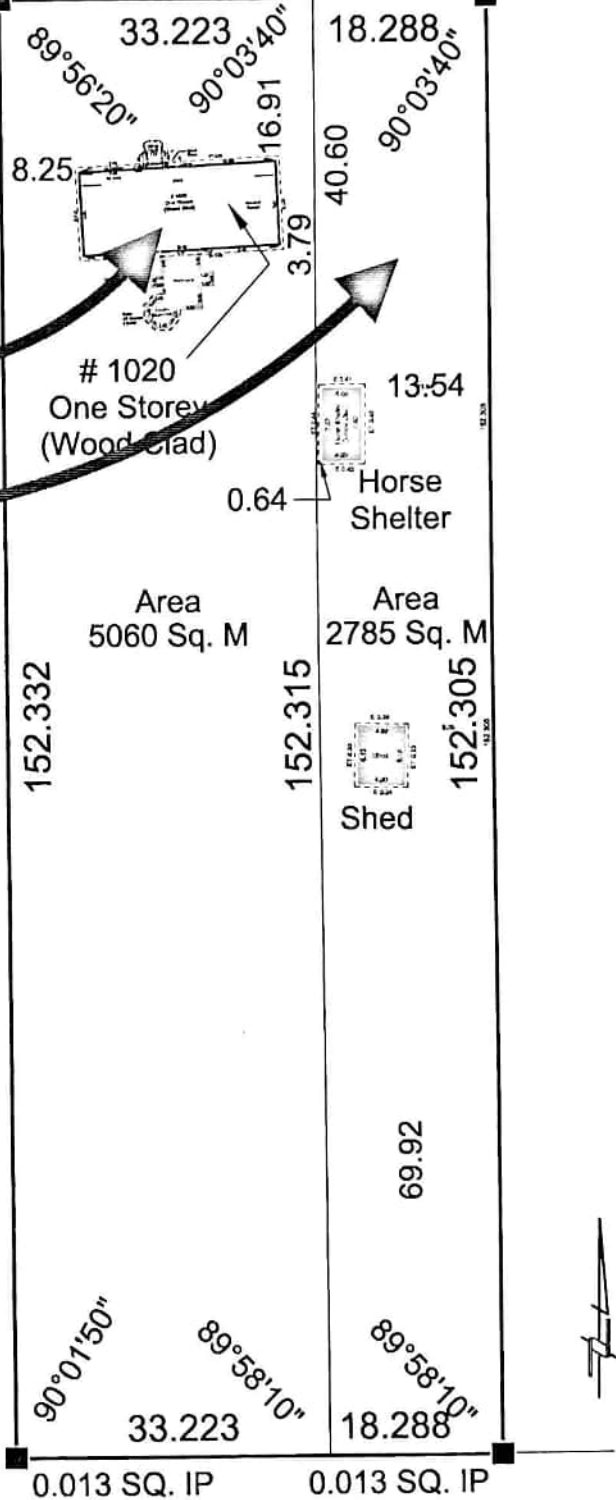
Patricia Avenue

0.013 SQ. IP 0.013 SQ. IP

Existing House
New Lot

Street

11th

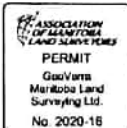


Dated at Brandon, Manitoba
This 5th day of May, 2023.

[Signature]

Timothy W Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2023. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.



Strathcona Avenue

Survey Date: March 9th, 2023

METRIC

Scale - 1:1000	Initials: CJ - CS - TL	Field Book: 554/114-117
Drawing: 219424-SAM_R0A	Project No.: 23-01542	Page 1 of 1

May 30, 2023

**To the Property Owner,
please be advised that tentative dates for
the public hearings for
the variance application & the sub-division application
will on the agenda at
the June 19, 2023, Council meeting and
the June 21, 2023, Planning Commission Public Hearing.**

If there any questions or concerns, please feel free to contact me anytime, thank you.

Kind Regards,

Cam Plante (204) 724-5555



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R7A-5B3 camplante@royallepage.ca