

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' existing 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>
1520	38,700.00	86.00	Does not <u>comply</u>
1512	38,250.00	85.00	Does not <u>comply</u>
1501	23,100.00	66.00	Does not <u>comply</u>
1502	9,900.00	66.00	Does not <u>comply</u>
1420	38,250.00	85.00	Does not <u>comply</u>
1412	36,450.00	81.00	Does not <u>comply</u>
1402	40,500.00	90.00	Does not <u>comply</u>
1310	128,000.00	256.00	Yes
1212	12,075.00	80.50	Does not <u>comply</u>
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.

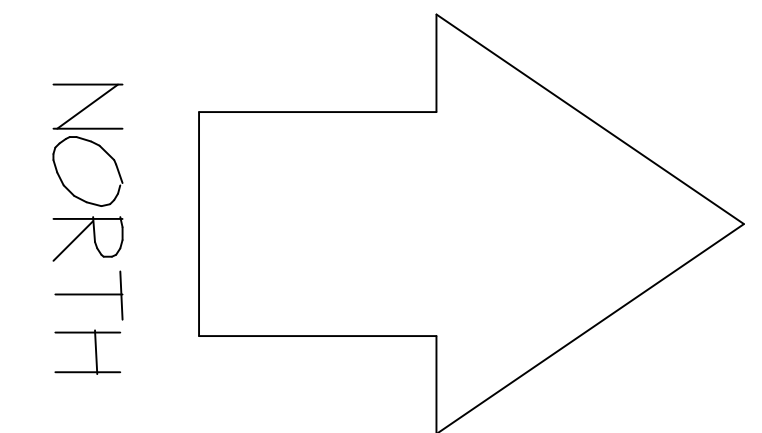
STRATHCONA AVENUE

11TH STREET

PATRICIA AVENUE



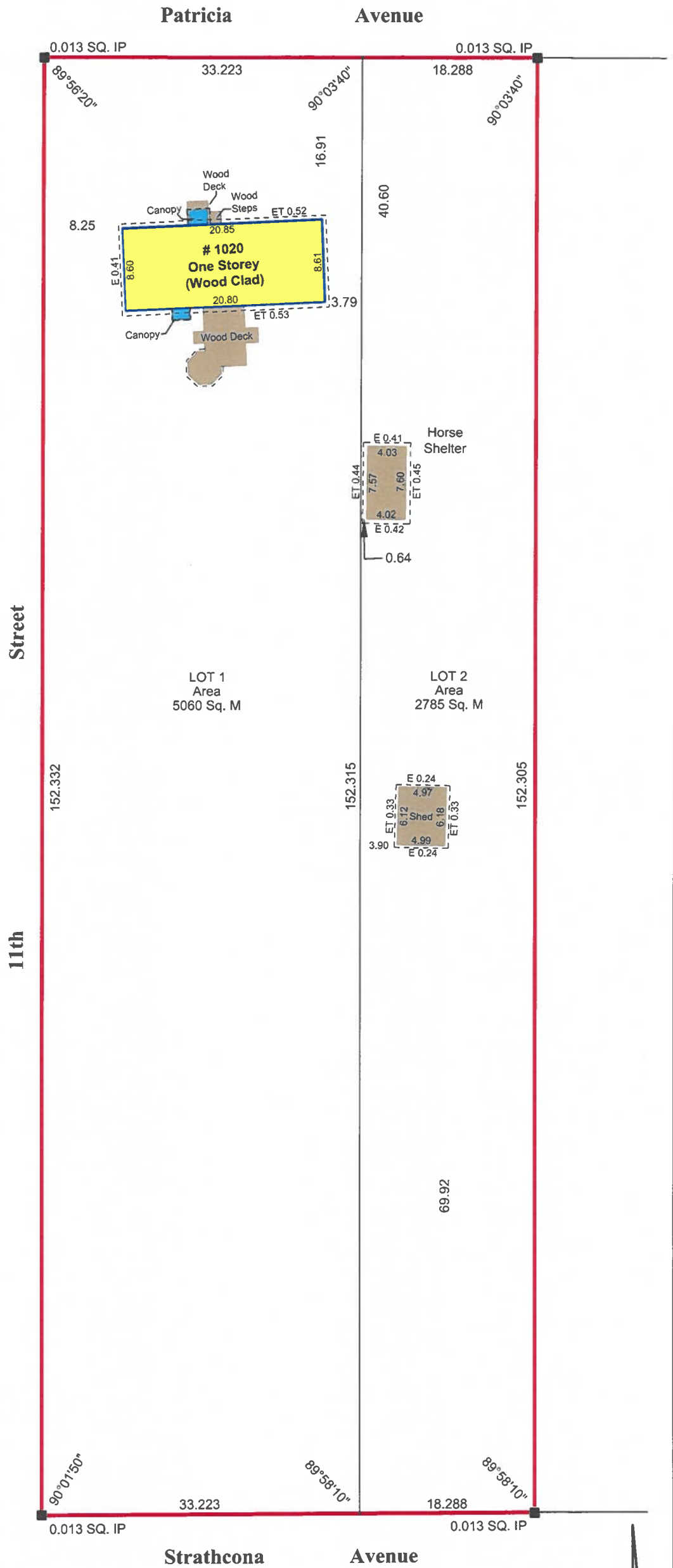
PROPOSED NEW BUNGALOW ON SUBDIVIDED LOT
 PART OF BLOCK 8, PLAN NO. 320
 CITY OF BRANDON



CUSTOMER : MR & MRS ALEX PLANTE	
DATE : FEB 26/20	
JOB : 028-19	REV #1 : FEB 28/21
DRAWN BY : KCS	REV #2 : X

K & P
 DRAFTING
 161 POWELL CRESENT S.
 BOX 861
 SOURIS, MANITOBA
 R2K-200



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



Dated at Brandon, Manitoba
This 11th day of May, 2023.

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

NOTE:

Survey monuments are found or are placed at all points shown thus 
Land affected by this proposal is shown bordered thus 

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Survey Date: March 9th, 2023

METRIC

Scale - 1: 500	Initials: CJ - TL - TL	Field Book: 554/114-117
Drawing: 219424-SAM_R0B	Project No. : 23-01542	Page 1 of 1