



Planning & Building Safety Department
421 - 9th Street, Brandon MB, R7A 4A9
T: 204.729.2110 F: 204.728.2406

Application for Subdivision

Name of Property Owner: Darrell Enns and John Fehr
Name of Applicant: Darrell Enns and John Fehr
Civic Address of Property: 1637 8th Street Brandon, MB
Legal Description of Property: Lot 2 Plan 26296

References:

BAPD Development Plan By-law No. 78/01/04
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 6642
Urban Design Standards and Guidelines

\*\*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\*\*

Subdivision Request:

We Darrell Enns and John Fehr the current owners of 1637 8th Brandon, MB request the subdivision of this lot.
The current size of this lot is 60.02 ft x 120 ft totaling 7,202.4 square feet or 18.29 m x 36.58 m totaling 669.1 square meters.
The request is to creat 2 identical size smaller lots within this area.
The proposed lot sizes would be 30.01 ft x 120 ft totaling 3,601.2 square feet or 9.15 m x 36.58 m totaling 334.6 square meters.
The reason for this request is to facilitate preparation for the constructions of 2 new single family dwellings within the legal boundaries built NOT for resale and NOT for rental but soley for the permanet occupation of the current owners Darrell Enns and John Fehr and respective spouses.

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.

Signature of Owner [Signature] Date:
Address: 46 Wedgewood Bay & 34 Balsam Crecent Brandon, MB R7B 3J4 & R7B 0Z0 E-Mail: darrellaenns@gmail.com & johnrfehr@gamil.com
Home Phone: (204) 726-8359 Cell Phone: (204) 573-2121 Work Phone:

Signature of Applicant: Date:
Address: 46 Wedgewood Bay & 34 Balsam Crecent Brandon, MB R7B 3J4 & R7B 0Z0 E-Mail: darrellaenns@gmail.com & johnrfehr@gamil.com
Home Phone: (204) 726-8359 Cell Phone: (204) 573-2121 Work Phone:

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 Houllhan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: RYAN E. Planning File No.: 4500-13-665 CityView No.: 2013-198
Date Application Received: Dec 16/13 Payment Date: Dec 16/13 Receipt No.: 2013-1388 Amount: \$ 450,00
Subdivision - Application REV01/13

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m <sup>2</sup> )
Detached		<b>1</b>	<b>334.6</b>
Semi-Detached			
Two Family			
Multifamily			
Other Residential		<b>single family</b>	
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		
<b>Totals</b>	<b>0</b>	<b>1</b>	<b>334.6</b>

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

46 Wedgewood Bay  
Brandon, MB  
R7B 3J4  
December 3, 2013

Planning & Building Safety  
Department 421 – 9th Street.  
Brandon MB. R7A 4A9

Dear Sir or Madam:

This letter is to further clarify the request and proposal with respect to the subdivision of 1637 8<sup>th</sup> Street, Brandon, MB or Lot 2, Plan 26296

The applicants for this subdivision request are Darrell Enns and John Fehr.  
The offer to purchase this property was accepted Oct. 9, 2013.  
The date of possession is December 2, 2013.

The reason for this application is to accommodate two single family dwellings, built not for resale, not for rental, but specifically for permanent occupation and as a retirement homes for Darrell Enns and John Fehr and our spouses.

Should this application be approved the first step would be to survey the property and apply for the proper demolition permits to remove the 2 existing buildings and clear the lot in preparation for new construction. The current buildings are in extremely poor condition and situated on or extremely close to the property lines, way outside the current legal limits for buildings.

The new structures would be two similar attractive homes that would not only blend in with the surrounding properties and would undoubtedly increase the value of the existing property as well as the properties surrounding it.

The increased value of the property in question and the surrounding properties would likely result in increased property tax revenue for the city of Brandon.

This subdivision would create two identical sized properties where we intend to construct two identical sized, attractive, similar appearing homes with front entrances and deck areas and attached garages at the rear.

The proposed homes will be built to whatever size the news lots can legally accommodate. The garage area at the rear would be set the required 25ft off the rear property line. The 25ft driveway area will be paved.

We are aware that at present the rear lane is not regularly cleared in the winter and would be prepared to deal with winter access on our own.

These proposed homes will fit in well with the current Development Plan for the area and blend in well with the surrounding houses.

These neighbors have already been contacted and questioned for their support and have stated that they would have no objection our proposal.

Todd and Gloria Misancuk	north side	positive
Charles Clark	south side	positive
Kris and ?? Heinrichs	across	positive

Proposed site plans are included

Sincerely

Darrell Enns



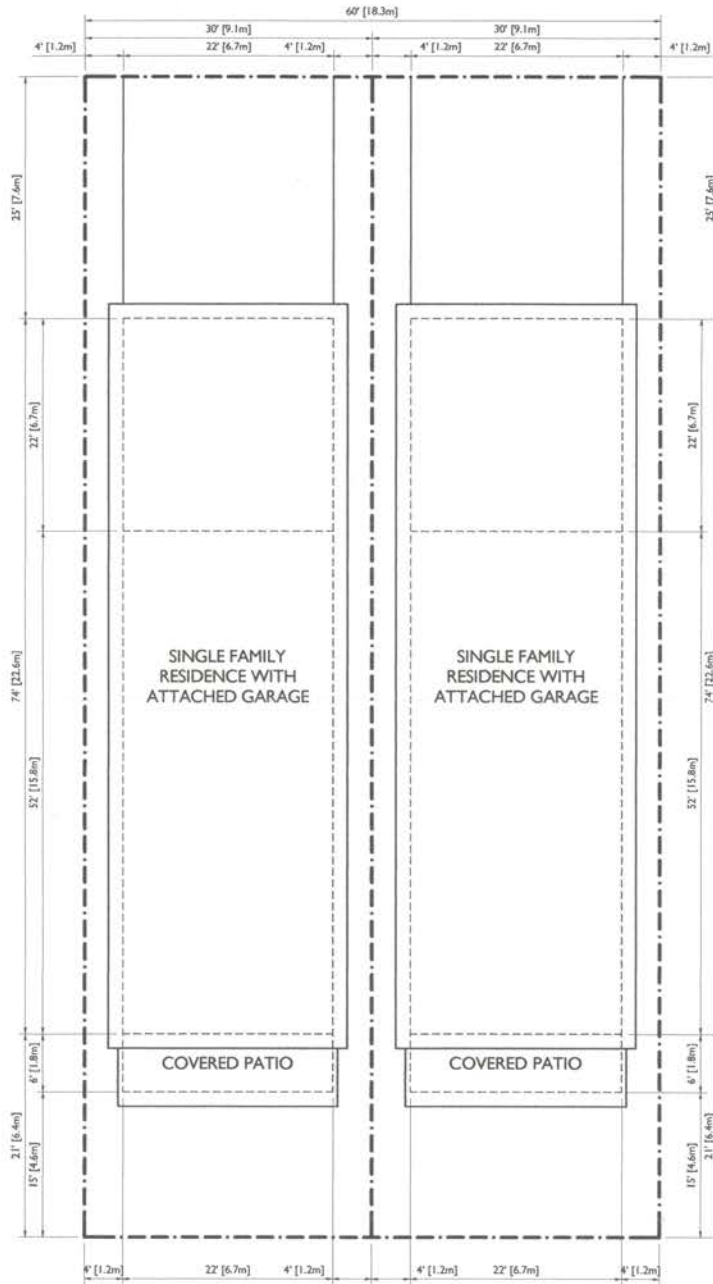
---

John Fehr



---

1637 8TH STREET



A SITE PLAN  
1:150

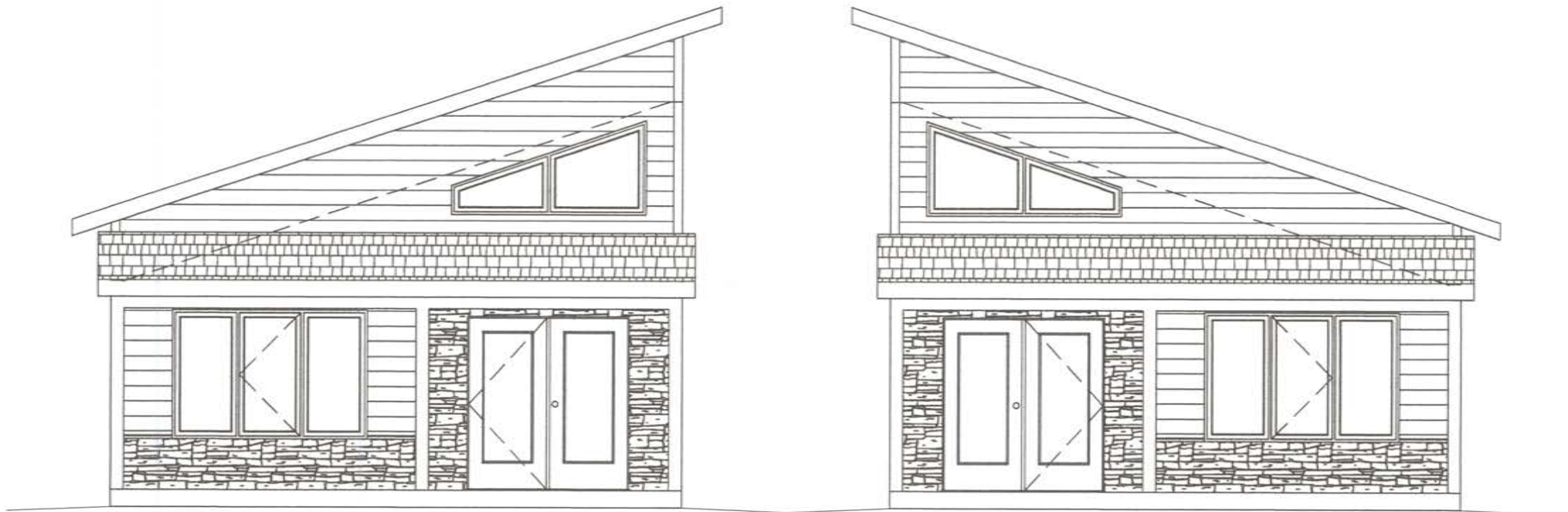


YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 · RBURGESS@YBRDESIGN.CA



1637 8TH STREET



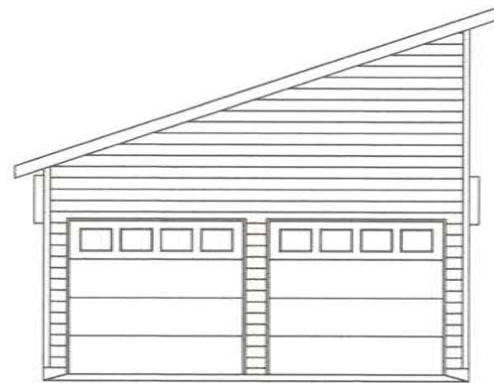
YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 - RBURGESS@YBRDESIGN.CA

1637 8TH STREET



**E1** FRONT EXTERIOR ELEVATION  
1:75



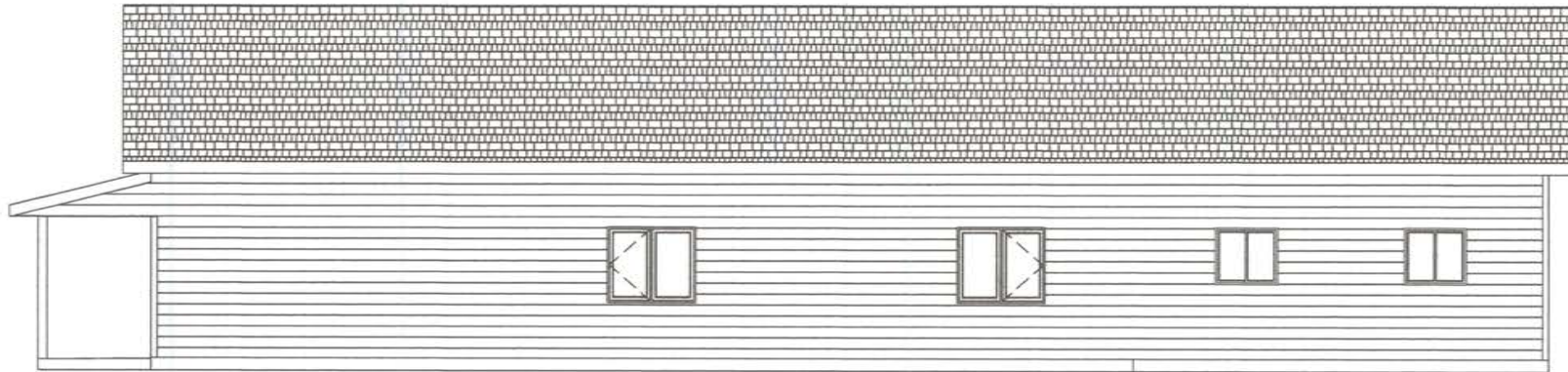
**E2** REAR EXTERIOR ELEVATION  
1:75



**YBRDESIGN**

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 - RBURGESS@YBRDESIGN.CA

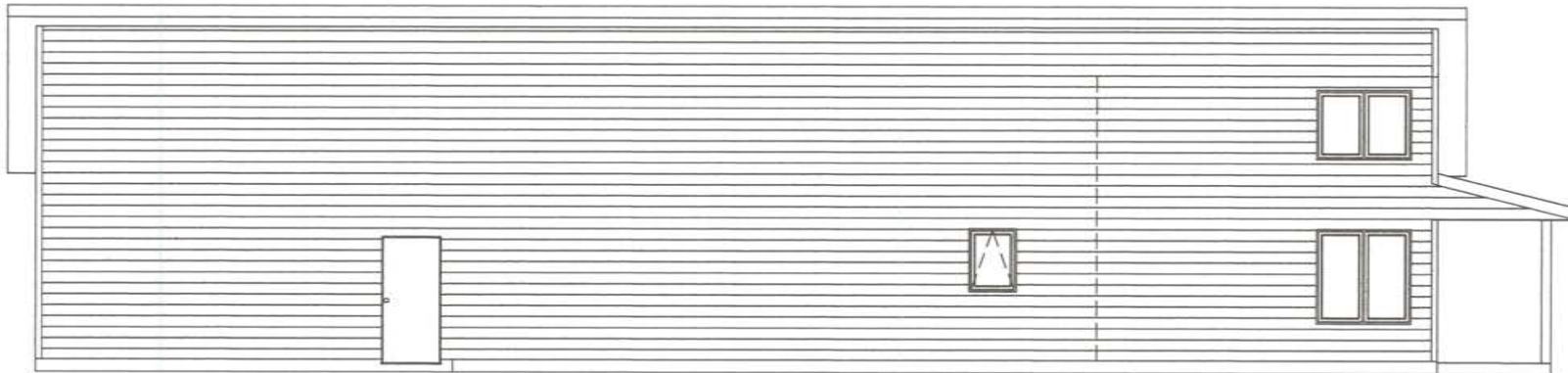
1637 8TH STREET



E3

RIGHT EXTERIOR ELEVATION

1:75



E4

LEFT EXTERIOR ELEVATION

1:75



YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 - RBURGESS@YBRDESIGN.CA