



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: Ken and Esther Sitko
 Name of Applicant: Burns Maendel Consulting Engineers Ltd.
 Civic Address of Property: #14 Balmoral Bay
 Legal Description of Property: Parcel B, Plan 1468 BLTO

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:

The Owner's are proposing to subdivide one large single family residential lot into two smaller single family residential lots.

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: Date: 10/28/14
 Address: 244-10th Street Brandon, MB R7A 4E8 E-Mail: kesitko@mts.net
 Home Phone: (204) 725-0555 Cell Phone: (204) 724-3895 Work Phone: _____

Signature of Applicant: Date: 10/28/14
 Address: 1331 Princess Avenue Brandon, MB R7A 0R4 E-Mail: d.burns@bmce.ca
 Home Phone: _____ Cell Phone: _____ Work Phone: (204) 728-7364

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 Houlliban, 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: Robert Zinke Planning File No.: 4506-14-592 CityView No.: PLSUB2014-141
 Date Application Received: Oct 29/14 Payment Date: Oct 29/14 Receipt No.: 2014-2346 Amount: \$ 765.00
 Subdivision - Application REV01/13

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached		2	2266
Semi-Detached			
Two Family			
Multifamily			
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	0	2	2266

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"/>	

October 28, 2014

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Reference: #14 Balmoral Bay

Subject: Subdivision of Parcel B, Plan 1468 BLTO

Dear Sir or Madam:

We write this Letter of Intent on behalf of Ken and Esther Sitko, the Owner's of #14 Balmoral Bay; the property is legally described as Parcel B, Plan 1468, BLTO. This letter of intent has been drafted for submittal with a subdivision application for the property, a large residential lot that is being proposed for subdivision into two lots. A site plan has been attached for a visual reference.

This being a straightforward subdivision application, there are no specific policies from the Development Plan that can be expanded on for this subdivision. In addition, the City of Brandon's Secondary Plans do not include this area of the city. The proposed subdivision is however consistent with the Zoning By-law No. 6642, as discussed in the next section.

The existing property is zoned Residential Single Family Zone (RSF) and is situated in a Single Family Zoned neighbourhood; both of the subdivided lots are to remain RSF. Property sizes within the vicinity vary from 15.2m wide up to 44.5m wide. The property proposed for subdivision is currently 62.0m wide, which is a large lot for this neighbourhood; it is the only lot in the surrounding area that is this large. Two smaller lots measuring 17.4m wide and 44.6m wide would better suit the neighbourhood.

We trust that we have provided you with everything required to review the proposed subdivision application. If you have any questions or require clarification on anything please don't hesitate to contact the undersigned. We thank you on behalf of the Owners.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.



Daniel A. Burns, P.Eng.
Senior Engineer



Letter of Authorization

Date: 10/28/14

To: City of Brandon
Planning & Building Safety Department
421 - 9th Street
Brandon, MB
R7A 4A9

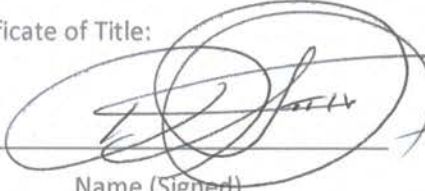

RE: #14 Balmoral Bay (address or legal description of application)

I (We) hereby give authorization to:

Burns Maendel Consulting Engineers Ltd. (Applicant's name)

To apply for a Development application for the above address.

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

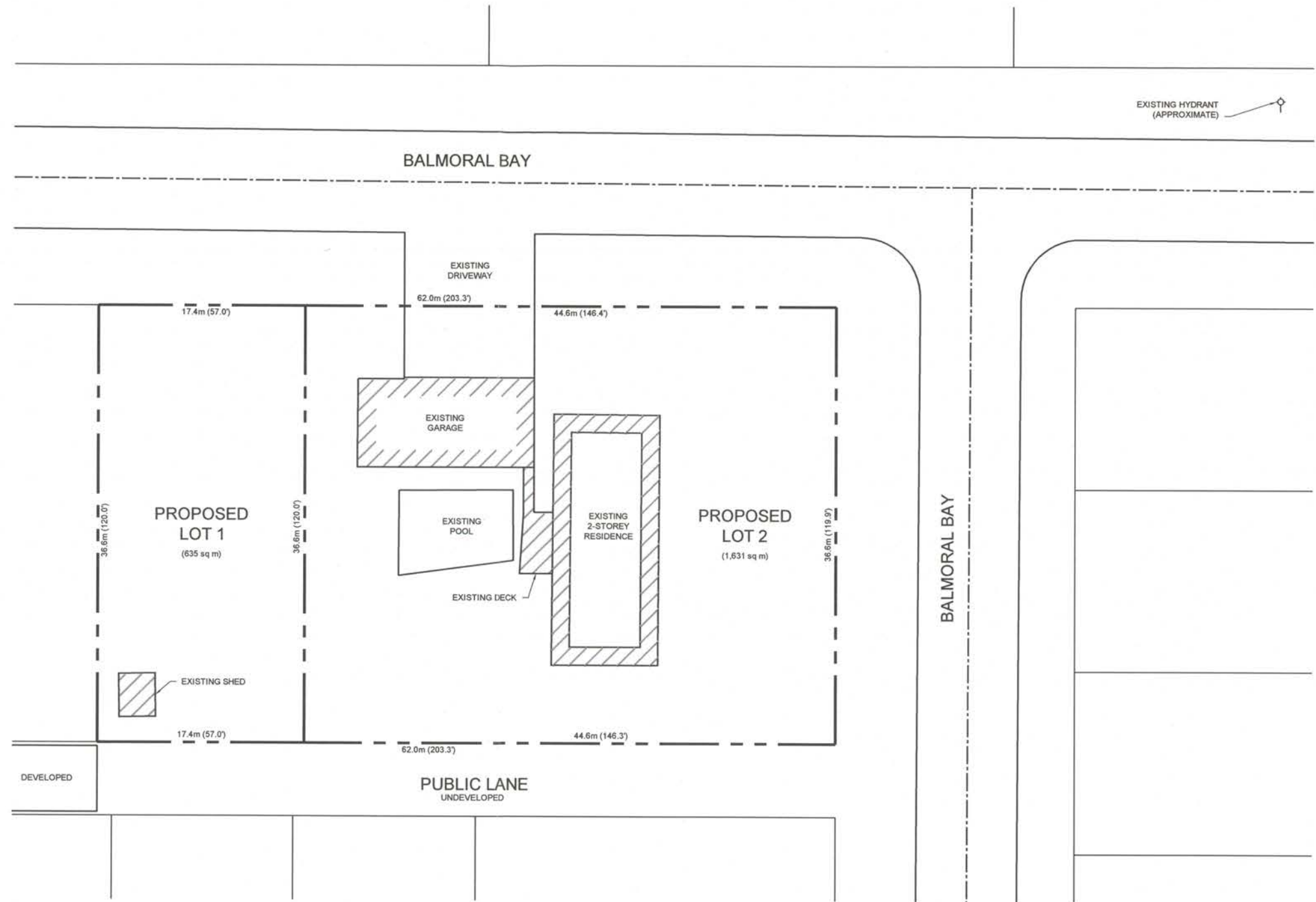
<u>KEN SITKO</u> Name (Print)	 Name (Signed)	<u>Oct. 28, 2014</u> Date
<u>ESTHER SITKO</u> Name (Print)	 Name (Signed)	<u>OCT 28, 2014</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date



LOCATION PLAN
SCALE: N.T.S.

NOTES:

- 1) THE EXISTING SITE IS LEGALLY DESCRIBED AS PARCEL B, PLAN 1468, BLTO.
- 2) THE EXISTING 2,266 sq m SITE MEASURES 36.6m x 62.0m.



SITE PLAN
SCALE: 1:200

REVISIONS				DESIGNED BY: CR	REVIEWED BY: DAB	PROJECT NAME: KEN & ESTHER SITKO PROPOSED SUBDIVISION #14 BALMORAL BAY, BRANDON, MB	DRAWING TITLE: SITE PLAN
				DRAWN BY: CR			PROJECT START DATE: OCTOBER 24, 2014
NO.		DATE	APP.	BY	DESCRIPTION	1331 Princess Ave. Brandon, Manitoba R7A 0R4 Tel: (204) 728-7364 Fax: (204) 728-4418	
						DRAWING NO.: C1.1	