



Planning, Property & Buildings Department
 638 Princess Avenue, Brandon MB, R7A 0P3
 T: 204.729.2110 F: 204.728.2406
 www.brandon.ca/planning

Application for Minor Subdivision

Name of Property Owner: Daniel + Jeanette Van Heyst
 Name of Applicant: Theodore Van Heyst
 Civic Address of Property: 1060 2nd St N Brandon MB R7A 2M1
 Legal Description of Property: Lots 37-40 Block 50, Plan 12

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

Subdivision Request:

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.

Signature of Applicant: [Signature] Date: July 30, 2018
 Address: 1038 2nd St N Brandon MB Postal Code: R7A 2M1
 Phone No.: (Primary) 204 725 1070 (Secondary) 204 724-2650
 Email Address: tevh@mymts.net

Signature of Owner: D.J Van Heest Jeanette Date: July 30-2018
 Address: 1060 2nd St N Brandon MB Postal Code: R7A 2M1
 Phone No.: (Primary) 204 726-5101 (Secondary) _____
 Email Address: djvan@wcgwave.ca

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: Shengxu Li Planning File No.: 4500-18-677 CityView No.: PLSUB-20180000111
 Date Application Received: August 1, 2018 Payment Date: 8/1/18 Receipt No.: 2018006640 Amount: 510.

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached	21	21	445.4
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			445.4

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present				
Proposed	✓			
Water Supply	Piped Water	Community Well	Individual Well	Other
Present				
Proposed	✓			
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	✓		✓	
Proposed	✓		✓	



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Letter of Authorization

Date: July 30 2018

To: City of Brandon
Planning, Property & Buildings Department
638 Princess Avenue
Brandon MB R7A 0P3

RE: 1060 2nd St N (address or legal description of application)

I (We) hereby give authorization to:

Theodore VanHeyst (Applicant's name)

To apply for a development application for the above address.

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

DANIEL F VAN HEYST D. F Van Heyst July 30th 18

Name (Print)

Name (Signed)

Date

JEANNETTE VAN HEYST

Jvanheyst

July 30 2008

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Theodore van Heyst
1038 – 2nd Street North
Brandon, MB R7A 2M1

Home: 204-725-1070 // Cell: 204-724-2650

July 31, 2018

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

To Whom It May Concern:

**Re: Property currently described as 1060 - 2nd Street N, City of Brandon,
comprised of Lots 37 to 40 of Block 50 Plan 12, BLTO**

I am writing to apply for a simple subdivision of the above property to permit the creation of a new building lot 40' x 120', comprised of all of Lot 37 and 15' of Lot 38 as described in the attached Subdivision Application Map. My intent is to construct a new detached single family dwelling (SFD) of approximately 1100 sq. ft. on this parcel.

The current owners and residents of this property are my parents, Daniel and Jeanette van Heyst. As they are of an advanced age, they are increasingly unable to maintain this large property for their personal use. We have entered into an agreement to sell the newly created parcel to myself, conditional to approval of this application. It is their intent to retain ownership and remain in residence in the existing home and the remaining 60' x 120' parcel as long as they are able.

As we are all long-time residents of this neighbourhood, it is the desire of both myself and my parents to see this property developed in a manner which is consistent with the modestly-sized single family character of the homes in this neighbourhood. While the siting of the existing house would permit the splitting of the title to create two 50' lots and maintain the clearance requirements of applicable bylaws, we feel that given the southern orientation of their indoor and outdoor living spaces, the resulting location of the property line and adjacent construction would have a potentially negative impact on the enjoyment of their own home.

In addition, given that my parents' home has a basement entrance on the affected side and considering the existing elevation changes within this property, we feel that maintaining a larger side yard will allow for more natural drainage of both resultant properties.

I have had an informal consultation with Shengxu Li of your office. It is my understanding that construction of a SFD on the resultant 40' x 120' property would be consistent with relevant zoning and bylaws, provided that the required minimum clearances are maintained, and it is my intent to comply with such requirements should this project proceed.

Thank you for your consideration of this application.

Sincerely,




Theodore van Heyst

SUBDIVISION APPLICATION MAP

OF PART OF
 NE 1/4 SEC. 26, TWP. 10, RGE. 19 WPM
 BEING LOTS 37-40 BLOCK 50 PLAN 12
 CITY OF BRANDON



All distances are in metres and may be converted to feet by multiplying by 3.28084.
 Survey monuments found or places are described and shown thus 
 All plans referred to are on record in the Brandon Land Titles Office.
 Scale: 1:200

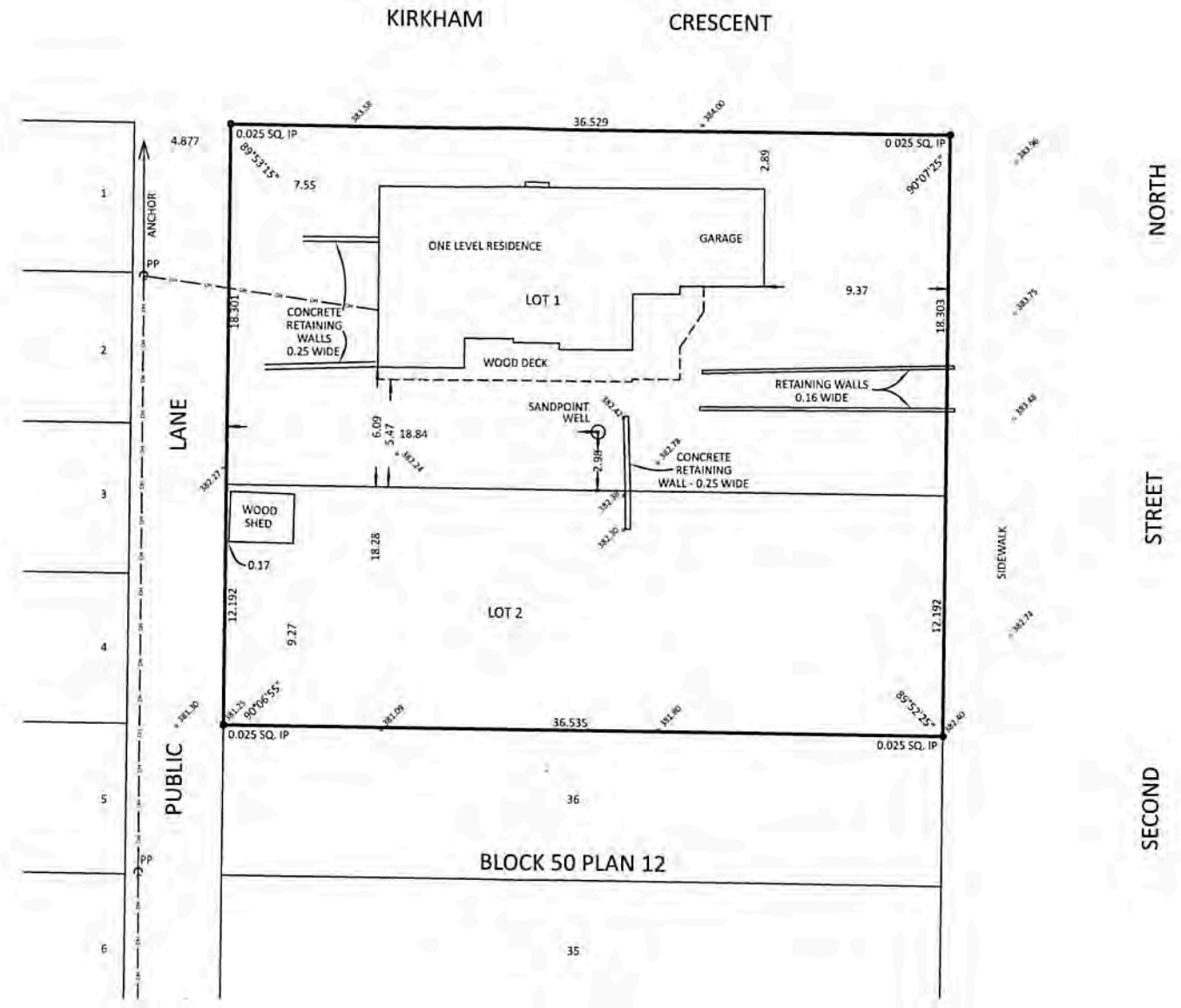
CERTIFICATE OF TITLE NO. 1436426

DATE OF TITLE SEARCH: 2018-06-14

REGISTERED OWNER(S):
 DANIEL FRANS VAN HEYST
 JEANNETTE VAN HEYST

LEGAL DESCRIPTION:
 LOTS 35 TO 40 BLOCK 50 PLAN 12 BLTO

ENCUMBRANCES:
 CAVEAT NO. 1027018 AND TRANSFER OF LAND 1431865



LOT	SQ. M.
1	668
2	445

NOTE:
 FOR PLANNING APPLICATION
 PURPOSES ONLY.
 THIS IS NOT A FINAL SURVEY.

Richmond Surveys File No.	180164
Drawing File No.	180164_R1_MT
Fieldbook Page	30_96

RICHMOND SURVEYS M.L.S. LTD. 2018
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