

Application for Minor Subdivision

Name of Property Owner: Juan Jose Rodriguez Marrero
 Name of Applicant: Steven Richmond (Richmond Surveys)
 Civic Address of Property: 859 - 2nd Street North
 Legal Description of Property: Lots 1 to 5 Both Inclusive Block 85 Plan 12 BLTO

References:

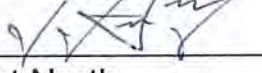
BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning, Property & Buildings 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:  Date: July 23, 2018
 Address: 1102 Rosser Avenue Postal Code: R7A 0L7
 Phone No.: (Primary) 204 761 0178 (Secondary) _____
 Email Address: steve@richmondsurveys.com

Signature of Owner:  Date: July 23, 2018
 Address: 859 - 2nd Street North Postal Code: R7A 2L7
 Phone No.: (Primary) 204 573 2710 (Secondary) _____
 Email Address: claudiaijj@yahoo.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, Property & Buildings Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner:  Planning File No.: 4500-18-678 CityView No.: PLSUB20180000110
 Date Application Received: 2018/08/01 Payment Date: 7/26/18 Receipt No.: 2018-6618 Amount: \$ 510.00

Minor Subdivision Application

REV 03/2017

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached	1	1	409
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	1			
Proposed	1			
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	1			
Proposed	1			
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	1			
Proposed	1			



Letter of Authorization

Date: Aug 1, 2018

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

RE: 559 - 2nd STREET N. (address or legal description of application)

I (We) hereby give authorization to:

STEVEN RICHMOND. (Applicant's name)

To apply for a development application for the above address.

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

Jason Jose Rodriguez
Name (Print)


Name (Signed)

1/8/2018
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date



July 26, 2018

Our File No. 180230

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

**RE: Subdivision Application _ 859 – 2nd Street North (City of Brandon)
And being Lots 1-5 Both Inclusive Block 85 Plan 12 BLTO
(Letter of Intent)**

Name of Applicant: Steven Richmond, Richmond Surveys c/o registered owner(s)

The intent of this proposal is to subdivide an additional lot from the existing title, and along the south side of the said title, for a Single Family Dwelling building unit. There are no provisions for additional roadways, or public reserves. The proposal fits well with the surrounding area. Recently, a few newer homes were built on this street that would be comparable in size and use. The client wishes to build this house for his daughter.

The current zoning by-law will not have to be amended, and variances not required to reduce minimum site width and size. Further, this proposal is consistent with the development plan.

Should you have any questions regarding this application, please call at your convenience. At this time, we wish for you to proceed with the approval of this application.

Sincerely,

A handwritten signature in cursive script that reads 'S. Richmond'.

Steven B. Richmond, M.L.S.
Richmond Surveys MLS Limited

SUBDIVISION APPLICATION MAP

OF PART OF
 NE 1/4 SEC. 26, TWP. 10, RGE. 19 WPM
 BEING LOTS 1-5 BLOCK 85 PLAN 12
 CITY OF BRANDON



All distances are in metres and may be converted to feet by multiplying by 3.28084.
 Survey Monuments found on the ground are shown thus .
 All plans referred to are on record in the Brandon Land Titles Office.
 Scale: 1:300

CERTIFICATE OF TITLE NO. 2717676
 DATE OF TITLE SEARCH 2018-07-23
 REGISTERED OWNER(S): JUAN JOSE RODRIGUEZ MARRERO
 LEGAL DESCRIPTION: LOTS 1 TO 5 BOTH INCLUSIVE
 BLOCK 85 PLAN 12 BLTO
 IN E 1/2 26-10-19 WPM
 ENCUMBRANCES: MORTGAGE NO. 1358333

LOT AREAS	
LOT	SQ. M.
1	408.5
2	898.7

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

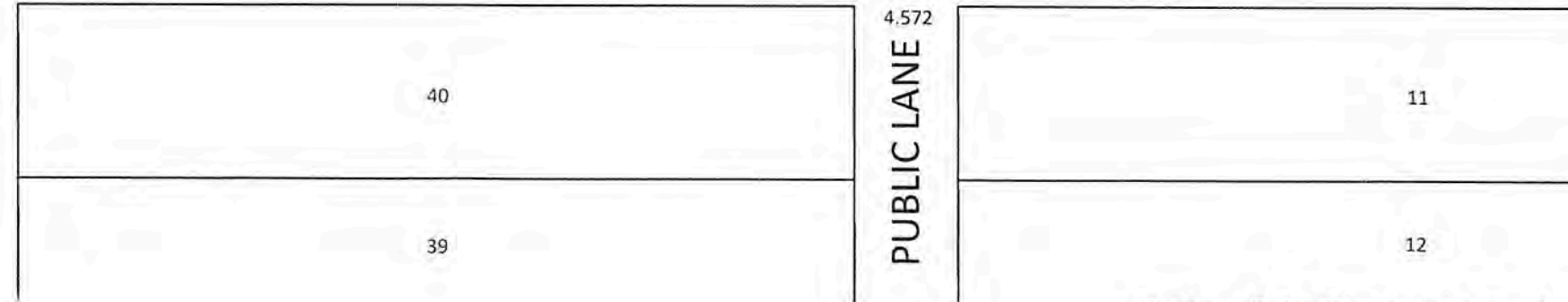
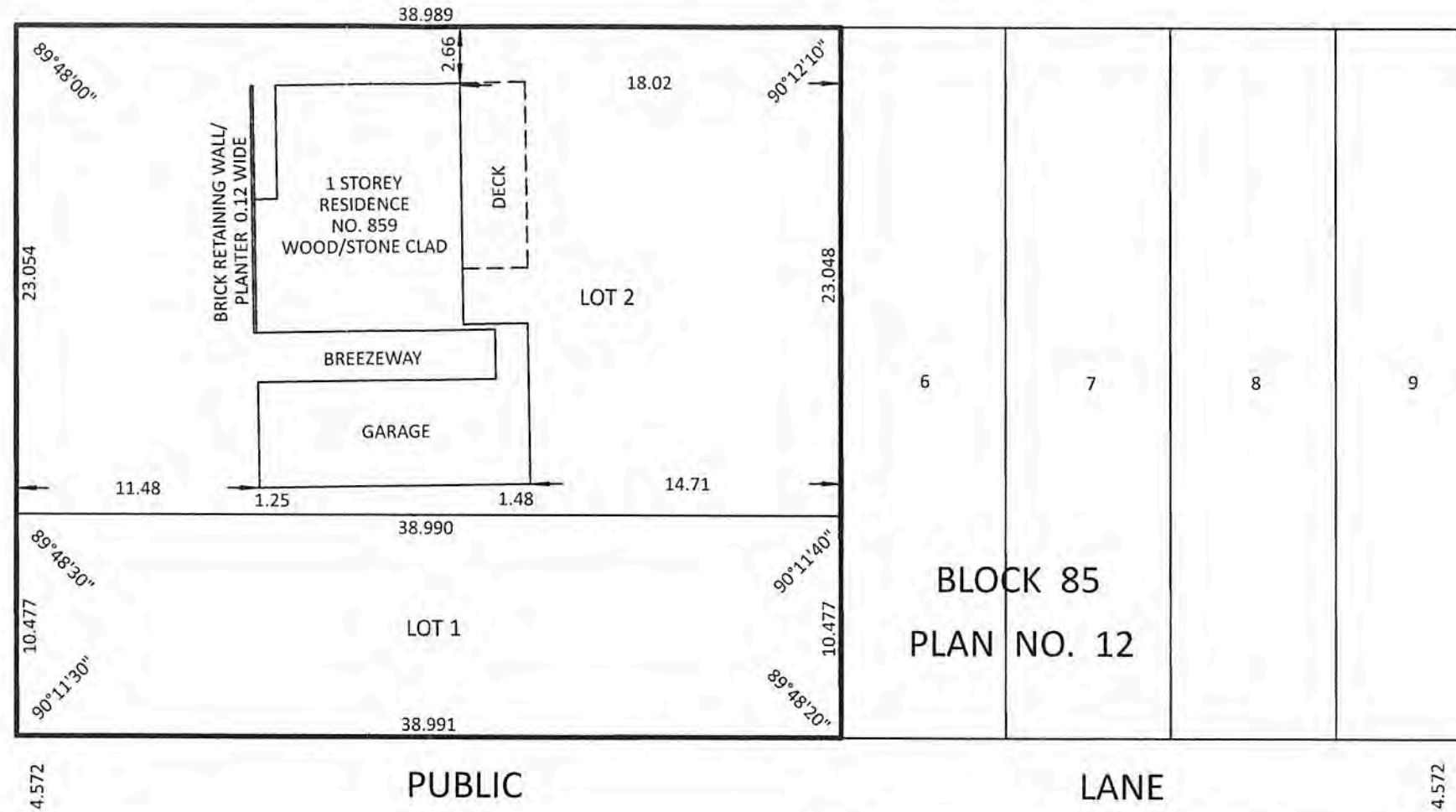
Richmond Surveys File No.	180230
Drawing File No.	180230_R0_MT
Fieldbook_Page	N/A

RICHMOND SURVEYS M.L.S. LTD., 2018
 1102 ROSSER AVENUE.BRANDON.MANITOBA
 TEL:(204)761-0178 FAX:(204)571-1224
 WWW.RICHMONDSURVEYS.COM



SECOND STREET NORTH

DUFFERIN AVENUE



I hereby certify that this survey was made under my personal supervision and in accordance with the Manual of Good Practice of the Association of Manitoba Land Surveyors.

Signed this 26th day of July, 2018

Manitoba Land Surveyor