



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

Amendment to Zoning By-law 6642

Name of Property Owner: PRO-FIT RENOVATIONS AND PROPERTY MANAGEMENT LTD.
Name of Applicant: PRO-FIT RENOVATIONS AND PROPERTY MANAGEMENT LTD.
Civic Address of Property: 347 DOUGLAS STREET
Legal Description of Property: PARCEL ONE: SP LOT 4 PLAN 46966 BLTO / PARCEL TWO: LOT 11 BLOCK 16 PLAN 21 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

Proposal:

TO REZONE THE PROPERTY FROM RESIDENTIAL SINGLE FAMILY ZONE TO RESIDENTIAL LOW DENSITY MULTIPLE FAMILY ZONE IN ORDER TO CONSTRUCT A TWO UNIT SEMI-DETACHED BUILDING ON THE PROPERTY.

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: 06/15/13
Address: 701-4TH STREET BRANDON MB R7A3H6 E-Mail: G.GREGOIRE@CONTRACTORSCORNER.CA

Home Phone: _____ Cell Phone: (204) 761-2904 Work Phone: (204) 727-3799

Signature of Applicant: Date: _____
Address: _____ E-Mail: _____

Home Phone: _____ Cell Phone: _____ 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: Waleed Planning File No.: Z-05-13-B CityView No.: 2013-99
Date Application Received: 27/06/2013 Payment Date: June 27/13 Receipt No.: 2013-629 Amount: \$ 2650.00
Re-Zoning - Application REV01/13

June 24, 2013

Letter of Intent for Amendment to Zoning By-law 6642

To: The City of Brandon Planning Department

Re: 347 Douglas Street (Parcel 1: SP Lot 4 Plan 46966 BLTO & Parcel 2: Lot 11 Block 16 Plan 21 BLTO)

Pro-fit Renovations and Property Management Ltd. are the owners of 347 Douglas Street and are applying for an amendment to zoning by-law 6642 in order to rezone the property from Residential Single Family Zone (RSF) to Residential Low Density Multiple Family Zone (RLD) in order to construct a two dwelling unit semi-detached building on the property.

The property is designated "Residential" as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. This application meets the policies of the BAPD DP 2013 2.2.2 Housing Mix and 2.2.3 Housing Affordability.

The property is currently zoned RSF but is directly next to a large RLD zoned area with many other RLD zoned properties in close proximity. With the cost of housing escalating we don't believe it is feasible to build a single family dwelling on the property and finding a buyer to build a single family dwelling on the property is also not feasible. The property is large enough for more than two dwelling units; however with an undeveloped rear lane, major upgrades would be needed to provide rear lane access. We have since decided to go with a proposal for two dwelling units with attached garages having access off of Douglas Street. Each unit will be 1380 square feet and contain 2 bedrooms and two bathrooms on the main floor; along with a kitchen, dining area, living room and a den/office. Each unit will also have a 12ft x 20ft deck in the rear yard. The basements for each unit are proposed to be unfinished at this point in time; but would provide potential added living space to the owners in the future.

We believe this type of development would blend in with the surrounding neighbourhood and provide affordable accommodations for the future owners.

Sincerely,



Geoff Gregoire

Pro-fit Renovations and Property Management Ltd.



Box 131, Forrest, Manitoba R0K 0W0
204.761.0178 • RichmondSurveys@rfnow.com

Project File No. 13 - 015

Date: February 3, 2013

Certificate Prepared for:

Contractor's Corner
701 - 4th Street
Brandon, MB R7A 3H6

Attention: Geoff Gregoire

**RE: MANITOBA LAND SURVEYORS STAKING CERTIFICATE
347 DOUGLAS STREET, BRANDON MANITOBA**

Certificate of Title No.: 2283812 BLTO

Registered Owner(s): Grant Alan Hyndman and Dorothy Jane Hyndman

Legal Description: Parcel One: SP Lot 4 Plan 46966 BLTO
In SE 1/4 24-10-19 WPM
Parcel Two: Lot 11 Block 16 Plan 21 BLTO
In SE 1/4 24-10-19 WPM

Encumbrances: Mortgage Nos. 1307976, 1309868; and Instrument No. 1330276 are registered against the above mentioned certificate of title.

Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

As requested, this is to certify that we have staked or placed survey monuments at the corners of the above described land.

Refer to Sketch - Page 2 of 2

There are no encroachments, above ground level, onto the above described land by buildings from adjoining properties.

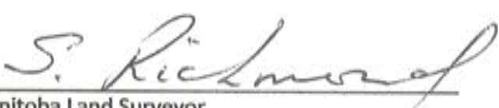
Title(s) search was made on the 25th day of January, 2013.

This survey was made on the 25th day of January, 2013.

This document is not valid unless it bears an original signature in blue ink and embossed with the seal of the Land Surveyor across said signature.
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Dated at Brandon, Manitoba

This 5th day of FEBRUARY, 2013


Manitoba Land Surveyor
Authorized to practice under the "Manitoba Land Surveyors Act"





Box 131, Forrest, Manitoba R0K 0W0
204.761.0178 • RichmondSurveys@rfnow.com

STAKING CERTIFICATE - SKETCH

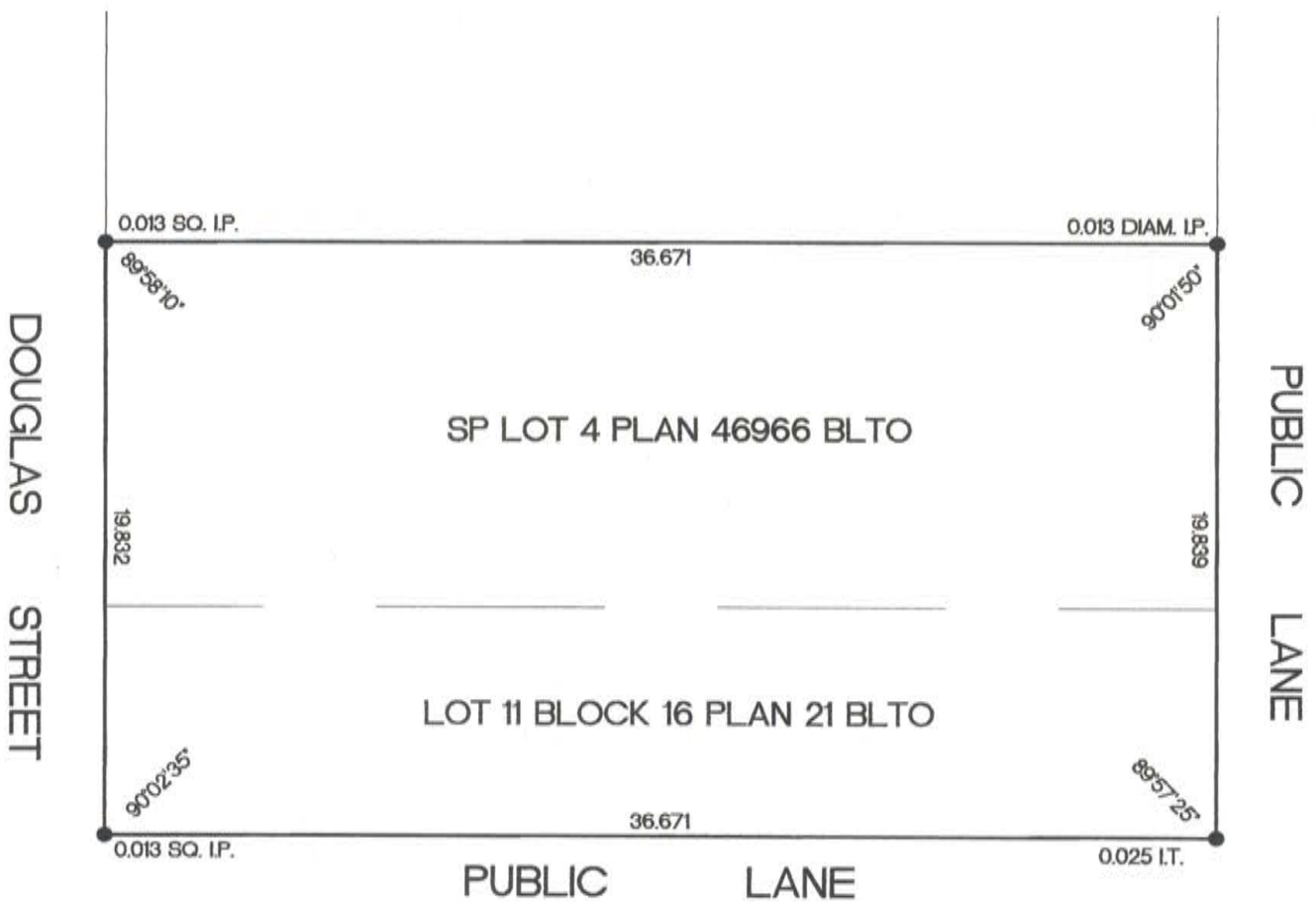
METRIC

SURVEY POSTS WERE PLACED OR FOUND AT ALL POINTS SHOWN THUS

I.T. = IRON TUBE
I.P. = IRON POST



347 DOUGLAS STREET
BRANDON MANITOBA



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SCALE = 1 : 250

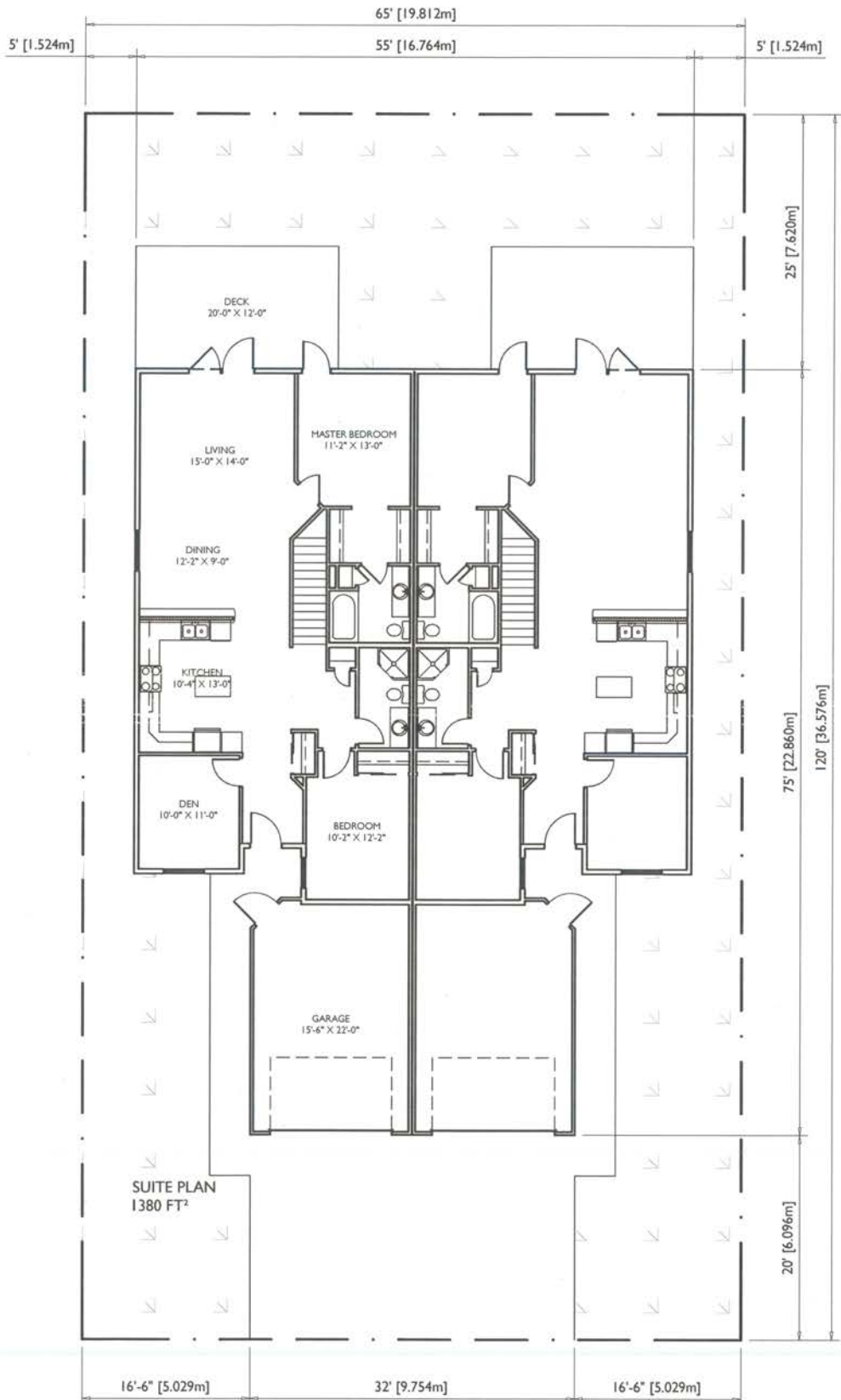
Dated at Brandon, Manitoba

This 5th day of FEBRUARY, 2013

Manitoba Land Surveyor
Authorized to practice under the "Manitoba Land Surveyors Act"



347 DOUGLAS STREET



Y&R DRAFTING DESIGN
204.727.4049 - 633 - 4TH ST. NORTH
BRANDON, ME R7A 2M9

347 DOUGLAS STREET



EXTERIOR ELEVATION

YBR DRAFTING
DESIGN
204.727.4049 • 633 - 4TH ST. NORTH
BRANDON, MB R7A 2M9