



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

Variance to Zoning By-law 6642

Name of Property Owner: KPJ Holdings Ltd.
Name of Applicant: R and M Homes Ltd. (Mark Bailey)
Civic Address of Property: 659 Rideau Avenue
Legal Description of Property: Lots 19 and 20 Block 11 Plan 9 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

Variance Request:

Density - one additional unit.

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: 06/05/13
Address: 2010 Currie Blvd. E-Mail: mark@randmhomes.ca
Home Phone: Cell Phone: (204) 573-5676 Work Phone:

Signature of Applicant: [Signature] Date: 06/05/13
Address: 2010 Currie Blvd. E-Mail: mark@randmhomes.ca
Home Phone: Cell Phone: (204) 573-5676 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 Houlihan, 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.: V-13-13-B CityView No.: PL13-91
Date Application Received: June 19/2013 Payment Date: June 18/13 Receipt No.: 13-589 Amount: \$ 465-
Variance - Application REV01/13



Planning & Building Safety Department
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Letter of Authorization

Date: 06/05/13

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

RE: 659 Rideau Avenue (address or legal description of application)

I (We) hereby give authorization to:

R and M Homes 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>Keri Bailey</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>June 5, 2013</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date

June 18^h, 2013

R and M Homes Ltd.
2010 Currie Blvd.
Brandon, MB R7B 4E7

City of Brandon Planning & Building Safety Department
421-9th St
Brandon Manitoba
R7A 4A9

**Re: Requesting variances to zoning by law 6642, by KPJ Holdings Ltd.,
For Lots 19 and 20, Block 11, Plan 9 BLTO**

To Whom It May Concern,

Currently 659 Rideau Avenue, at the corner of Van Horne Street has no dwellings on it. It is our hope to develop a beautiful 3-plex rental that has been designed with the surrounding area in mind. This unit will enhance the neighbourhood by providing a revitalised look as well as adding additional homes for those who are in need. There is no question in my mind that it will be an absolute asset for the street, and for our city.

There are single family homes surrounding this property with the exception of a vacant lot across Van Horne Street. The unit proposed will be a nice fit in the neighbourhood. All measures have been taken to assure that the lot is as appealing as possible, while being effective to the day to day needs of the people who reside there.

We are requesting a variance to allow for one additional unit. We feel that the lot is most efficiently used as proposed.

Your time and consideration is greatly appreciated and we thank you for that.

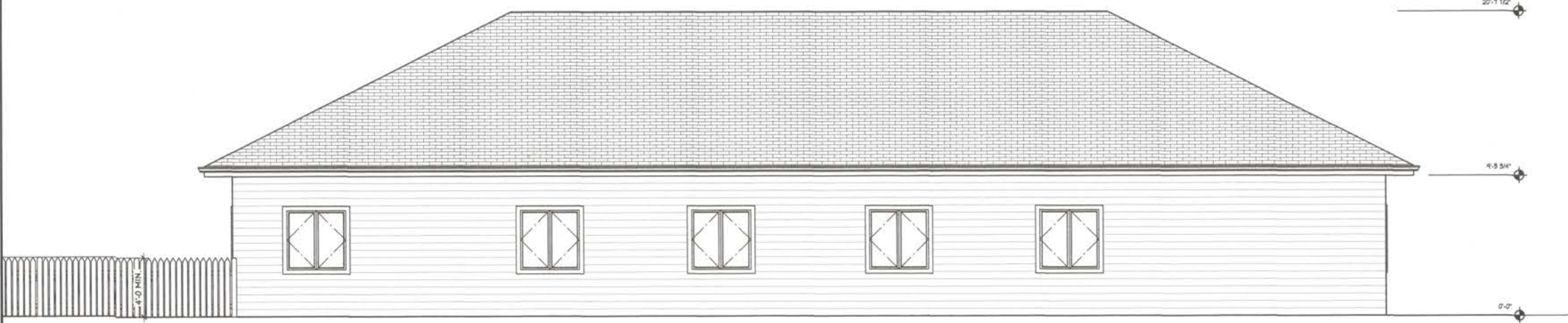
Signed,

Mark Bailey

THREE-PLEX UNIT 659 RIDEAU STREET BRANDON, MANITOBA



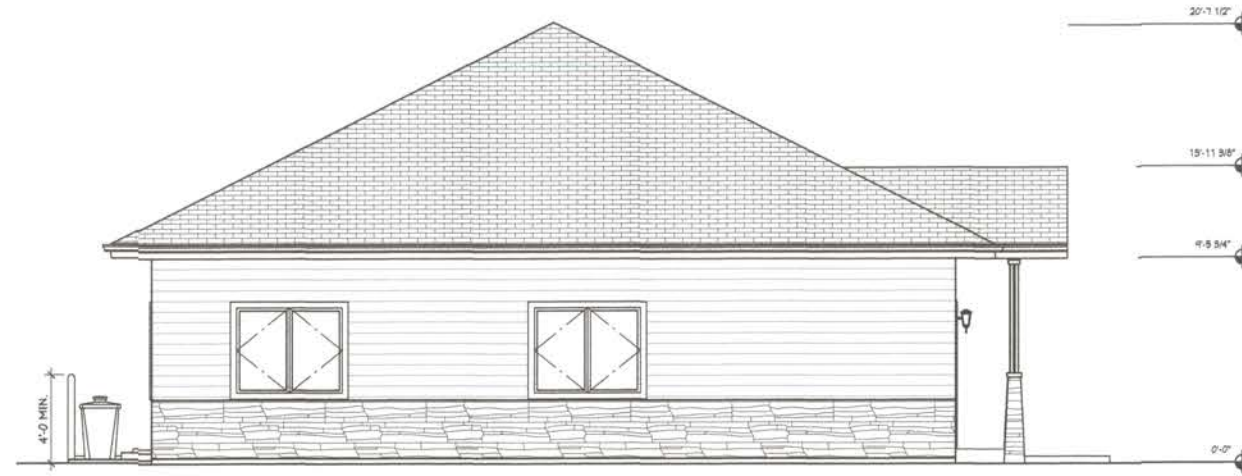
SOUTH ELEVATION VAN HORN AVE.
SCALE: 3/16" = 1'



NORTH ELEVATION
SCALE: 3/16" = 1'

ARCH. / ENGINEER STAMP:	REVISIONS	
	ISSUED FOR APPROVAL	
DATE:	05.15.13	
R&D HOMES	DESIGN & DRAFTING SERVICES	
ADDRESS:	659 RIDEAU ST., BRANDON, MB	
DATE:	04/2013	
DRWN BY:	P. Pelletier	
NORTH & SOUTH ELEVATIONS	ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR. REPORT ALL DISCREPANCIES TO THE DESIGNER.	
PAGE:	A1	
FILE:	2013-004	


THREE-PLEX UNIT 659 RIDEAU STREET BRANDON, MANITOBA



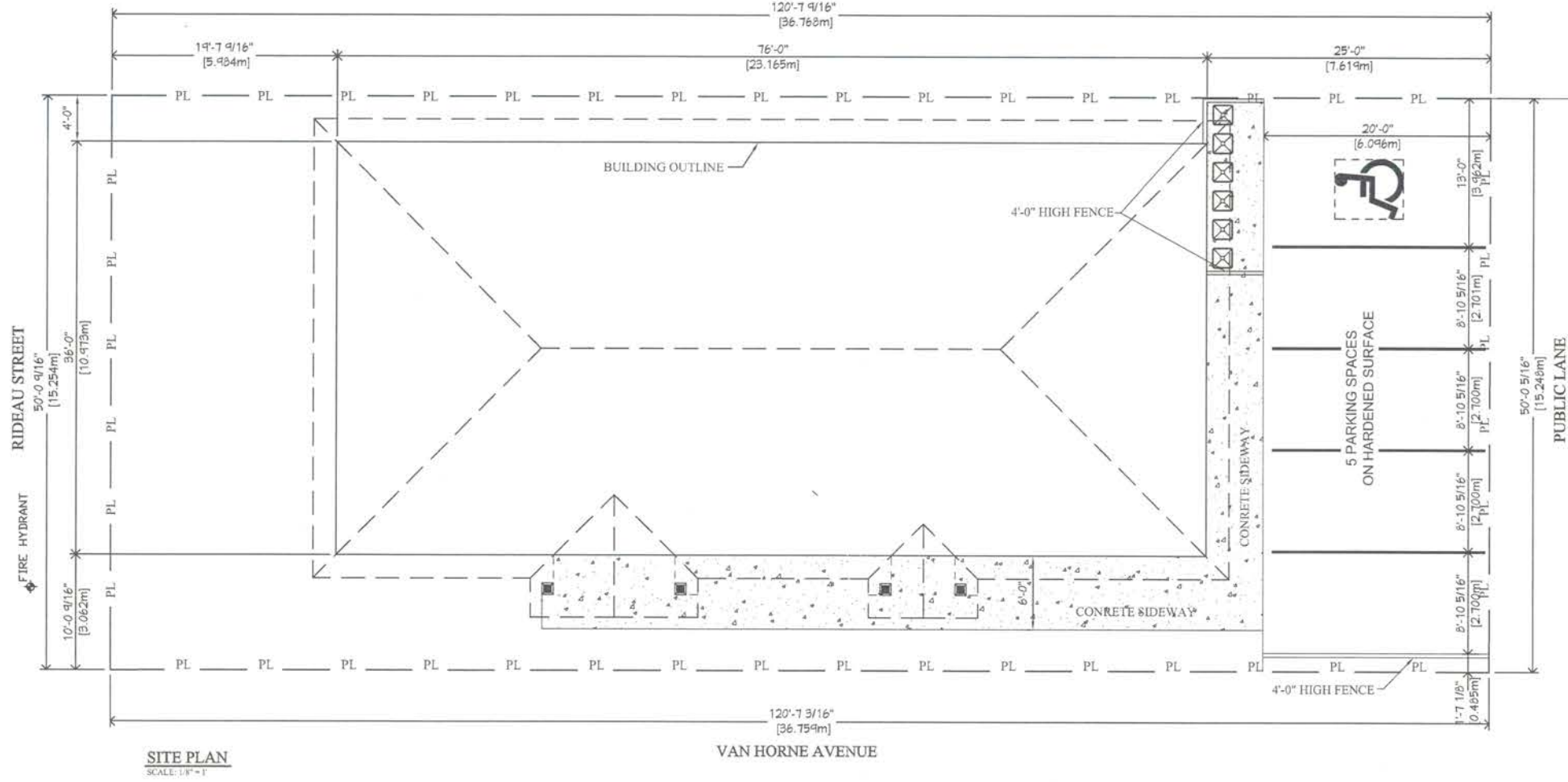
WEST ELEVATION RIDEAU ST.
SCALE: 3/16" = 1'



EAST ELEVATION
SCALE: 3/16" = 1'

PAGE: A1	 DESIGN & DRAFTING SERVICES ADDRESS: 659 RIDEAU ST., BRANDON, MB WEST AND EAST ELEVATIONS <small>ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR BEFORE SITE WORK BEGINS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER.</small>	ARCH. / ENGINEER STAMP:
		DATE: 05.15.13
FILE: 2013-004	DRWN BY: P. Pelletier	REVISIONS ISSUED FOR APPROVAL

659 RIDEAU AVENUE
 LOTS #19 & 20
 BLOCK 11, PLAN 9 BLTO
 IN NW ¼ 13-10-19 WPM
 BUILDING COVERAGE = 45.9%
 BUILDING AREA = 254.19 m²
 SITE AREA = 560.85 m²



SITE PLAN
 SCALE: 1/8"=1'

PAGE:

A3

IRDM HOMES
DESIGN & DRAFTING SERVICES

ADDRESS: 659 RIDEAU ST., BRANDON, MB

DATE: 04/2013
 DRWN BY: P. Pelletier

SITE PLAN

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY
 GENERAL CONTRACTOR BEFORE SITE WORK BEGINS. ANY
 DISCREPANCIES TO BE REPORTED TO THE DESIGNER.

DATE:
 05.15.13

REVISIONS
 ISSUED FOR APPROVAL

ARCH. / ENGINEER
 STAMP

FILE:
 2013-004

