

Variance to Zoning By-law 6642

Name of Property Owner: CLIFF HOUSEMAN
 Name of Applicant: 6115480 MB LTD
 Civic Address of Property: 1041-13TH ST BRANDON
 Legal Description of Property: Lots 33/34, Block 11, Plan 193 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:

ALLOW FOR 3 UNIT IN A RLD ZONE

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: AUG/6/2013
 Address: 1041 13TH ST E-Mail: _____
 Home Phone: 573 8709 Cell Phone: _____ Work Phone: 727-4444

Signature of Applicant:  Date: AUG 6/13
 Address: BOX 396 HARTNEY MB E-Mail: WDSUSKI@GMAIL.COM
 Home Phone: _____ Cell Phone: 204-761-8001 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:	<u>RYAN E.</u>	Planning File No.:	<u>V-16-13-B</u> CityView No.: <u>PLVA203122</u>
Date Application Received:	<u>AUG 12/13</u>	Payment Date:	<u>AUG 12/13</u> Receipt No.: <u>2013-838</u> Amount: \$ <u>465.00</u>
Variance - Application			REV01/13



Letter of Authorization

Date: Aug 5/13

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

RE: 1041-13TH ST BRANDON (address or legal description of application)

I (We) hereby give authorization to:

6115480 MB 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>CLIFF HOUSEMAN</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>Aug 6/2013</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date

City of Brandon
421 9th Street
Brandon, Manitoba R7A 4A9

Attention: Planning & Building Department

Dear Sir or Madam:

**RE: APPLICATION FOR VARIATION ORDER – 1041 13th Street, BRANDON (6115480
MANITOBA LTD.)**

We intend on tearing the existing structure down on 1041 13th Street, Brandon and creating a new 3-plex.

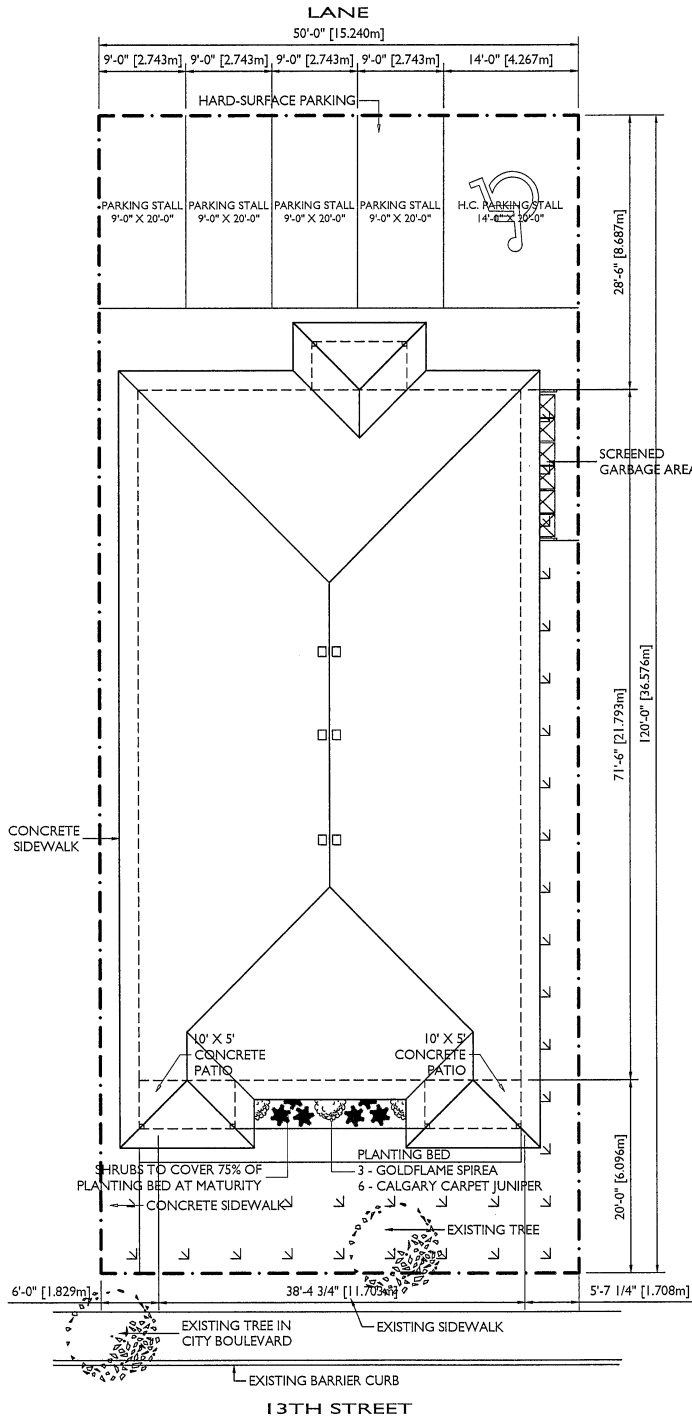
As the current structure on the land is old and an eye sore to the neighborhood, the 3-plex will be new and will “brighten” up the area.

As there is a lack of housing in Brandon, this 3-plex will create three nice, brand new apartments for people to rent. 13th Street is close to many things such as Keystone Centre and Neelin High School and could potentially create housing for students or Keystone Centre staff that need housing close to where they work/go to school.

To fix up the existing residence would only create a new place for someone to rent and we would rather create three new places for people to rent.

The lot is big enough to accommodate such a building and the necessary parking and as such we propose to build a new building with three new rental units for the City.

1041 13TH STREET



2 & 3 BEDROOM - 3 UNIT CONDOMINIUM
 BUNGALOW WOOD-FRAME CONSTRUCTION
 USAGE AREAS:
 AREA OF BUILDING - 265.80m² [2860 FT²]
 BUILDING LAND USAGE - 47.6%
 AREA OF DECKS & STEPS - 18.58m² [200 FT²]
 DECKS & STEPS LAND USAGE - 3.3%
 AREA OF CONCRETE SURFACES - 83.45m² [898 FT²]
 CONCRETE SURFACE LAND USAGE - 14.9%
 AREA OF ASPHALT SURFACES - 93.40m² [1005 FT²]
 ASPHALT SURFACE LAND USAGE - 16.7%
 AREA OF LANDSCAPING BEDS - 18.58m² [200 FT²]
 LANDSCAPING BED LAND USAGE - 3.3%
 AREA OF GRASS SURFACE - 77.13m² [830 FT²]
 GRASS SURFACE LAND USAGE - 13.8%

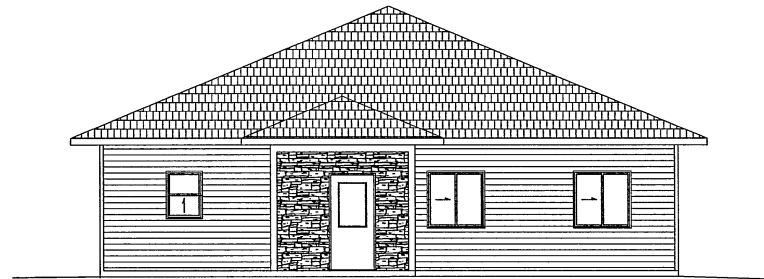
LOT SIZE: 15.2m [50'-0"] X 36.6m [120'-0"]
 LOT AREA: 557.6m² [6000 FT²]
 ZONING: RLD
 MINIMUM SITING REQUIREMENTS:
 SITE AREA: 232m² [2496 FT²]
 SITE WIDTH: 7.6m [25'-0"]
 FRONT YARD: 6.0m [19'-8"]
 SIDE YARD - INTERIOR: 1.8m [6'-0"]
 SIDE YARD - CORNER: 3.0m [10'-0"]
 REAR YARD: 7.6m [25'-0"]
 MAXIMUM SITING REQUIREMENTS:
 BUILDING HEIGHT: 11m [36'-0"]

A SITE PLAN
 1:150

1041 13TH STREET



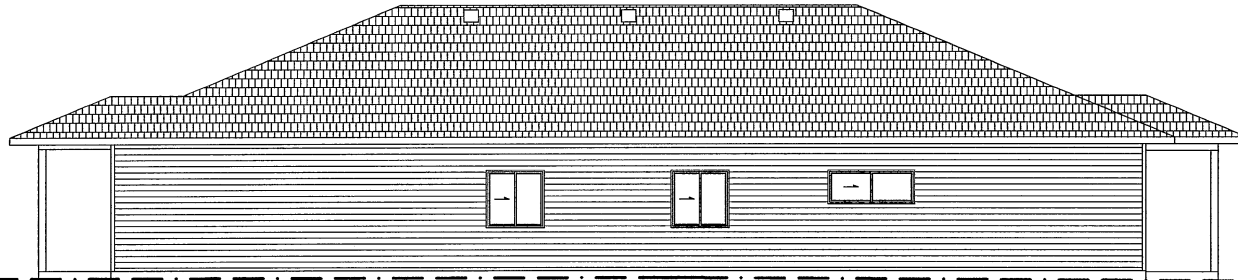
E1 WEST EXTERIOR ELEVATION
1:100



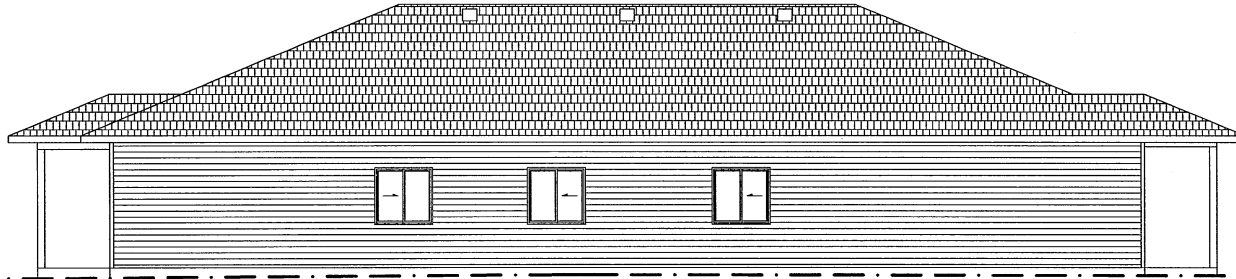
E2 EAST EXTERIOR ELEVATION
1:100

YBR DRAFTING
DESIGN
204.727.4049 • 833 - 4TH ST. NORTH
BRANDON, MB R7A 2M9

1041 13TH STREET



E3 SOUTH EXTERIOR ELEVATION
1:100



E4 NORTH EXTERIOR ELEVATION
1:100