



**CITY OF BRANDON**  
**PLANNING & BUILDING DEPARTMENT**

421 - 9<sup>th</sup> Street • Brandon, Manitoba • R7A 4A9  
Telephone (204) 729-2110 • Fax (204) 728-2406

**Variance to Zoning By-law 6642**

Name of Property Owner: KPJ Holdings  
(Please Print)

Name of Applicant: R&M Homes  
(Please Print)

Civic Address of Property: 1343 7<sup>th</sup> Street

Legal Description of Property: Lot 34, 35, & 36 Block H Plan 7 BLTO in SE 1/4 H-10-10 WPM

**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

Variance Request: Density Variance from Dwelling units to A

*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: Aug 21/2012

Address: 32 Lakeview Drive Brandon, MB E-Mail: \_\_\_\_\_  
Street Address      Postal Code      City/Province

Home Phone: \_\_\_\_\_ Cell Phone: (204) 573-5676 Work Phone: \_\_\_\_\_

Signature of Applicant: [Signature] Date: Aug 21/2012

Address: 337 25<sup>th</sup> Street Brandon MB E-Mail: \_\_\_\_\_  
Street Address      Postal Code      City/Province

Home Phone: \_\_\_\_\_ Cell Phone: 204-573-5683 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 Department, 421 - 9<sup>th</sup> Street, Brandon, Manitoba, R7A 4A9, Telephone (204) 729-2116.

**FOR PLANNING OFFICE USE ONLY:**  
Community Planner: RYAN EDICK Date Received: 09/28/12  
Planning File No.: V-36-12-B Receipt No.: 51374 Amount Received: \$ 450  
1a Brandon - Variation - Application



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**Letter of Authorization**

Date: Sept 27 2012

To: The City of Brandon  
Department of Planning and Building  
421 9<sup>th</sup> Street  
Brandon, MB  
R7A 4A9

RE: 1343 7<sup>th</sup> Street (address or legal description of application)

I (we) hereby give authorization to:

K&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:

KPJ Holdings Sept 27<sup>th</sup> 2012  
Please print name and provide signature Date

[Signature] Sept 27/2012  
Please print name and provide signature Date

\_\_\_\_\_  
Please print name and provide signature Date

\_\_\_\_\_  
Please print name and provide signature Date

337 25th Street  
Brandon, MB  
R7B 1Z2  
August 26th 2012

421 9th St  
Brandon, MB  
R7A 4A9

**Attention:** City of Brandon Planning Department

letter of Intent Re: Variance to Zoning By-law 6642, R & M Homes ltd. 1343 7th Lot 34, 35, & 36, Block 14, Plan 7, BLTO In SE 1/4 14-10-19 WPM.

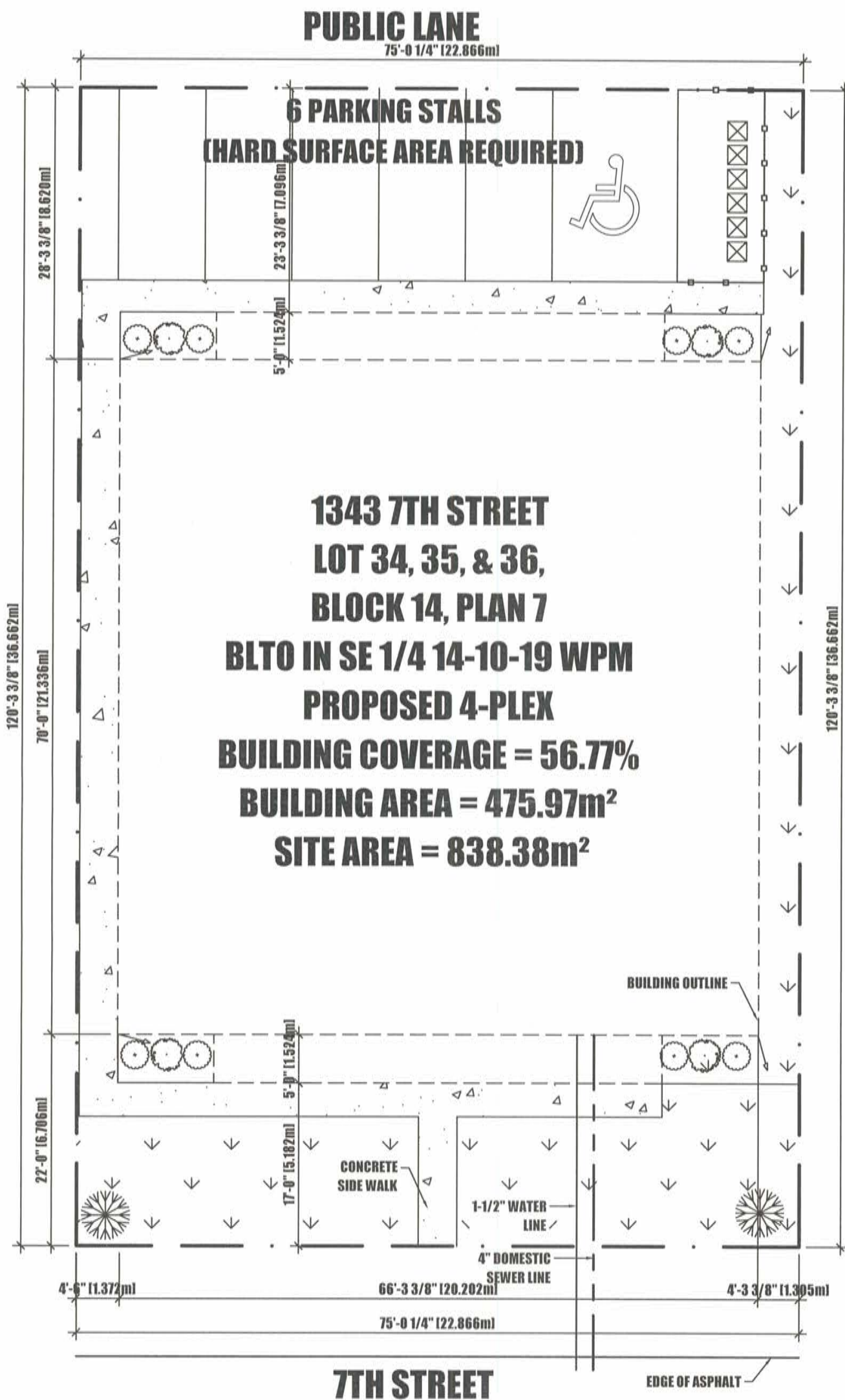
*To whom it may concern:*

I am Requesting a density variance at 1343 7th street to allow a 4-unit apartment to be developed. The surrounding area is mainly residential with several multi-plexes. Styles are bungalow with gable/hip roofs. Facade materials used on those multi-plexes vary from siding to stucco, we have used a combination of siding and stone on our facade. On the proposed property is an existing home which is to be demolished. Parking and waste bins will be accessible from the rear of the building, a concrete sidewalk will be provided on the north side of the building from front to back. No other variances will be required, building will conform to the zoning by-law 6642. This building will be a bungalow with a hip roof blending in with the rest of the community whether the property be existing, newly renovated. or developed.








Regards,



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AUG 27 2012



**SITE LEGEND:**

-  SMALL - MEDIUM TREE
-  MEDIUM - LARGE SHRUB
-  MEDIUM - LARGE SHRUB
-  SOLID OPAQUE FENCE SAME HEIGHT AS BINS
-  DIRECTION OF DRAINAGE FROM DOWNSPOUT
-  GRASS
-  CONCRETE

**1343 7TH STREET  
LOT 34, 35, & 36,  
BLOCK 14, PLAN 7  
BLTO IN SE 1/4 14-10-19 WPM  
PROPOSED 4-PLEX  
BUILDING COVERAGE = 56.77%  
BUILDING AREA = 475.97m<sup>2</sup>  
SITE AREA = 838.38m<sup>2</sup>**

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**PREMIUM DESIGNS &  
DRAFTING SERVICES**

204-573-5683 BRANDON, MANITOBA

1343 7TH STREET, BRANDON, MANITOBA

**SITE LAYOUT**

DRAWN:  
.07.22.12

DRAWN  
BY: J.L.

ARCHITECT/ENGINEER STAMP:

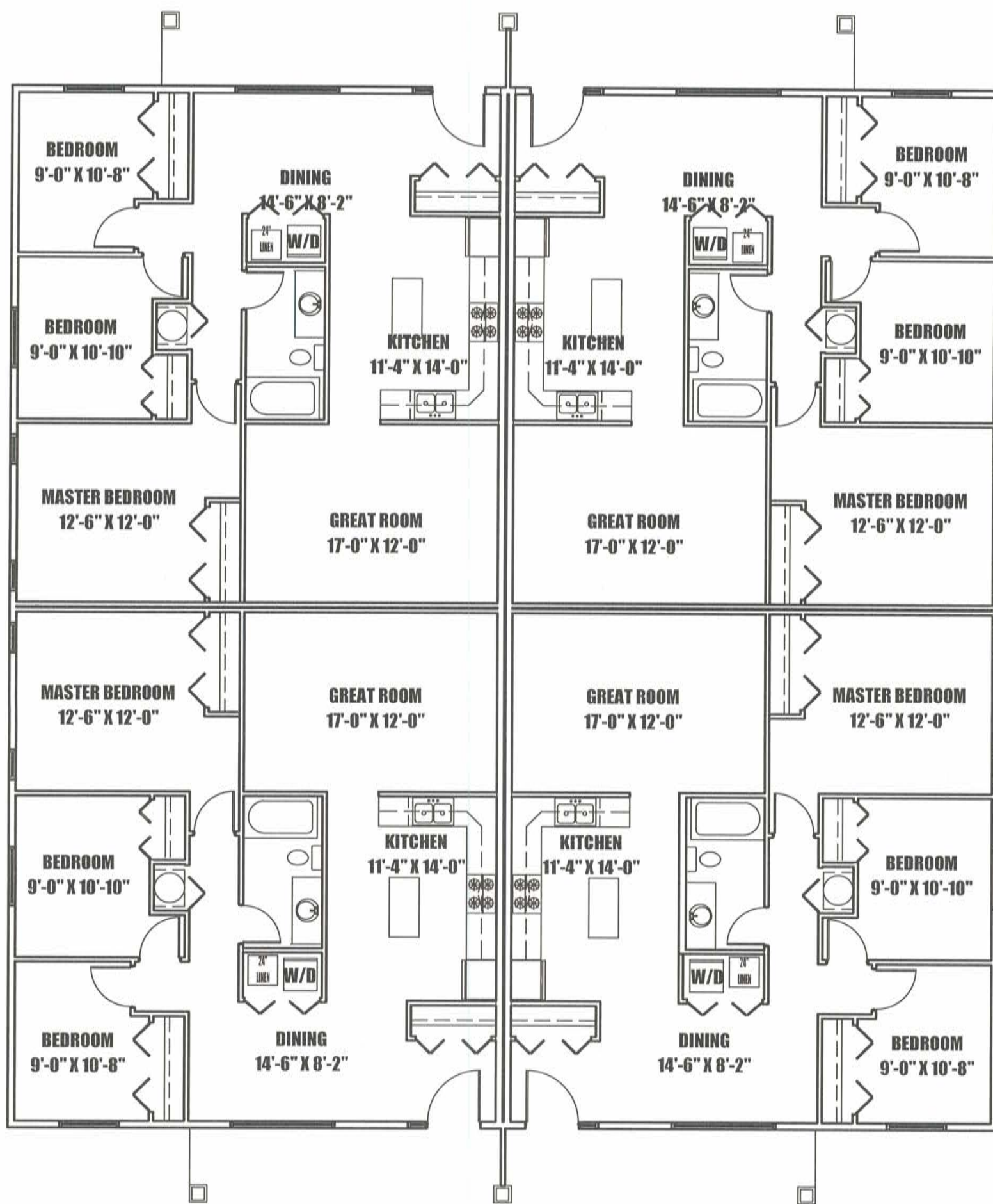
FILE:

**2012-025**

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

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PER SUITE 1165 sq.ft

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**PREMIUM DESIGNS &  
DRAFTING SERVICES**

204-573-5683 BRANDON, MANITOBA

1343 7TH STREET, BRANDON, MANITOBA

**MAIN FLOOR LAYOUT**

DRAWN:  
.07.22.12

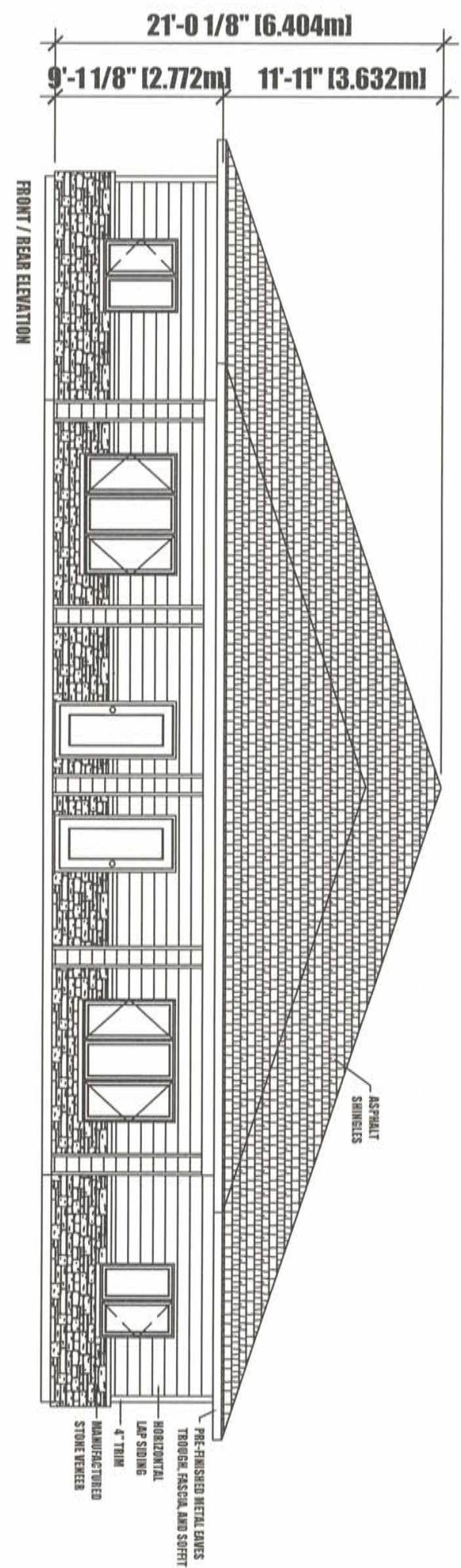
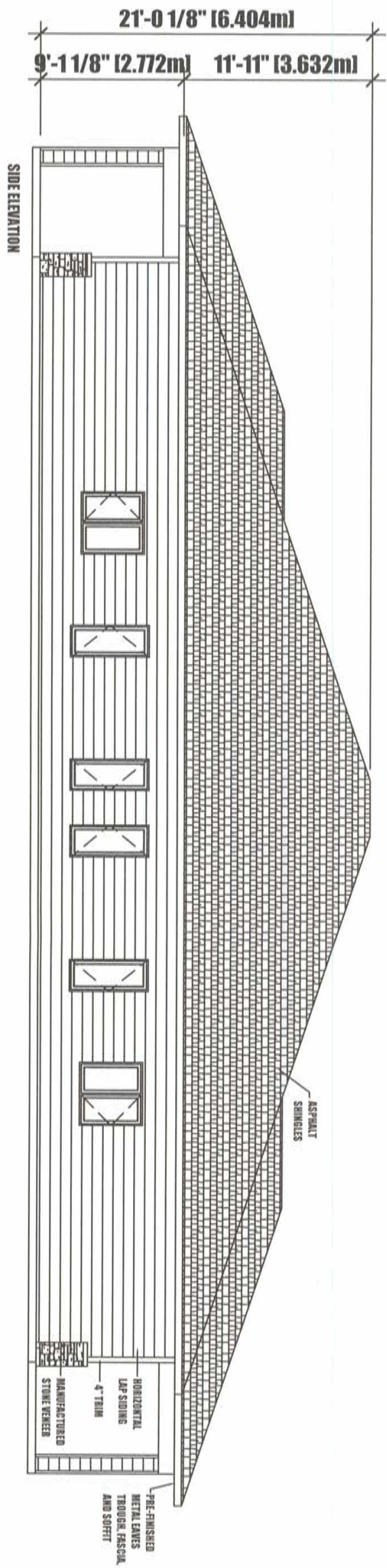
DRAWN  
BY: J.L.

ARCHITECT/ENGINEER STAMP:

FILE:

**2012-025**

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**PREMIUM DESIGNS & DRAFTING SERVICES**

204-573-5683 BRANDON, MANITOBA

1061 13TH STREET, BRANDON, MANITOBA

**EXTERIOR ELEVATIONS**

DRAWN:  
.03.08.12  
DRAWN  
BY: J.L.

ENGINEER STAMP:

FILE:  
**2012-008**

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