



**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: GARY + SANDRA KEEBLE  
(Please Print)

Name of Applicant: GARY + SANDRA KEEBLE  
(Please Print)

Civic Address of Property: 1217 - 13 TH STREET

Legal Description of Property: LOT 21-25 BLOCK 19 PLAN 193 DLTO  
SE 1/4 14-10-19 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 (3) THREE PERMITTED  
DWELLING UNITS TO (4) FOUR UNITS.

*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: S.R. Keeble Sandra Keeble Date: Nov. 8/2012  
Address: 145-MEDIARMO DR. BRANDON, MB. E-Mail: g.skeehle@hotmail.com  
Street Address R7B 2H1 Postal Code City/Province  
Home Phone: (204) 728-4157 Cell Phone: (204) 761-5527 Work Phone: \_\_\_\_\_

Signature of Applicant: S.R. Keeble Sandra Keeble Date: Nov. 8/2012  
Address: 145-MEDIARMO DR. R7B 2H1 BDN. MB E-Mail: \_\_\_\_\_  
Street Address Postal Code City/Province  
Home Phone: (204) 728-4157 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 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 EIDICK Date Received: DEC. 4, 2012  
Planning File No.: V-42-12-B Receipt No.: 50796 Amount Received: \$ 450-  
la Brandon - Variation - Application

City of Brandon Planning Department

Nov. 8/2012

To whom it may concern:

We, Gary + Sandra Keeble owners of the property at 1217 - 13<sup>th</sup> Street (LOT 21-25 inclusive BLOCK 19 PLAN 193 BLTO in SE 1/4 14-10-19 WPM) request a Zoning Variance to allow for the construction of a 4-plex Condo unit on said property.

In that there are numerous multi family dwellings in the area, we feel we are enkeeping with the natural progression of the area.

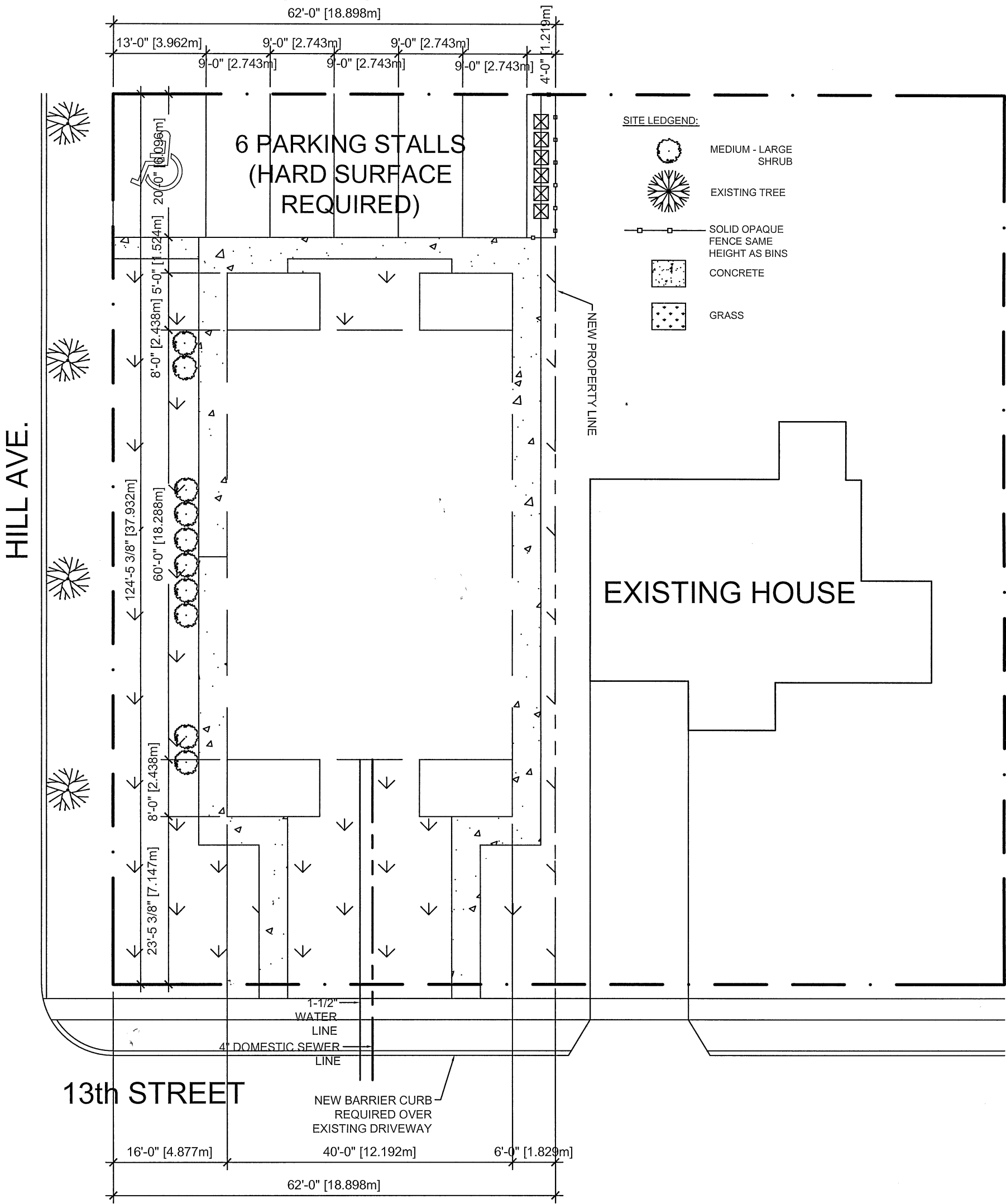
The attached 2 Storey Plan is designed similarly to existing house South of proposed development and is aesthetically pleasing. There will be brick work and greenery added to give it excellent curb appeal.

The development will improve the appearance of this corner lot with paved parking + back lane as well as proper fencing + landscaping, etc.

Location next to Keystone Centre, Reelin High School, and Shopping make this an ideal development area for a Condo unit.

G. K. Keeble  
Sandra Keeble

**PUBLIC LANE  
TO BE HARD  
SURFACED**



- SITE LEDGEND:**
- MEDIUM - LARGE SHRUB
  - EXISTING TREE
  - SOLID OPAQUE FENCE SAME HEIGHT AS BINS
  - CONCRETE
  - GRASS

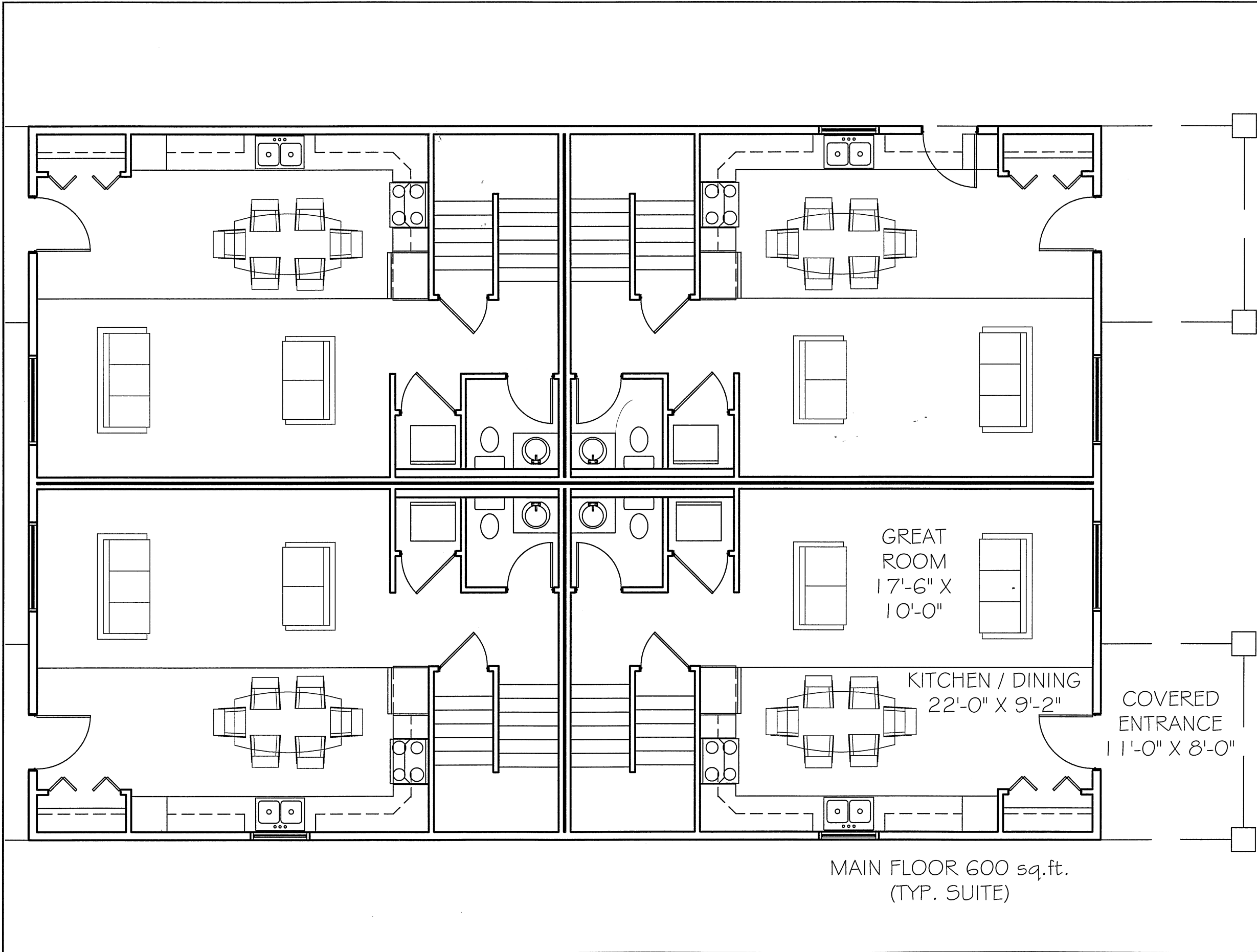
HILL AVE.

**6 PARKING STALLS  
(HARD SURFACE  
REQUIRED)**

**EXISTING HOUSE**

**13th STREET**

<p>PAGE: <b>A1</b></p>	<p><b>PREMIUM DESIGNS &amp; DRAFTING SERVICES</b></p> <p>204-573-5683 BRANDON, MANITOBA</p>		<p>ARCHITECT/ENGINEER STAMP:</p>
	<p>HILL &amp; 13TH STREET 4PLEX</p>	<p>DRAWN: .11.14.12</p>	
	<p>SITE LAYOUT</p>	<p>DRAWN BY: J.L.</p>	
<p>FILE: <b>2012-030</b></p>	<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR BEFORE SITE WORK BEGINS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER.</p>		



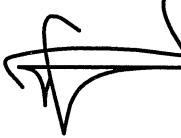
MAIN FLOOR 600 sq.ft.  
(TYP. SUITE)

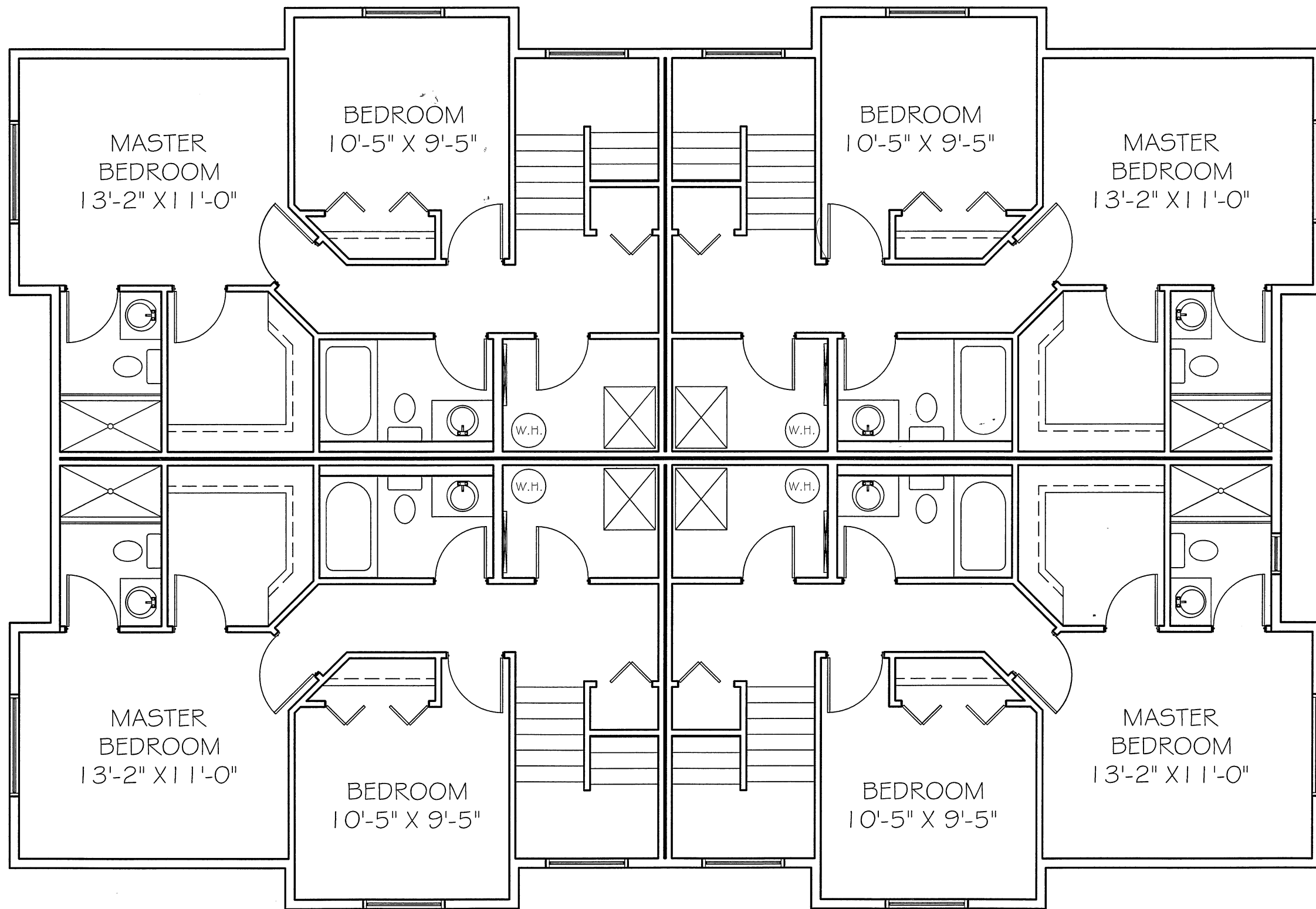
GREAT ROOM  
17'-6" X  
10'-0"

KITCHEN / DINING  
22'-0" X 9'-2"

COVERED  
ENTRANCE  
11'-0" X 8'-0"

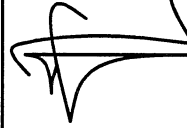
ARCHITECT/ENGINEER STAMP:

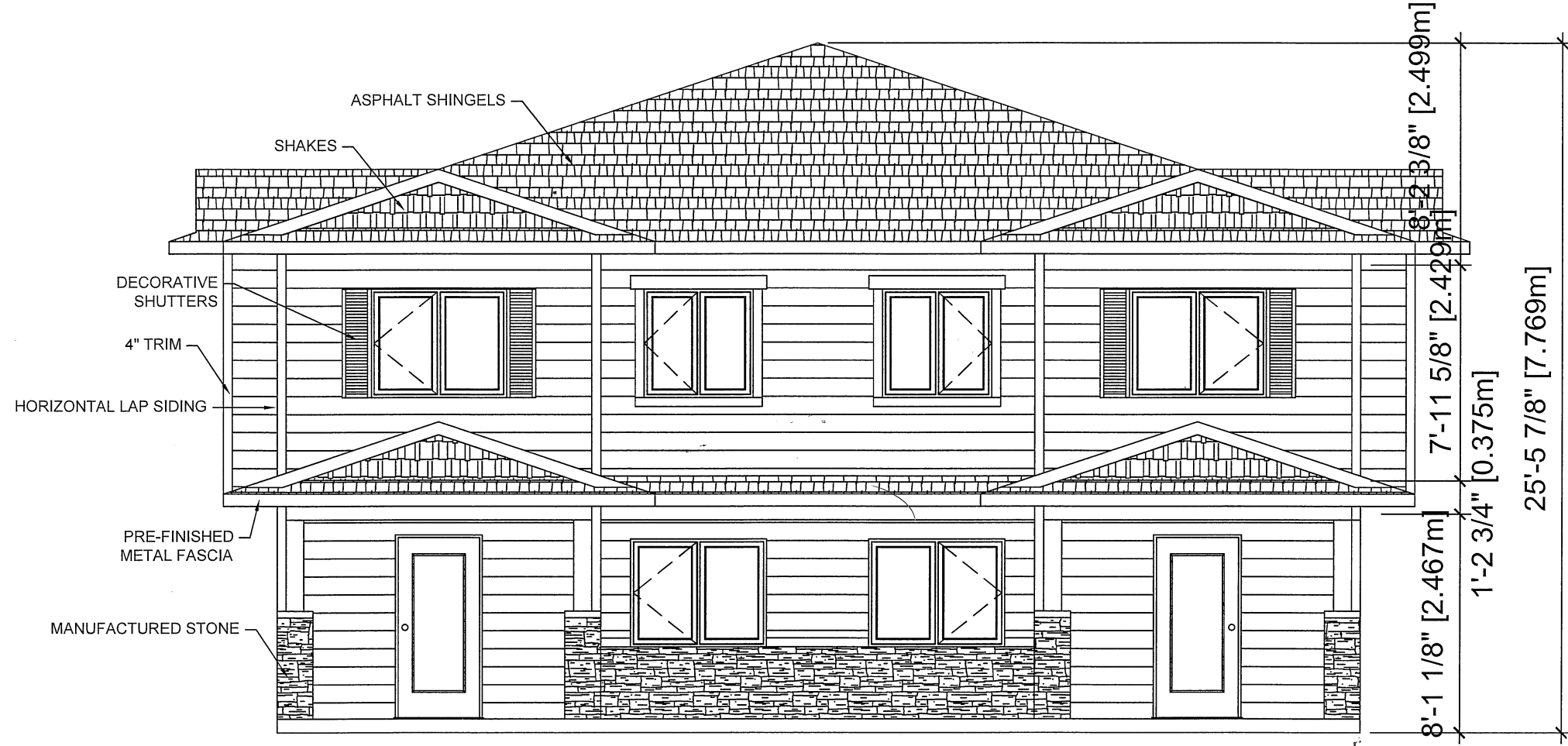
 <p><b>PREMIUM DESIGNS &amp; DRAFTING SERVICES</b> 204-573-5683 BRANDON, MANITOBA</p>	<p>HILL &amp; 13TH STREET 4PLEX</p>	<p>MAIN FLOOR</p>
	<p>DRAWN: .11.14.12</p>	<p>BY: J.L.</p>
<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR BEFORE SITE WORK BEGINS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER.</p>		
<p>PAGE: <b>A2</b></p>	<p>FILE: <b>2012-030</b></p>	



SECOND FLOOR 647 sq.ft.  
(TYP. SUITE)

ARCHITECT/ENGINEER STAMP:

 <p><b>PREMIUM DESIGNS &amp; DRAFTING SERVICES</b> 204-573-5683 BRANDON, MANITOBA</p>	<p>HILL &amp; 13TH STREET 4PLEX</p>	<p>DRAWN: .11.14.12</p>	<p>ARCHITECT/ENGINEER STAMP:</p>
	<p>SECOND FLOOR</p>	<p>DRAWN BY: J.L.</p>	<p>FILE: 2012-030</p>
<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR BEFORE SITE WORK BEGINS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER.</p>			



PAGE:

**A4**

**PREMIUM DESIGNS &  
DRAFTING SERVICES**

204-573-5683 BRANDON, MANITOBA

HILL & 13TH STREET 4PLEX

DRAWN:  
.11.14.12

FRONT & REAR ELEVATION

DRAWN  
BY: J.L.

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

FILE:  
2012-030

ARCHITECT/ENGINEER STAMP:



PAGE:

**A5**

**PREMIUM DESIGNS &  
DRAFTING SERVICES**

204-573-5683 BRANDON, MANITOBA

HILL & 13TH STREET 4PLEX

DRAWN:  
.11.14.12

SIDE ELEVATIONS

DRAWN  
BY: J.L.

FILE:  
2012-030

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

ARCHITECT/ENGINEER STAMP: