

Variance to Zoning By-law 6642

Name of Property Owner: Gilbert MB Ltd + 6405380 MB Ltd.
 Name of Applicant: Chad Martin.
 Civic Address of Property: 841 Rosser Ave East.
 Legal Description of Property: Lots 1 and 2 Block 33 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

Variance Request: TO REDUCE THE SIDE YARD SETBACK REQUIREMENT FOR REVERSED CORNER SITE FROM 4.6m TO 1.8m.

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: Chad Martin Date: Jan 24/2013
 Address: Box 415, Site 125 RRI Brandon MB. E-Mail: Chad.martin.const@gmail.com.
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: (204) 724-7393 Work Phone: _____

Signature of Applicant: Same Date: _____
 Address: _____ E-Mail: _____
Street Address City/Province Postal Code
 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.: V-01-13-B CityView No.: PLV13-0013
 Date Application Received: Jan 24/13 Payment Date: Jan 24/13 Receipt No.: 2013-105 Amount: \$ 465.00
 Variance - Application REV01/13

Jan 7, 2103

Chad Martin
6160204 MB Ltd & 6408380 MB Ltd
Box 41 Site 175 RR1
Brandon, Manitoba
R7A 5Y1

Mr. Andrew Mok
Community Planner
City of Brandon
Planning & Building Department
421 9th Street
Brandon, Manitoba
R7A-4A9

RE: 841 Rosser Ave East – Variance Application

Dear Mr. Andrew Mok:

I, Mr. Chad Martin, representing a joint partnership of 6160204 MB Ltd & 6408380 MB Ltd. would like to request the following variances to support the development of a 2 story, duplex building on the RLD zoned property at 841 Rosser Avenue East in the City of Brandon:

Reverse Corner Site
Corner Side Yard Requirement – ^{4.6}3m (10ft)

Variance request – Standard Corner Site
Variance request – 1.8m (6ft)

The property in question is located within the east end of the city and the streetscape consists of primarily single family residences. The address, 841 Rosser East, is on the north side of Rosser Avenue East and the corner of 10th Street East.

The single family residences along Rosser East consist mostly of bungalows or bi-level construction and make up approximately 90 percent of the streetscape. The homes in the area are working homes.

We are requesting that the Reverse Corner Site be change to a standard corner site. This would allow this duplex to conform to, and compliment the existing neighborhood. With no other reversed corner houses on the north side of Rosser East, this would be a better design for this location.

We are requesting that the Corner Side Yard Requirement of 3m [10ft] be changed to a 1.8m [6ft], to allow for an equal sided duplex to be built on the property.

The duplex proposal has garages fronting onto Rosser East allowing for adequate parking.

I, Mr. Chad Martin, Representing a joint partnership of 6160204 MB Ltd & 6408380 MB Ltd., appreciate your time and consideration for the variances to support the development of a

Mr. Andrew Mok
January 7, 2013
Page 2

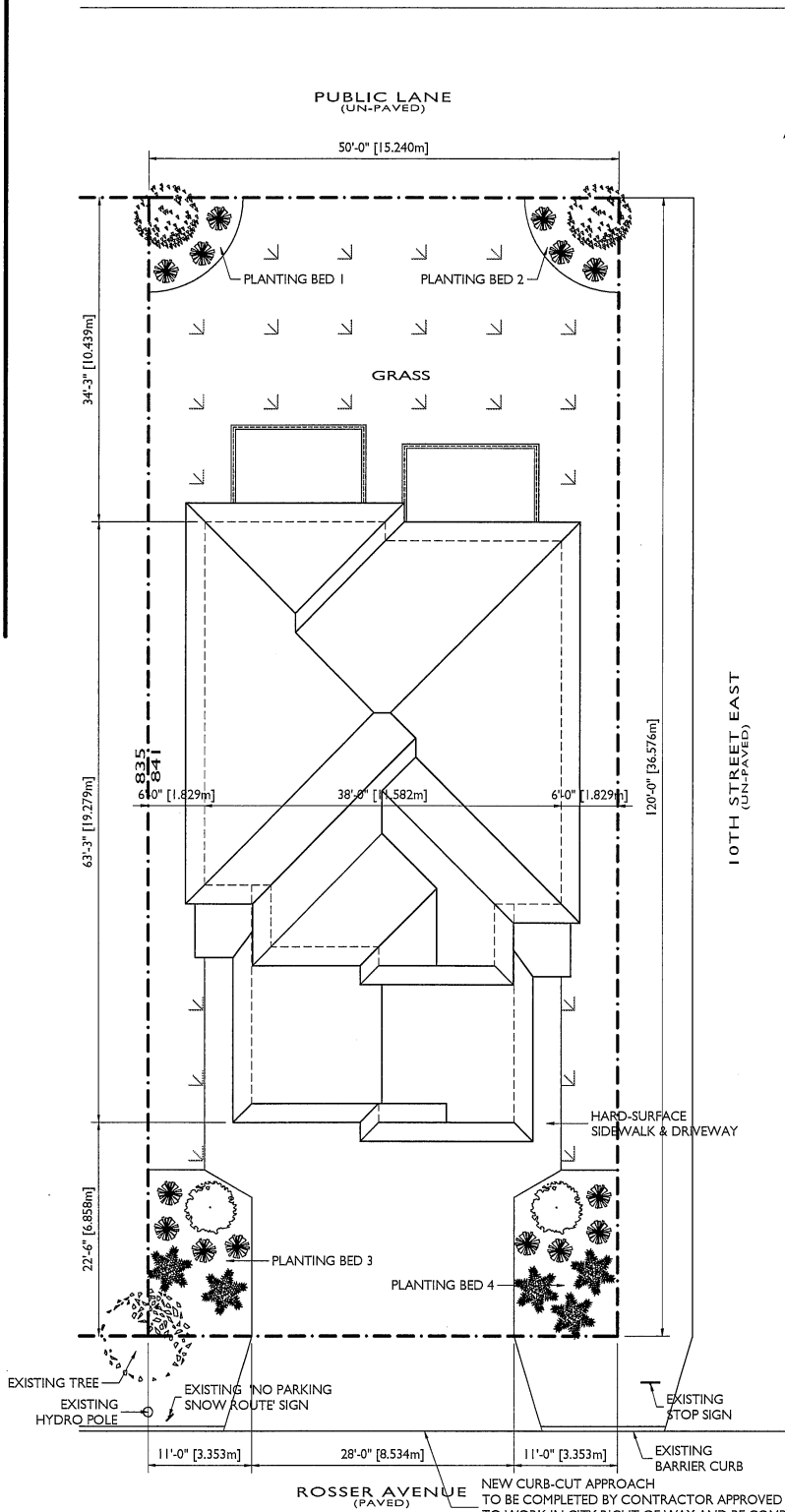
Duplex with garages fronting on Rosser East on the RLD zoned property at 841 Rosser East in the City of Brandon. Please feel free to contact myself with any questions or concerns.

Thank you for your support in this matter.

President
Chad Martin
6160204 MB Ltd
(204) 724 – 7393
chadmartinconst@gmail.com

841 ROSSER AVE. E.

LOT: 1/2 BLOCK: 33 PLAN: 21
DEVELOPMENT PROPOSAL



3+1 BEDROOM - 2 UNIT CONDOMINIUM
TWO STORY WOOD-FRAME CONSTRUCTION
USAGE AREAS:
AREA OF BUILDING - 194.98m² [2098 FT²)
BUILDING LAND USAGE - 34.9%
AREA OF DECKS & STEPS - 33.17m² [357 FT²)
DECKS & STEPS LAND USAGE - 5.9%
AREA OF CONCRETE SURFACES - 71.65m² [771 FT²)
CONCRETE SURFACE LAND USAGE - 12.8%
AREA OF LANDSCAPING BEDS - 48.60m² [524 FT²)
LANDSCAPING BED LAND USAGE - 8.8%
AREA OF GRASS SURFACE - 209.11m² [2250 FT²)
GRASS SURFACE LAND USAGE - 37.6%

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"]

PLANTING BED QUANTITIES:

PLANTING BED 1 & 2

1 X AMUR MAPLE TREE
(ACER GINNALA)
3 X PINK FAIRY BABY'S BREATH
(GYPSOPHILA PANICULATA 'PINK FAIRY')

PLANTING BED 3 & 4
1 X TURKISTAN BURNING BUSH
(EUONYMUS NANUS 'TURKESTANICUS')
4 X PINK FAIRY BABY'S BREATH
(GYPSOPHILA PANICULATA 'PINK FAIRY')
3X ALPINE CARPET JUNIPER
(JUNIPERUS COMMUNIS 'ALPINE CARPET')

PLANTING SIZES:
PINK FAIRY BABY'S BREATH
GYPSOPHILA PANICULATA 'PINK FAIRY'
1 GALLON
ALL OTHER SHRUBS AND TREES
2 GALLON
TREES
5'-7'

HEIGHT AND SPREAD OF PLANTS AT MATURITY:
ALPINE CARPET JUNIPER
(JUNIPERUS COMMUNIS 'ALPINE CARPET')
HEIGHT: 8"
SPREAD: 48"
PINK FAIRY BABY'S BREATH
(GYPSOPHILA PANICULATA 'PINK FAIRY')
HEIGHT: 18"
SPREAD: 24"
TURKISTAN BURNING BUSH
(EUONYMUS NANUS 'TURKESTANICUS')
HEIGHT: 24"
SPREAD: 30"
AMUR MAPLE TREE
(ACER GINNALA)
HEIGHT: 20'
SPREAD: 20'

SITE PLAN
T:150

841 ROSSER AVE. E.

LOT: 1/2 BLOCK: 33 PLAN: 21
DEVELOPMENT PROPOSAL



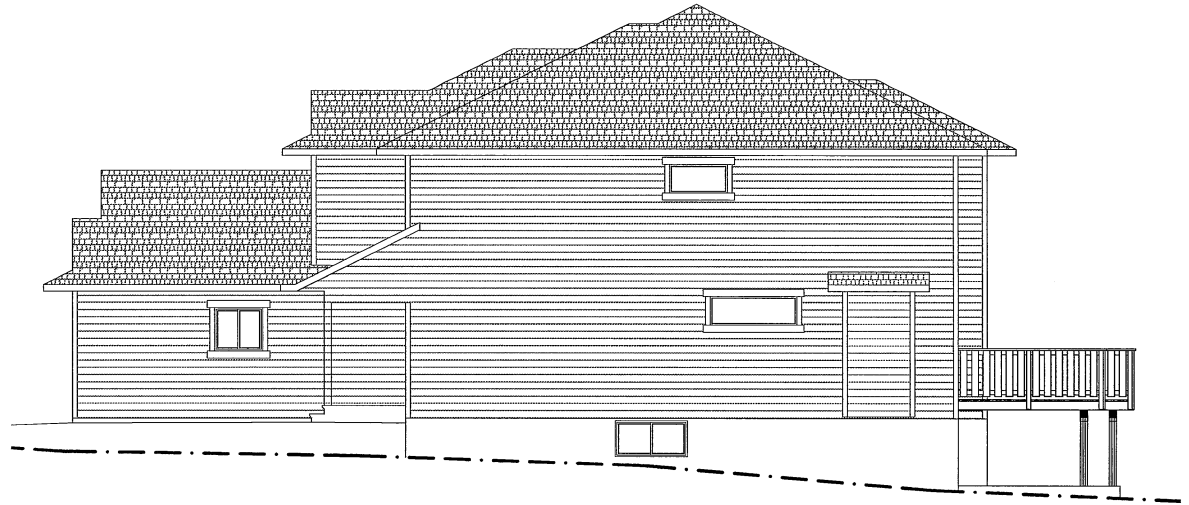
SOUTH EXTERIOR ELEVATION
1:100



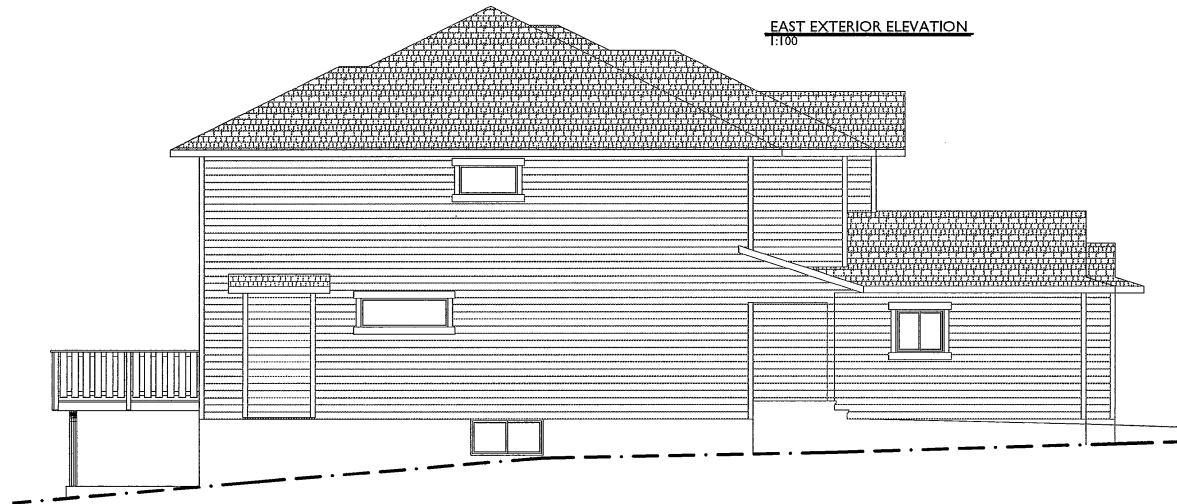
NORTH EXTERIOR ELEVATION
1:100

841 ROSSER AVE. E.

LOT: 1/2 BLOCK: 33 PLAN: 21
DEVELOPMENT PROPOSAL



EAST EXTERIOR ELEVATION
1:100



WEST EXTERIOR ELEVATION
1:100

YBR DRAFTING
DESIGN
204.727.4049 • 693 - 4TH ST. NORTH
BRANDON, MB R7A 2M9