

Conditional Use

Name of Property Owner: 6061087 Manitoba Ltd.
Name of Applicant: Cam Wirch
Civic Address of Property: 2340 Rosser Ave Brandon
Legal Description of Property: Lot: 19/20 Block: 20 Plan: 15

References:

BAPD Development Plan By-law No. 78/01/04
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 6642

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

Conditional Use Request: Approval for two (2) dwelling units in the CN Commercial Neighbourhood 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: [Signature] Date: May 21/15
Address: 201 Rosser Ave Brandon, MB E-Mail: info@algetactive.com
Street Address City/Province Postal Code
Home Phone: 204.725.2031 Cell Phone: 204.725.7992 Work Phone: 204.727.5817
R7A0J8B

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 Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Rob Planning File No.: C-09-15-B CityView No.: PLU2015-51
Date Application Received: May 25/15 Payment Date: May 21/15 Receipt No.: 2015-2814 Amount: \$555.00
Conditional Use - Application

6061087 Manitoba Ltd.

201 Rosser Ave. Brandon, MB R7A 0J8

5/21/2015

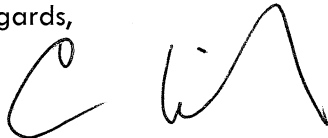
City of Brandon Planning & Building Safety Department
638 Princess Ave. Brandon, MB R7A 0P3

Re: 2340 Rosser Ave Lot:19/20, Block:20, Plan:15

Dear Robert Zilke,

We are looking to develop a portion of the property at 2340 Rosser Ave into 2 dwelling units. The property is presently zoned CN. Our request is for a conditional use of this property to develop the dwelling units. This development is in keeping with the surrounding area which is a mixture of single family houses, duplexes as well as larger apartments. Other than the addition of a door and a few windows, there will be no changes to the exterior of the existing building. The convenience store would continue to operate from the north portion of the property.

Best regards,

A handwritten signature in black ink, appearing to be 'Cam Wirch', written in a cursive style.

Cam Wirch

AVENUE

15.898

EXISTING VIDEO RENTAL,
CONVENIENCE, PIZZA TAKE-OUT
STORE - 2340 ROSSER AVENUE

LOTS 19 & 20, BLOCK 20, PLAN NO. 15

EXISTING DRAINAGE

EXISTING DRAINAGE

EXISTING CONC.
SIDEWALK

EXISTING CONC.
CURB

EXISTING 12.000+
ELM TREE

STREET

EXISTING GRASS
BOULEVARD

EXISTING 12.000+
ELM TREE

24TH

EXISTING CONC.
APPROACH

— PYRAMIDAL CEDAR

PROPOSED DUPLEX

UNIT 1

UNIT 2

EXISTING VIDEO RENTAL,
CONVENIENCE, PIZZA TAKE-OUT
STORE - 2340 ROSSER AVENUE

— EGRESS COMPLIANT
WINDOW WELL, TYPICAL

EXTEND CONC. PAVING
STONES TO EAST
PROPERTY LINE

1.524 HIGH
PRE-FINISHED
WOOD FENCE

4 YARD SIDE DUMP BINS

PUBLIC

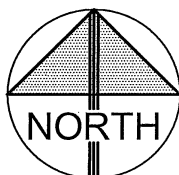
LANE

- GRAVEL SURFACE

SITE PLAN

SCALE 1: 200 METRIC

- ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES
- EXISTING BUILDING LOCATION TAKEN FROM AN UNSIGNED SITE
SURVEY, SUPPLIED BY THE OWNER AND PREPARED BY A MANITOBA LAND
SURVEYOR, DATED JANUARY 23, 1991.



MDB METRUK DRAFTING and BLUEPRINTING

**PROPOSED CHANGE OF USE
CLEMMENSEN'S MOVIES & MORE
2340 - ROSSER AVE.
BRANDON, MB.**

Brandon, Manitoba

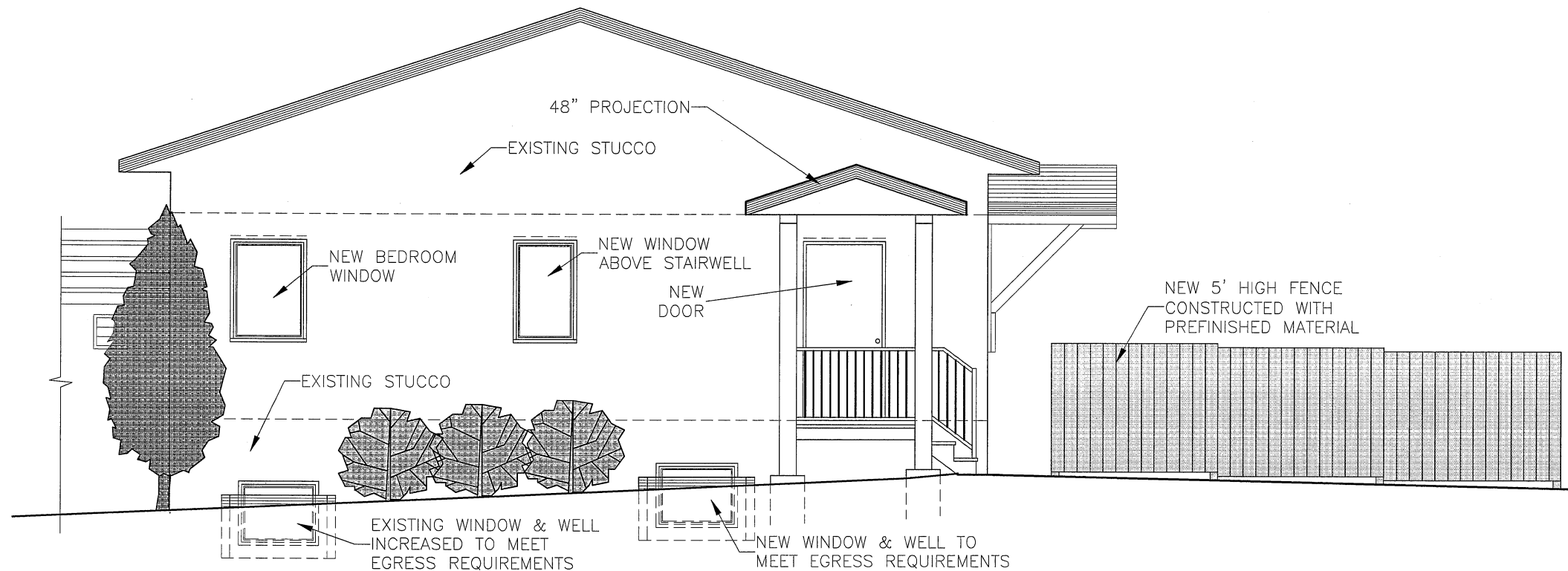
SCALE - 1:200 METRIC

DATE - MAY 2015

DATE REVISED – MAY 23, 2015

TITLE F SITE PLAN

2 OF 2



WEST ELEVATION

MDB METRUK DRAFTING and BLUEPRINTING		
CLEMMENSEN'S DUPLEX CONVERSION		BRANDON MANITOBA
2340 ROSSER AVE.		SCALE - 3/16" = 1'-0"
BRANDON, MB		DATE - MAY 2015
		DATE REVISED - MAY 23, 2015
TITLE PROPOSED WEST ELEVATION		1 OF 2