

Variance to Zoning By-law 6642

Name of Property Owner: 6369945 MB Ltd.
 Name of Applicant: Chad Martin + Jarrett Kepler
 Civic Address of Property: 517 Franklin Street
 Legal Description of Property: Lot 34/36 Block 7 Plan 9, BLTO

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

Variance Request: To increase Density from 3 units to 4 units
In the RLD Residential Low Density Multiple Family 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: Chad Martin President 6369945 mb Ltd. Date: April 7/2015
 Address: 841 Rossier Ave East Brandon E-Mail: chadmartinconst@gmail.com
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: (204) 724-7393 Work Phone: _____

Signature of Applicant: _____ 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 Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
 Community Planner: Robert Zilke Planning File No.: V-09-15-B CityView No.: PLVA2015-39
 Date Application Received: April 8/15 Payment Date: Apr 7/15 Receipt No.: 2015-2671 Amount: \$ 775.00
 Variance - Application REV01/13

April 7, 2015

Chad Martin
Trident Development Group
#22 6th Street
Brandon, Manitoba
R7A 3N1

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

RE: 517 Franklin Street – Variance Application

Dear Mr. Ryan Nickel:

I, Mr. Chad Martin, operating as Trident Development Group would like to request the following variances to support the development of a 1 story, 4 unit multiplex building on the RLD zoned property at 517 Franklin street in the City of Brandon:

Density Variation 3units to 4 units

The property in question is located within the East end of the city and the streetscape consists of a mix of single family residences & some rentals. Most of the building structures are older bungalows & 1.5 storey homes. There is a 2 storey front back duplex located a couple of homes south of subject property.

Our proposed 4plex will meet all parking requirements. We may have to move a hydro pole in back lane to accommodate the parking requirements. The proposed 4 plex will fit in and enhance the neighboring properties and surrounding area.

I Mr. Chad Martin, appreciate your time and consideration for the variances to support the development of a 1 story, 4 unit multiplex building on the RLD zoned property at 517 Franklin Street in the City of Brandon. Please feel free to contact myself with any questions or concerns.

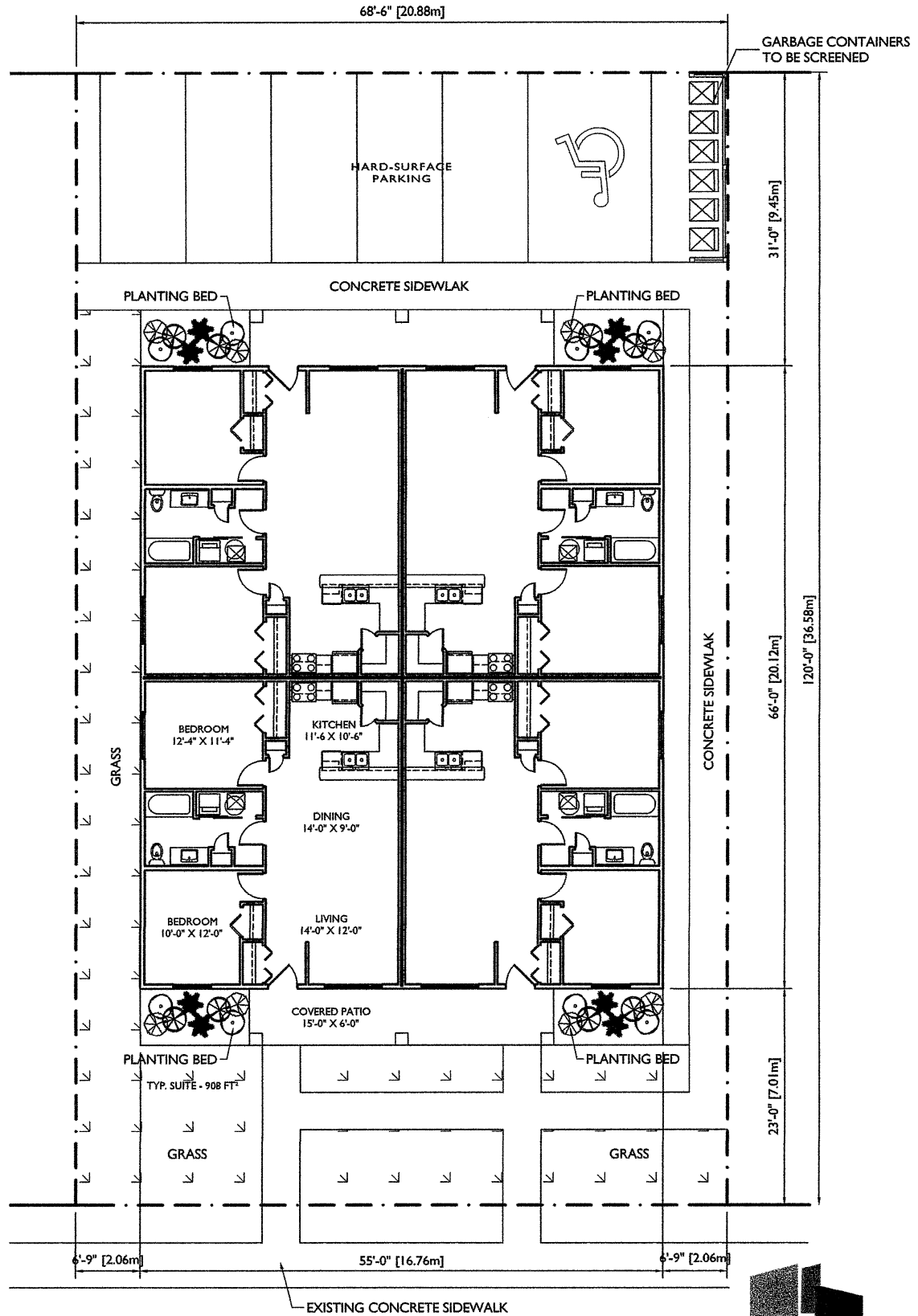
Kind regards,

Chad Martin
Trident Development Group
(204) 724 – 7393
chadmartinconst@gmail.com

517 FRANKLIN STREET

LOT: 34/36 BLOCK: 7 PLAN: 9
DEVELOPMENT PROPOSAL

PUBLIC LANE
(UN-DEVELOPED)



FRANKLIN STREET

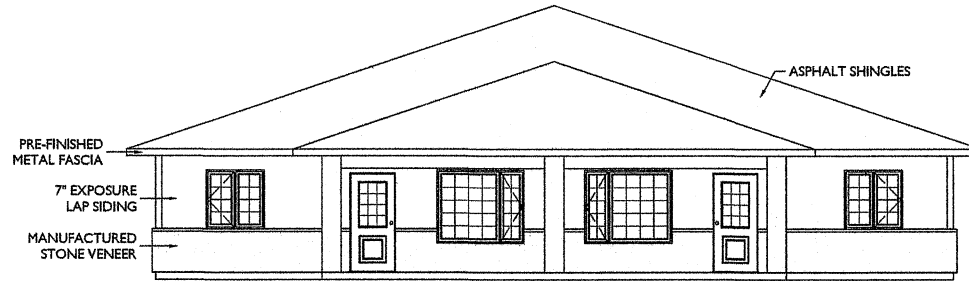


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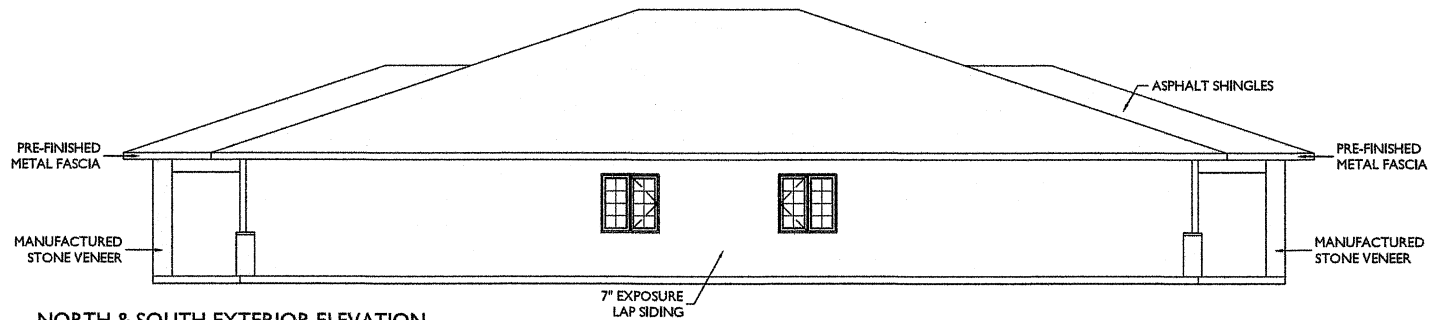
833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 RBURGESS@YBRDESIGN.CA

517 FRANKLIN STREET

LOT: 34/36 BLOCK: 7 PLAN: 9
DEVELOPMENT PROPOSAL



EAST & WEST EXTERIOR ELEVATION



NORTH & SOUTH EXTERIOR ELEVATION



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