

Variance to Zoning By-law No. 7124

Name of Property Owner: Concept Homes Construction
 Name of Applicant: Joel Cardinal-Schultz - Concept Homes Construction
 Civic Address of Property: 1105 9th Street
 Legal Description of Property: Lot 21/22 Block 32 Plan 7

References:

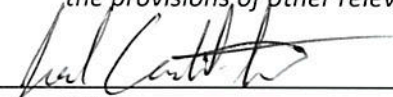
BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request(s):

1105 9th street is a corner lot at the corner of Brandon Ave and 9th street. It is zoned RLD and if possible, the corner lot could handle up to a 4-plex, but because it is a corner lot, the setback on the Brandon Ave side of the lot is 3.0m. I would like to split the lot into 2-25' lots and build 2 single family dwellings. To do so, I need the set back on the Brandon Ave side to be reduced to 1.2M.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant:  Date: June 24, 2019
 Address: Box 52, Minto, MB Postal Code: R0K1M0
 Phone No.: (Primary) 204.891.9742 (Secondary) _____
 Email Address: concepthomes204@gmail.com

Signature of Owner: _____ Date: _____
 Address: _____ Postal Code: _____
 Phone No.: (Primary) _____ (Secondary) _____
 Email Address: _____

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 & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
 Community Planner: S. Teniba Planning File No.: V-10-19-B CityView No.: PLVA2019-57
 Date Application Received: June 24/19 Payment Date: June 24/19 Receipt No.: 2019-7592 Amount: \$ 650.00
 Variance - Application REV 12/2018

Re: Variance request for 1105 9th Street

Dear City of Brandon Planning & Buildings Department,

This is a request for your consideration of a variance to a setback rule on corner lots in Brandon, MB. Concept Homes Construction purchased the lot at 1105 9th Street with the understanding that it could be sub-divided into 2 – 25' lots and have single family homes built on each. Prior to purchasing the lot, I did go into Brandon Area Planning to double check that what I had in mind was possible, and was assured that my understanding was correct. I was also informed that the lot was zoned RLD and I could definitely build a 3-plex and/or if room allowed, could build a 4-plex on that lot.

Naturally, as a builder, a 3-plex or 4-plex would be the obvious choice in terms of profits upon sale, but my preference is to build 2 'skinny houses', large 2-story family homes with 3 bedrooms and 2.5 baths, plus a basement for future development. The goal is to create little nicer "infill" homes and drive people back into established neighborhoods, giving them the option to have new, larger homes in core neighborhoods.

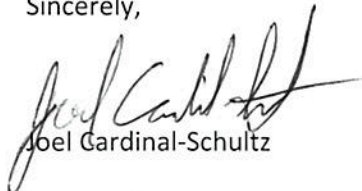
It is not my intention to do a one-time development, but to continue finding properties that are unsafe and possibly a burden to the community, knock them down, and building houses that will enhance the neighborhood. 1105 9th street piqued our interest as the location was quite central to many amenities and there have been several other in-fills near-by in recent years. (duplexes and 4 plexes) The fact that it is a corner lot was not a deciding factor in purchasing it, but had I been informed by Brandon Area Planning when I met with them, that the side-yard setback rule was 3.0 meters on corner lots, I likely would have not purchased this lot.

What I am requesting, is a change to the side-yard setback rule from 3.0 meters, down to 1.2 meters, similar to what the setback rules are on all single family lots that are not on a corner.

1105 9th Street is a prime candidate for this change as Brandon Avenue is not a through street. Note that 1102 8th Street is built well over its side-yard property line.

Please contact me for further information or questions, at your convenience.

Sincerely,



Joel Cardinal-Schultz

Concept Homes Construction
(204) 891-9742