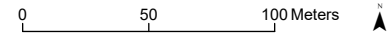
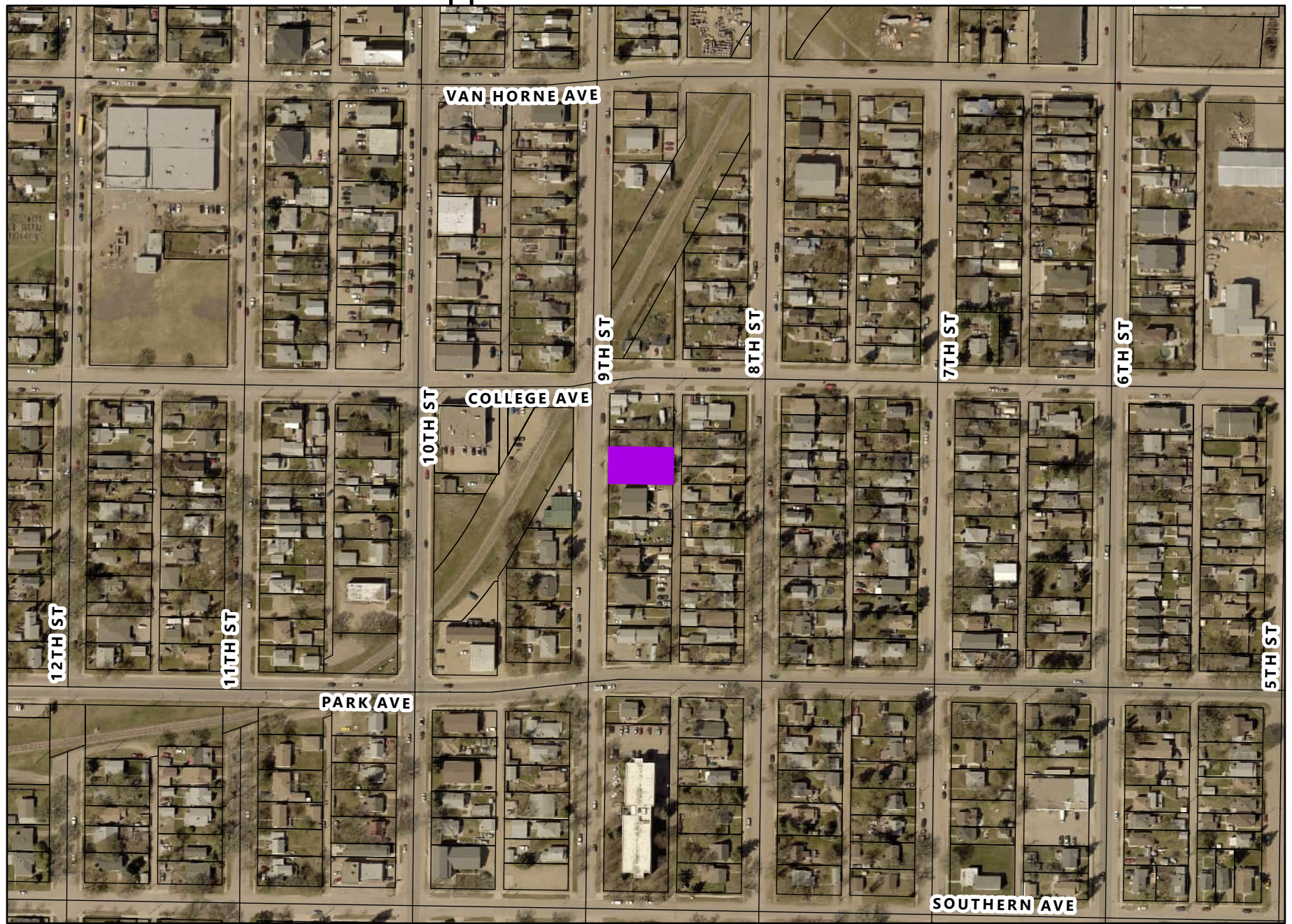
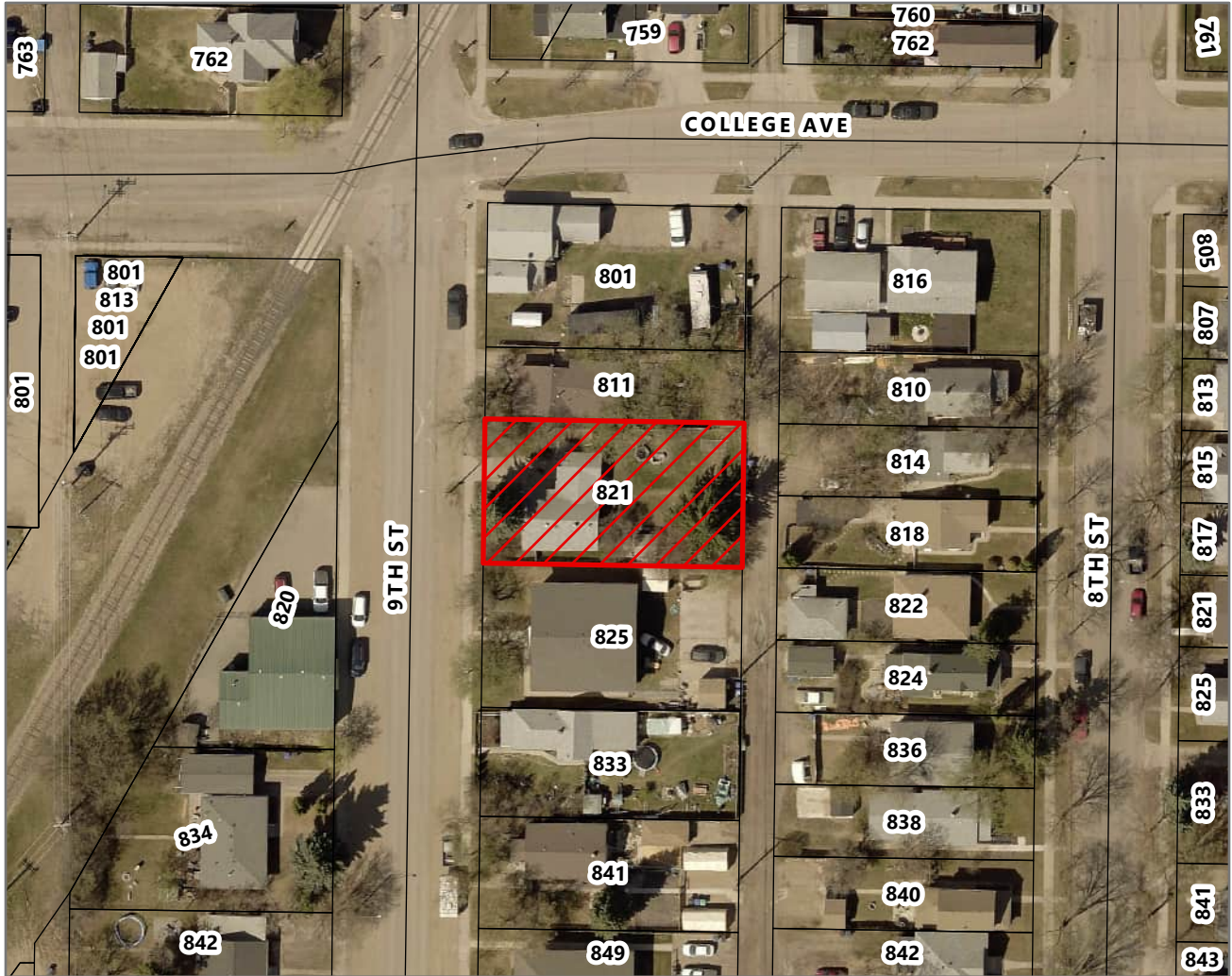


Variance Application V-13-22 - 821 9th Street



Variance Application



Variance Application V-13-22
 821 9th Street
 Lots 19 and 20 Block 56 Plan 8 BLTO
 in NE 1/4 14-10-19 WPM



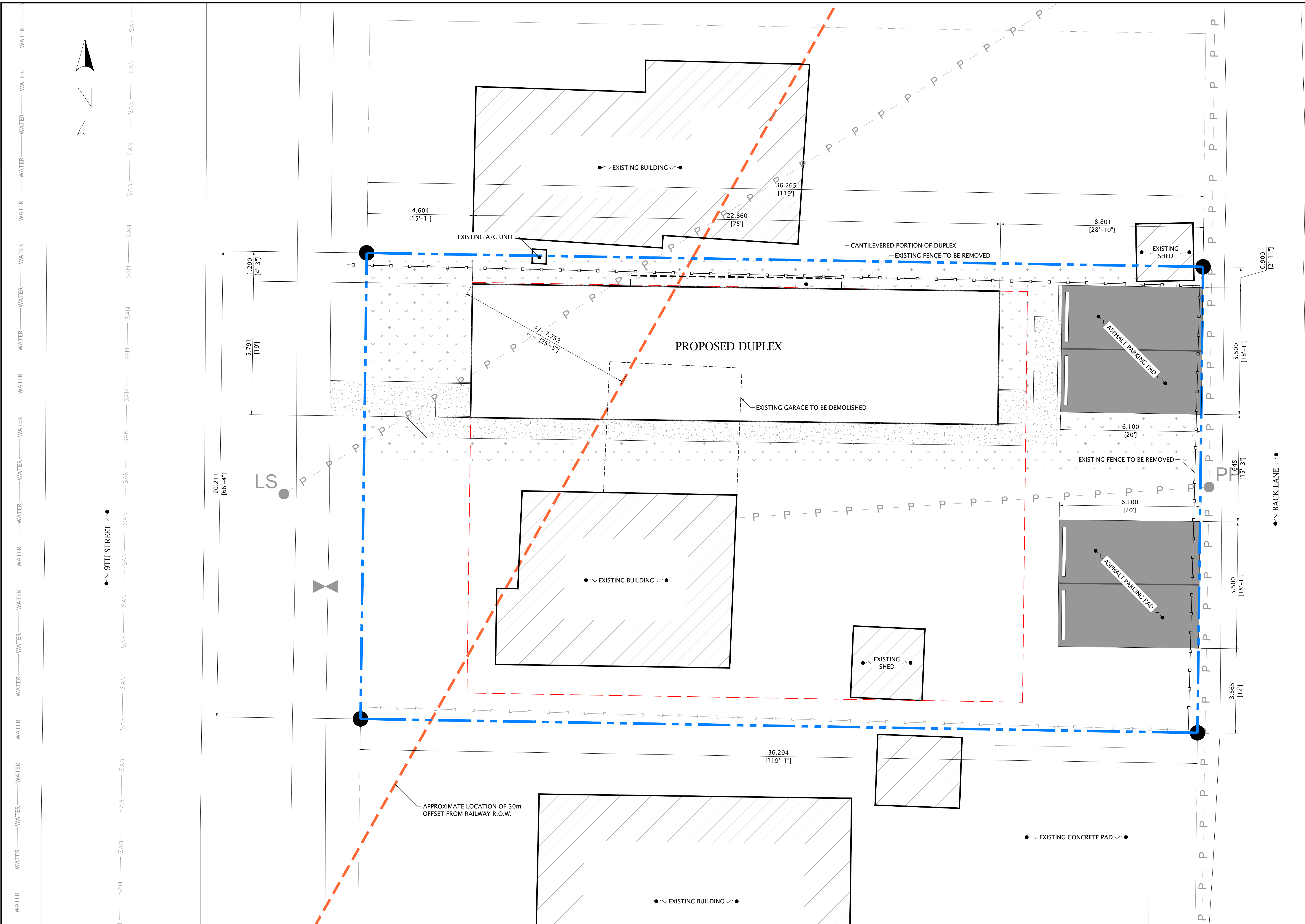
LEGEND

 Affected Lot

**Planning & Buildings
 Department**



Map Created: 06/13/2022
 Revised:



DEVELOPER:
 1875 Middleton Ave. | Brandon, Manitoba | R7C 1A7
 Koller: 204-728-1328 | Premier: 204-573-9600
 info@kellerdevelopments.com | info@premierbuildergroup.ca
 www.kellerdevelopments.com | www.premierbuildergroup.ca

GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY TO BE PERFORMED AS PER THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE COMPLETED WITH SOD.
3. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
4. ALL UTILITIES TO BE LOCATED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. PLEASE SEE ARCHITECTURAL AND STRUCTURAL SECTIONS FOR FOUNDATION DAMPPROOFING DETAIL. DAMPPROOFING IS TO TOP OF FLOOR SYSTEM.

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- NEW CONCRETE
- GRASS/SOD
- NEW ASPHALT
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- BUILDING SETBACK

SITE INFORMATION

CIVIC ADDRESS:
 821 9TH STREET, BRANDON, MB

LEGAL DESCRIPTION:
 LOTS 19,20, BLOCK 56, PLAN 8, BLTO

CURRENT ZONE: RMD

MIN. SETBACK REQUIREMENTS:
 FRONT YARD: 4.6m
 SIDE YARD: 3.0m
 REAR YARD: 7.6m

AREA OF SITE: 733.2 sq.m. (3488 sq.ft.)
 BUILDING FOOTPRINT: 215.0 sq.m. (1,425 sq.ft.)
 LOT COVERAGE FROM BUILDINGS: 29.3%

PARKING SPACES REQUIRED: 4
 PARKING SPACES PROVIDED: 4

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE

DESIGNER: MYRIA DESIGN
 1-1875 Middleton Avenue, Brandon, Manitoba, R7C 1A7
 email: info@myriadesign.ca
 phone: 204.728.1328

PROJECT NAME: DEAN JORDAN - DUPLEX

LOCATION: 821 9TH STREET, BRANDON, MB.

SHEET NAME: SITE PLAN

DATE: AUGUST 2, 2022	SHEET SIZE: 24" X 36"	SHEET: C-101
DRAWN BY: ZT	JOB NUMBER: MD22-003	

1 SITE PLAN
 SCALE: 1:75