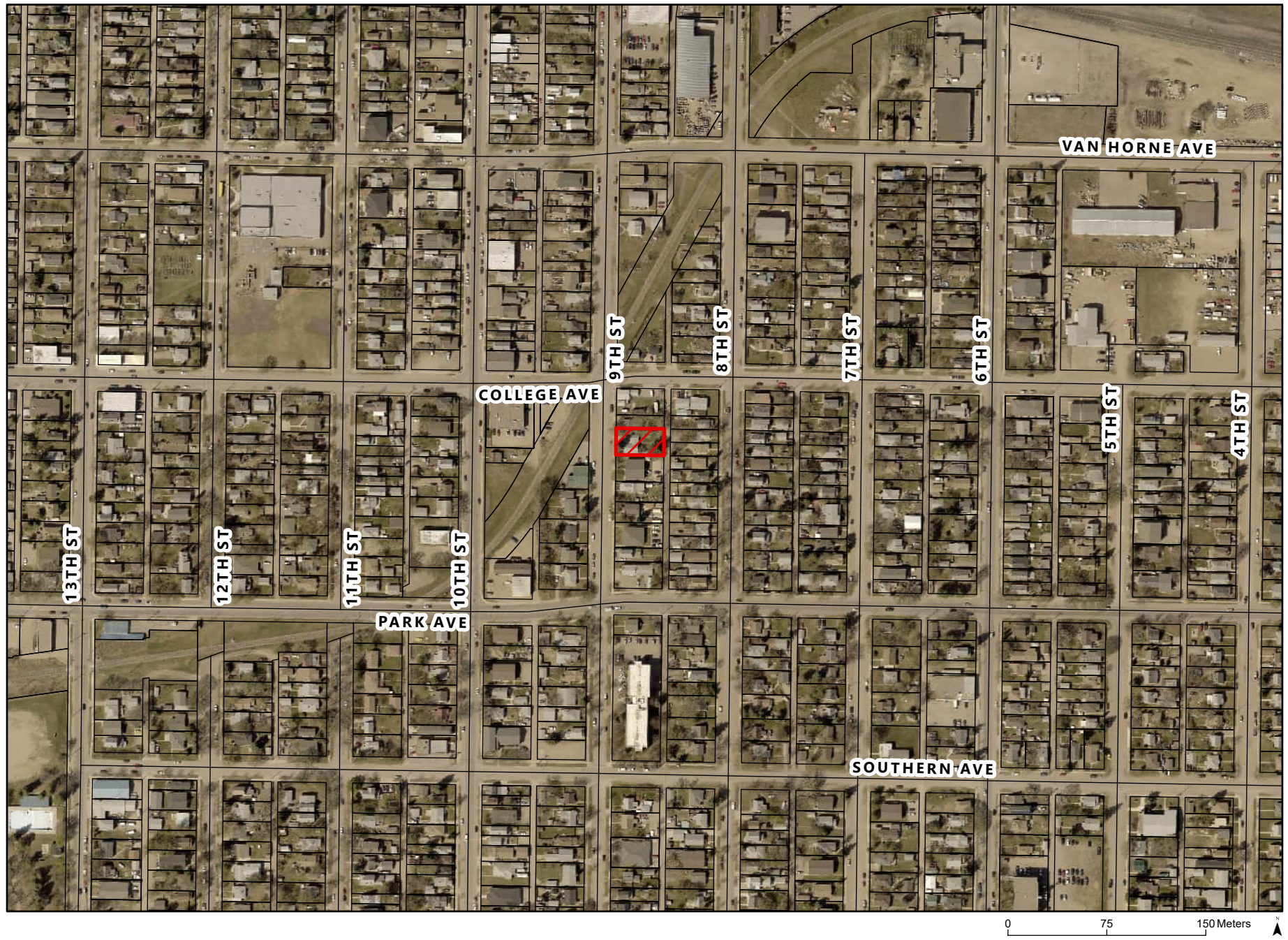


Variance Application V-22-22 - 821 9th Street



Variance Application



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



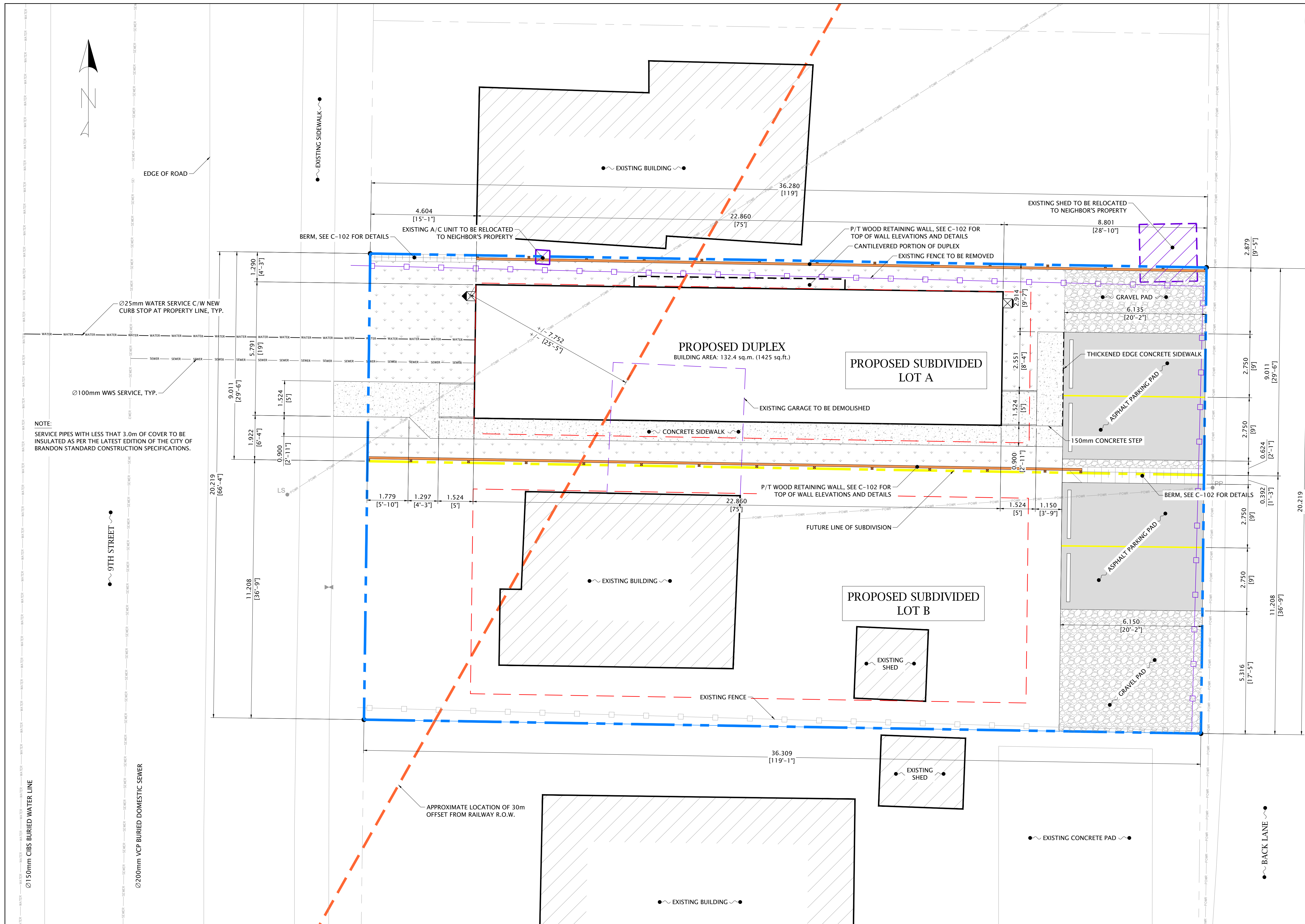
LEGEND

 Affected Lot

**Planning & Buildings
 Department**



Map Created: 10/26/2022
 Revised:



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

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

- LEGEND**
- PROPOSED BUILDING
 - EXISTING BUILDING
 - NEW GRAVEL
 - GRASS/SOD
 - NEW CONCRETE
 - NEW ASPHALT
 - SITE PROPERTY LINE
 - FUTURE LINE OF SUBDIVISION
 - ADJACENT PROPERTY LINES/LOT LINES
 - BUILDING SETBACK
 - THICKENED EDGE SIDEWALK
 - ITEMS TO BE REMOVED/RELOCATED

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

PROP. SUBDIVIDED LOT A

AREA OF PROP. LOT A: 324.0 sq.m. (3488 sq.ft.)
 PROP. BUILDING FOOTPRINT: 132.4 sq.m. (1,425 sq.ft.)
 LOT COVERAGE FROM BUILDINGS: 40.9%


PARKING SPACES REQUIRED: 2
 PARKING SPACES PROVIDED: 2

PROP. SUBDIVIDED LOT B

AREA OF PROP. LOT B: 408.0 sq.m. (4405 sq.ft.)
 EX. BUILDING FOOTPRINT: 22.8 sq.m. (246 sq.ft.)
 LOT COVERAGE FROM BUILDINGS: 5.6%

PARKING SPACES REQUIRED: 2
 PARKING SPACES PROVIDED: 2

NO.	REVISION	DATE

DESIGNER:

 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: NOVEMBER 8, 2022	SHEET SIZE: 24" X 36"	SHEET C-101
DRAWN BY: ZT	JOB NUMBER: MD22-003	

1 SITE PLAN
 SCALE: 1:75