

**Letter of Authorization**

Date: May 27/2022

To: City of Brandon  
Development Services  
638 Princess Ave  
Brandon, MB  
R7A 0P3

RE: 821-9th Street  
(civic address or legal description of property)

I (We) hereby give authorization to:

Kate McKenzie (Myra Design/Keller Dard.) (Applicant's name) to apply for a permit  
(building/development/other) for the above address.

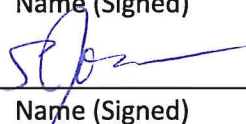
Registered Owner(s) on the Current Status of Title or Certificate of Title:

CHARLES DEAN JORDAN  
Name (Print)

  
Name (Signed)

May 27/22  
Date

STEPHANIE A. H. JORDAN  
Name (Print)

  
Name (Signed)

May 27/22  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Staff Initials and Date



Oct. 24, 2022

City of Brandon  
Planning, Property & Building Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3

**Attn: Planning & Building Department**

**Re: Subdivision Application with Variance for property at 821 9<sup>th</sup> Street, Brandon, MB**

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Please consider this our letter of intent as part of our application for subdivision and variance to *City of Brandon Zoning By-law 7214*, as per the requirements outlined by the City of Brandon for the subdivision of the property located at 821 9<sup>th</sup> Street in Brandon MB for the purpose of constructing a 1 story duplex. This letter is submitted to you by Myria Design and Premier Builder Group on behalf of the property owners, Dean and Stephanie Jordan.

### **Existing Property**

The existing property, located at 821 – 9<sup>th</sup> Street is zoned as RMD and has the following legal description: LOTS 19 & 20 BLOCK 56 PLAN 8 BLTO. The current property is 20.211m wide and 36.294m long. There is an existing residence on the property which will remain in the proposed subdivided lot B. The property is zoned RMD.

### **Proposed Development**

The purpose of the subdivision is so that the owner may develop the North side of the lot. The proposed development is a single storey duplex having 1 dwelling on the main floor and 1 dwelling in the basement. The East unit will be accessed from 9<sup>th</sup> Street, and the West unit will be accessed from the existing back lane. The proposed building will maintain a minimum distance of 2.4m from the existing residence after the garage has been demolished.

According to *Division 1: Residential, Section 51, Table 10: Residential Bulk and Siting Requirements*, the minimum site area and width of uses other than a detached dwelling in the Residential Moderate Density (RMD) Zone is 670.0m<sup>2</sup> and 18.2m respectively. We are applying to split the existing 20.211m wide property into 2 parcels, with an additional variance to subdivide this property at a reduced size while maintaining the required site setbacks and site coverage requirements:

- with site A containing the proposed duplex with an area of 324m<sup>2</sup> and a width of 8.933m, and
- with site B containing the existing dwelling with an area of 409.2m<sup>2</sup> and at a width of 11.278m, and
- both sites maintaining less than 60% site coverage by buildings, and
- both the existing residence and the proposed development to have the minimum setbacks as outlined in the *City of Brandon Zoning Bi Law 7124*.

Please note that we have previously applied for and have received approval of a Variance Application to develop this property with approximately 7.75 meters of the development within the 30.0 meter railway overlay zone.

*Please see the attached site plan included in this application for your reference.*

## Criteria for Variance

The proposed development will meet the criteria for approving a variance application:

**1) Will it be compatible with the general nature of the surrounding area?**

We believe our development will fit in to the surrounding area. There are a few multiplexes on the same block of 9<sup>th</sup> Street as well as a commercial establishment across the street. We will propose a building facade that will fit in with the look and feel of the area.

**2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?**

The proposed development will have residential dwellings and therefore should not cause any health or safety concerns to people living in the area. The building will comply with all necessary codes and bylaws. Additionally, the development will only rejuvenate and improve the look of an existing property and should have no other affect on properties or future development in the area.

**3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?**

We believe that the proposed location of the building is necessary to provide space for the required parking on the rear side of the building.

**4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law, and any secondary plan by-law.?**

We believe the development is consistent with these plans and by-laws. The property is zoned RMD which indicates intent by the city for multi-residential housing and the parking associated with such. This encroachment into the railway overlay zone is the minimum requirement to make such a development work.

This letter is submitted to you by Myria Design and Premier Builder Group on behalf of the current property owner, Dean and Stephanie Jordan. If you have any questions or require further information regarding this application, please do not hesitate to contact myself or any of the team members listed in the application.

Kind Regards,

**Kate McKenzie, C.E.T.**



**Kate McKenzie, Design Manager**

**MYRIA DESIGN**

1875 Middleton Ave, Unit 1, Brandon MB, R7C 1A7

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[kate@myriadesign.ca](mailto:kate@myriadesign.ca)

**Alyssa Boles**



**Alyssa Boles, Admin Assistant**

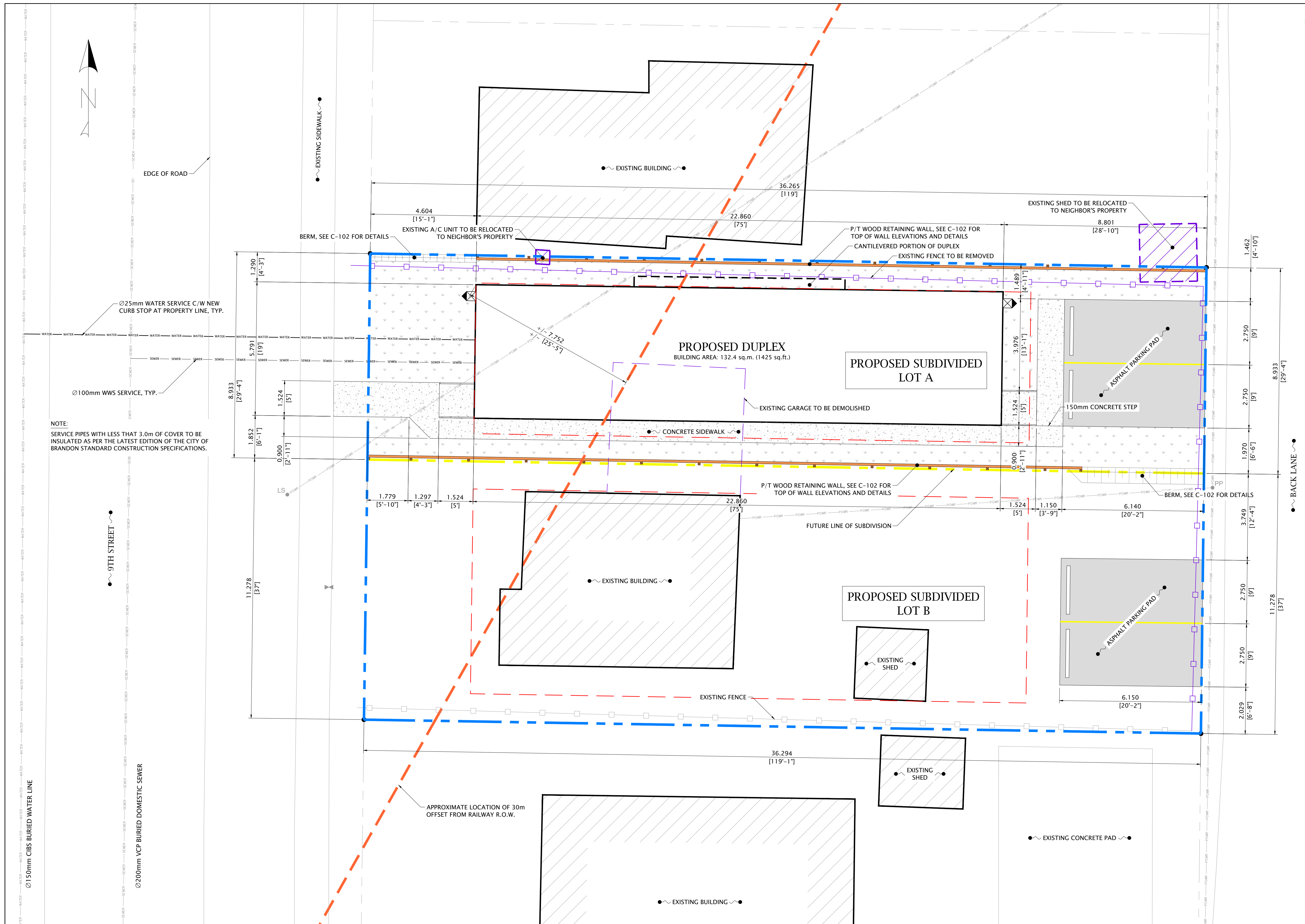
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 www.kellerdevelopments.com | www.premierbuildergroup.ca

- 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 DAMPROOFING DETAIL. DAMPROOFING IS TO TOP OF FLOOR SYSTEM.

- LEGEND**
- PROPOSED BUILDING
  - EXISTING BUILDING
  - NEW CONCRETE
  - GRASS/SOD
  - NEW ASPHALT
  - SITE PROPERTY LINE
  - FUTURE LINE OF SUBDIVISION
  - ADJACENT PROPERTY LINES/LOT LINES
  - BUILDING SETBACK
  - 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: 409.2 sq.m. (4405 sq.ft.)  
 EX. BUILDING FOOTPRINT: 82.6 sq.m. (889 sq.ft.)  
 LOT COVERAGE FROM BUILDINGS: 20.2%

PARKING SPACES REQUIRED: 2  
 PARKING SPACES PROVIDED: 2



PROJECT NAME:  
DEAN JORDAN - DUPLEX

LOCATION:  
821 9TH STREET, BRANDON, MB.

SHEET NAME:  
SITE PLAN

1 SITE PLAN  
SCALE: 1:75

DATE:  
SEPTEMBER 20, 2022

SHEET SIZE:  
24" X 36"

SHEET:  
C-101

DRAWN BY:  
ZT

JOB NUMBER:  
MD22-003