

**Conditional Use**

Name of Property Owner: RDJ Developments  
 Name of Applicant: YBR Drafting & Design  
 Civic Address of Property: 439 Kirkcaldy Drive  
 Legal Description of Property: Lot: 30/24 - Block: 82 - Plan: 12

**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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**

*CONSTRUCT SEMI DETACHED HOUSING ON RSD ZONED LAND*

*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: \_\_\_\_\_

Address: 833 4th Street North Postal Code: R7A 2M9

Phone No.: (Primary) 204.727.4049 (Secondary) \_\_\_\_\_

Email Address: rburgess@ybrdesign.ca

Signature of Owner: Ryan Jones Date: Jan 9/2017

Address: Box 50035, Brandon SE, Brandon, MB Postal Code: R7A 7E4

Phone No.: (Primary) 204.724.0663 (Secondary) \_\_\_\_\_

Email Address: Ryan@jmindustriesltd.ca

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 Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner:	<u>Ry/ Jev Sans</u>	Planning File No.:	<u>C-01-17-B</u>
Date Application Received:	<u>Jan 10/17</u>	CityView No.:	<u>2017 - 01</u>
Payment Date:	<u>Jan 10/17</u>	Receipt No.:	<u>2017-5011</u>
		Amount:	<u>\$ 775.00</u>
Conditional Use - Application			REV 01/2016



Planning & Building Safety Department  
638 Princess Avenue, Brandon MB, R7A 0P3  
T: 204.729.2110 F: 204.728.2406  
www.brandon.ca/planning

**Conditional Use**

Name of Property Owner: RDJ Developments  
Name of Applicant: YBR Drafting & Design  
Civic Address of Property: 439 Kirkcaldy Drive  
Legal Description of Property: Lot: 28/27 - Block: 82 - Plan: 12

**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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**

CONSTRUCT SEMI DETACHED HOUSING ON RSD ZONED LAND

*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: \_\_\_\_\_

Address: 833 4th Street North Postal Code: R7A 2M9

Phone No.: (Primary) 204.727.4049 (Secondary) \_\_\_\_\_

Email Address: rburgess@ybrdesign.ca

Signature of Owner: Ryan Jones Date: Jan 9/2017

Address: Box 50035, Brandon SE, Brandon, MB Postal Code: R7A 7E4

Phone No.: (Primary) 204.724.0663 (Secondary) \_\_\_\_\_

Email Address: Ryan@jmindustriesltd.ca

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 Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:  
Community Planner: Ry Serv Sanz Planning File No.: C-03-17-B CityView No.: 2017-8  
Date Application Received: Jan 10/17 Payment Date: 26 Jan 17 Receipt No.: 2017-50601 Amount: \$ 775.00  
Conditional Use - Application REV 01/2016

**Variance to Zoning By-law No. 7124**

Name of Property Owner: RDJ Developments  
 Name of Applicant: YBR Drafting & Design  
 Civic Address of Property: 439 Kirkcaldy Drive  
 Legal Description of Property: Lot: 26/30 - Block: 82 - Plan: 12

**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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Variance Request(s):**

**Vary building elevation in flood overlay zone**

*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: \_\_\_\_\_

Address: 833 4th Street North Postal Code: R7A 2M9

Phone No.: (Primary) 204.727.4049 (Secondary) \_\_\_\_\_

Email Address: rburgess@ybrdesign.ca

Signature of Owner: *Ryan Jones* Date: Jan 9/2017

Address: Box 50035, Brandon SE, Brandon, MB Postal Code: R7A 7E4

Phone No.: (Primary) 204.724.0663 (Secondary) \_\_\_\_\_

Email Address: Ryan@jmindustriesltd.ca

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 Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u><i>By For Sam</i></u>	Planning File No.: <u>V-01-17-B</u>	CityView No.: <u>2017-02</u>	
Date Application Received: <u>Jan 10/17</u>	Payment Date: <u>Jan 10/17</u>	Receipt No.: <u>2017-5011</u>	Amount: <u>\$375.00</u>
Variance - Application			REV 01/2016
			<u>2017-5059</u> + <u>\$100</u>



Planning & Building Safety Department  
638 Princess Avenue, Brandon MB, R7A 0P3  
T: 204.729.2110 F: 204.728.2406  
www.brandon.ca/planning

Letter of Authorization

Date: 01/09/2017

To: City of Brandon  
Planning & Building Safety Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3

RE: 439 Kirkcaldy Drive (address or legal description of application)

I (We) hereby give authorization to:

YBR Drafting & Design (Applicant's name)

To apply for a development application for the above address.

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

<u>Ryan Jones</u> Name (Print)	<u>Ryan Jones</u> Name (Signed)	<u>Jan 9/2017</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date

January 25, 2017

Raymond Burgess  
YBR Drafting & Design  
833 4<sup>th</sup> Street North  
Brandon, Manitoba  
R7A 2M9

Mr. Ryan Nickel  
Senior Planner  
City of Brandon Planning & Building Department  
638 Princess Avenue  
Brandon, Manitoba  
R7A 0P3

RE: 439 Kirkcaldy Drive – Conditional Use Application

Dear Mr. Ryan Nickel;

I, Mr. Raymond Burgess on behalf of RDJ Developments, would like to request a conditional use variance to support the development of two semi-detached residences and one single family residence on the RSD zoned property at 439 Kirkcaldy Drive in the City of Brandon.

The property in question is located on Kirkcaldy Drive, a major collector along the Assiniboine River in the North end of Brandon. The streetscape currently consists on single family residences along the north side and Open Space zoning along the south side. We would like to request a conditional use variance to allow for the construction of two semi-detached and one single family dwelling.

The property is 125'-0" [38.1 m] x 120'-0" [36.6m], made up of 5 – 25'-0" [7.62 m] lots and is zoned RSD. The property currently allow for the construction of five single family residences and our proposed development would consist of two semi-detached units (duplexes) and one single family residence. We feel the duplexes are a better use of property, allowing for the units to share a common wall along the existing property lines. As we are not increasing density, we feel that this project will fit within the current streetscape and will be well accepted by neighbors.

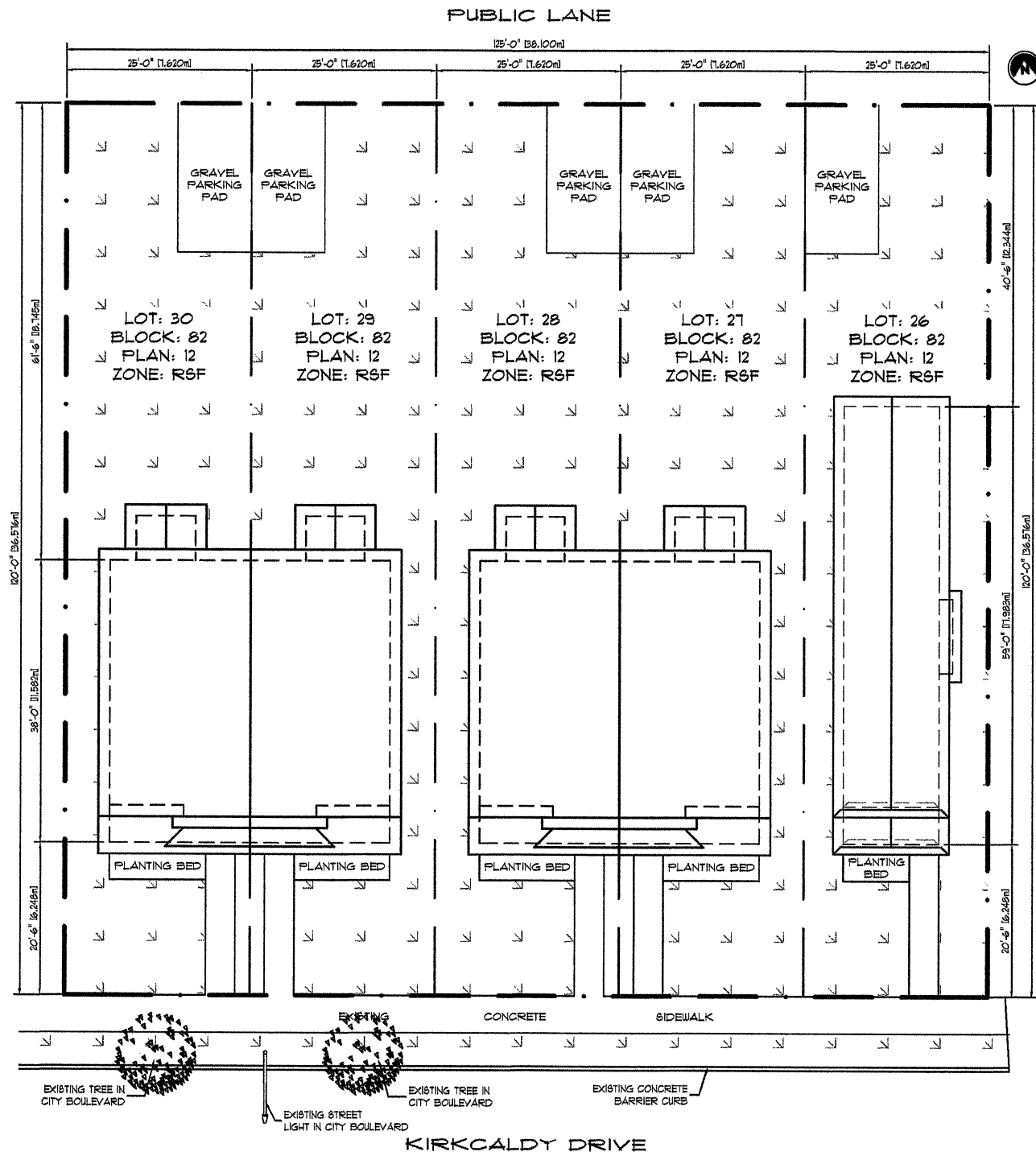
I, Mr. Raymond Burgess representing RDJ Developments, appreciate your time and consideration for the conditional use variance allow for the construction of two semi-detached and one single family residence at 439 Kirkcaldy Drive in the City of Brandon. Please feel free to contact myself with any questions or concerns.

Kind regards;



Raymond Burgess  
YBR Drafting & Design

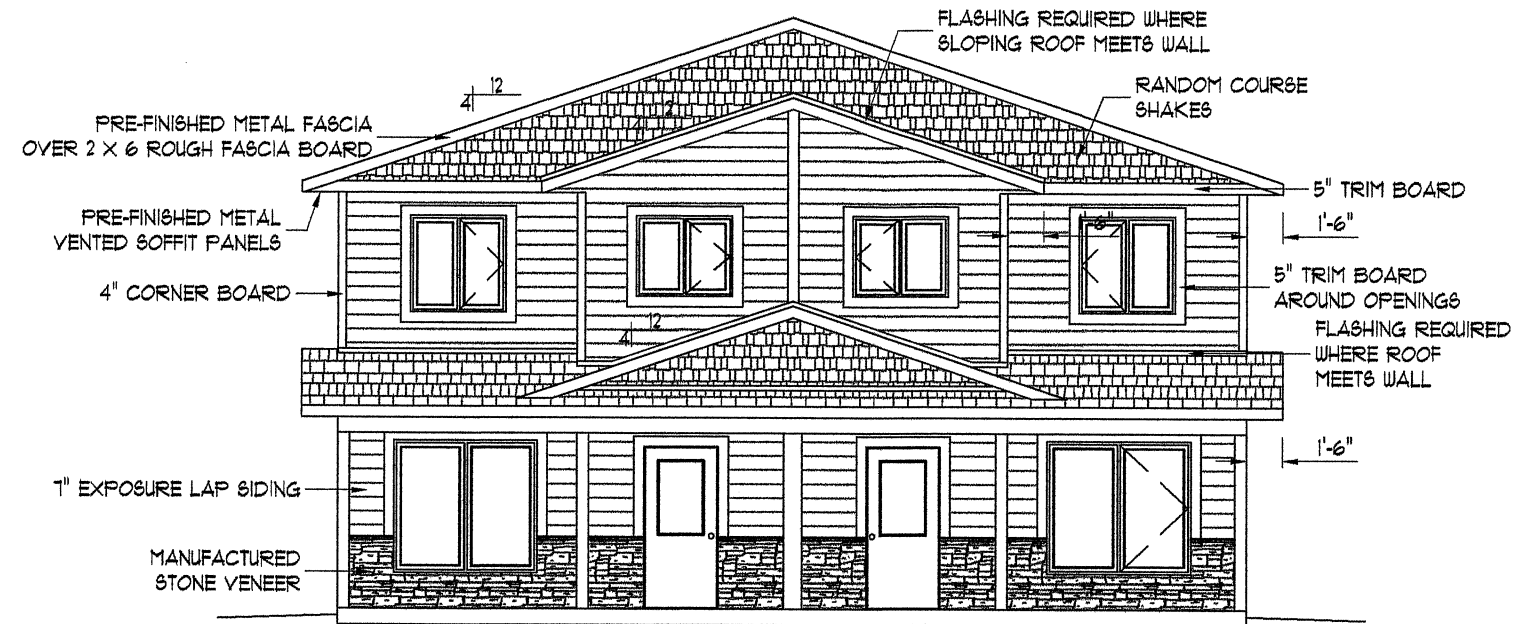
# 439 KIRKCALDY DRIVE



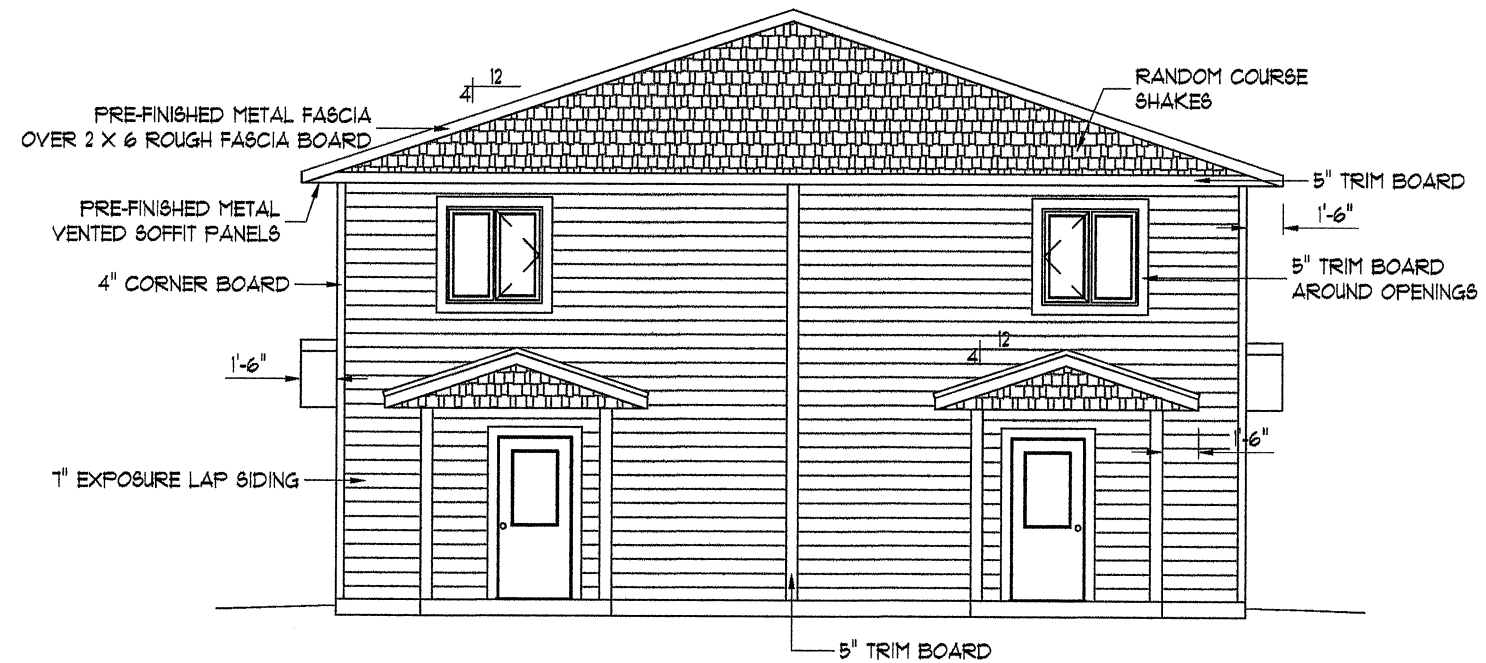
**YBRDESIGN**

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

# 439 KIRKCALDY DRIVE



**E1** FRONT EXTERIOR ELEVATION  
1/8" = 1'



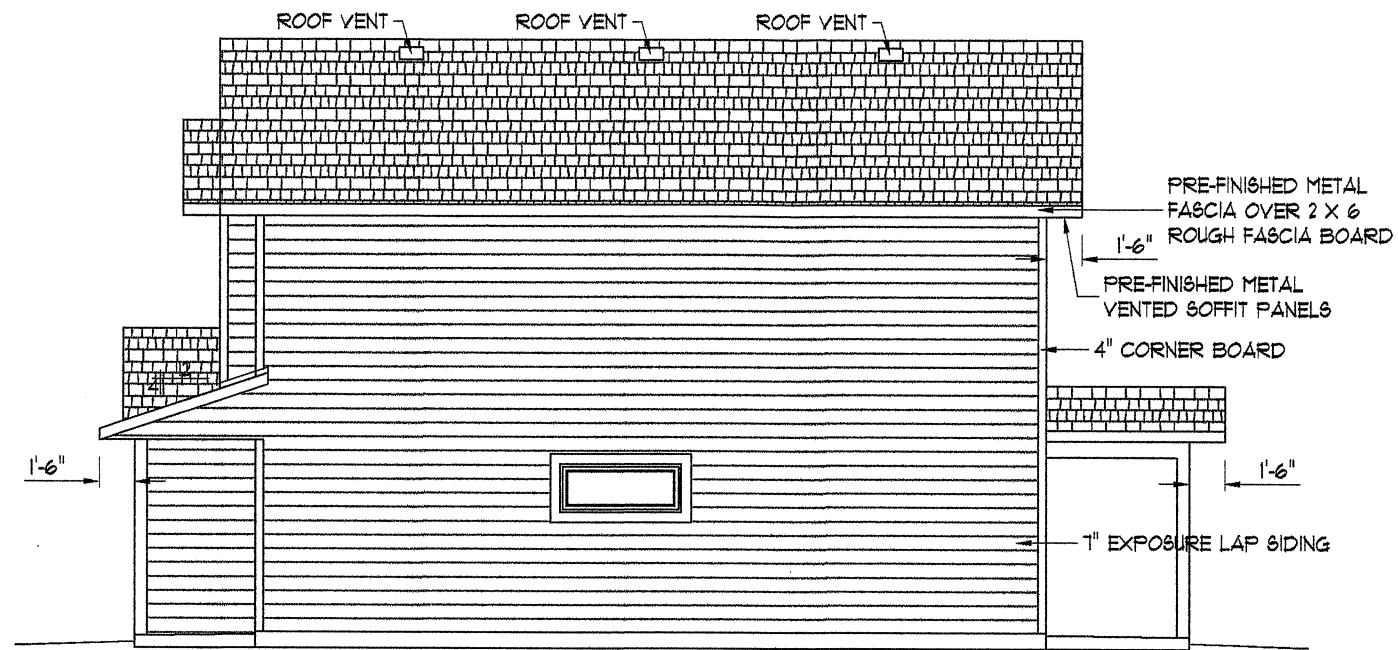
**E2** REAR EXTERIOR ELEVATION  
1/8" = 1'



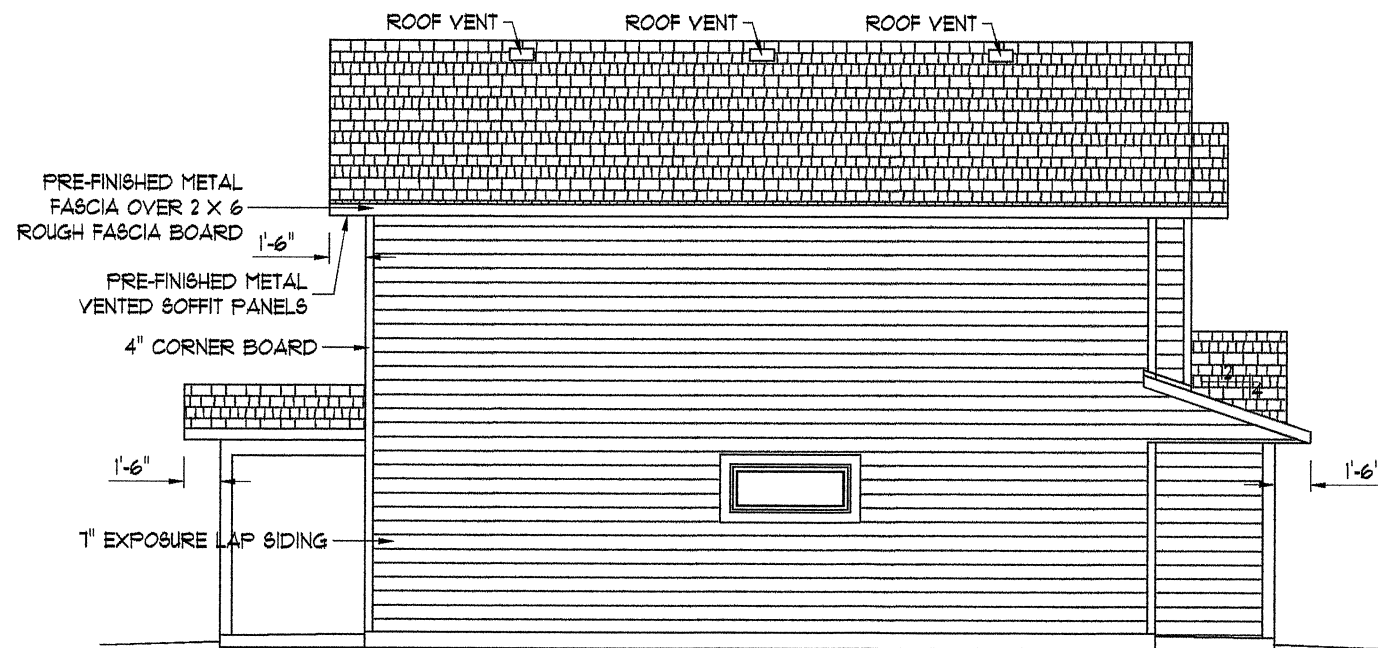
**YBRDESIGN**

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

# 439 KIRKCALDY DRIVE



**E3** RIGHT EXTERIOR ELEVATION  
1/8" = 1'



**E4** LEFT EXTERIOR ELEVATION  
1/8" = 1'



**YBRDESIGN**

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