City of BRANDON

Planning, Property & Buildings 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: Evan Keller

Name of Applicant: Evan Keller

Civic Address of Property: 4150 McTavish Ave

Legal Description of Property: _____

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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Conditional Use Request:

To Amend The Planned Development Approved Under Conditional use Decision C-08/15/13 To Accomadate enlarged utility Cabinets

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: Oct 3/2017

Address: # 2, 1875 Middleton Ave, Brandon, Mb Postal Code: R7C 1A7

Phone No.: (Primary) 204 728-1328 (Secondary) 204-721-2010

Email Address: Evan@kellerdevelopments.com

Signature of Owner: _____ Date: Oct 3/2017

Address: # 2, 1875 Middleton Ave, Brandon, Mb Postal Code: R7C 1A7

Phone No.: (Primary) 204 728-1328 (Secondary) 204 721-2010

Email Address: Evan@kellerdevelopments.com

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

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: _____ Planning File No.: _____ CityView No.: _____
Date Application Received: _____ Payment Date: _____ Receipt No.: _____ Amount: $_____

KELLER
DEVELOPMENTS

Oct 30, 2017

To:

City of Brandon

Planning, property & building department

638 Princess Ave, Brandon, MB

R7A 0P3

Request:

I am requesting an amendment to for property 4151 Mctavish Ave, Brandon, MB. In regards to Conditional Use Decision C-08-15-B. Under this Conditional use it was specified that the service entrance enclosures would be (0.76m projection & 1.86m2 floor area.) To accommodate hydro equipment these service enclosures had to be built as 40" x 21' long (1.016m projection & 6.50m2 floor area.) Without these service enclosures the buildings will not be able to function.

Proposed changes meeting the three criteria for approving a conditional use application.

1) **Will be compatible with the general nature of the surrounding area;**
   - With the three units located on the East side (Lots 4, 5, 6) the enclosures to be moved to the West sides of the buildings. This will make it where service needs will not interfere with the neighboring lot to the East (in terms of future needs, hard to fit equipment inbetween buildings and lot to the East.) Also will make it easier for services to be checked on a regular basis & general meter readings.
   - The three lots to the West (lots 1, 2) the enclosures will face to the west. Lot 3 the enclosure was made facing south. These enclosures were faced away from the east (parking lot). This allows for access to future needs as well as its accessed from the street sides.
   - Overall With the way that this is proposed it makes it easier for all services to be hooked up at the same sides of the buildings. As well accommodates current & future needs.

2) **Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect properties or potential development in the surrounding area;**
   - In regards to the service enclosures, without increasing them in size we would not of been able to supply power to the buildings.
   - The locations of where the service enclosures will make it more accessible to service providers. As well as the location will make it easier for future developments (being that the east lots enclosures will face into the parking lot. And the east lots are facing 42nd st.)
   - Also in regards to the general welfare of people living in the units. It would make more sense to move them into a common view of the general population. It makes it where the major power source of the units are less likely to be tampered with when its in general view. (kids playing around)

3) **Is generally consistent with the applicable provisions of the development by-law, the zoning by-law and any secondary play by-law.**
   - Without making these changes we wouldn't of been able to make the hydro equipment fit into a code certified sized building.
   - In regards to the by-law. We are under the 1.5m projection in the sideyards (1.041m projection of the service enclosures.)

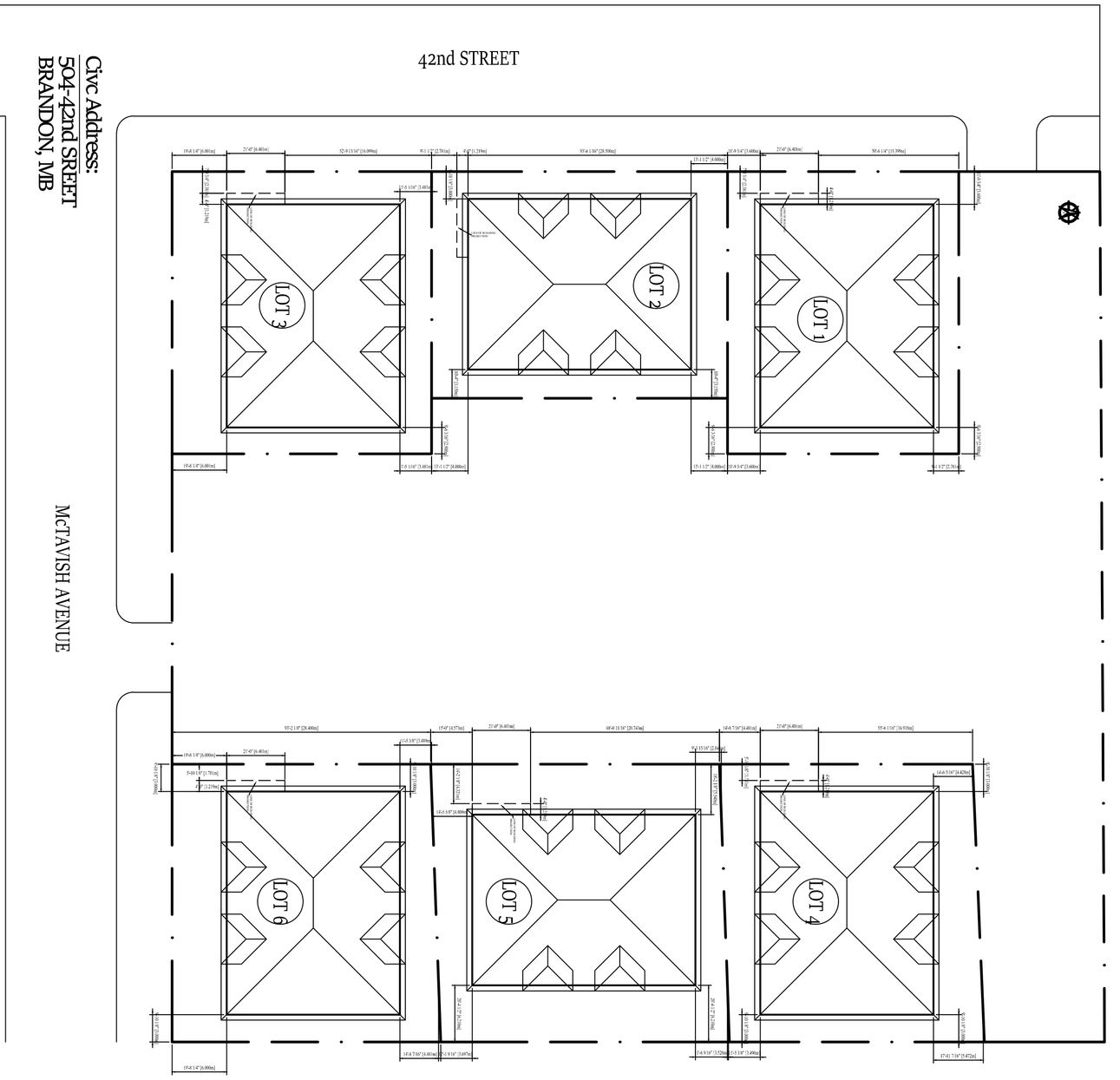
Evan Keller

President

(204) 728-1328

Cell: (204) 721-2010

Civc Address:
504-42nd SREET
BRANDON, MB



A SITE PLAN
1:400

Page: **A**	Title: Site Plan		Arch. / Engineer Stamp:
	Address: **507-42nd Street, Brandon, MB**		
	Date:	Revisions	By
	Oct 16 / 2017	Initial Plans for Review / Pricing	T.N.
File: **2017-001**			

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR BEFORE SITE WORK BEGINS. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER.

WESTMAN LUMBER SUPPLY LTD.

Design & Drafting Services
Tyson Nurse Office (204) 726-5493