



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: JIM KAUK
 Name of Applicant: JIM KAUK
 Civic Address of Property: 308 KIRKCALDY DR
 Legal Description of Property: LOT 3 BLOCK 12 PLAN 1701 BLTO

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:

TO CONSTRUCT 2 SINGLE FAMILY HOMES

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: *JKauk* Date: July 11 2016
 Address: 1420 PATRICIA AVE Postal Code: R7A 7K7
 Phone No.: (Primary) 204 761-5544 (Secondary) 204 726-4455
 Email Address: JIM.KAUK@LIVE.COM.

Signature of Owner: *JKauk* Date: _____
 Address: _____ Postal Code: _____
 Phone No.: (Primary) _____ (Secondary) _____
 Email Address: _____

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 Houlahan, 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:	<u>Sam VanHuizen</u>	Planning File No.:	<u>C-08-16-B</u> CityView No.: <u>2016-78</u>
Date Application Received:	<u>July 25/16</u>	Payment Date:	<u>July 25/16</u> Receipt No.: <u>2016-4015</u> Amount: \$ <u>775.00</u>
Conditional Use - Application			REV 01/2016

Variance to Zoning By-law No. 7124

Name of Property Owner: JIM KAUK
 Name of Applicant: JIM KAUK
 Civic Address of Property: 308 KIRKCALDY DR.
 Legal Description of Property: LOT 3 BLOCK 12 PLAN 1701 BLTD

References:

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Variance Request(s): DUPLEX
CONSTRUCTION OF A SINGLE FAMILY HOME
COMPLEX AT THE FLOOD PLAIN REQUIRE 360.40

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: [Signature] Date: July 21 '16
 Address: 1523 RUSSELL ST Postal Code: R7A 7G4
 Phone No.: (Primary) 761-5544 (Secondary) 726-4455
 Email Address: BMSERVICES@MTS.NET

Signature of Owner: [Signature] Date: _____
 Address: _____ Postal Code: _____
 Phone No.: (Primary) _____ (Secondary) _____
 Email Address: _____

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	<u>Sam van Huizen</u>	Planning File No.:	<u>V-16-16-B</u> CityView No.: <u>2016-79</u>
Date Application Received:	<u>July 25/16</u>	Payment Date:	<u>July 25/16</u> Receipt No.: <u>2016-4015</u> Amount: \$ <u>550.00</u>
Variance - Application			REV 01/2016

19 July 2016

City of Brandon
Department of Planning & Building Safety
638 Princess Ave

Attention: City of Brandon Planning Department

Letter of Intent

Background

Jim Kauk is the owner of Brandon Maintenance Services in the city of Brandon. Brandon Maintenance has developed property around town mainly for special needs.

Jim Kauk has purchased 308 Kirkaldy and would to develop the lot with 2 single family homes.

Situated on the lot presently is an older home built in the 1940's. It is tired and doesn't have curb appeal in an area that has seen a lot of newer development.

There is a need in town for more affordable homes which is the target market for this development.

This area is mainly single family homes, and we would like to follow that trend. Three doors to the west are 2 new bi levels that were built within the last 5 years and do the area well.

The homes will be built on a slab to meet the flood plain requirement of 360.40.

We would like to ask for a variance so that we can meet the 360.40 level and not have to build 2' higher. That level would not suit the area and the house would stand out substantially.

A new development on this corner will clean things up and, we think, will help the value of the homes around the area.

Thank you for your consideration.



Jim Kauk

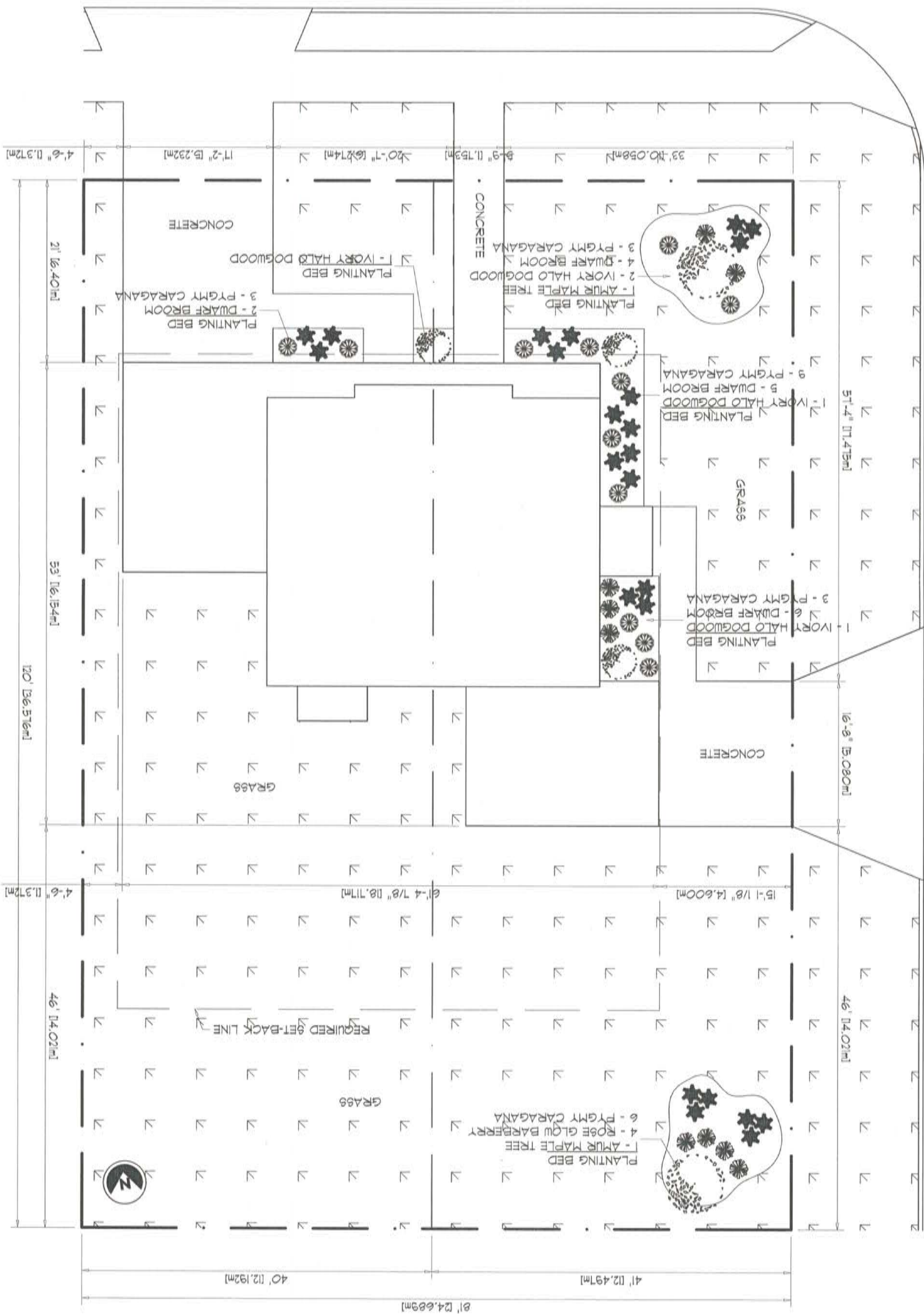
CONCEPTUAL ONLY - FINAL DESIGN SUBJECT TO CHANGE
833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 + RBURGESS@YBRDESIGN.CA

YBRDESIGN



1:150
A
SITE PLAN

KIRKCALDY DRIVE



KASURAK BAY

308 KIRKCALDY DRIVE

308 KIRKALDY DRIVE



YBRDESIGN

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

CONCEPTUAL ONLY - FINAL DESIGN SUBJECT TO CHANGE

308 KIRKALDY DRIVE



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