



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: 7301791 Manitoba Ltd.  
 Name of Applicant: 7301791 Manitoba Ltd.  
 Civic Address of Property: 1054, 1056, 1058 7th Street  
 Legal Description of Property: Lot 3-5, Block 34, Plan 7 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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**

To allow for a Garage Suite in the RLD 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: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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

Email Address: \_\_\_\_\_

Signature of Owner:  \_\_\_\_\_ Date: January 18, 2018

Address: 2404 Park Avenue, Brandon, Manitoba Postal Code: R7B0S3

Phone No.: (Primary) 2047282235 (Secondary) 2047610904

Email Address: Steve@VBJDevelopments.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, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner:	<u>Shengxi Li</u>	Planning File No.:	<u>C-02-18-B</u>
		CityView No.:	<u>PLCV 2018-12</u>
Date Application Received:	<u>Jan 25/18</u>	Payment Date:	<u>Jan 25/18</u>
		Receipt No.:	<u>208-6115</u>
		Amount:	<u>\$ 2340.-</u>



Planning, Property & Buildings Department  
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**Variance to Zoning By-law No. 7124**

Name of Property Owner: 7301791 Manitoba Ltd.  
 Name of Applicant: 7301791 Manitoba Ltd.  
 Civic Address of Property: 1054, 1056, 1058 7th Street  
 Legal Description of Property: Lot 3-5, Block 34, Plan 7 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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Variance Request(s):**

Reduce the minimum site area containing a garage suite from 367m2 to 278.58 m2 in the RLD 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: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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

Email Address: \_\_\_\_\_

Signature of Owner:  Date: January 18, 2018

Address: 2404 Park Avenue, Brandon, Manitoba Postal Code: R7B0S3

Phone No.: (Primary) 2047282235 (Secondary) 2047610904

Email Address: Steve@VBJDevelopments.ca

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**FOR PLANNING DEPARTMENT USE ONLY:**

Community Planner: Shanyue Li Planning File No.: V-02-18-B CityView No.: PLVA2018-13  
 Date Application Received: Jan. 25/18 Payment Date: Jan 25/18 Receipt No.: 2018-6115 Amount: \$ 675.-

UBURR1 - Appl. Form

REV 01, 2016

January 18, 2018

## Letter of Intent

City of Brandon Planning & Building Safety Department  
638 Princess Avenue  
Brandon Manitoba  
R7A 0P3

Re: Variance & Conditional Use Applications for 1054, 1056, 1058 7<sup>th</sup> Street

7301791 Manitoba Ltd. is applying for a Conditional Use and Variance to develop detached garage suites at 1054, 1056 and 1058 7<sup>th</sup> Street in Brandon Manitoba. Garage Suites are a Conditional Use under the City of Brandon Zoning Bylaw 7124 in the Residential Low Density Zone. In addition to the Conditional Use, a Variance is required to reduce the minimum site area containing a garage suite from 367m<sup>2</sup> to 278.58m<sup>2</sup>.

## BACKGROUND

The property formally known as 1056 7<sup>th</sup> Street had an older single family dwelling that was at the end of its life cycle. The property was purchased in the summer of 2017 and was demolished in the fall of the same year. The property was 75' wide by 120' deep and consisted of three 25' lots of record. The property was legally separated, at the Land Titles Office, into three separate 25' properties, now legally known as 1054, 1056 and 1058 7<sup>th</sup> Street.

## PROPOSAL

The proposal for each property is to construct one single family dwelling and one detached garage suite. Permits have already been issued for the single family dwellings as they are permitted uses in the RLD zone. Rather than building a duplex on each property or one larger multifamily building, the proposal of single family dwellings and garage suites will provide an urban design that will match that of the surrounding neighbourhood; consisting of single family homes with detached garages accessed off the rear lane.

The single family homes will consist of two bedrooms and one bathroom, while the garage suites will have one bedroom and one bathroom. Each dwelling will have their own outdoor private amenity space separated by fencing. Two parking spaces will be provided off the lane, one for each dwelling unit, along with locations for garbage collection and the options for an outdoor storage unit. The rear parking area will be paved with asphalt while the pathways to the garage suite and principal dwelling will be done in paving stone.

#### **DEVELOPMENT PLAN & ZONING**

The properties are designated Residential under the Brandon & Area Planning District Development Plan 2013. Housing Mix (2.2.2) and Housing Affordability (2.2.3) are two policies that promote garage suites, as they provide an alternative housing option compared to single family homes and multiple family dwellings. Garage suites will also be able to provide another affordable option for rental housing and at the same time help home owners pay their mortgage.

The properties are zoned Residential Low Density under the City of Brandon Zoning Bylaw 7124. Garage Suites are listed as a Conditional Use in Table 9: Residential Use Table. The provision for garage suites were put into the Zoning Bylaw as a Conditional Use under the last zoning bylaw update. Traditionally secondary suites have consisted of basement suites or granny flats. To our knowledge no applications for garage suites have been applied for until now. Our hope is that if approved, this type of development may catch on and be accepted by the Brandon market and will create another affordable housing option for residents.

#### **OTHER INFORMATION**

There is no Secondary Plan or any other plans or bylaws affecting this property. The property is outside the impacted areas of the City of Brandon Methane Gas Policy and there are no other environmental concerns present on the property. A Public Participation Report will be provided prior to a Public Hearing being scheduled for the applications.

We hope that City Administration and the Planning Commission can support this application.

Sincerely,



Steve McMillan, MCIP, RPP  
VP of Planning Services  
VBJ Developments Ltd.  
c/o 7301791 Manitoba Ltd.

## MANITOBA LAND SURVEYOR'S STAKING CERTIFICATE

To: 7301791 Manitoba Ltd.  
2404 Park Avenue  
Brandon, Manitoba R7B 0S3

Attention: Steve McMillan

**RE: 1056 7TH STREET  
BRANDON, MANITOBA**

Date of Survey: September 27, 2017      Date of Title Search: September 14, 2017

Title No.: 2916246 BLTO  
Registered Owner: 7301791 MANITOBA LTD.  
Legal Description: LOT 3 BLOCK 34 PLAN 7 BLTO  
IN SE 1/4 14-10-19 WPM

Title No.: 2916249 BLTO  
Registered Owner: 7301791 MANITOBA LTD.  
Legal Description: LOT 4 BLOCK 34 PLAN 7 BLTO  
IN SE 1/4 14-10-19 WPM

Title No.: 2916251 BLTO  
Registered Owner: 7301791 MANITOBA LTD.  
Legal Description: LOT 5 BLOCK 34 PLAN 7 BLTO  
IN SE 1/4 14-10-19 WPM

Encumbrance: Mortgage No. 1324504 is registered against the above Certificates of Title.

Encumbrance noted herein is provided for information purposes only and has not been investigated to its intent or extent.

As requested, this is to certify that we have staked the boundaries of the above described property.

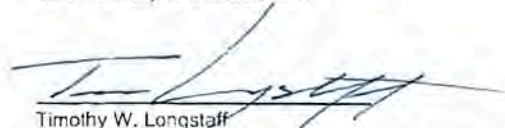
REFER TO SKETCH - page 2

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

I hereby certify that this survey, was prepared and performed under my personal supervision and in accordance with the General By-Laws of the Association of Manitoba Land Surveyors, By-Law No. 1, and supplements thereto.

Dated at Brandon, Manitoba

This 12th day of October, 2017

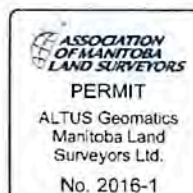
  
Timothy W. Longstaff  
Manitoba Land Surveyor  
Authorized to practice under the "Land Surveyors Act" of Manitoba

CERTIFIED A TRUE COPY

DATED OCT 12, 2017

 M.L.S.

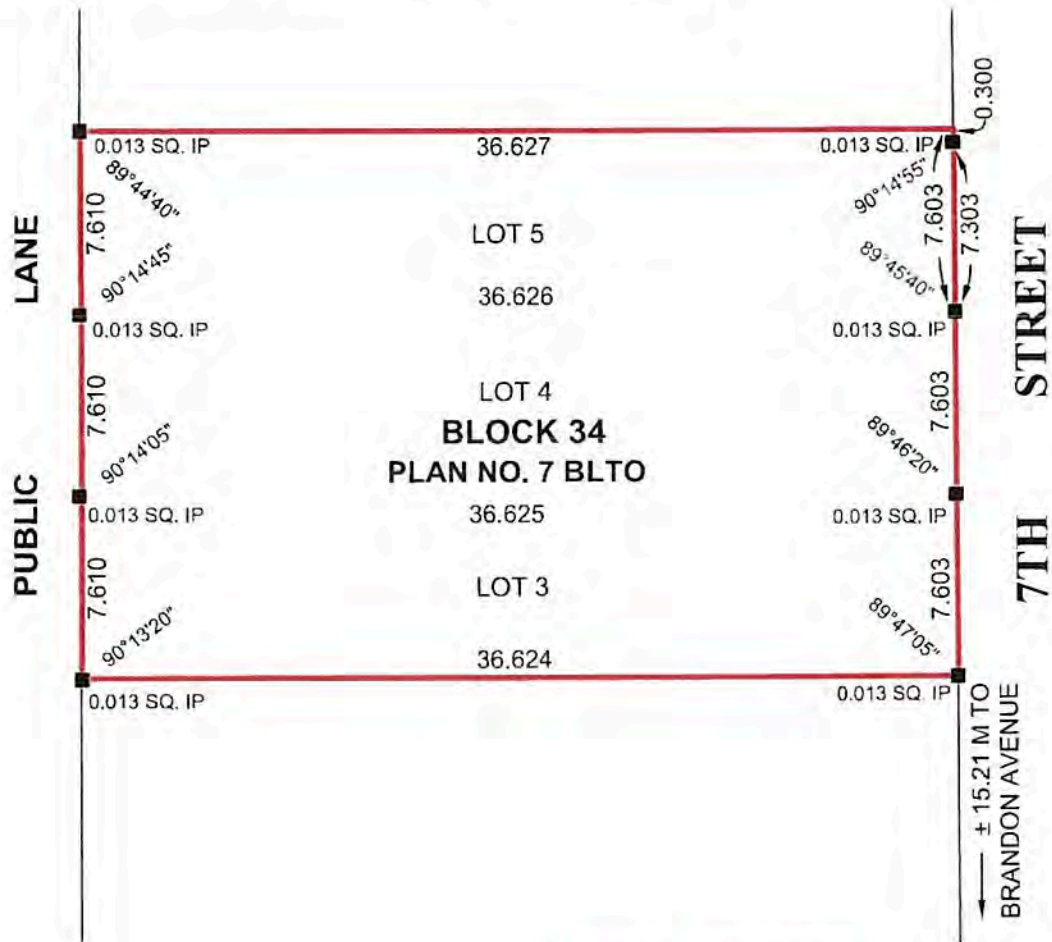
This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © Altus Geomatics Manitoba Land Surveyors, 2017. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.



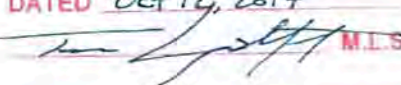
## MANITOBA LAND SURVEYOR'S STAKING CERTIFICATE

1056 7TH STREET  
 BRANDON, MANITOBA  
 LOTS 3, 4 AND 5 BLOCK 34 PLAN 7 BLTO


NOTE:  
 IRON SURVEY POSTS WERE FOUND OR PLACED AT ALL POINTS SHOWN THUS\_ \_■

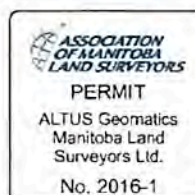


CERTIFIED A TRUE COPY

DATED Oct 12, 2017  
 M.L.S.

Dated at Brandon, Manitoba  
 This 12th day of October, 2017

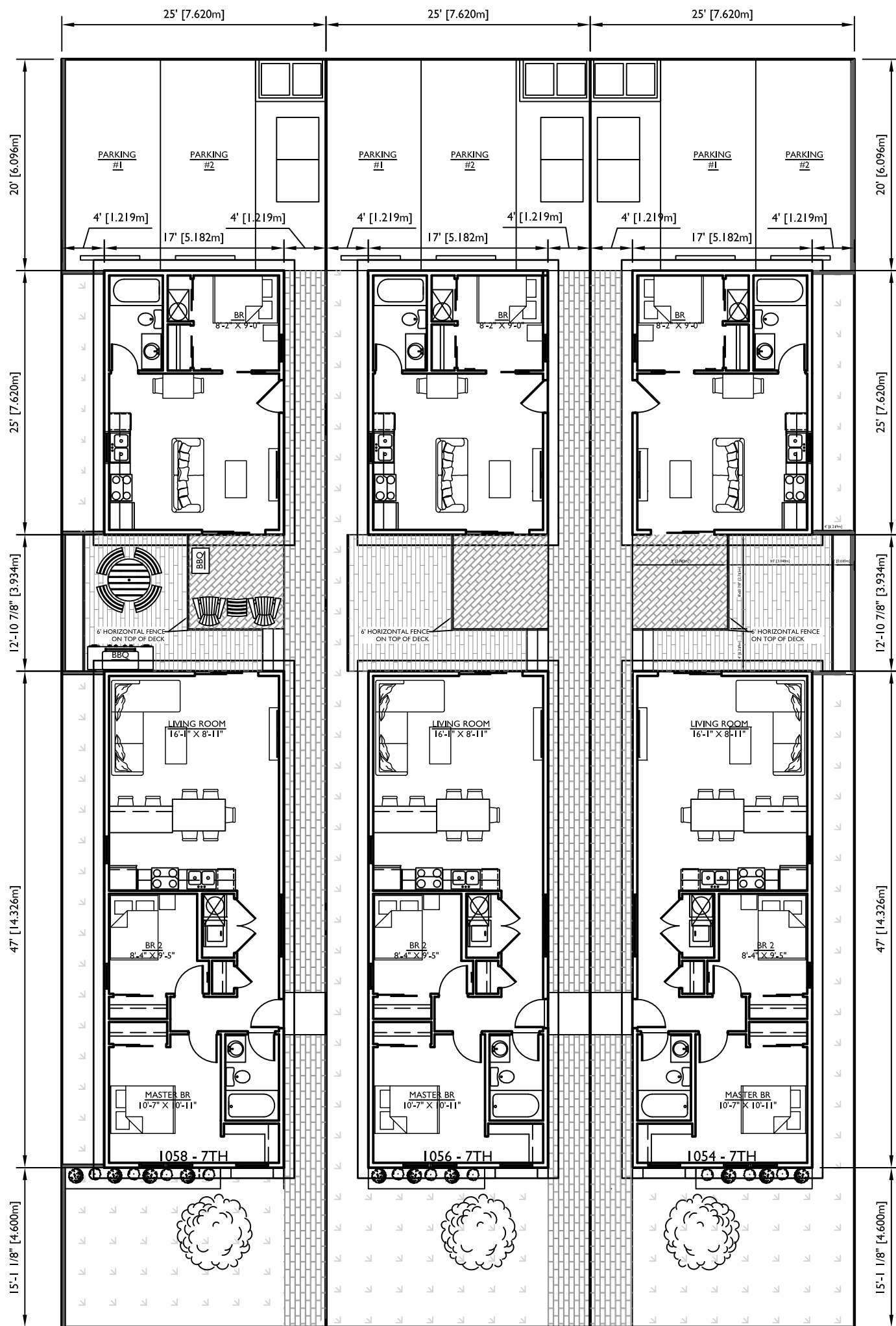
  
 Timothy W. Longstaff  
 Manitoba Land Surveyor  
 Authorized to practice under the "Land Surveyors Act" of Manitoba



METRIC

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © Altus Geomatics Manitoba Land Surveyors, 2017. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

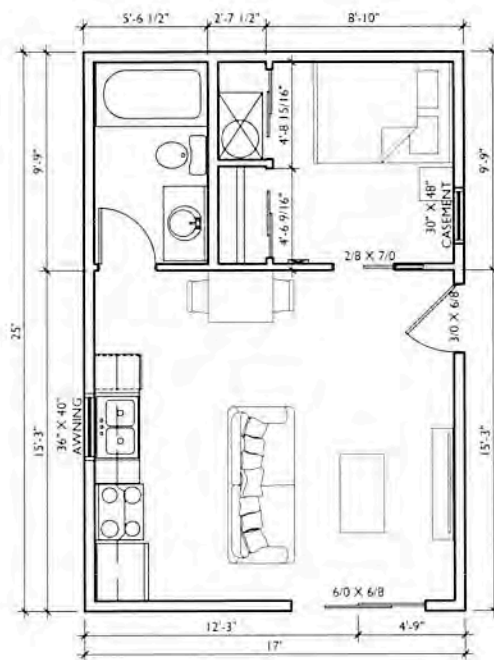
Scale - 1: 300	Initials: PM - ID - TL	Field Book: 515/118-121
Drawing: 204415_ST_R0	Project No. :204415_BD	Page 2 of 2



PROJECT NAME:  
1058, 1056 & 1054 7TH STREET  
SITE PLAN

DATE: 2018.02.23

SCALE: N.T.S.



**AI** LANE HOUSE - 4255QFT  
 3/16" = 1'

	PROJECT NAME: 1054-1058 7TH STREET LANE HOUSE FLOOR PLAN	DATE: 2017.11.13
		SCALE: N.T.S.

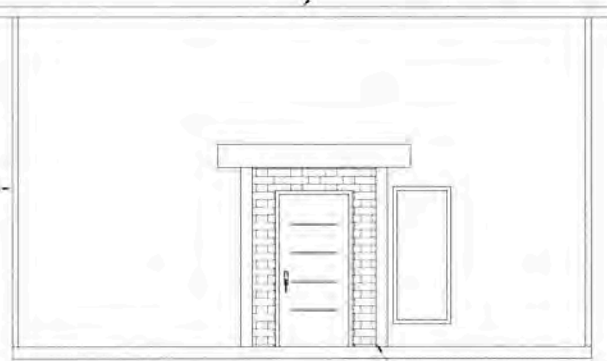


BLACK PRE-FINISHED METAL FASCIA  
OVER 2X6 ROUGH FASCIA

BLACK ASPHALT SHINGLES

BLACK PRE-FINISHED METAL  
SOFFIT PANELS

BLACK TRIM



CARBON PRO-FIT MODERA  
LEDGESTONE

E4

RIGHT ELEVATION

3/16" = 1'

BLACK PRE-FINISHED METAL FASCIA  
OVER 2X6 ROUGH FASCIA

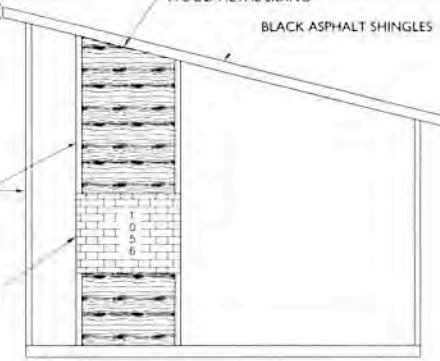
WOOD METAL SIDING

BLACK ASPHALT SHINGLES

BLACK PRE-FINISHED METAL  
SOFFIT PANELS

BLACK TRIM

CARBON PRO-FIT MODERA  
LEDGESTONE WITH HOUSE  
# VERTICAL



E2

REAR ELEVATION

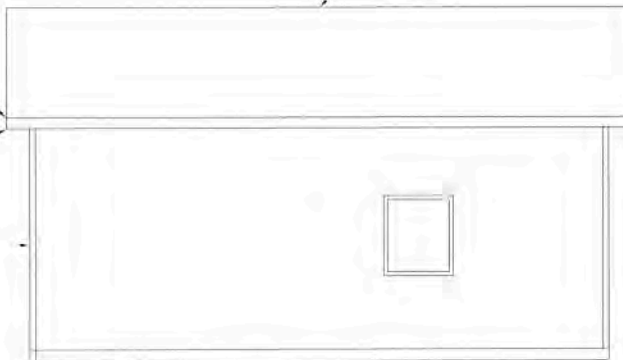
3/16" = 1'

BLACK ASPHALT SHINGLES

BLACK PRE-FINISHED METAL FASCIA  
OVER 2X6 ROUGH FASCIA

BLACK PRE-FINISHED METAL  
SOFFIT PANELS

BLACK TRIM



E3

LEFT ELEVATION

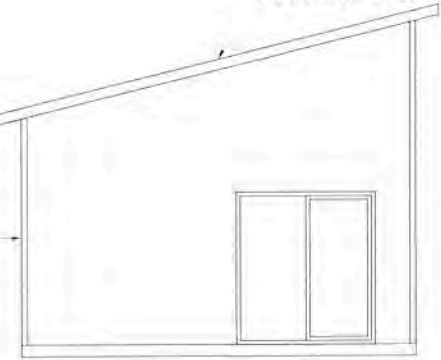
3/16" = 1'

BLACK ASPHALT SHINGLES

BLACK PRE-FINISHED METAL FASCIA  
OVER 2X6 ROUGH FASCIA

BLACK PRE-FINISHED METAL  
SOFFIT PANELS

BLACK TRIM



E1

FRONT ELEVATION

3/16" = 1'