



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: J&G Homes Ltd.  
 Name of Applicant: J&G Homes Ltd.  
 Civic Address of Property: 847-11th Street  
 Legal Description of Property: Lot 15/16, Block 37 Plan 16 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 Triplex on an interior lot in the Residential Low Density 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: June 20, 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 Houllis, 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: _____	Planning File No.: _____	CityView No.: _____	
Date Application Received: _____	Payment Date: _____	Receipt No.: _____	Amount: \$ _____
<small>Conditional Use Application</small>			<small>REV 05/01/11</small>



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

Name of Property Owner: J&G Homes Ltd.  
 Name of Applicant: J&G Homes Ltd.  
 Civic Address of Property: 847 11th Street  
 Legal Description of Property: Lot 15/16, Block 37 Plan 16 BLTO

**References:**

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 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

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**Variance Request(s):**

To reduce the Railway Overlay Zone from 30m to 17m in the Residential Low Density Zone

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Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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**FOR PLANNING DEPARTMENT USE ONLY:**

Community Planner: \_\_\_\_\_ Planning File No.: \_\_\_\_\_ CityView No.: \_\_\_\_\_

Date Application Received: \_\_\_\_\_ Payment Date: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Amount: \$ \_\_\_\_\_



2404 Park Avenue | Brandon, MB | R7B 0S3  
Office: 204.728.2235 | Fax 204.728.5036  
[www.jandghomes.ca](http://www.jandghomes.ca)

June 20, 2018

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

**Re: Letter of Intent for Conditional Use & Variance Application for 847-11<sup>th</sup> Street, Brandon Mb**

J&G Homes Ltd. is applying to allow for a Triplex on an interior lot and reduce the Railway Protection Overlay Zone setback for a residential dwelling unit from 30 metres to 17 metres in the Residential Low Density Zone.

The property is designated “Residential” as per *Map 1: Urban Land Use* in the Brandon & Area Planning District (BAPD) Development Plan (DP) 2013 [By-law 95/01/12]. Allowing a triplex at this location would meet residential policies in the BAPD DP 2013: 2.2.2 Housing Mix, 2.2.4 Density, and 2.2.3 Housing Affordability.

J&G Homes is seeking approval to build a triplex on the vacant lot, which used to have a small dilapidated home. In its place, three new dwelling units will be developed at this location. The property is located within 1 block of Betty Gibson Elementary School, as well as 1 or 2 blocks of a Fitness Facility, Coffee Shop, Spa and Hairdressers along with many other commercial services on 10<sup>th</sup> Street. Neelin High School is also just 3 blocks south of the property.

The building has been designed to look like a single storey single family home from the front street. The unit facing the street frontage will be 1 storey construction with two bedrooms and one bathroom. Units 2 and 3 will be a bi-level construction with access to the units from the north side of the building. Units 2 and 3 will each have three bedrooms and one bathroom. The required parking will be accommodated off the rear lane with four parking spaces, as well as one parking space off a front driveway.

The property is located with the Railway Overlay Zone which requires any residential development to be located a minimum of 30 metres from a Railway Right-of-Way. The proposed building on this property will be located 17m from the railway right of way; however, it will actually be located 27 metres from the natural curve of the ROW. The reason that our property is technically located closer is because the

railway property on the north side of the railway extends past the natural curve of the ROW because the small piece of property has no frontage to a street and would be landlocked. This small piece of property caused the Railway ROW to cover more of our property which we feel adversely affects our property rights. There are also two houses between the railway and our property, so we see no reason why we should be negatively impacted in this way.

We look forward to working with the Planning Department through the application process and hope to receive a supportive recommendation as we are trying to help provide further housing in the area.

Sincerely,

Steve McMillan, MCIP, RPP  
VP of Planning Services  
J&G Homes Ltd.