

August 8, 2018

## Public Consultation Report

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; Prior to the public hearing, the applicant shall provide a community participation report to Administration. The report shall include the following:

- (I) Method(s) of notification;
- (II) A list of the properties that were notified;
- (III) A summary of comments or concerns;
- (IV) A summary of any efforts made to address those comments or concerns; and
- (V) If a public meeting was held, the date and location of the meeting.

### **Method(s) of notification:**

- Notification was provided by mailout and by phone.

### **A list of the properties that were notified:**

- The list of properties is attached to this report. The list was provided by the City Planning Department and matches the notification list the City used for the Public Hearing notices.
- Phone conversations were had with the owner of 855 11<sup>th</sup> Street (south adjacent property) as well as the Brandon Islamic Centre located at 834 10<sup>th</sup> Street (east adjacent property). Neither had issue with the proposed development.

### **A summary of comments or concerns along with any efforts to address those comments or concerns:**

- There were no concerns or comments received at the time this report was written. Any comments or concerns received after the date of this report will be provided to the Planning Department prior to or at the Public Hearing held by the Planning Commission on August 15.

### **If a public meeting is held, the date and location of the meeting:**

- No public meeting was held.

The above information is a true representation of the public consultation process completed. If there are any questions from the City of Brandon Planning Department regarding this information, please let me know.

Sincerely,



Steven McMillan  
VP of Planning Services  
VBJ Developments Ltd.



July 30, 2018

## NOTICE OF CONDITIONAL USE & VARIATION APPLICATION

Dear Area Resident,

J&G Homes Ltd has applied for a Conditional Use and Variance application to construct a triplex at 847 11<sup>th</sup> Street. The Conditional Use is to allow a triplex on the property and the Variance is to allow a portion of the building to fall within the Railway Overlay Zone. The property falls within the Residential Low Density Zone.

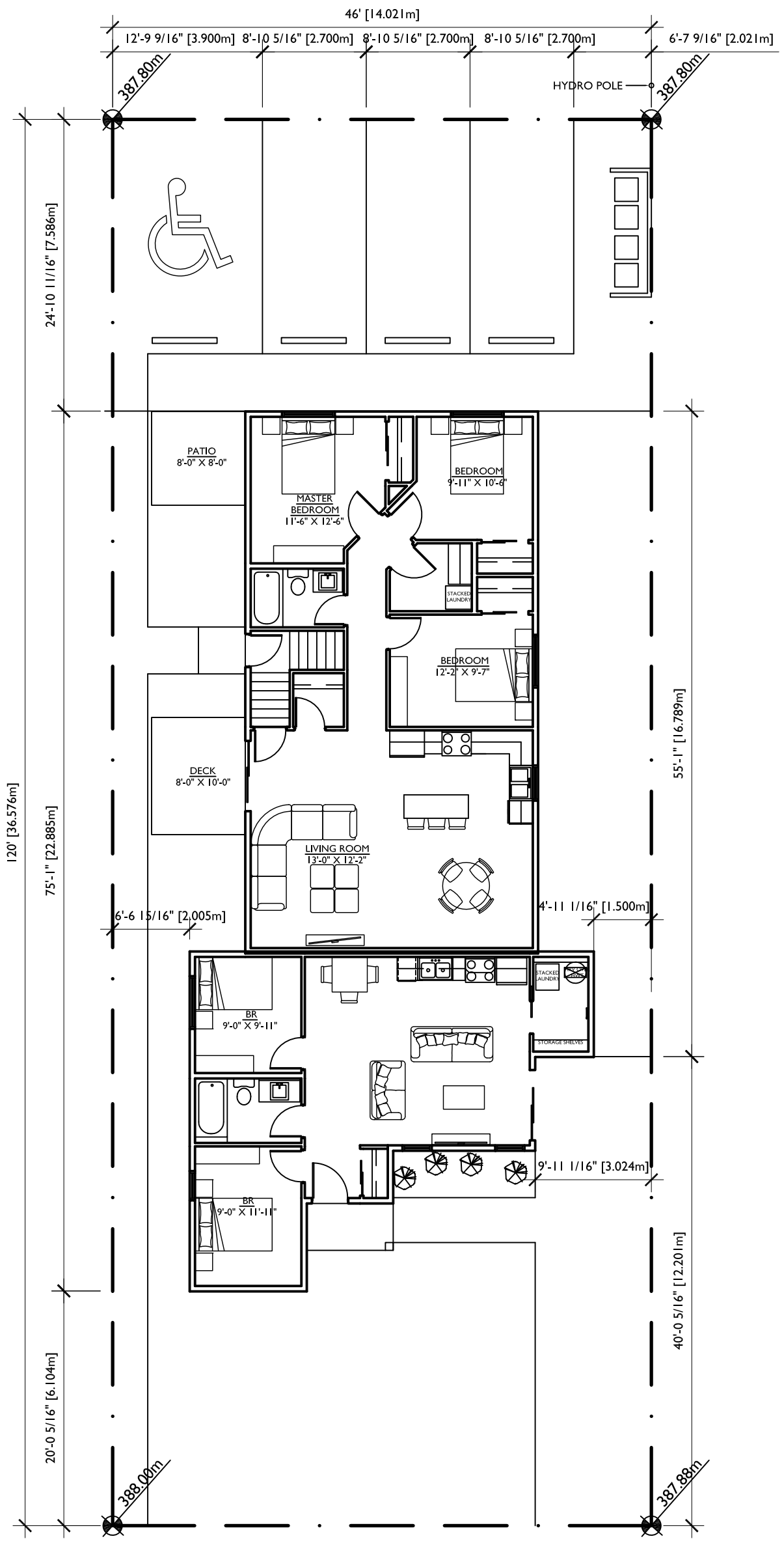
The property had an older single-family dwelling that was at the end of its life cycle and was demolished in 2016. The proposed new building was designed to match the adjacent housing in the area and will look like a single-family dwelling from the front street. Unit #1 will be one storey in height and will front on 11<sup>th</sup> Street with an access driveway from the street. This unit will consist of 2 bedrooms and 1 bathroom. Unit #2 and #3 will be accessed from a north side entrance with parking from the rear lane. These units will be constructed as a bilevel and will each contain 3 bedrooms and 1 bathroom.

As a resident of the area we want to inform you of the application and provide additional information to the notice you will receive from the City of Brandon. A conceptual front exterior elevation has been included along with a site plan and floor plan layout.

If you require more information, or have any questions please contact:

**Steve McMillan**  
**VP of Planning Services**  
**VBJ Developments**  
**Phone: 204-728-2235 or 761-0904**  
**Email: [steve@vbjdevelopments.ca](mailto:steve@vbjdevelopments.ca)**

Thank you.



	<b>PROJECT NAME:</b> 847 11TH STREET SITE PLAN	<b>DATE:</b> 2018.07.18
		<b>SCALE:</b> N.T.S.



PROPERTY OWNER	ADDRESS	CITY	PROV	PCODE
PROPERTY OWNER	2404 PARK AVE	BRANDON	MB	R7B 0S3
PROPERTY OWNER	1 WAXWING BAY	BRANDON	MB	R7C 1C6
PROPERTY OWNER	10 WRIGHT BLVD	STRATFORD	ON	N5A 7X9
PROPERTY OWNER	1016 ROSSER AVE	BRANDON	MB	R7A 0L6
PROPERTY OWNER	2300-145 KING ST W	TORONTO	ON	M5H 1J8
PROPERTY OWNER	2401 OTTAWA AVE	BRANDON	MB	R7B 3K3
PROPERTY OWNER	3 OCEAN RIDGE DR	WINNIPEG	MB	R3Y 1W7
PROPERTY OWNER	30 ST. CLAIR AVE W	TORONTO	ON	M4V 3A1
PROPERTY OWNER	382 PARK AVE E	BRANDON	MB	R7A 7A8
PROPERTY OWNER	404 3RD ST	BRANDON	MB	R7A 3C4
PROPERTY OWNER	801A 10TH ST	BRANDON	MB	R7A 4G9
PROPERTY OWNER	801B 10TH ST	BRANDON	MB	R7A 4G9
PROPERTY OWNER	803 11TH ST	BRANDON	MB	R7A 4L1
PROPERTY OWNER	804 10TH ST	BRANDON	MB	R7A 4H1
PROPERTY OWNER	807 12TH ST	BRANDON	MB	R7A 4N2
PROPERTY OWNER	815 11TH ST	BRANDON	MB	R7A 4L1
PROPERTY OWNER	817 10TH ST	BRANDON	MB	R7A 4G9
PROPERTY OWNER	820 10TH ST	BRANDON	MB	R7A 4H1
PROPERTY OWNER	825 12TH ST	BRANDON	MB	R7A 4N2
PROPERTY OWNER	826 10TH ST	BRANDON	MB	R7A 4H1
PROPERTY OWNER	828 10TH ST	BRANDON	MB	R7A 4H1
PROPERTY OWNER	829 11TH ST	BRANDON	MB	R7A 4L1
PROPERTY OWNER	831 11TH ST	BRANDON	MB	R7A 4L1
PROPERTY OWNER	835 11TH ST	BRANDON	MB	R7A 4L1
PROPERTY OWNER	837 12TH ST	BRANDON	MB	R7A 4N2
PROPERTY OWNER	848 11TH ST	BRANDON	MB	R7A 4K9
PROPERTY OWNER	8541 116A ST	DELTA	BC	V4C 5Z5
PROPERTY OWNER	855 11TH ST	BRANDON	MB	R7A 4L1
PROPERTY OWNER	860 11TH ST	BRANDON	MB	R7A 4K9
PROPERTY OWNER	861 12TH ST	BRANDON	MB	R7A 4N2
PROPERTY OWNER	917 11TH ST	BRANDON	MB	R7A 4L2
PROPERTY OWNER	922 11TH ST	BRANDON	MB	R7A 4L3
PROPERTY OWNER	924 10TH ST	BRANDON	MB	R7A 6B5
PROPERTY OWNER	925 11TH ST	BRANDON	MB	R7A 4L2
PROPERTY OWNER	930 11TH ST	BRANDON	MB	R7A 4L3
PROPERTY OWNER	BOX 634	FAIRVIEW	AB	T0H 1L0
PROPERTY OWNER	P.O. Box 399	MACGREGOR	MB	R0H 0R0
PROPERTY OWNER	P.O. Box 426	STE ROSE DU LAC	MB	R0L 1S0
PROPERTY OWNER	PO BOX 430	HAMIOTA	MB	R0M 0T0
PROPERTY OWNER	SITE 195 BOX 11 RR 1	BRANDON	MB	R7A 5Y1
PROPERTY OWNER	SITE 30 BOX 122 RR2	BRANDON	MB	R7A 5Y2
PROPERTY OWNER	SITE 420 BOX 14 GRP 4	BRANDON	MB	R7A 5Y4