

Conditional Use

Name of Property Owner: _____

Name of Applicant: _____

Civic Address of Property: _____

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:

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: _____

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, 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: \$ _____

Variance to Zoning By-law No. 7124

Name of Property Owner: _____

Name of Applicant: _____

Civic Address of Property: _____

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

Variance Request(s):

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: _____

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, 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: \$ _____

Variance - Application

REV 05/2017



2404 Park Avenue | Brandon, MB | R7B 0S3
Office: 204.728.2235 | Fax 204.728.5036
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 847-11th 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 10th 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.

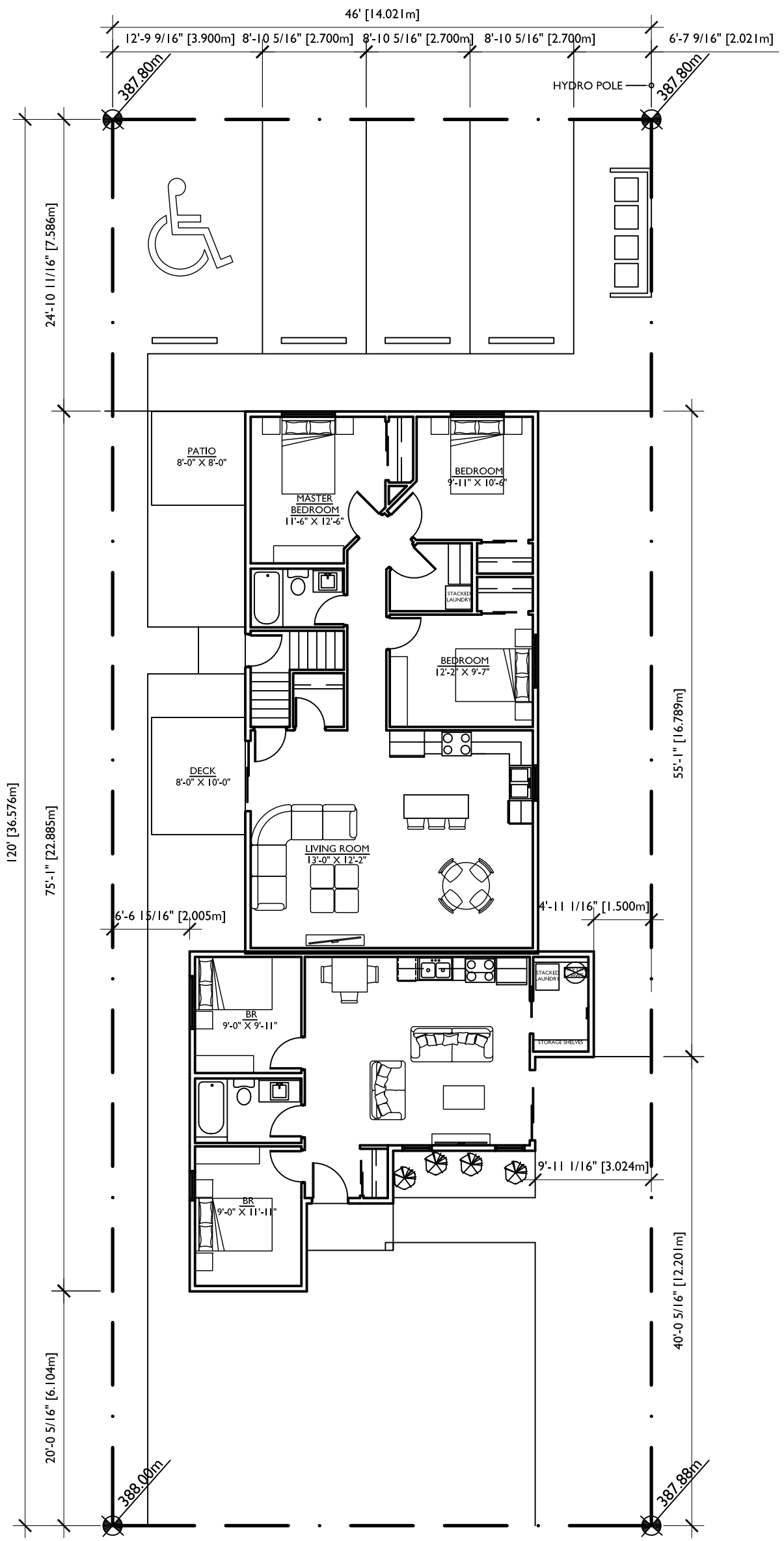
The property is located with the Railway Overlay Zone which requires any residential development to be located a minimum of 30 metres from a Railway Right-of-Way. The proposed building on this property will be located 17m from the railway right of way; however, it will actually be located 27 metres from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



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



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