



Planning & Buildings Department  
 638 Princess Avenue, Brandon MB, R7A 0P3  
 T: 204.729.2110 F: 204.728.2406  
 www.brandon.ca/planning

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

Name of Property Owner: Lee Choy Limited  
 Name of Applicant: Kenny Choy  
 Civic Address of Property: 235 Glen Avenue, Brandon, MB  
 Legal Description of Property: Lot 1, Block 4, Plan 925 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 & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

Proposal: to re-zone 235 Glen Avenue, Brandon, MB from MI (light industry)  
to mobile home park

*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: \_\_\_\_\_  
 Address: 138 Daly Crescent Brandon, MB Postal Code: R7A 6W3  
 Phone No.: (Primary) 204-727-0085 (Secondary) 204-726-3398  
 Email Address: krchoy@wcgwave.ca

Signature of Owner: [Signature] Date: \_\_\_\_\_  
 Address: 138 Daly Crescent, Brandon, MB Postal Code: R7A 6W3  
 Phone No.: (Primary) 204-727-0085 (Secondary) 204-726-3398  
 Email Address: krchoy@wcgwave.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 Houlhan, PIPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u>S. Tembo</u>	Planning File No.: <u>Z-09-19-B</u>	CityView No.: <u>PL2BLA 2019-111</u>	
Date Application Received: <u>Sept 27/19</u>	Payment Date: <u>Sept 27/19</u>	Receipt No.: <u>2019-7961</u>	Amount: \$ <u>4000.00</u>
Re-Zoning - Application			REV 12/2018

September 26<sup>th</sup>, 2019

Lee Choy Limited  
138 Daly Crescent  
Brandon, MB R7A 6W3

Brandon & Area Planning District  
638 Princess Avenue  
Brandon, MB R7A 0P3

### Letter of Intent to Rezone Property

Re: 235 Glen Avenue, Lot 1, Block 4, Plan 925 BLTO

I, Kenny Choy, do hereby propose to develop the above property, constructing 22 small mobile home lots. This new concept will be affordable small cottage style mobile homes ranging from 400 to 750 square feet.

In principle we aim to:

1. Provide affordable housing with smaller lots. Homes will be custom designed and will not look like mobile homes.
2. Environmentally friendly and energy efficient using solar and/or geothermal heating and air conditioning.
3. Modern and traditional cottage exteriors with a choice of 4 designs.
4. 10 of the lots will have community powered assigned parking and a walk way lined by a landscaped garden
5. Centralized location for garbage, recycling and green bins, mailboxes.

The property borders the existing Glendale Homes Park to the West and South along Glen Avenue. In order to develop this property as proposed, I ask that the City of Brandon re-zone the property to residential mobile homes.

Sincerely,



Kenny Choy  
President of Lee Choy Limited