



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, PIPPA 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>
Date Application Received:	<u>Sept 27/19</u>	CityView No.:	<u>PL2BLA 2019-111</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



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**Letter of Authorization**

Date: Sept. 26 2019

To: City of Brandon  
Planning & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

RE: 235 Glen Avenue, Bdn (address or legal description of application)

I (We) hereby give authorization to:

Kenny Choy (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

Lee Choy Limited

 (President)

Sept. 26 2019

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

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:

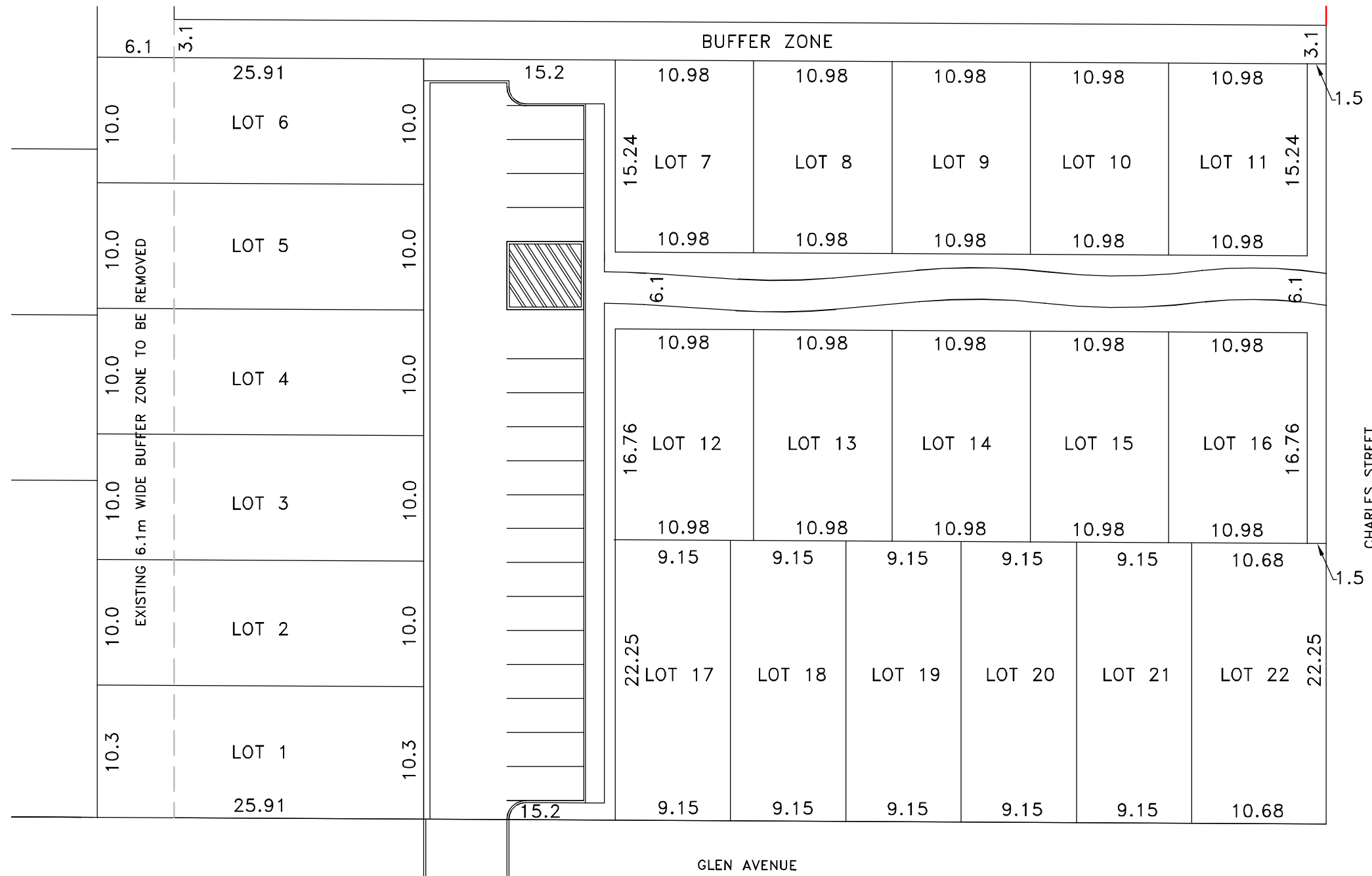
1. Provide affordable housing with smaller lots. Homes will be custom designed and will not look like mobile homes.
2. Environmentally friendly and energy efficient using solar and/or geothermal heating and air conditioning.
3. Modern and traditional cottage exteriors with a choice of 4 designs.
4. 10 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



MAXIMUM HOUSE SIZES			NOTES
	NO GARAGE		
	WIDTH	LENGTH	
LOT 1-6	16'	55'5"	PARKING VIA SMALL DRIVEWAYS WITH VERY LITTLE ROOM ON BOTH SIDES, 1 BEDROOM HOUSE, LOTS ARE WIDER THEN REQUIRED, CAN REDUCE LOT WIDTH IF NEEDED, PARKING VIA PARKING LOT
LOTS 7-16	16'	25'5"	
LOTS 17-22	16'	43'5"	1 BEDROOM HOUSE, PARKING VIA PARKING LOT

ALL DIMENSIONS ARE IN METRES  
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL

LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.	
REVISIONS	

G.D. NEWTON AND ASSOCIATES INC.  
727A 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7

DATE: 2019/09/25      SCALE:      DRAWING 1

GLENDALE HOMES PARK  
235 GLEN AVE.  
PHASE XI  
LOT 1, BLOCK 4, PLAN 925 BLTO