

PCN 2021-80



MurJet Properties

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Murray and Georgetta Fletcher

June 28, 2021

City of Brandon
Planning, Property, and Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

ATTN: Planning Department

Re: Conditional Use Application for property located at [250 3rd Street]

I, [Murray Fletcher], is applying to construct a front-to-back duplex dwelling on [250 3rd Street, (LOT 5 and the SLY 12.5 feet of lot 6 Block 37 Plan 2 BLTO in SE ¼ 23-10-19 WPM)]. The proposed development will include (front to back duplex, Parking off alley with sidewalk to both units, it will be a two story duplex).

The original building was a one-story small home the tiniest on the block. This one that we plan to build will be a two-story and will fit in with the rest of the neighborhood. We plan on making it to story that way the roofline will be similar to those in the area

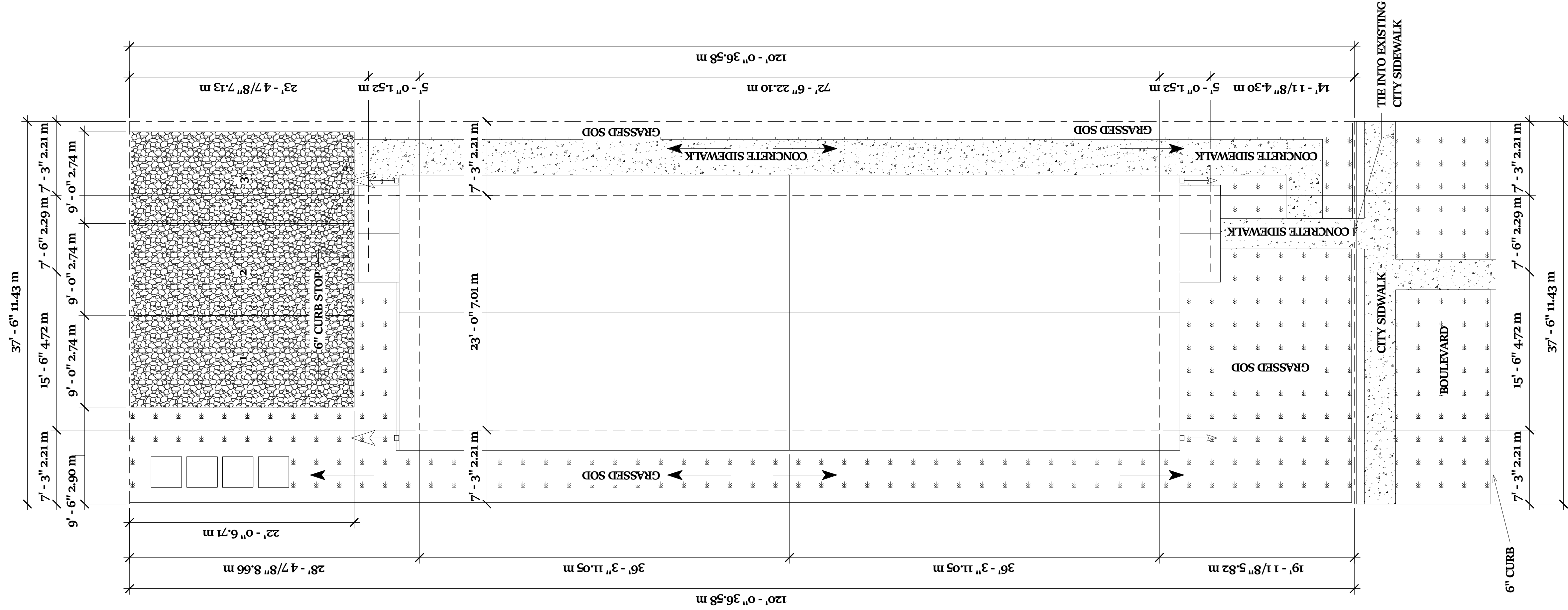
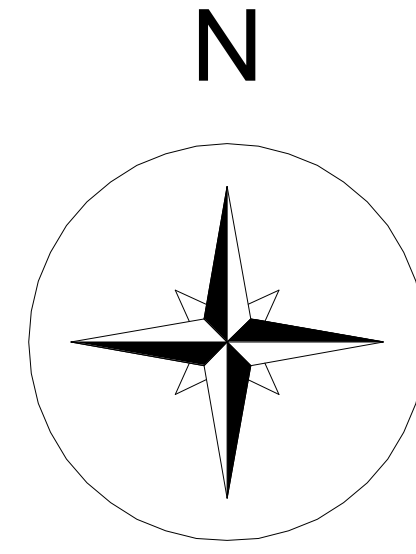
As far as I know it should pass all the bylaws as there's other apartments in this 200 block of third.

If you have any questions or concerns about this applications, please do not hesitate to contact me.

Regards,

Murray Fletcher

BACK LANE



3RD STREET

1 Site Plan
1:75

BENCHMARK:

3RD & LORNE
G.B.M.
69-N-059
386.29m

CIVIC ADDRESS:

250 - 3RD ST,
Brandon, MB

LEGAL ADDRESS:

LOTS 5/6 BLOCK 37 PLAN 2
BLTO

BUILDING INFORMATION:

154.92 m² Footprint
37.05% of LOT

Lot Area: 418.06 m²

Duplex
2 Storey

NOTES:

- 1) All work in the public right of way shall be performed as stated in the latest edition of the city of Brandon standard construction specifications
- 2) all grassed landscaping required within the public right of way is to be completed with sod.

LEGEND:

- = CONCRETE
43.78 m²
- = GRASS
122.73 m²
- = GRAVEL
54.82 m²
- = DOWNSPOUTS
- = DRAINAGE ARROW
- = SITE LINE
- = BUILDING OUTLINE

No.	Description	Date

Walsh Const.

Duplex
Site

Project number 2020.022
Date 04 /20 /2021
Drawn by TN

1

Scale 1:75

Engineer / Architect Stamp



Tyson Nurse
1550 - 13th ST, Brandon, MB
(204) 728-1570
Tyson@SelfTimbermart.ca

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR BEFORE SITE WORK BEGINS, ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER .



Engineer / Architect Stamp



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No.	Description	Date

Walsh Const.

Duplex
Elevations

Project number 2020.022

Date 04 /20 /2021

Drawn by TN

A2

Scale 1/4" = 1'-0"



① Rear
1/4" = 1'-0"



② Right
1/4" = 1'-0"

Engineer / Architect Stamp



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No.	Description	Date

Walsh Const.

Duplex
Elevations

Project number 2020.022
Date 04 /20 /2021
Drawn by Author

A3

Scale 1/4" = 1'-0"