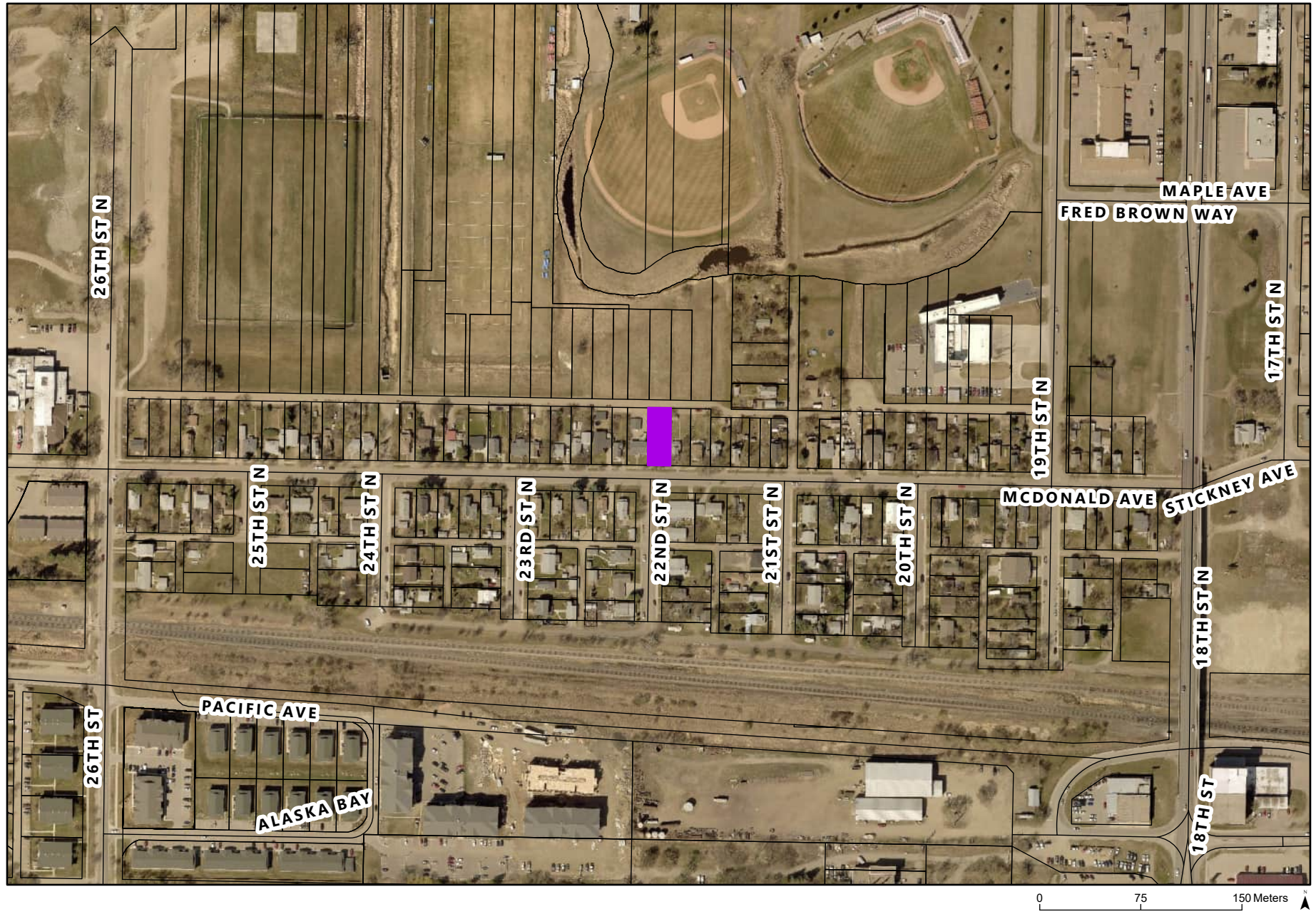
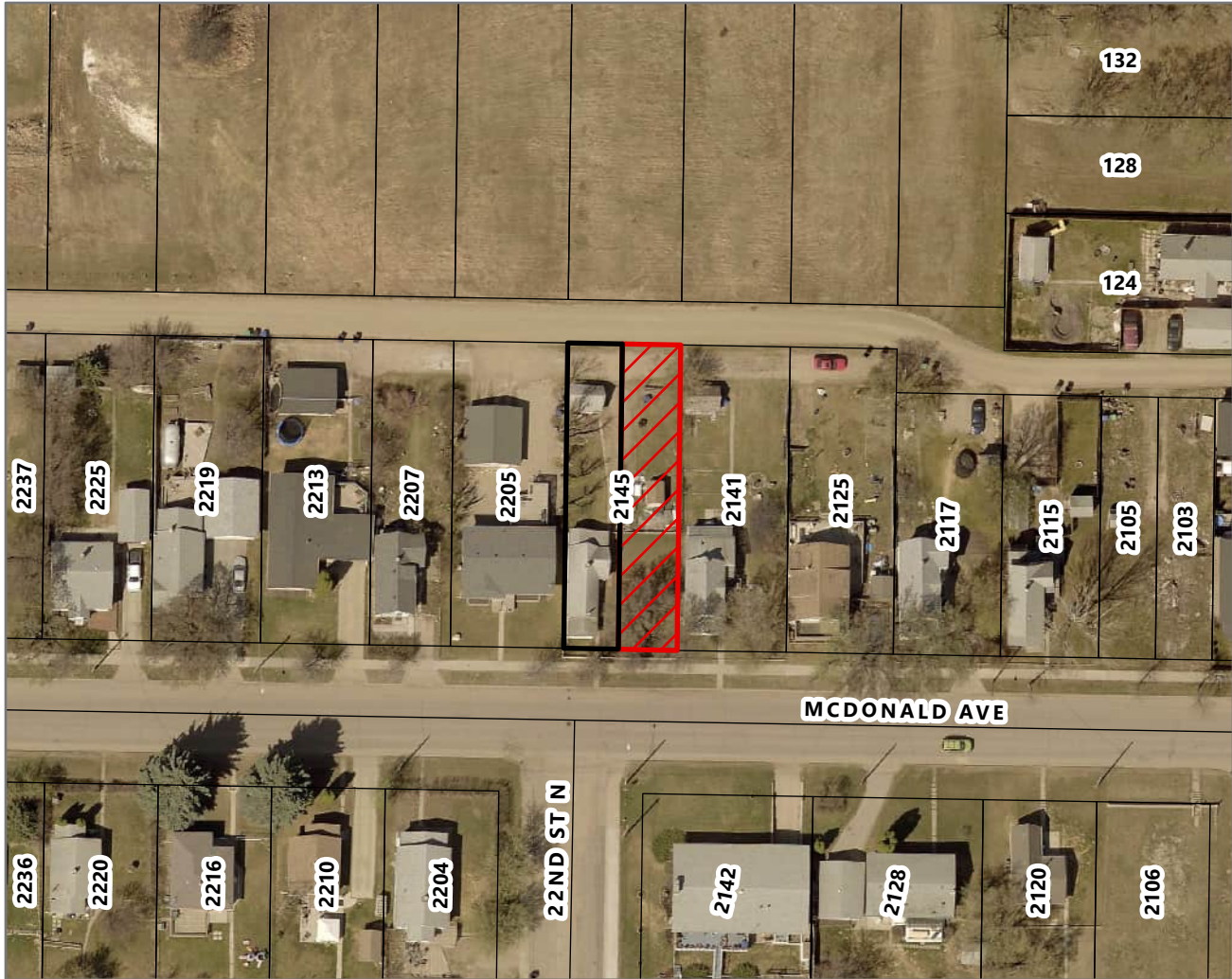


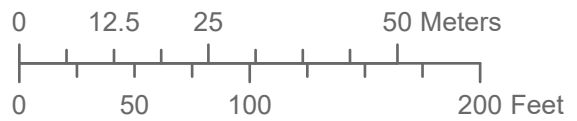
Conditional Use Application C-08-22 & Subdivision Application 4500-22-724 2145 McDonald Avenue





Conditional Use and Subdivision Application



Conditional Use Application C-08-22
 Subdivision Application 4500-22-724
 2145 McDonald Avenue
 SP Lot 7 Plan 49597 BLTO
 in NE 1/4 22-10-19 WPM



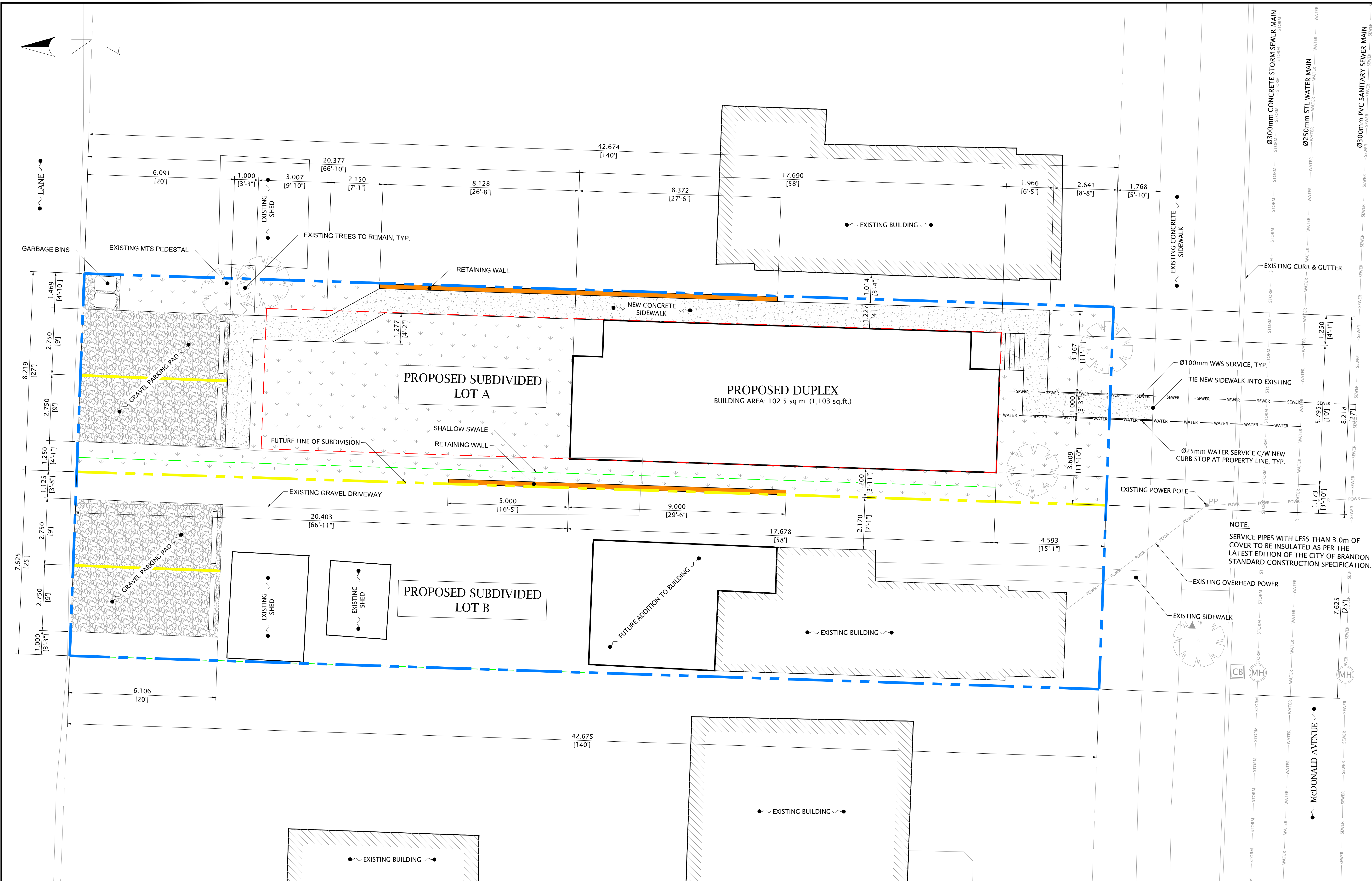
LEGEND

-  Proposed Lot
-  Residual Lot

**Planning & Buildings
 Department**



Map Created: 11/07/2022
 Revised:



DEVELOPER:

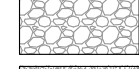








1875 Middleton Ave. | Brandon, Manitoba | R7C 1A7
 Keller: 204-728-1328 | Premier: 204-573-9600
 info@kellerdevelopments.com | info@premierbuildergroup.ca
 www.kellerdevelopments.com | www.premierbuildergroup.ca

GENERAL NOTES

1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.

LEGEND

-  NEW GRAVEL
-  NEW CONCRETE
-  GRASS/SOD
-  SITE PROPERTY LINE
-  ADJACENT PROPERTY LINES/LOT LINES
-  MINIMUM BUILDING SETBACK
-  RETAINING WALL

SITE INFORMATION

CIVIC ADDRESS:
2145 McDONALD AVENUE, BRANDON, MB.

LEGAL DESCRIPTION:
SP LOT 7, PLAN 49597

CURRENT ZONE: RLD

MIN. SETBACK REQUIREMENTS:
FRONT YARD: 6.0m
SIDE YARD: 1.2m
SIDE YARD (CORNER): 3.0m
REAR YARD: 7.6m

PROP. SUBDIVIDED LOT A

AREA OF PROP. LOT A: 350.7 sq.m. (3,775 SQ.FT.)
 PROP. BUILDING FOOTPRINT: 102.5 sq.m. (1,103 sq.ft.)
 LOT COVERAGE FROM BUILDINGS: 29.2%

PARKING SPACES REQUIRED: 2
 PARKING SPACES PROVIDED: 2

PROP. SUBDIVIDED LOT B

AREA OF PROP. LOT B: 325.4 sq.m. (3,503 sq.ft.)
 EX. BUILDING FOOTPRINT: 59.44 sq.m. (640 sq.ft.)
 LOT COVERAGE FROM BUILDINGS: 18.3%

PARKING SPACES REQUIRED: 1
 PARKING SPACES PROVIDED: 1

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE

DESIGNER:



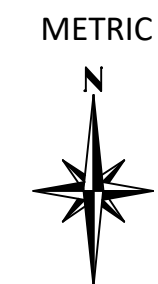
1-1875 Middleton Avenue,
Brandon, Manitoba, R7C 1A7
email: info@myriadesign.ca
phone: 204.728.1328

PROJECT NAME: 2145 McDONALD AVE. - MULTIPLEX		
LOCATION: BRANDON, MB.		
SHEET NAME: SITE PLAN		
DATE: OCTOBER 24, 2022	SHEET SIZE: 24" X 36"	SHEET C-101
DRAWN BY: ZT	JOB NUMBER: MD22-004	

1 SITE PLAN
SCALE: 1:75

SUBDIVISION APPLICATION MAP

OF PART OF
 NE 1/4 SEC. 22, TWP. 10, RGE. 19 WPM
 BEING SP LOT 7 PLAN 49597
 CITY OF BRANDON



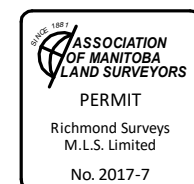
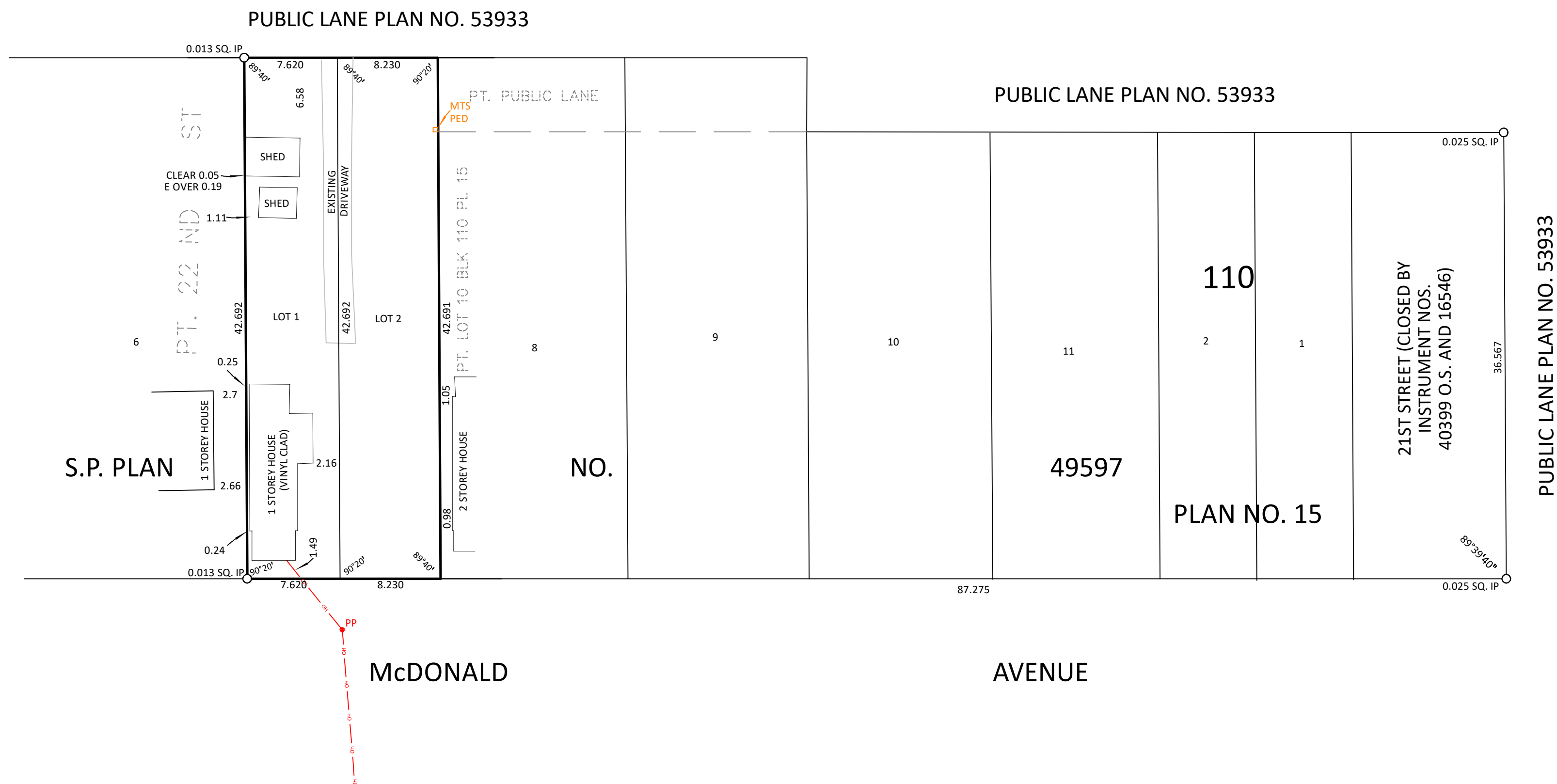
All distances are in metres and may be converted to feet by multiplying by 3.28084.
 Survey Monuments found on the ground are shown thus
 All plans referred to are on record in the Brandon Land Titles Office.
 Scale: 1:300

Overhead power shown thus

CERTIFICATE OF TITLE NO. 3179621
 DATE OF TITLE SEARCH 2022-10-26
 REGISTERED OWNER(S):
 Evan Christopher Keller
 Jill Nicole Keller
 LEGAL DESCRIPTION:
 SP Lot 7 Plan 49597 BLTO
 In NE 1/4 22-10-19 WPM
 ENCUMBRANCES:
 Caveat No. 84-7409 & Mortgage No. 1484417

LOT AREAS

LOT	SQ. M.
1	325.3
2	351.4



NOTE:
 FOR PLANNING APPLICATION
 PURPOSES ONLY.
 THIS IS NOT A FINAL SURVEY.

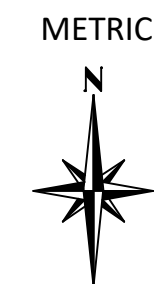
Richmond Surveys File No.	220431
Drawing File No.	220431_R2_CM
Fieldbook Page	55/58

RICHMOND SURVEYS M.L.S. LTD.
 UNIT 5B - 457 - 9TH STREET 102 SASKATCHEWAN AVENUE EAST
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 WWW.RICHMONDSURVEYS.COM



SUBDIVISION APPLICATION MAP

OF PART OF
 NE 1/4 SEC. 22, TWP. 10, RGE. 19 WPM
 BEING SP LOT 7 PLAN 49597
 CITY OF BRANDON



All distances are in metres and may be converted to feet by multiplying by 3.28084.
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 Scale: 1:300

Overhead power shown thus

CERTIFICATE OF TITLE NO. 3179621

DATE OF TITLE SEARCH 2022-10-26

REGISTERED OWNER(S):

Evan Christopher Keller

Jill Nicole Keller

LEGAL DESCRIPTION:

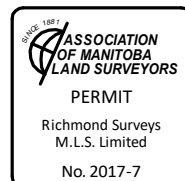
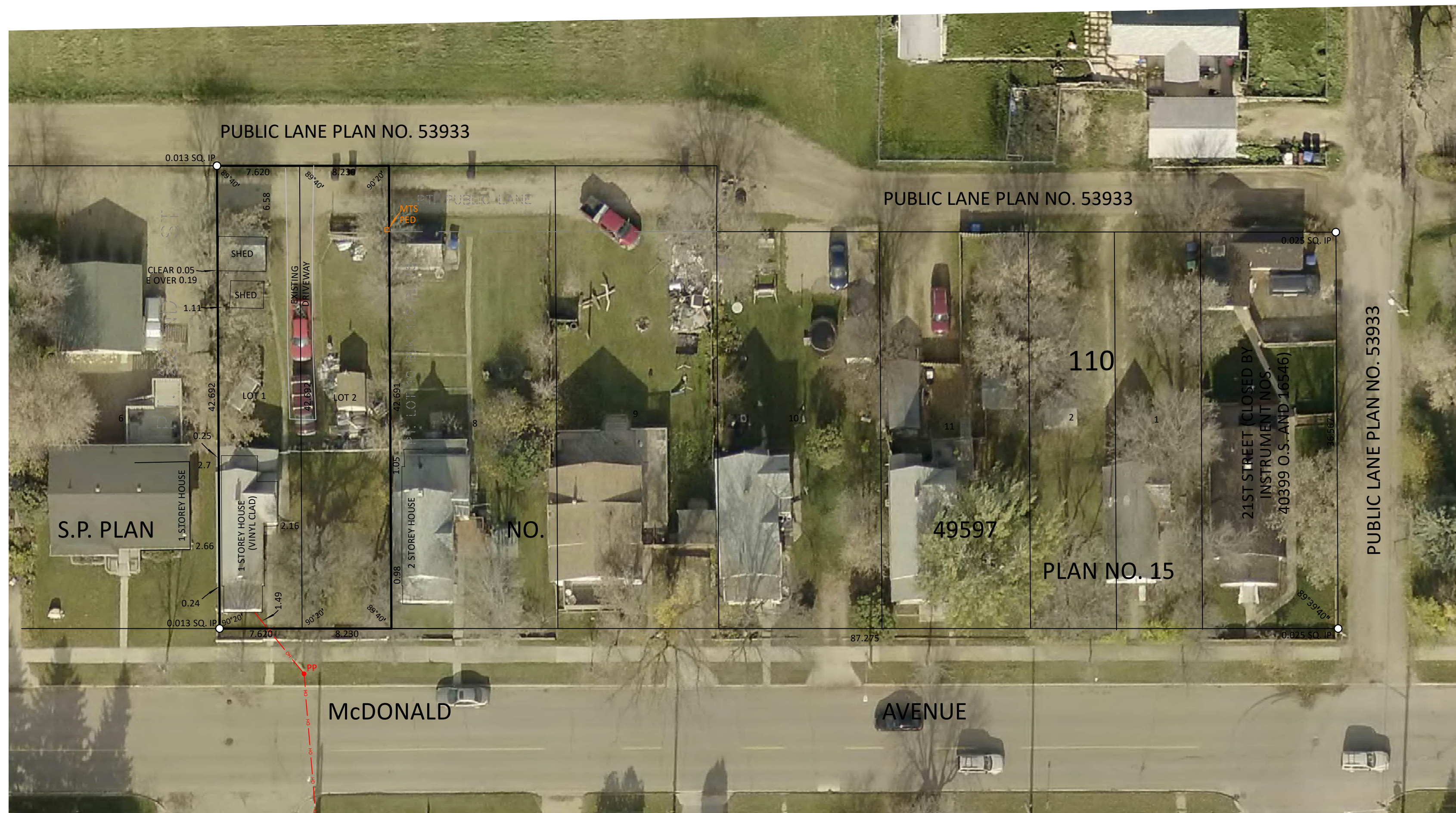
SP Lot 7 Plan 49597 BLTO

In NE 1/4 22-10-19 WPM

ENCUMBRANCES:

Caveat No. 84-7409 & Mortgage No. 1484417

LOT AREAS	
LOT	SQ. M.
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