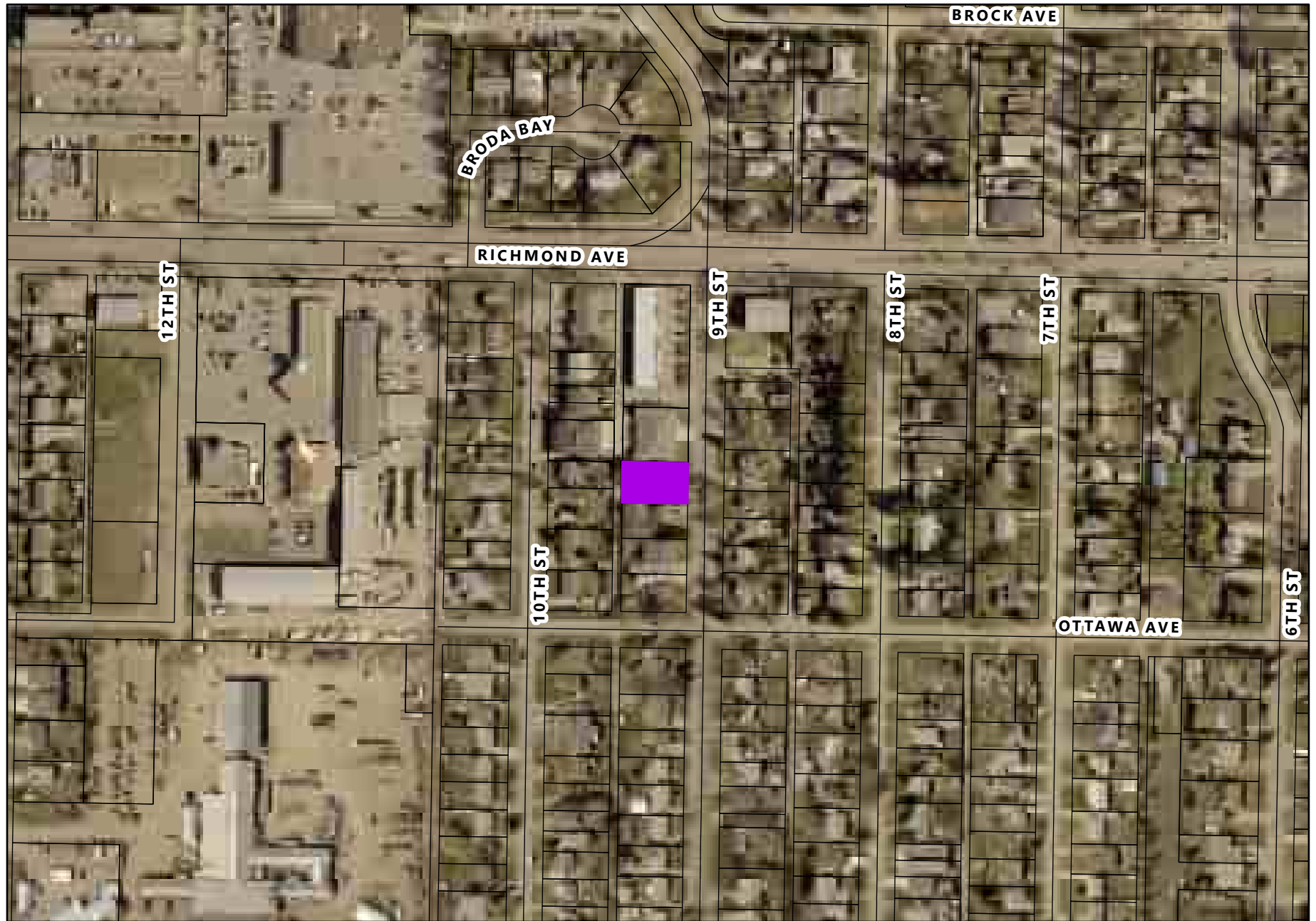


# Conditional Use Application C-2-23 -1534 9th Street



# Conditional Use Application



Conditional Use Application C-02-23  
 1534 9th Street  
 Lots 33-35 Block 2 Plan 289  
 in NW 1/4 11-10-19 WPM



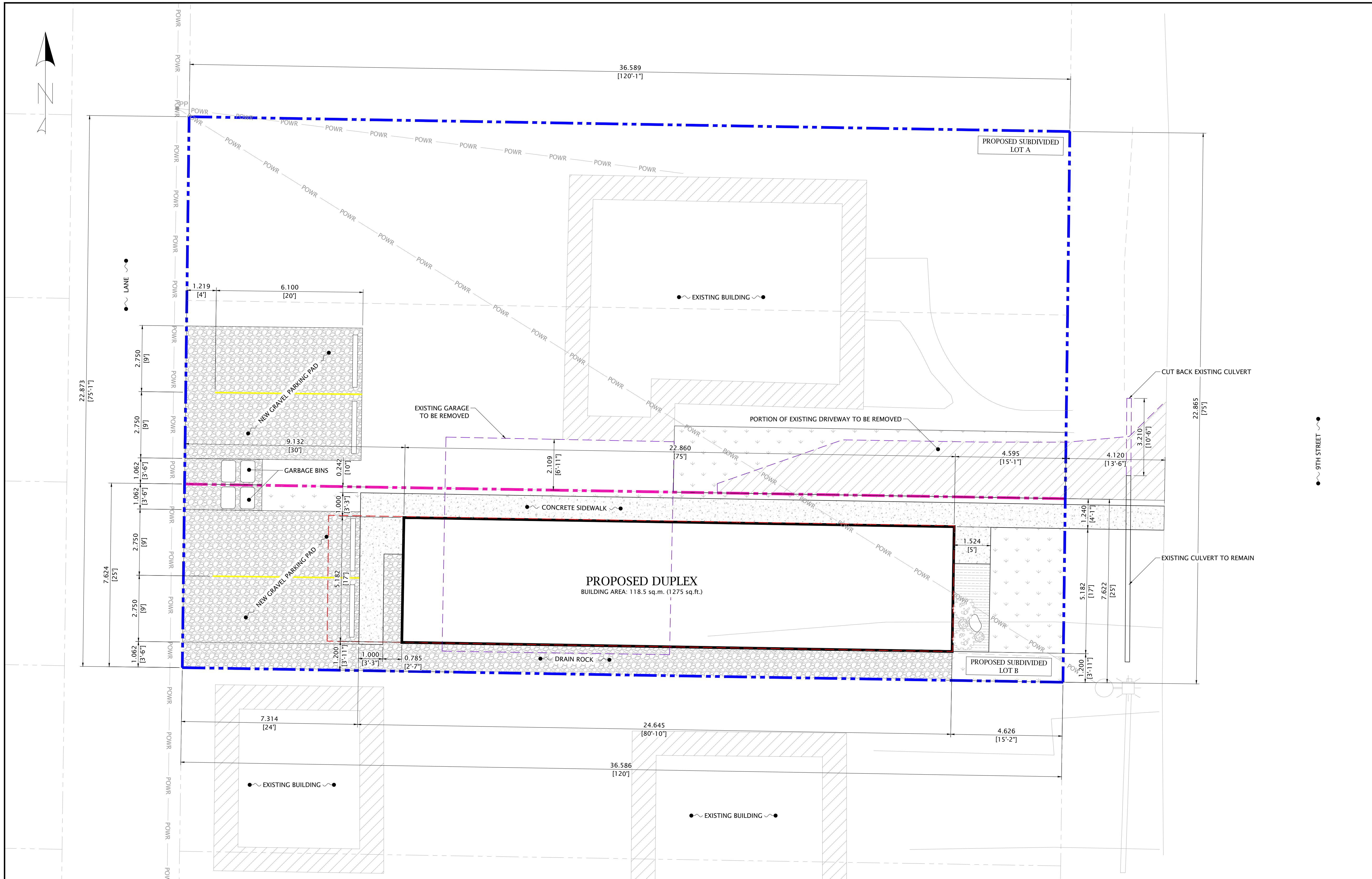
## LEGEND

 Affected Lot

**Planning & Buildings  
 Department**



Map Created: 03/20/2023  
 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**
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY TO BE PERFORMED AS PER THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
  - ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BE COMPLETED WITH SOD.
  - ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
  - ALL UTILITIES TO BE LOCATED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
  - SURVEY DATA PROVIDED BY RICHMOND SURVEYS.

**LEGEND**

	PROPOSED BUILDING		NEW GRAVEL/ DRAIN ROCK
	LANDSCAPE BEDDING		GRASS/SOD
	NEW CONCRETE		DRIVEWAY TO BE REMOVED

SITE PROPERTY LINE  
 FUTURE LINE OF SUBDIVISION  
 ADJACENT PROPERTY LINES/LOT LINES  
 MIN. BUILDING SETBACK  
 ITEMS TO BE REMOVED

**SITE INFORMATION**

CIVIC ADDRESS:  
1534 9TH STREET, BRANDON, MB

LEGAL DESCRIPTION:  
LOTS 33,34,35 BLOCK 2, PLAN 289, BLT

CURRENT ZONE: RSD

MIN. SETBACK REQUIREMENTS:  
FRONT YARD: 4.6m  
SIDE YARD: 1.2m  
REAR YARD: 7.6m


PROP. SUBDIVIDED LOT A:  
 AREA OF PROP. LOT B: 557.8 sq. m. (6004 sq. ft.)  
 EX. BUILDING FOOTPRINT: 124.4 sq. m. (1339 sq. ft.)  
 LOT COVERAGE FROM BUILDING: 22.3%  
 PARKING SPACES REQUIRED: 2  
 PARKING SPACES PROVIDED: 2

PROP. SUBDIVIDED LOT B:  
 AREA OF PROP. LOT A: 278.9 sq. m. (2679 sq. ft.)  
 PROP. BUILDING FOOTPRINT: 118.5 sq. m. (1275 sq. ft.)  
 LOT COVERAGE FROM BUILDING: 42.5%  
 PARKING SPACES REQUIRED: 2  
 PARKING SPACES PROVIDED: 2

PRELIMINARY  
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE

DESIGNER:



11-1875 Middleton Avenue  
 Brandon, Manitoba, R7C 1A7  
 email: info@mriadsign.ca  
 phone: 204.728.1328

PROJECT NAME: TY WORTHINGTON - DUPLEX		
LOCATION: 1534 9TH STREET, BRANDON, MB.		
SHEET NAME: SITE CONCEPT PLAN		
DATE: MARCH 3, 2023	SHEET SIZE: 24" X 36"	SHEET C-101
DRAWN BY: ZT	JOB NUMBER: MD22-052	

**1 SITE CONCEPT PLAN**  
SCALE: 1:75





1534 9TH STREET  
FRONT-BACK DUPLEX

DEVELOPER:



1875 Middleton Ave. Unit 2 | Brandon Manitoba | R7C 1A7  
Keller: 204-728-1326 | Premier: 204-573-9600  
info@kellerdevelopments.com | info@premierbuildergroup.ca  
www.kellerdevelopments.com | www.premierbuildergroup.ca

DESIGNER:



MYRIA DESIGN

1875 Middleton Ave. Unit 1  
Brandon, Manitoba | R7C 1A7  
Email: info@myriadesign.ca  
Phone: 204-728-1328 Ext: 104

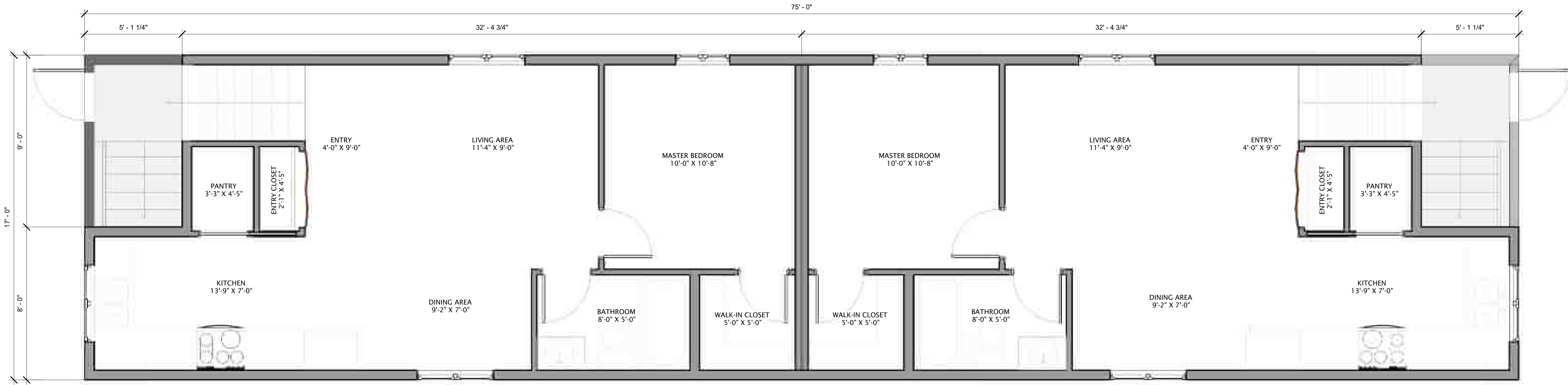




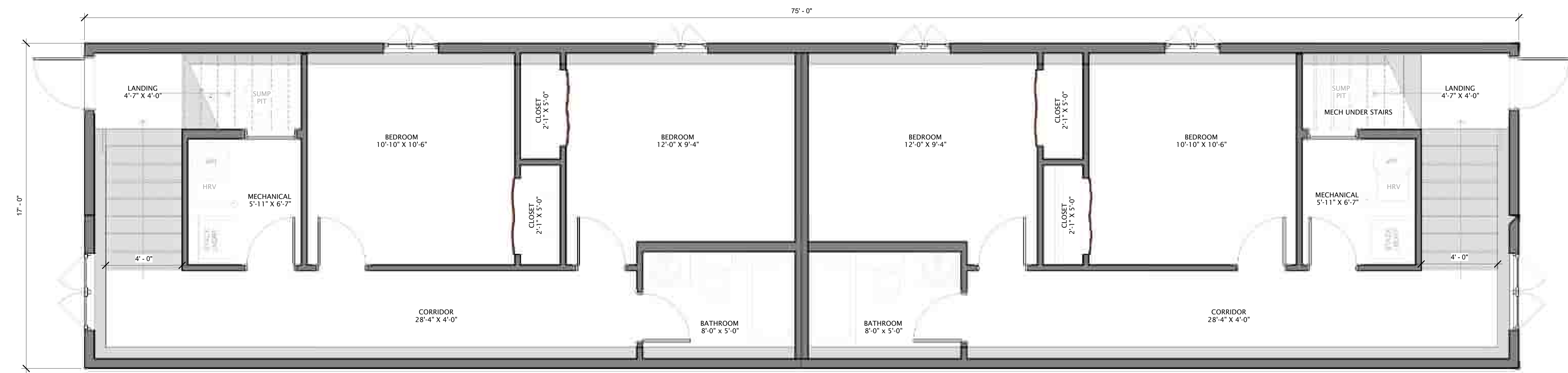
1875 Middleton Ave. Unit 1 | Brandon Manitoba | R7C 1A7  
 Keller: 204-728-1326 | Premier: 204-573-9600  
 info@kellerdevelopments.com | info@premierbuildergroup.ca  
 www.kellerdevelopments.com | www.premierbuildergroup.ca

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES
2. DO NOT SCALE DRAWINGS
3. GRID LINES ARE COINCIDENT WITH EXTERIOR FACE OF STUDS AND CENTER OF DEMISING WALL
4. ENSURE CONTINUITY OF FIRE SEPARATION
5. GENERAL CONTRACTOR TO COORDINATE WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO DETERMINE LOCATION AND DIMENSIONS OF REQUIRED BUILDING COMPONENTS, EQUIPMENT, AND REQUIRED OPENINGS
6. PROVIDE BLOCKING FOR WALL MOUNTED EQUIPMENT, ACCESSORIES, AND MILLWORK
7. VENTILATION/AIR EXCHANGE MUST BE PROVIDED IN ACCORDANCE WITH NBM ART. 9.32
8. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (2011)
9. CONTRACTORS OR ANY PERSONS USING THESE DRAWINGS SHALL REPORT ANY ERRORS, OMISSIONS, OR DESIGN DISCREPANCIES TO THE GENERAL CONTRACTOR WHO WILL BE RESPONSIBLE FOR REPORTING THEM TO THE DESIGNER.



**MAIN FLOOR** FLOOR AREA: 1275 SQ.FT.  
 SUITE FLOOR AREA: 600 SQ.FT.



**BASEMENT** FLOOR AREA: 1275 SQ.FT.  
 SUITE FLOOR AREA: 637 SQ.FT.

**PRELIMINARY**  
 FOR DISCUSSION PURPOSES ONLY

NO	REVISION	DATE
C5	CONCEPT REVIEW	2022-12-20
C4	CONCEPT REVIEW	2022-12-15
C3	CONCEPT REVIEW	2022-11-23
C2	CONCEPT REVIEW	2022-11-17
C1	CONCEPT REVIEW	2022-11-16

**DESIGNER:**  
 1875 Middleton Ave. Unit 1  
 Brandon, Manitoba | R7C 1A7  
 Email: info@myriadesign.ca  
 Phone: 204-728-1328 Ext: 104

**PROJECT NAME:**  
 WORTHINGTON DUPLEX

**LOCATION:**  
 1534 9TH ST, BRANDON

**SHEET NAME:**  
 CONCEPT FLOORPLANS

<b>DATE:</b> 2022-11-16	<b>SHEET SIZE:</b> 24" X 36"	<b>SHEET:</b>
<b>DRAWN BY:</b> A.B.	<b>JOB NUMBER:</b> MD22-052	<b>A101</b>