

March 2nd, 2023

City of Brandon
Planning, Property & Building Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attn: Planning, Property & Building Department

Re: Conditional Use Application for south lot at 1534 9th Street, Brandon, MB

Please consider this letter of intent as part of our application for conditional use to construct a duplex on 1534 9th Street in Brandon MB. According to table 9 of the City of Brandon Zoning by-law 7214, part 3, Division 1, duplex dwellings in the RSD zone are permitted only under conditional use. Additionally, an interior lot of less than 15.2m wide in width is permitted with conditional use. Our application addresses these two items. This letter is submitted to you by Ty Worthington on behalf of 10116050 Manitoba Ltd.

The existing property on 1534 9th Street features a large existing two story house with a covered porch and garage. The existing garage and covered porch would be removed to make room for the new building with the existing home remaining untouched. The legal description of the property is 'Lot 33/35, Block 2, Plan 289'. Currently, the size of the property is 75' (22.86 M). Lot 33 will be split from the title to build a 1275 sq ft duplex on the south portion of the property which will have dimensions of 5.5m wide x 22.86m long.

The proposed development will meet the three criteria for approving a conditional use application:

1) Will it be generally compatible with the nature of the surrounding area?

To fit the building into the surrounding area, we have designed the building as a bi level, having a main living area, kitchen, primary bedroom and bathroom on the main floor, and the remaining bedrooms on the second floor with a full bathroom and utility/laundry room. This duplex has separate entrances facing East and West which gives the tenants privacy and each an independent space. Please see the plans and elevations submitted with the application that demonstrate the look and feel of the proposed building.

2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

The development is a residential build that will comply with all codes and bylaws applicable to the project, negating health and safety concerns to those living in the area. The current dwelling accesses the property directly off of 9th street, crossing a high-traffic pedestrian and bike lane. To mitigate traffic concerns, 2 parking stalls will be available on the West side of the building. Additionally, the development will only bring life back to the existing property and should have no other effect on properties or future development in the area.

3) Is it generally consistent with the applicable provisions of the Development Plan by-laws and any applicable Secondary Plan by-law?

Yes, this is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

If you have any questions or require further information regarding this application, please do not hesitate to contact me by email at rentalswestman@gmail.com or 2047207569

Kind Regards,

Ty Worthington
10116050 Manitoba Ltd.



Letter of Authorization

Date: March 16 2023

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

RE: 1534 9th (address or legal description of application)

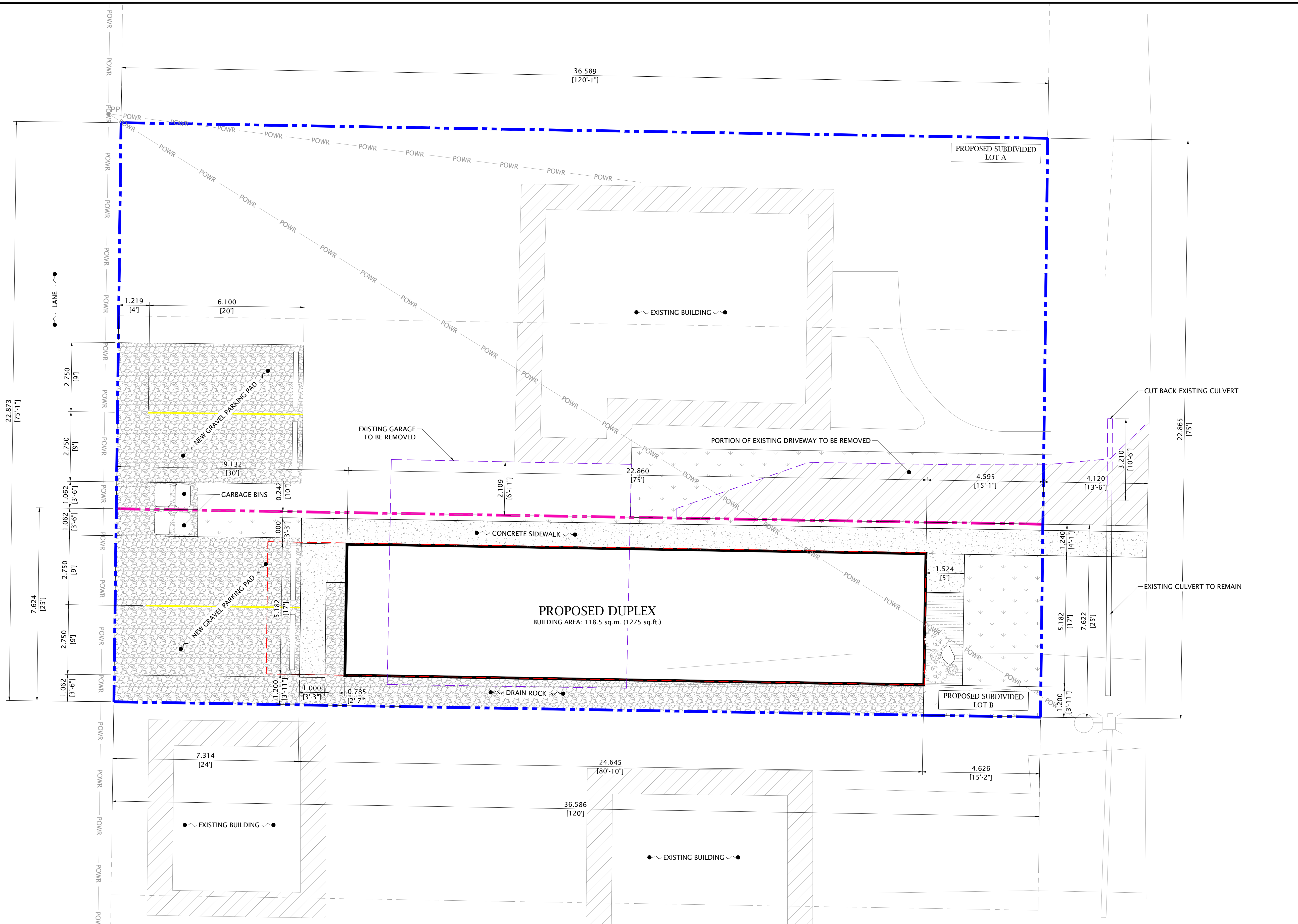
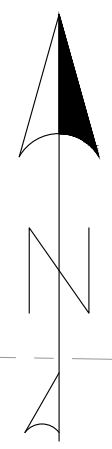
I (We) hereby give authorization to:

Ty Worthington (Applicant's name)

To apply for a development application for the above address.

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

<u>10116050 MB LTD</u>	<u>[Signature]</u>	<u>March 16 2023</u>
Name (Print)	Name (Signed)	Date
<u> </u>	<u> </u>	<u> </u>
Name (Print)	Name (Signed)	Date
<u> </u>	<u> </u>	<u> </u>
Name (Print)	Name (Signed)	Date
<u> </u>	<u> </u>	<u> </u>
Name (Print)	Name (Signed)	Date



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@myriadesign.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"
DRAWN BY:	ZT	JOB NUMBER: MD22-052
		SHEET C-101

1 SITE CONCEPT PLAN
SCALE: 1:75