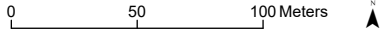
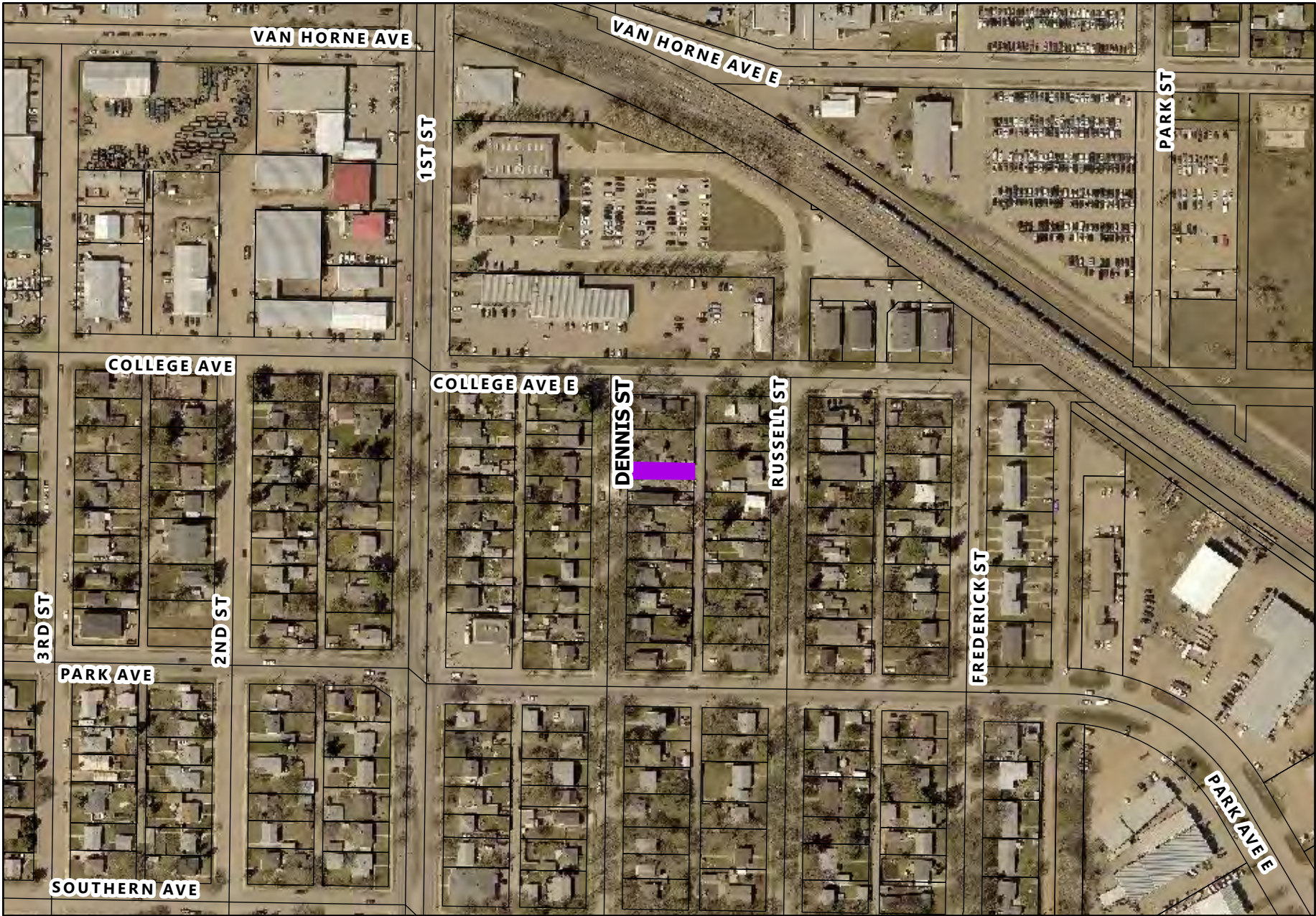


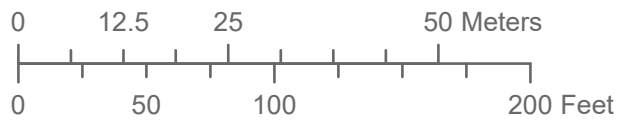
Conditional Use Application C-13-23 - 821 Dennis Street



Conditional Use Application



Conditional Use Application C-13-23
 821 Dennis Street
 Lot 6 Block 31 Plan 9 BLTO
 in NW 1/4 13-10-19 WPM



LEGEND

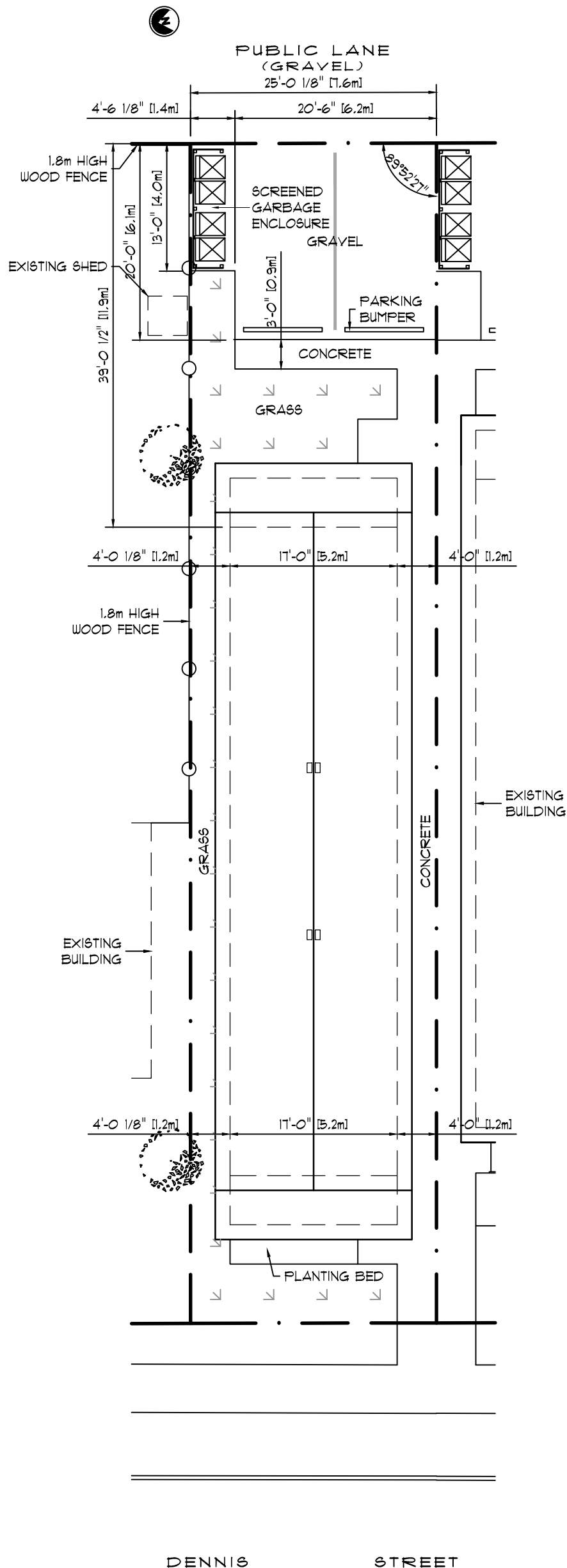
 Affected Lot

**Planning & Buildings
 Department**



Map Created: 11/27/2023
 Revised:

821 DENNIS STREET
 LOT 9 BLOCK 31 PLAN 9
 BRANDON, MANITOBA



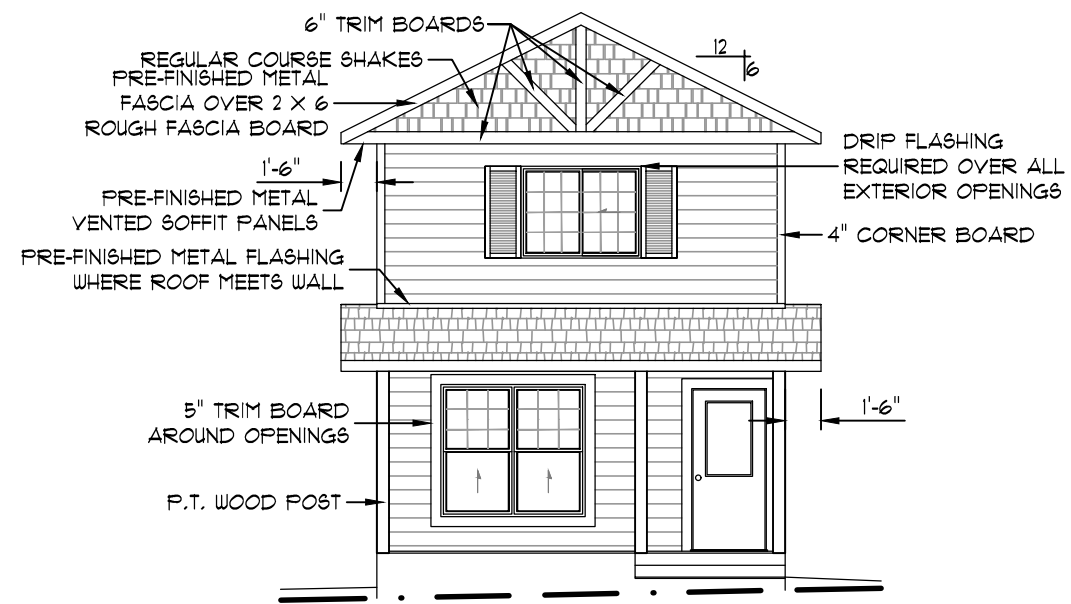
3 BEDROOM - 2 UNIT RENTAL APARTMENT
 SLAB ON GRADE/WOOD-FRAME CONSTRUCTION
 USAGE AREAS:
 AREA OF BUILDING - 104.28m² [1122 FT²]
 BUILDING LAND USAGE - 37%
 AREA OF COVERED PATIOS - 15.80m² [170 FT²]
 COVERED PATIO LAND USAGE - 6%
 AREA OF CONCRETE SURFACES - 45.45m² [489 FT²]
 CONCRETE SURFACE LAND USAGE - 16%
 AREA OF COMPACTED GRAVEL - 43.49m² [468 FT²]
 COMPACTED GRAVEL LAND USAGE - 16%
 AREA OF LANDSCAPING BEDS - 4.83m² [52 FT²]
 LANDSCAPING BED LAND USAGE - 2%
 AREA OF GRASS SURFACE - 65.15m² [701 FT²]
 GRASS SURFACE LAND USAGE - 23%

LOT SIZE: 7.6m [25'-0"] X 36.6m [120'-0"]
 LOT AREA: 279.18m² [3004 FT²]
 ZONING: RLD
 MINIMUM SITING REQUIREMENTS:
 SITE AREA: 232m² [2496 FT²]
 SITE WIDTH: 7.6m [25'-0"]
 FRONT YARD: 4.6m [14'-11"]
 SIDE YARD - INTERIOR: 1.2m [4'-0"]
 SIDE YARD - CORNER: 3.0m [10'-0"]
 REAR YARD: 1.6m [5'-0"]
 MAXIMUM SITING REQUIREMENTS:
 BUILDING HEIGHT: 11m [36'-0"]

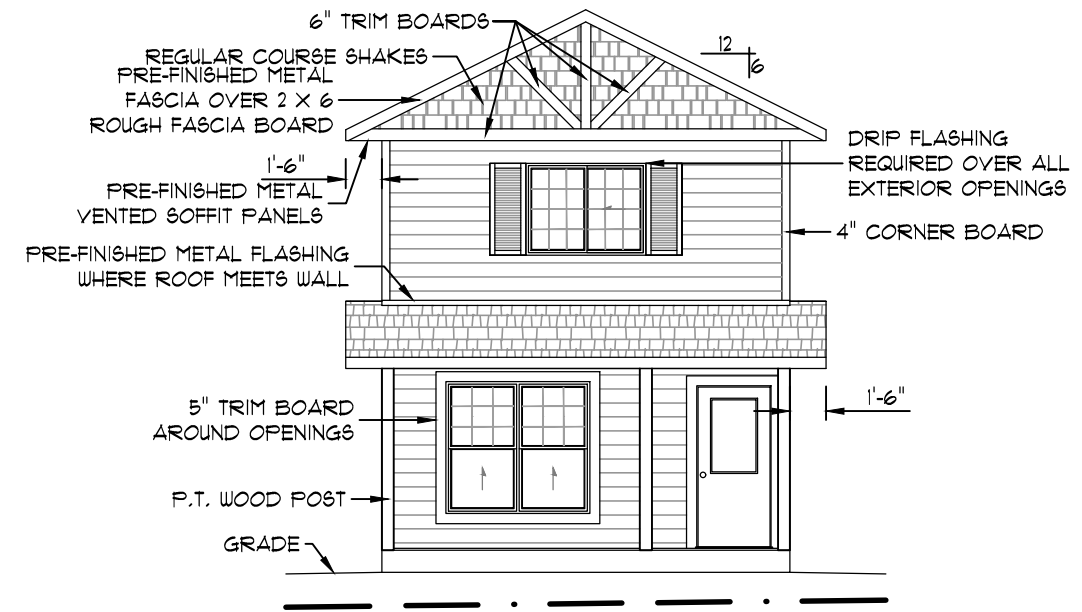
A SITE PLAN
 1:150



821 DENNIS STREET
 LOT 9 BLOCK 31 PLAN 9
 BRANDON, MANITOBA

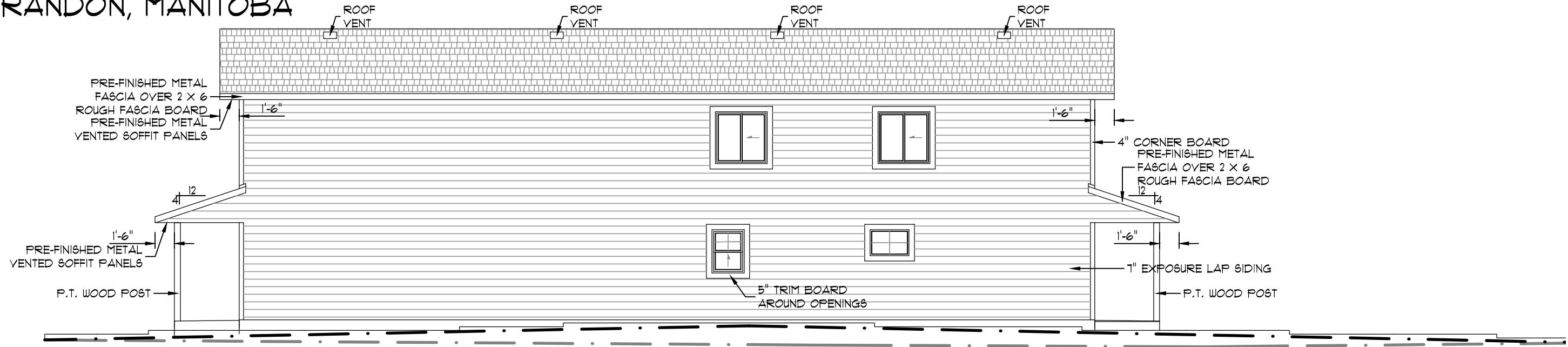


E1 WEST EXTERIOR ELEVATION
 1/8" = 1'

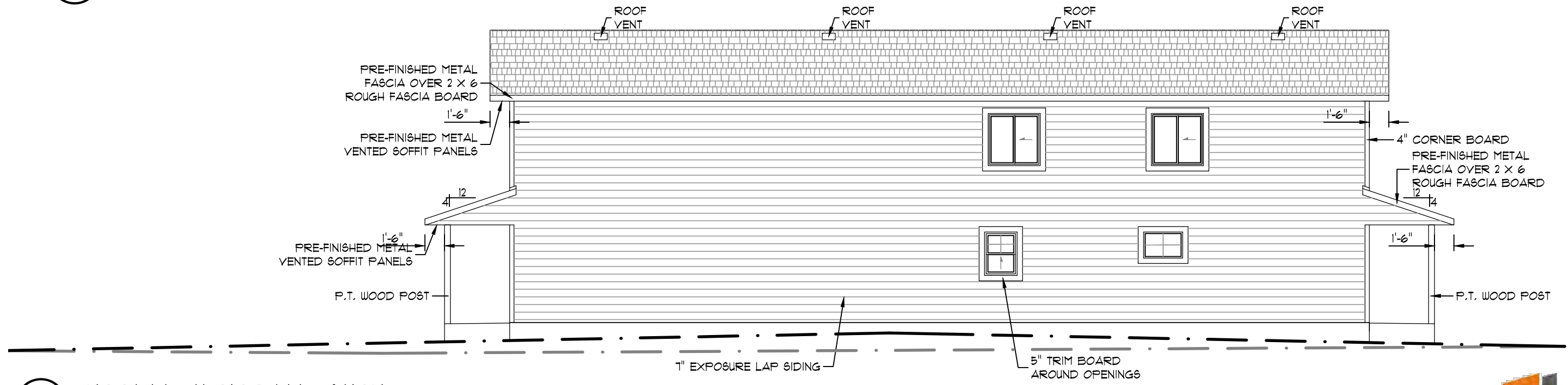


E2 EAST EXTERIOR ELEVATION
 1/8" = 1'

821 DENNIS STREET
 LOT 9 BLOCK 31 PLAN 9
 BRANDON, MANITOBA



E3 SOUTH EXTERIOR ELEVATION
 1/8" = 1'



E4 NORTH EXTERIOR ELEVATION
 1/8" = 1'

