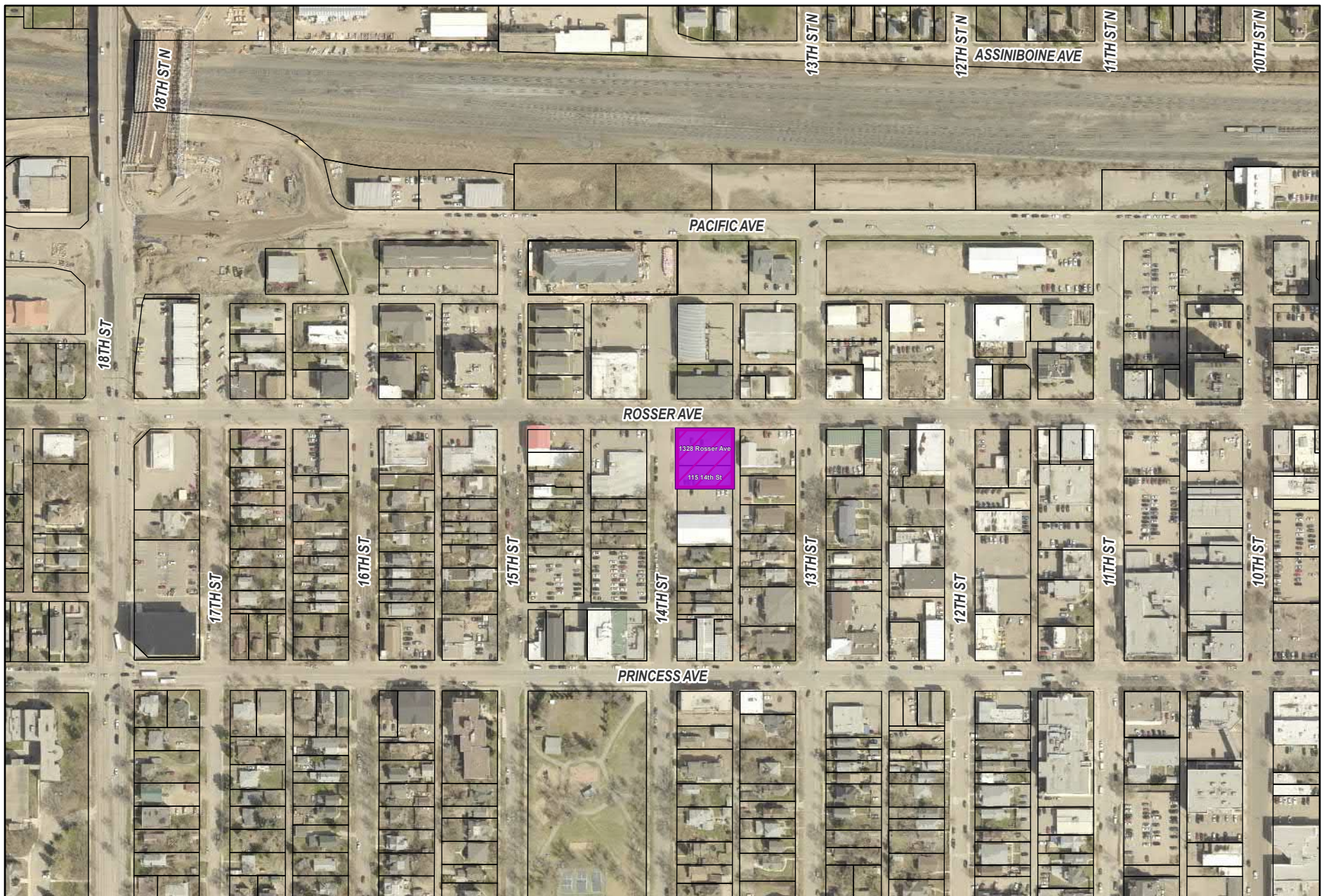


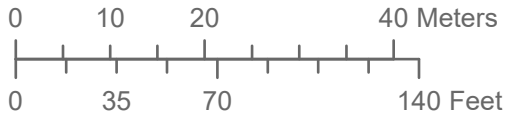
Conditional Use Application (C-01-07) - 1328 Rosser Ave



Conditional Use Application C-01-25



Conditional Use Application C-01-25
 1328 Rosser Ave
 Lots 21, 22 and 23 and NLY 3 inches of Lot 24,
 Block 56, Plan 2, BLTO
 115 14th Street
 Lots 24 and 25, Block 56, Plan 2, BLTO
 Exc. out of said Lot 24 NLY 3 inches



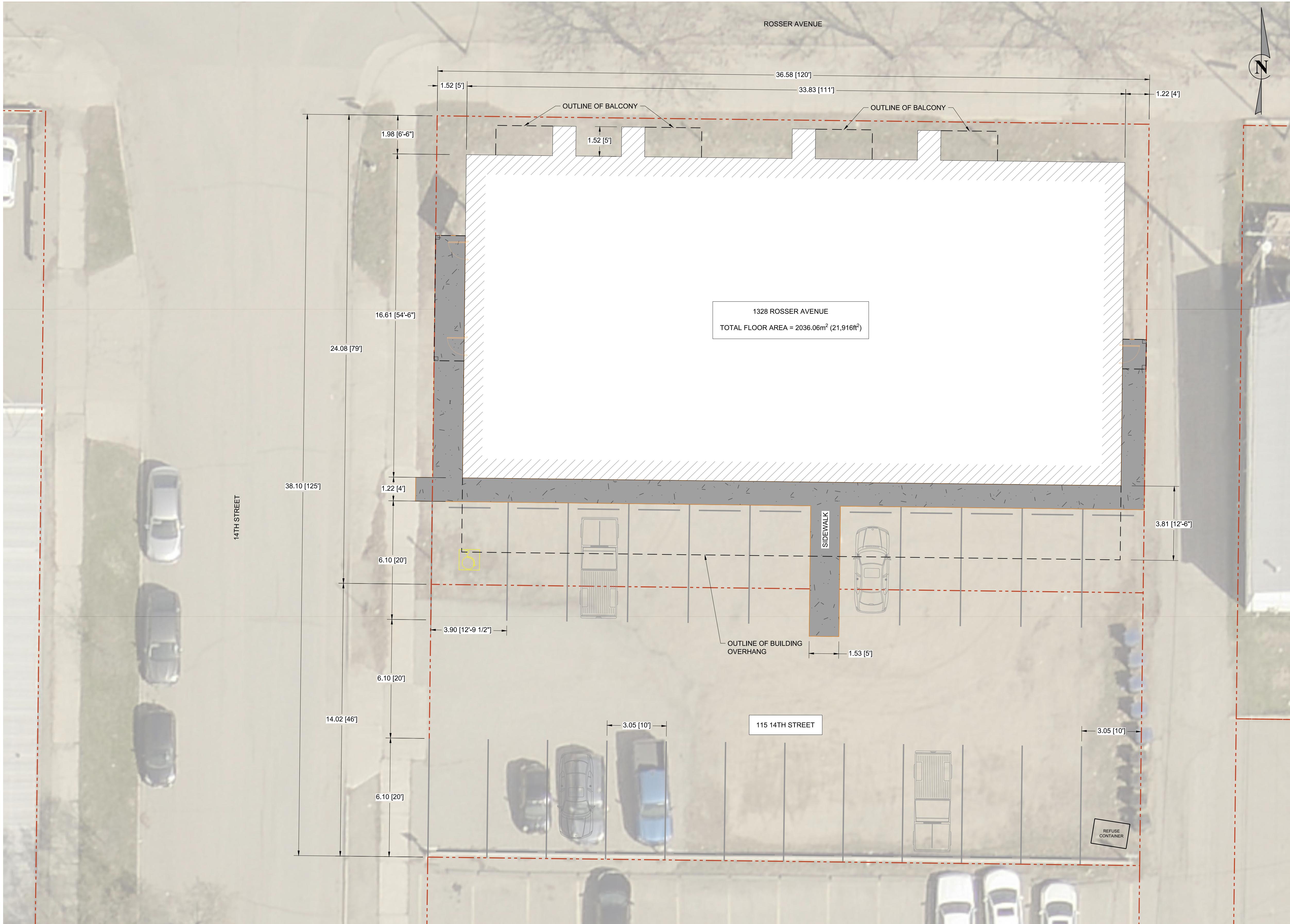
LEGEND

 Affected Lot

**Planning & Buildings
 Department**



Map Created: 01/07/2025
 Revised:




SITE NOTES:

1. 1328 ROSSER IS LEGALLY DESCRIBED AS LOTS 21, 22 AND 23 AND NLY 3 INCHES OF LOT 24 BLOCK 56 PLAN 2 BLTO IN SW 1/4 23-10-19 WPM AND 115 14TH STREET IS LEGALLY DESCRIBED AS LOTS 24 AND 25 BLOCK 56 PLAN 2 BLTO EXC OUT OF SAID LOT 24 NLY 3 INCHES.
2. A TOTAL OF 21 PARKING SPACES HAVE BEEN PROVIDED INCLUDING 1 ACCESSIBLE PARKING STALL.
3. THE TOTAL SITE AREA IS 1393.6m².
4. TOTAL BUILDING COVERAGE IS 51%.

A	DEC 20, 2024	D.A.B.	E.M.M.	ISSUED FOR CONDITIONAL USE APPLICATION
NO:	DATE	APP.	BY	DESCRIPTION
REVISIONS				

PRELIMINARY
FOR REVIEW AND COMMENT ONLY

DESIGNED BY: D.A.B.	REVIEWED BY: D.A.B.	PROJECT NAME: #6347470 MB LTD. 3-STOREY BUILDING 1328 ROSSER AVE, BRANDON, MB
DRAWN BY: E.M.M.		
PROJECT START DATE: AUGUST 2024		
PLOT SIZE: A1 (594x841)	 BURNS MAENDEL CONSULTING ENGINEERS LTD.	903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418
SCALE: 1:100(m)		

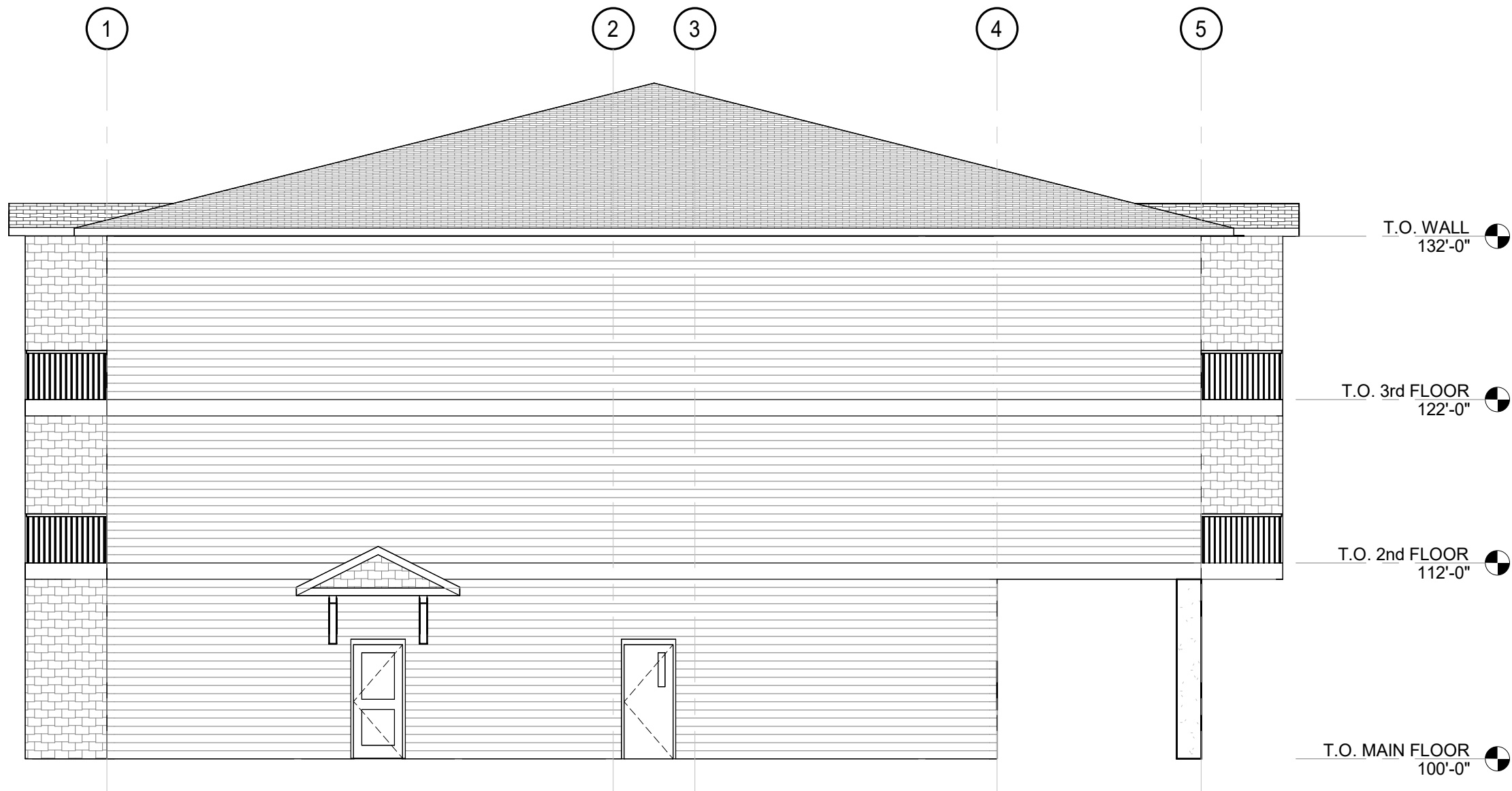
DRAWING TITLE: PROPOSED SITE PLAN	
PROJECT NUMBER: BMCE-20-043	DRAWING NO: C1.1



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"




SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

A	2024-12-20	DAB	OSPR	ISSUED FOR CONDITIONAL USE APPLICATION	
NO.	DATE	APP.	BY	DESCRIPTION	
REVISIONS					

PRELIMINARY
FOR REVIEW AND COMMENT ONLY

DESIGNED BY:	REVIEWED BY:
MPM	DAB
DRAWN BY:	
OSPR	
PROJECT START DATE	
AUG, 2024	
PLOT SIZE:	
D(22X34)	
SCALE:	
AS NOTED	

PROJECT NAME:	#6347470 MB Ltd. 3 STOREY BUILDING 1328 ROSSER AVE, BRANDON, MB
	903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418

DRAWING TITLE: ELEVATIONS	
PROJECT NUMBER: BMCE 20-043	DRAWING NO: B2.1