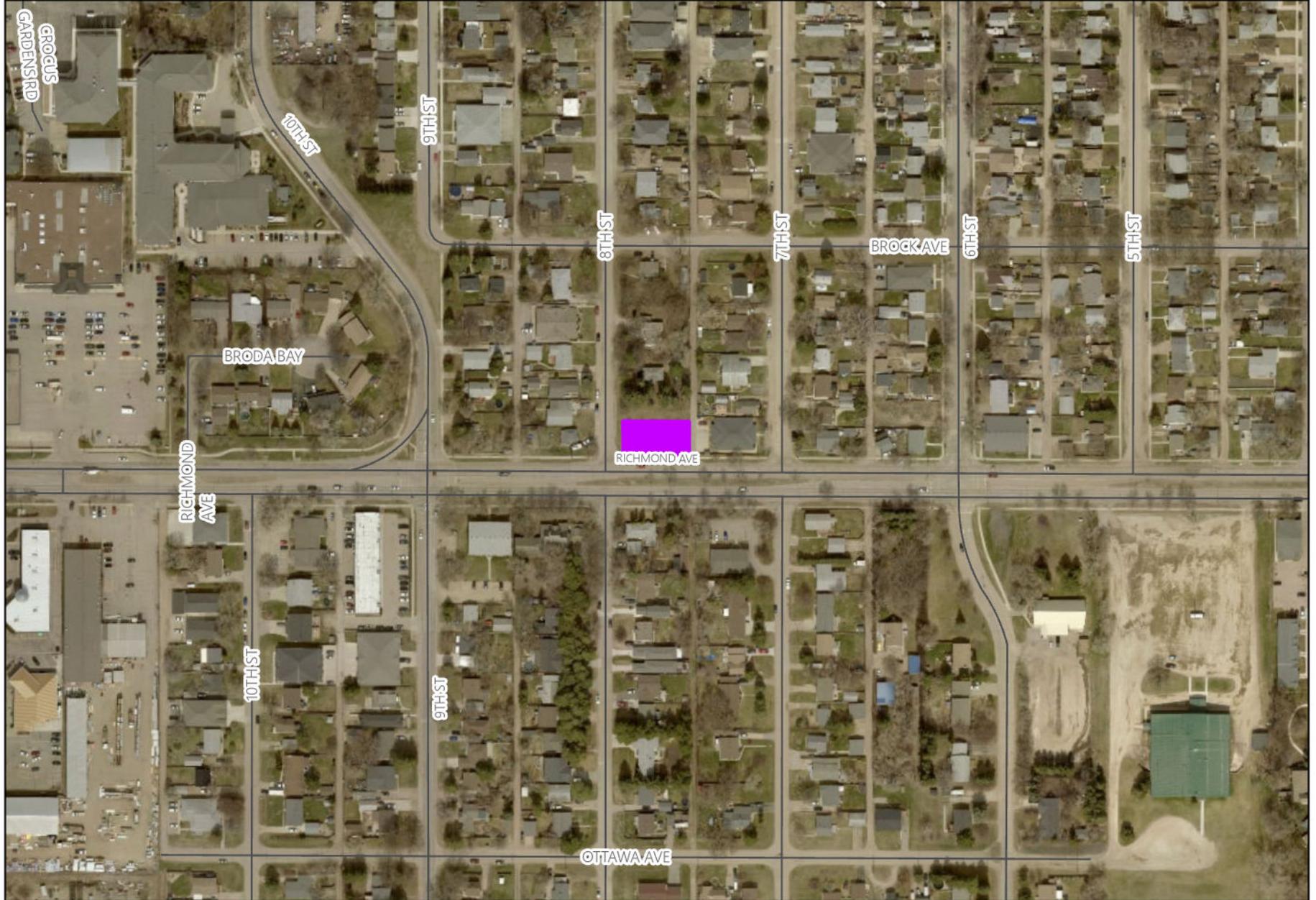


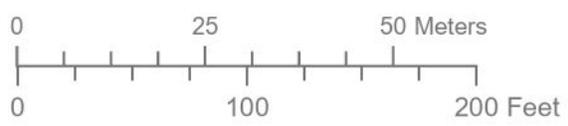
Rezoning Application (Z-12-25) - 1445 8th Street



Rezoning Application (Z-12-25)



Rezoning Application Z-12-25 By Law No. 7441
 Amending Schedule "B" By Law No. 7124
 1445 8th Street
 LOTS 27 AND 28 AND THE S 1/2 OF LOT 26 BLOCK 2 PLAN 7 BLTO
 IN SE 1/4 14-10-19 WPM



LEGEND

 Proposed Rezoned Lot from RLD to RMD
 RLD - Residential Low Density
 RMD - Residential Moderate Density

**Planning & Buildings
 Department**



Map Created: 11/07/2025
 Revised:



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

GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS STATED IN THE LATEST VERSION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS TO BE COMPLETED WITH SOD.
4. ALL UTILITIES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. RESTORE ALL EXISTING ROADWAYS AFFECTED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER.
6. CONCRETE APPROACH TO BE PREPARED BY A BONDED CONTRACTOR WITH THE CITY OF BRANDON.

LEGEND

- NEW CONCRETE
- GRASS/SOD
- LANDSCAPE ROCK
- LANDSCAPING BED
- NEW GRAVEL
- Ø150mm RIP-RAP
- SITE PROPERTY LINE
- MIN. BUILDING SETBACK
- ADJACENT PROPERTY LINES/LOT LINES
- NEW FENCE
- C/L OF SWALE
- TOP/BOTTOM OF BERM

SITE INFORMATION

CIVIC ADDRESS:
1445 8th STREET

LEGAL DESCRIPTION:
LOT 26/28, BLOCK 2, PLAN 7, BLTO

CURRENT ZONE: RLD
 PROPOSED ZONE: RMD
 MIN. FRONT YARD SETBACK: 4.6m
 MIN. SIDE YARD SETBACK (CORNER): 3.0m
 MIN. REAR YARD SETBACK: 7.6m

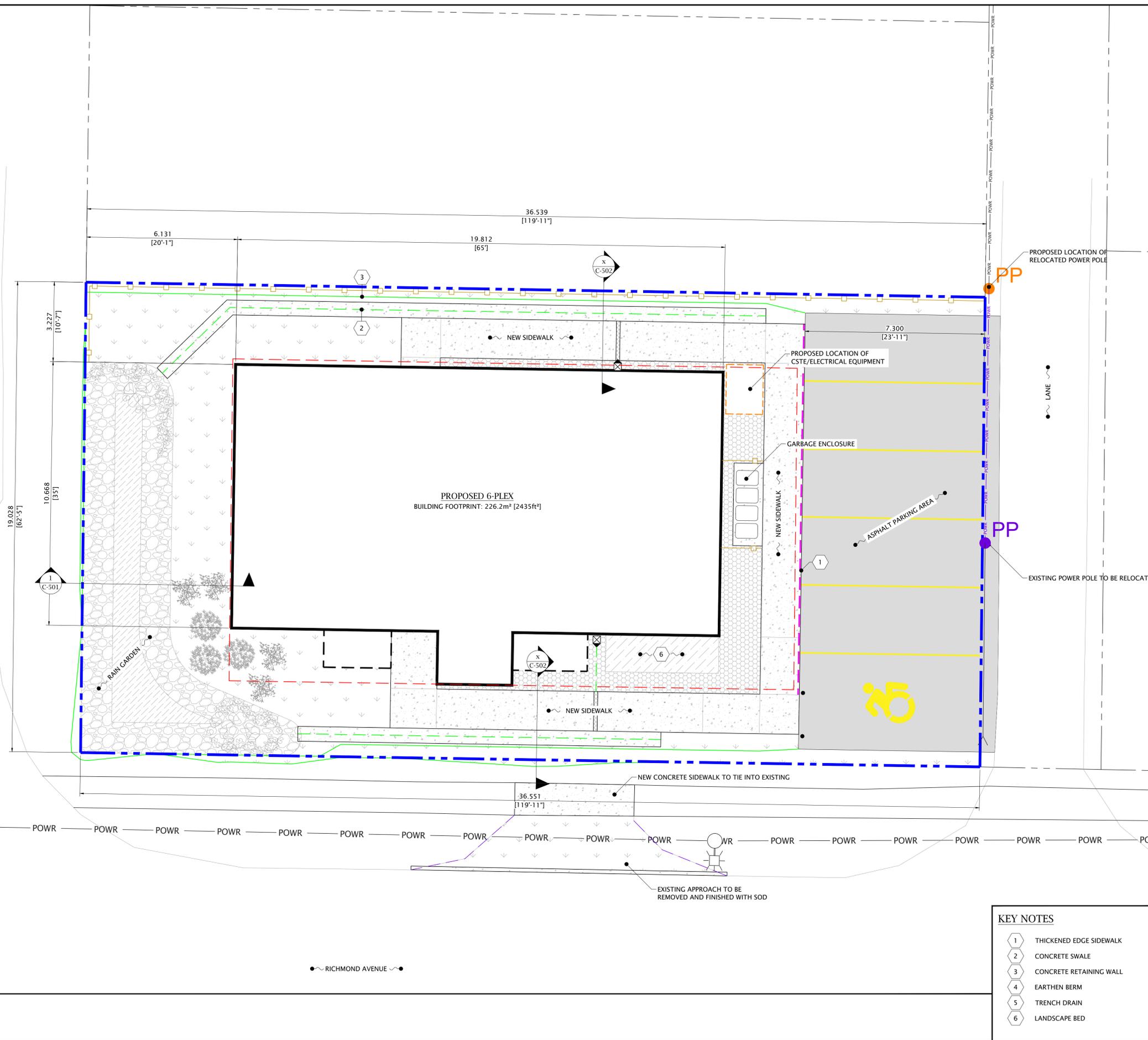
AREA OF SITE: 689.57 m²
 TOTAL BUILDING AREA: 217.93 m²
 SITE COVERAGE FROM BUILDINGS: +/- 31.6%

PARKING SPACES REQUIRED: 6
 PARKING SPACES PROVIDED: 6

DESIGNER: MYRIA DESIGN
 11-1875 Middleton Avenue,
 Brandon, Manitoba, R7C 1A7
 email: info@myriadesign.com
 phone: 204.728.1328

PROJECT NAME:	6-PLEX DEVELOPMENT	
LOCATION:	1455 8TH STREET, BRANDON, MB.	
SHEET NAME:	CONCEPT SITE PLAN	
DATE:	JAN. 19, 2026	SHEET SIZE: 24" X 36"
DRAWN BY:	ZT	JOB NUMBER: MD101
		SHEET: C-101

- KEY NOTES**
- 1 THICKENED EDGE SIDEWALK
 - 2 CONCRETE SWALE
 - 3 CONCRETE RETAINING WALL
 - 4 EARTHEN BERM
 - 5 TRENCH DRAIN
 - 6 LANDSCAPE BED



1 CONCEPT SITE PLAN
SCALE: 1:75