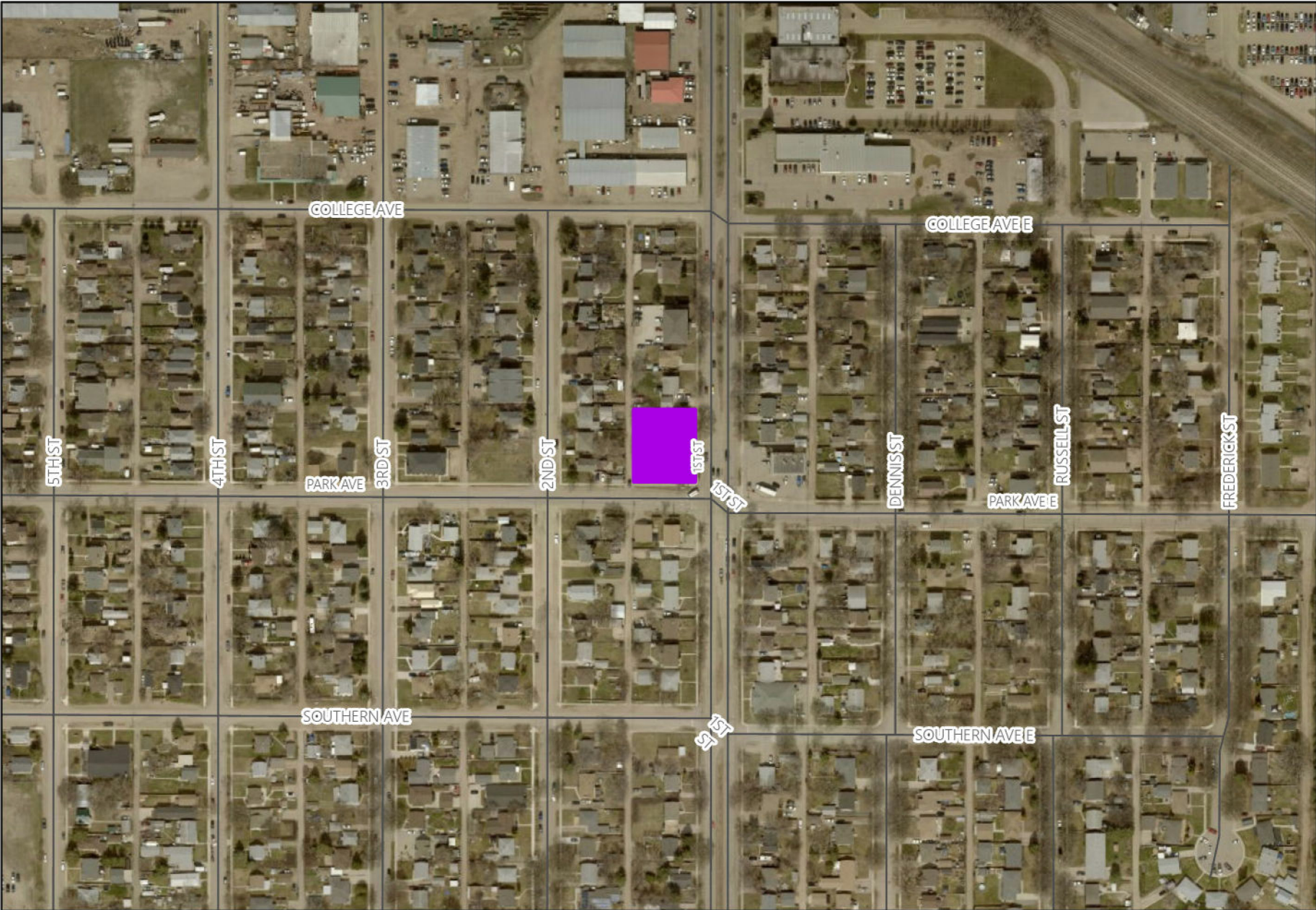


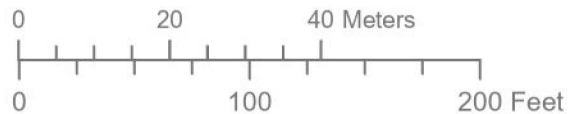
# Rezoning Application (Z-02-26) - 856 and 862 1st Street



# Rezoning Application (Z-02-26)



Rezoning Application Z-02-26  
 Amending Schedule "B" By Law No. 7124  
 856 and 862 1st Street  
 Lots 1/4 And The Sly 9 Feet Of Lot 5, Block 49,  
 Plan 8 BLTO In NE 1/4 14-10-19 WPM



## LEGEND



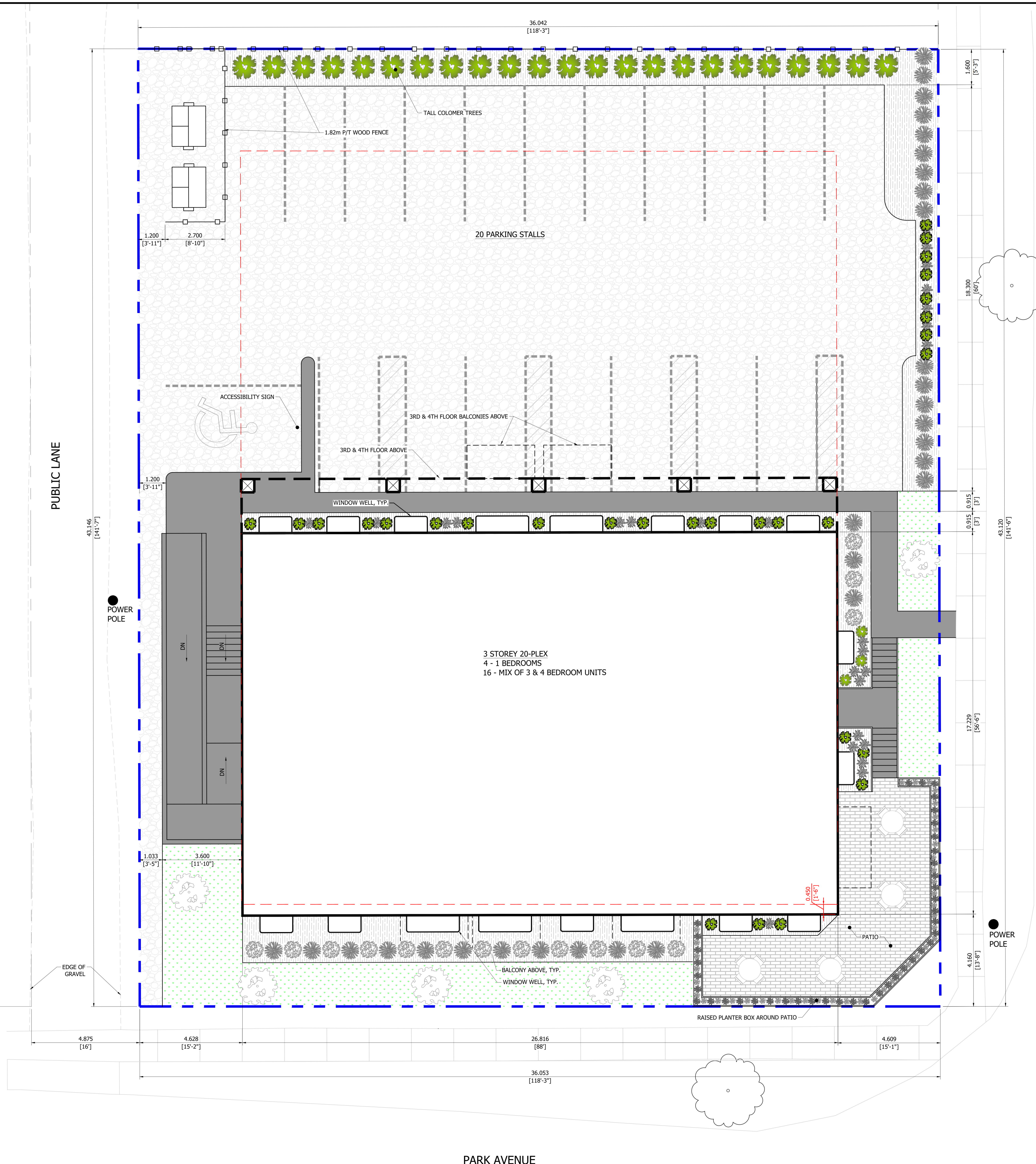
Proposed Rezoned Lot from  
 RMD to RHD

CN - Commercial Neighbourhood  
 RLD - Residential Low Density  
 RMD - Residential Moderate Density  
 RHD - Residential High Density

Planning & Buildings  
 Department



Map Created: 01/22/2026  
 Revised:



**GENERAL NOTES**

1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
- 2.
3. DIMENSION IN RED REPRESENTS REQUESTED SIDE YARD SETBACK REDUCTION.

**SITE INFORMATION**

CIVIC ADDRESS:  
856 & 862 - 1ST STREET, BRANDON, MB

LEGAL DESCRIPTION:  
LOTS 1/4 & PT 5, BLOCK 49, PLAN 8, BLTO

ZONE: RMD  
PROPOSED ZONE: RHD

MIN. SETBACK REQUIREMENTS (RHD):  
FRONT YARD: 6.0m (REDUCED: 4.6m)  
SIDE YARD (INTERIOR): 4.6m  
SIDE YARD (CORNER): 4.6m  
REAR YARD (WITH LANE): 4.6m

AREA OF SITE: 1554.6 sq.m. (16,734 sq.ft.)  
sq.m. (4,973 sq.ft.)  
SITE COVERAGE FROM BUILDINGS: 29.7%

SUITE BREAKDOWN:  
3 & 4 BEDROOM UNITS: 16  
1 BEDROOM UNITS: 4

REQUIRED PARKING: 18  
PROVIDED PARKING: 23

**LEGEND**

- GRAVEL PARKING AREA
- NEW CONCRETE
- LANDSCAPE (STONE OR MULCH)
- GRASS
- PROJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- MINIMUM BUILDING SETBACK

PRELIMINARY  
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE

DESIGNER:  
  
 kate@mckenzieesignsolutions.ca | 204-570-1322  
 BRANDON, MB

PROJECT NAME: 20-PLEX  
 PROJECT LOCATION: 856 & 862 - 1ST STREET, BRANDON, MB  
 SHEET NAME: SITE CONCEPT

ISSUE DATE: NOVEMBER 10, 2025  
 SHEET SIZE: ARCH D (24"x36")  
 DRAWN BY: KM

C-101

**1 SITE CONCEPT PLAN**  
SCALE: 1:100