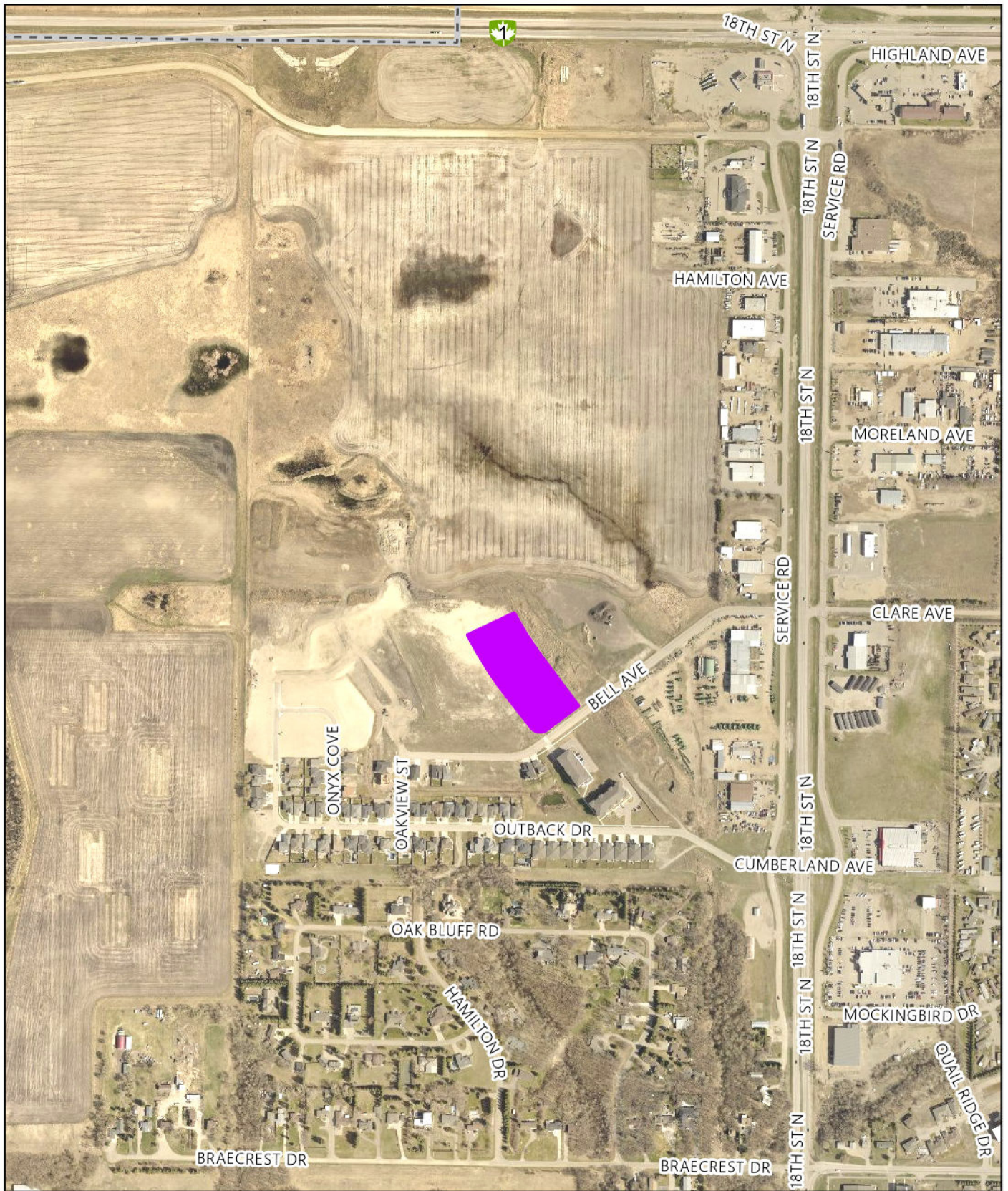
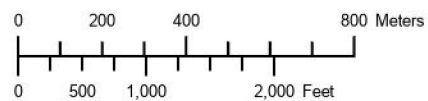


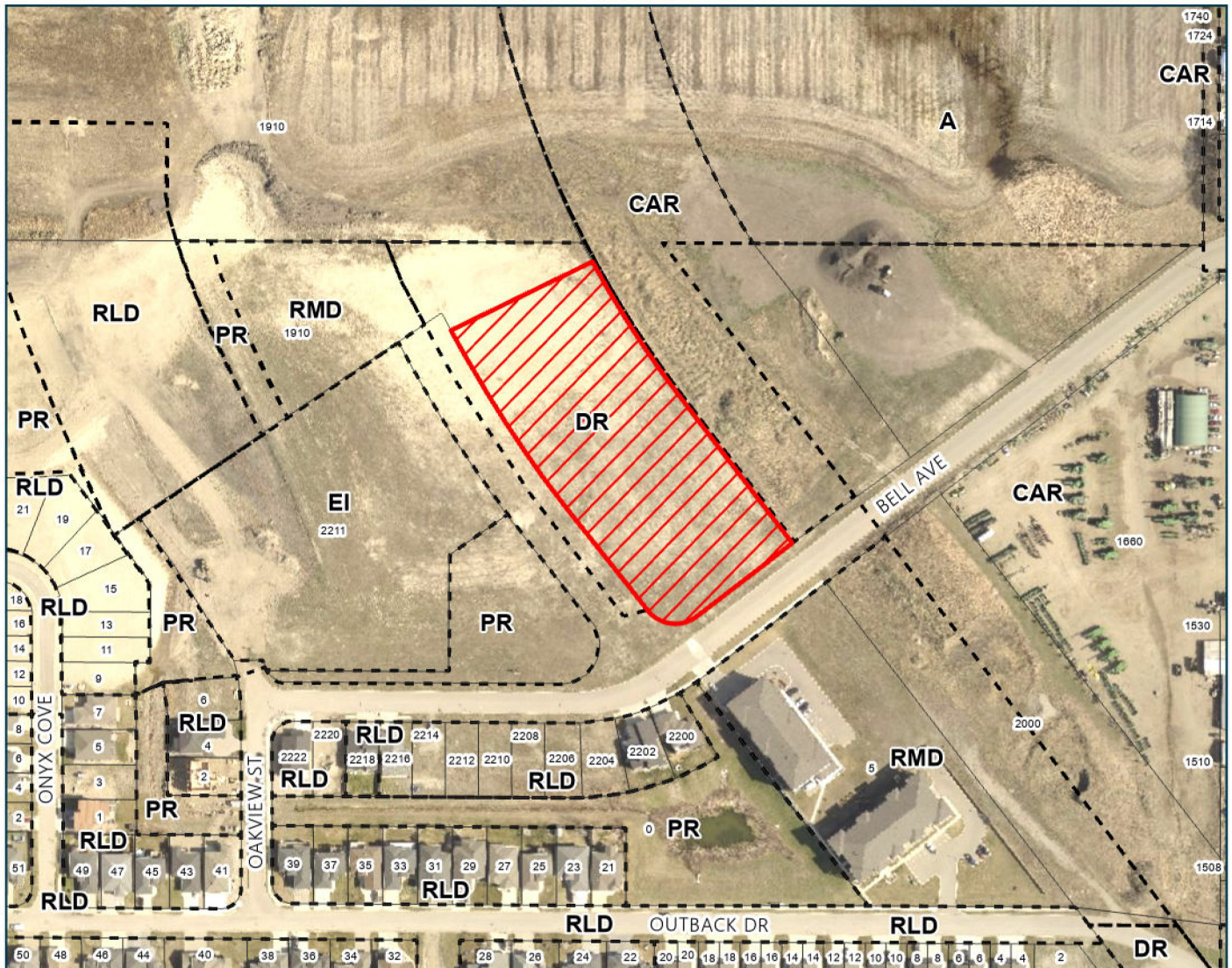
Rezoning and Subdivision Application - 1910 Bell Avenue



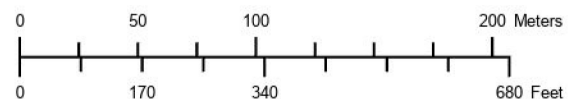
Created: 04/21/2026
Revised:



Rezoning and Subdivision Application



Rezoning Application Z-05-26 By-Law No. 7457
 Amending Schedule "A" By-Law No. 7124
 1910 Bell Avenue
 LOT 2 PLAN 75157 BLTO
 IN SE 1/4 34-10-19 WPM



LEGEND

 Proposed Lots to be Subdivided and Rezoned from DR to RMD

DR - Development Reserve A - Agricultural
 CAR - Commercial Arterial EI - Educational and Institutional
 PR - Parks and Recreation RLD - Residential Low Density
 RMD - Residential Moderate Density

Planning & Building
 Department



Date Created: 04/21/2026
 Revised:

SITE INFORMATION			
PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (4 - STOREY)		
TOTAL UNITS	131 UNITS		
ROOF TYPE	GABLE ROOF		
CIVIC ADDRESS	-		
MUNICIPALITY	CITY OF BRANDON		
ZONING	RMD		
LEGAL DESCRIPTION	-		
LOT AREA	13,268.24 m²	3.279 ACRES	1.327 HECTARES
DENSITY	40.0 DU/ACRE		99.2 DU/HECTARES
BYLAW MAX DENISY	86 UNITS / HECTARE (86 * 1.32 = 113.5 UNITS)		
DENSITY BONUS	86 UNITS * 15% = 12.9		
BONUS 15% (BYLAW 51.1 ITEM)			
NEW MAX DENSITY	86 + 12.9 = 98.9 UNITS / HECTARE		
	98.9 UNITS * 1.32 = 130.5 DU / HECTARE		
33 1 BED / STUDIO / 131 TOTAL UNITS = 0.25 (25% DENSITY)			

ZONING SUMMARY				
	REQUIRED		PROPOSED	
	4 STOREY		4 STOREY	
MAX. BUILDING HEIGHT				
MIN. FRONT YARD S.B.	4.6	m	4.6	m
MIN. REAR YARD S.B.	7.6	m	7.6	m
MIN. CONER SIDE YARD S.B.	3.0	m	3.0	m
MIN. INTERIOR SIDE YARD S.B.	3.0	m	3.0	m
MIN. LOT AREA	670	m ²	13,526.8	m ²
MIN. LOT WIDTH	18.2	m	76.2	m
SITE COVERAGE	MAX 50%		24.2%	

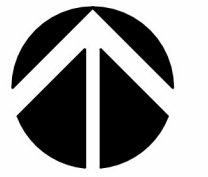
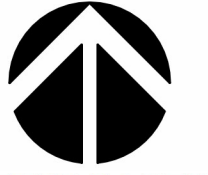
VEHICULAR / BIKE PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT -	1.0 / UNIT	131	131	163
ACCESSIBLE PARKING	-		6	6
TOTAL PARKING STALLS			137	169
OTHER PARKING PROV.				
VISITOR	-		-	TBC
SMALL CAR	-		-	-
EV INSTALLED			-	-
EV CAPABLE			-	6
BICYCLE PARKING				
BICYCLE PARKING			-	20

BUILDING INFORMATION				
BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	4	64	1,603.08 m ²	6,473.6 m ²
B	4	67	1,603.08 m ²	6,473.6 m ²
TOTAL		131	3,206.15 m ²	12,947 m ²

UNIT BREAKDOWN				
	BUILDING A		BUILDING B	
				%
STUDIO	8		8	12%
1 BED / 1BATH	8		9	13%
2 BED / 1 BATH	5		5	8%
2 BED / 2 BATH	27		29	43%
3 BED / 2 BATH	16		16	24%
	64		67	
TOTAL	131 UNITS			

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	-%	29.5%
m ²	- m ²	3,916.4 m ²

LEGEND			
	PROPERTY LINE		CHAINLINK FENCE
	SETBACK LINE		LANDSCAPE AREA
	BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)
	FIRE HYDRANT		CROSSWALK 1.5 X .45 STRIPS
	EV CHARGER		SIDEWALK LETDOWN
	WOODEN FENCE		ACCESSIBLE PARKING
	RETAINING WALL		BIKE PARKING (NUMBER REPRESENTS COUNT)



100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:



PROJECT STATUS:

CONCEPT

Revision Schedule

No.	Description	Revision Date
A	ISSUE FOR REVIEW	02/05/2026
B	ISSUE FOR REVIEW	02/12/2026
C	ISSUE FOR REVIEW	02/27/2026
D	ISSUE FOR REVIEW	03/30/2026
E	ISSUE FOR REVIEW	04/13/2026

SEAL: ABELARCHITECTURE

ARCHITECT AAA, T: 604.682-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

HAVEN ROAD

PROJECT NUMBER:

PROJECT NUMBER (VP...)

ADDRESS:

HAVEN ROAD, BRANDON MANITOBA

DRAWING TITLE:

SITE PLAN

DRAWN BY: PD

CHECKED BY: -

DATE: 04/13/2026

SCALE: As indicated

DRAWING #:

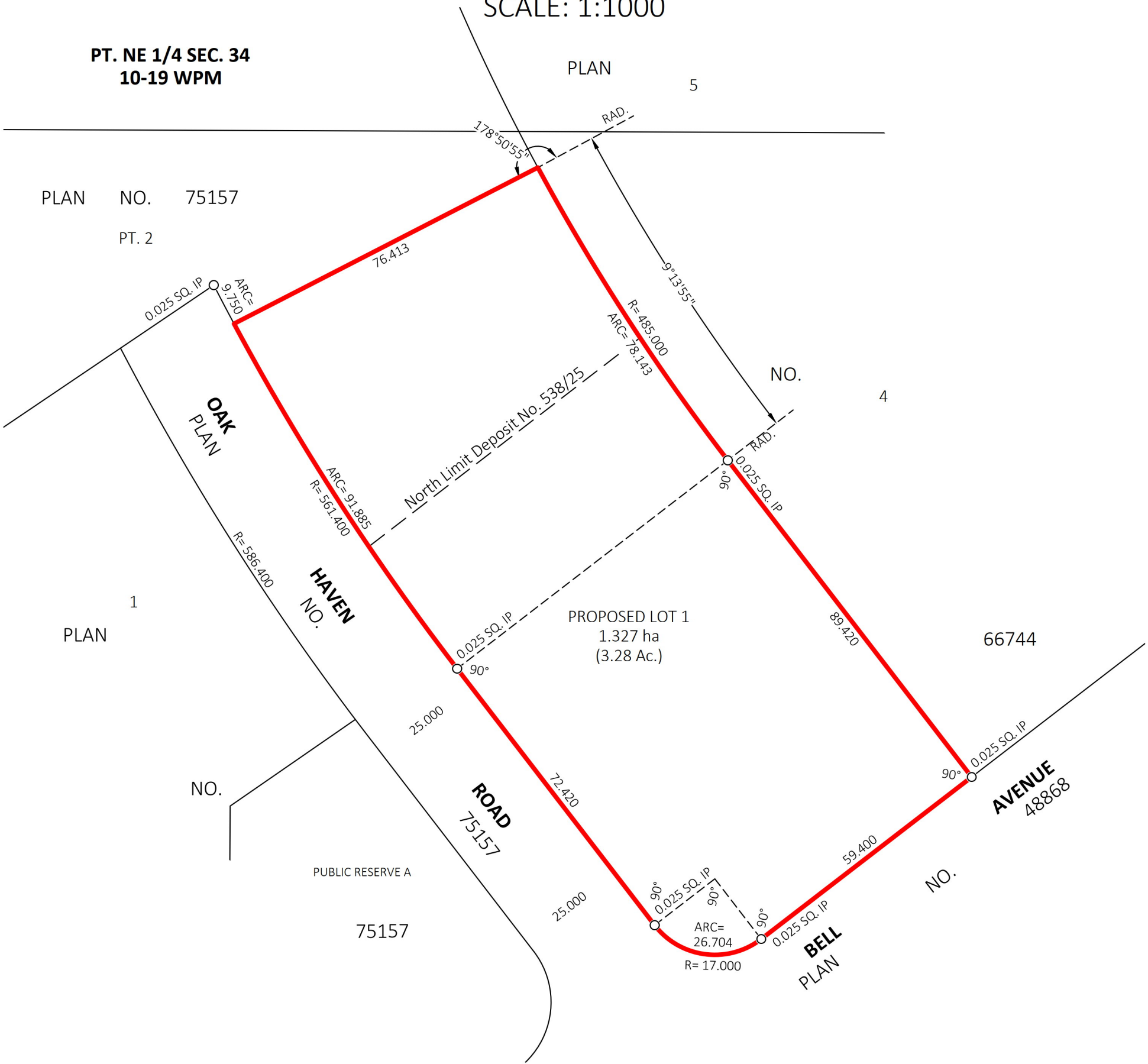
A1.00

REV #:

E

SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION

OF PART OF
SE 1/4 SEC. 34, TWP. 10, RGE. 19 WPM
BEING LOT 1, DEPOSIT NO. 538/25 AND PART LOT 2, PLAN NO. 75157
BEING PART OF TITLE NO. 3361861/2
CITY OF BRANDON, MANITOBA
SCALE: 1:1000



NOTICE:
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NOTES:

Survey Date: June 7th, 2021 to April 11th, 2026
This map has been prepared for subdivision application purposes only. This is not a final survey.
All distances are in metres and may be converted to feet by multiplying by 3.28084
Land affected by this proposal is shown bordered thus -----
Survey monuments found on the ground are described and shown thus ----- O

 GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com	Revision: ISSUED		
	Field Book:		
	Plan Date: March 24, 2026	Initials: CJ - CM - TL	REV. 0
	Project No.: 26-00798-001	File: 26-00798-001-SAM-R0A	

[Redacted Signature]

Dated at Brandon, Manitoba
this 26th day of March, 2026.

[Redacted Signature]

Manitoba Land Surveyor
Authorized to practice under the "Land
Surveyors Act" of Manitoba

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