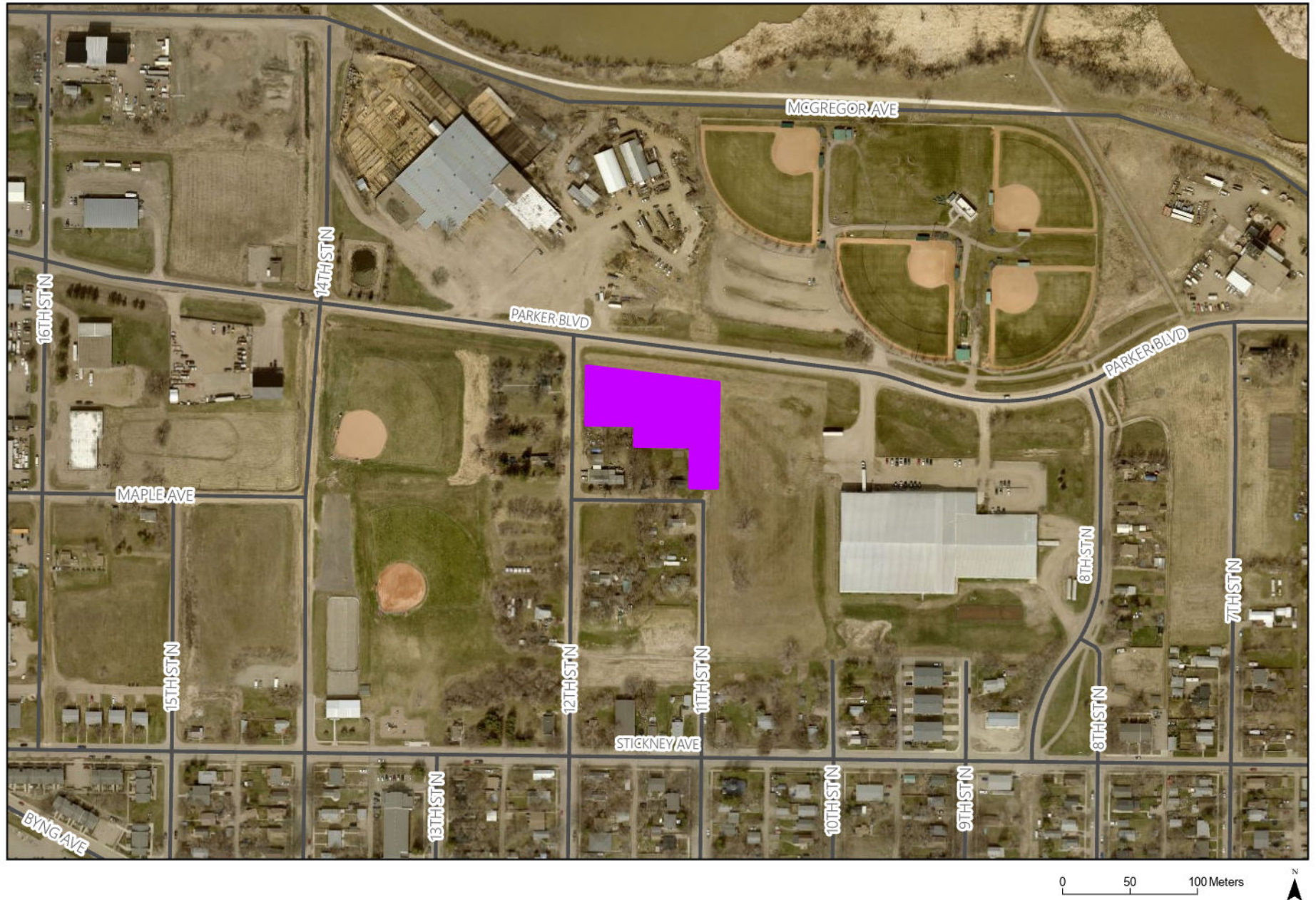


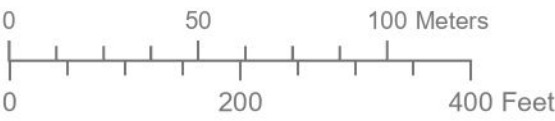
Rezoning Application (Z-11-25) Variance Application (V-22-25) 215 12th Street North



Rezoning & Variance Application



Rezoning Application Z-11-25 By Law No. 7440
Amending Schedule "B" By Law 7124
Variance Application V-22-25
215 12th Street North
Parcels A, B, C and D Plan 70110 BLTO
In NW 1/4 23-10-19 WPM



LEGEND

 Proposed Variance and Rezoned Lot
from IR to EI

IR - Industrial Restricted
EI - Educational and Institutional
PR - Parks and Recreation

**Planning & Buildings
Department**



Map Created: 10/16/2025
Revised:

LEGEND	
PROPERTY LINE	
RIGHT OF WAY LINE	
DITCH / SWALE	
DRAINAGE ARROW	
FENCE	
SOD	
LANDSCAPED AREA	
ASPHALT	
CONCRETE	

SITE NOTES:

- THE PROPERTY IS LEGALLY DESCRIBED AS PARCELS A, B, C & D, PLAN 70110, BLTO.
- THE TOTAL SITE AREA IS 1.28 ACRES.
- THE SITE IS CURRENTLY ZONED INDUSTRIAL RESTRICTED. THE PROPOSED ZONING IS EDUCATIONAL AND INSTITUTIONAL.
- A TOTAL OF 9 STANDARD PARKING SPACES HAVE BEEN PROVIDED PLUS ONE ACCESSIBLE PARKING STALL. A PARKING VARIANCE WILL BE REQUIRED.

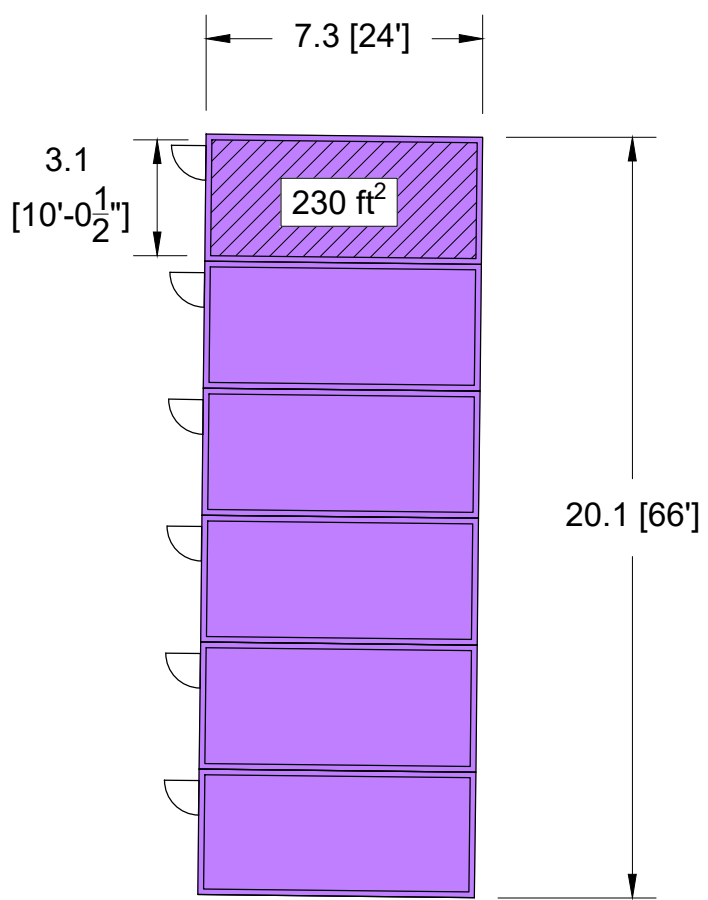
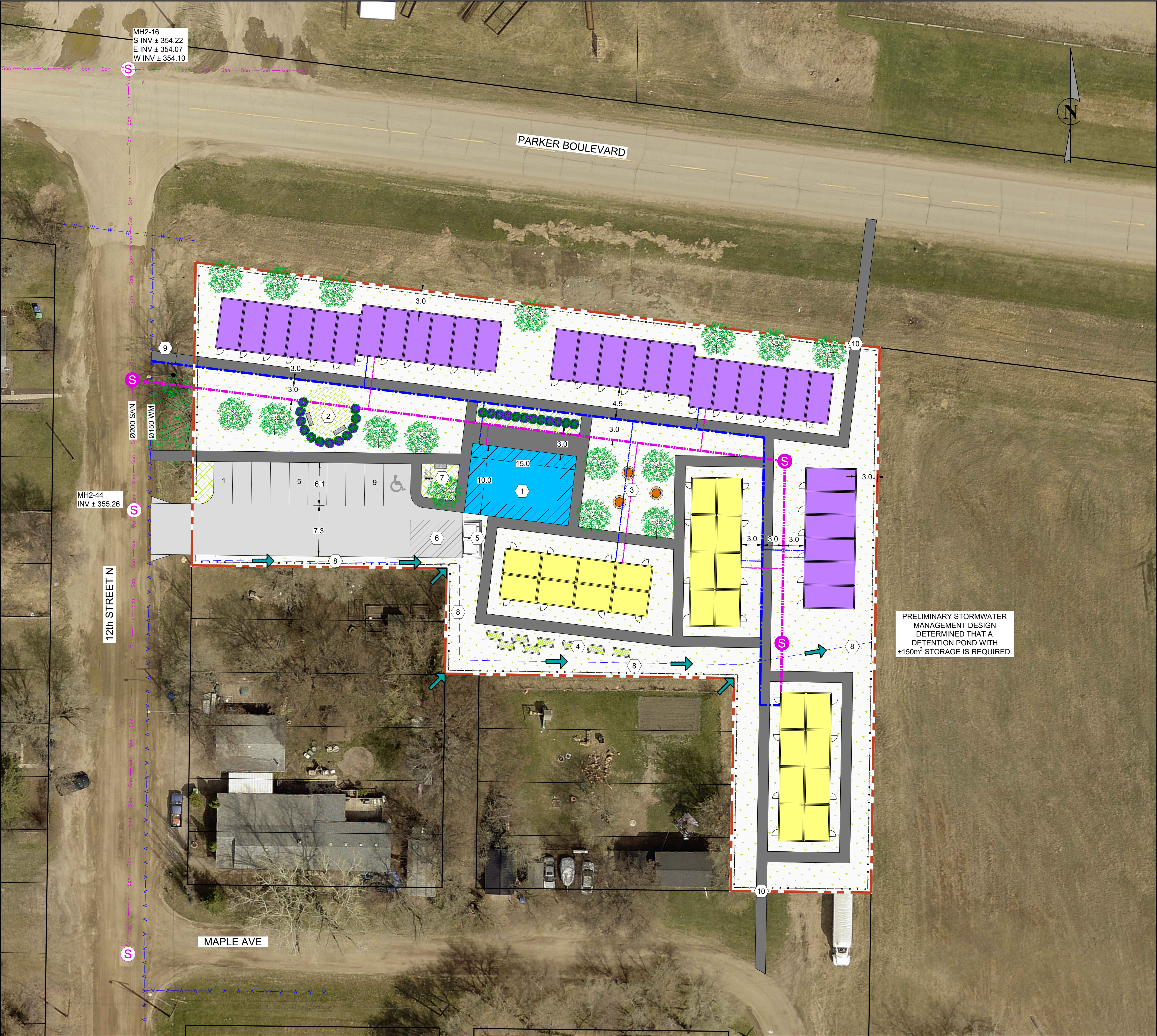
EDUCATIONAL AND INSTITUTIONAL ZONE (AS PER ZONING BY-LAW NO 7124)		
SITING REQUIREMENT	MINIMUM	PROVIDED
SITE AREA	670 m ²	5180.7 m ²
SITE WIDTH	18.2 m	43.38 m
FRONT YARD	3.0 m	3.0 m
SIDE YARD CORNER	3.0 m	3.0 m
SIDE YARD INTERIOR	3.0 m	3.0 m
REAR YARD NO LANE	7.6 m	3.0 m (VARIANCE REQUIRED)

KEYNOTES:

- COMMON BUILDING
- PROPOSED LANDSCAPE FEATURE OR PUBLIC ART WITH SITTING AREA
- GATHERING AND PICNIC SPACE
- COMMUNITY GARDEN
- REFUSE BINS
- LOADING SPACE
- BIKE RACK / BENCH
- PERIMETER DITCH / SWALE WITH OUTLET TO EAST
- APPROXIMATE LOCATION OF EXISTING HYDRO POLE TO BE RELOCATED
- PEDESTRIAN EMERGENCY ACCESS

LEGEND		
EXISTING		PROPOSED
	STATIONING	0+000.00
	WATER MAIN	
	SANITARY MAIN	
	SANITARY MANHOLE	

B	SEPT 16, 2025	DAB	CR	UPDATED PROPERTY BOUNDARY
A	AUG 19, 2025	DAB	CR	ISSUED FOR REVIEW AND COMMENT
NO:	DATE	APP.	BY	DESCRIPTION
REVISIONS				

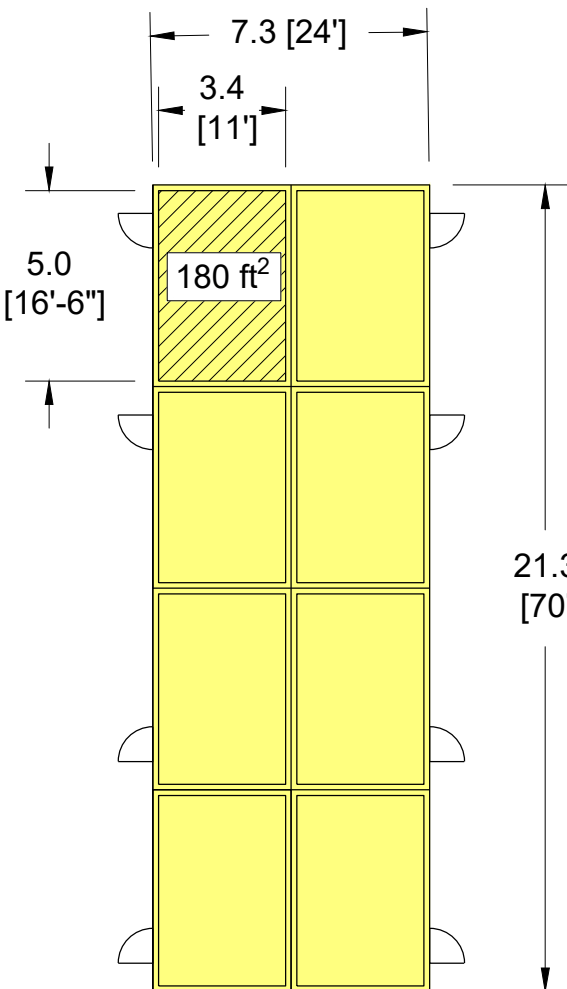


PRELIM BUILDING 1

SCALE: N.T.S.

NOTES:

- PERIMETER BUILDING WITH PROPOSED ENTRANCES FACING THE INTERIOR OF THE SITE ONLY.
- GRADE TO DROP AROUND BUILDING TO BLEND INTO PROPERTY LINE.
- RECOMMEND CRAWL SPACE FOUNDATION FOR THESE BUILDINGS TO SUIT PERIMETER GRADING.



PRELIM BUILDING 2

SCALE: N.T.S.

NOTES:

- SITE GRADING AROUND THIS BUILDING PERMITS ENTRANCES ON BOTH SIDES.
- CRAWL SPACE OR SLAB-ON-GRADE FOUNDATIONS CAN BE ACCOMMODATED.

PRELIMINARY
FOR REVIEW AND COMMENT ONLY

DESIGNED BY: CR	REVIEWED BY: DB	PROJECT NAME: GAMBLER FIRST NATION RESIDENTIAL DEVELOPMENT 215-12th ST N, BRANDON, MB	
DRAWN BY: CR		BURNS MAENDEL CONSULTING ENGINEERS LTD. 903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418	
PROJECT START DATE: JULY 25, 2025			
PLOT SIZE: A1 (594x841)			
SCALE: 1:300			

DRAWING TITLE: PRELIMINARY SITE PLAN 54 UNITS	
PROJECT NUMBER: BMCE-25-100	DRAWING NO: C1.B