

June 26, 2026

Letter of Intent:

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon Manitoba
R7A 0P3

Conditional Use for 9 Braecrest Drive, Brandon.(Lot 12, Blk 1 Pln 848 blto)

6836250 MB Ltd and Josh McKay are applying for a conditional use:

Re:Buildings with three or four dwelling units located on an interior site with no developed lane

As per site plan we are requesting a conditional use to build two 4plexes at 9 Barcrest Drive.
Under Bylaw 7124 Buildings with three or four dwelling units located on an interior site with no developed lane require a Conditional Use.

Two 4plexs townhouse style with mix of 1,2 & 3 bedrooms units.

We have more than the required parking spots with 7 as shown on site plan.

With reducing the rear yard set back we feel it makes for a very appealing project with the high visibility along Braecrest drive.

Currently the property is a vacant lot.

The proposed development will meet the criteria for approving a variance application:

1) Will it be compatible with the general nature of the surrounding area? Site plan submitted. We believe our development will fit into the surrounding area. The area has a mix of different types commercial, multifamily types and sizes and residential. The proposed buildings will fit nicely into the area. We will keep the height of the buildings to a more residential feel than some others directly in the area. We are working on raising the bar with a higher standard than similar existing builds around Brandon!!.

2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area? The development proposes a very fitting style and fits in with the growing need for housing in the Kirkcaldy Heights/North Hill area. Movement in and out of property will be from one access point to minimize safety concerns. Therefore, it should not cause any health or safety concerns to people living in the area. The buildings will comply with all necessary codes and bylaws.

3) Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property? We believe that this modification to the rear yard is necessary to provide space for tenant amenities and more than required parking.

4) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law, and any secondary plan by-law.? We believe the development is consistent with these plans and by-laws.

Applicant:

Darren Gillick
[REDACTED]

Or owner:

Josh McKay

19 Hawthorne Cres

Brandon MB

R7A 0T1

June 26, 2026

Letter of Intent:

City of Brandon Planning & Building Safety Department

638 Princess Avenue

Brandon Manitoba

R7A 0P3

Variance Applications for 9 Braecrest Drive, Brandon.(Lot 12, Blk 1 Pln 848 blto)

6836250 MB Ltd and Josh McKay are applying for a variance.

Variance request:

To reduce rear yard setback from 7.6m to 3.1m

As per site plan we are requesting to reduce rear yard setback to allow for a more aesthetically appealing looking project by moving buildings more to the rear of the property which allows for green space and landscaping to be more front and center along Braecrest drive frontage.

Two 4plexs townhouse style with mix of 1,2 & 3 bedrooms units

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