



Planning & Building Safety Department
638 Princess Avenue, Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Variance to Zoning By-law 6642

Name of Property Owner: Agelo Kokonas
Name of Applicant: Horizon Builders Ltd. - (Ross Sumner)
Civic Address of Property: 832-19th St. Brandon, MB.
Legal Description of Property: Lots 29 and 30, Block 31, Plan 720 BLTD

References:

BAPD Development Plan By-law No. 78/01/04
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 6642

****Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review****

Variance Request:

→ Front access to the property from the street.

1244 HUME AVENUE
KELOWNA, BC
V1P 1S3

I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner: [Signature] Date: JUNE 10, 2015
Address: 1034 Henderson Dr Kelowna BC V1P 1S5 E-Mail: akokonas@hotmail.com
Home Phone: _____ Cell Phone: (204) 721-0900 Work Phone: _____

Signature of Applicant: [Signature] (Horizon Builders Ltd) Date: June 1/2015
Address: 1040-20th St Brandon, MB R7B-1M8 E-Mail: residential@horizonbuilders.ca
Home Phone: _____ Cell Phone: (204) 761-4891 Work Phone: (204) 727-1736 (ext: 112)

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houllhan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Am for WIA Planning File No.: V-16-15-B CityView No.: PLVA2015-58
Date Application Received: June 22/15 Payment Date: June 22/15 Receipt No.: 2015-2892 Amount: \$ 525.00
Variance - Application

REV01/13



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Letter of Authorization

Date: June 1/2015

To: City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

RE: 832-19th st, Brandon. (address or legal description of application)

I (We) hereby give authorization to:

Horizon Builders Ltd. (Applicant's name)

To apply for a Development application for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

<u>Agelo Kokonas</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>JUNE 10, 2015</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date



1040 - 20th STREET - BRANDON, MANITOBA R7B 1M8
OFFICE: (204) 727-1736 FAX: (204) 727-8867

GENERAL CONTRACTORS

City of Brandon
Planning & Building Safety Department
638 Princess Ave
Brandon, Mb R7A 0P3

June 22, 2015

Letter of Intent

Re: Front Street Access Variance
Applicant: Horizon Builders Ltd.
Owner: Agelo Kokonas
Location: 832-19th St, Brandon Mb
Lots 29 and 30 Block 31 Plan 720 BLTO

Variance Request: Horizon Builders is applying for a front street access variance along the east side of the property located at 832-19th St. The owners of the property are proposing to develop a 2 storey townhouse duplex at this location with the garages facing the street. The planning dept has informed Horizon that given this property has back lane access we must apply for a variance to allow for front street access.

This front street access variance request easily meets the four criteria set forth in Section 97(1) of the planning act required to approve a variance.

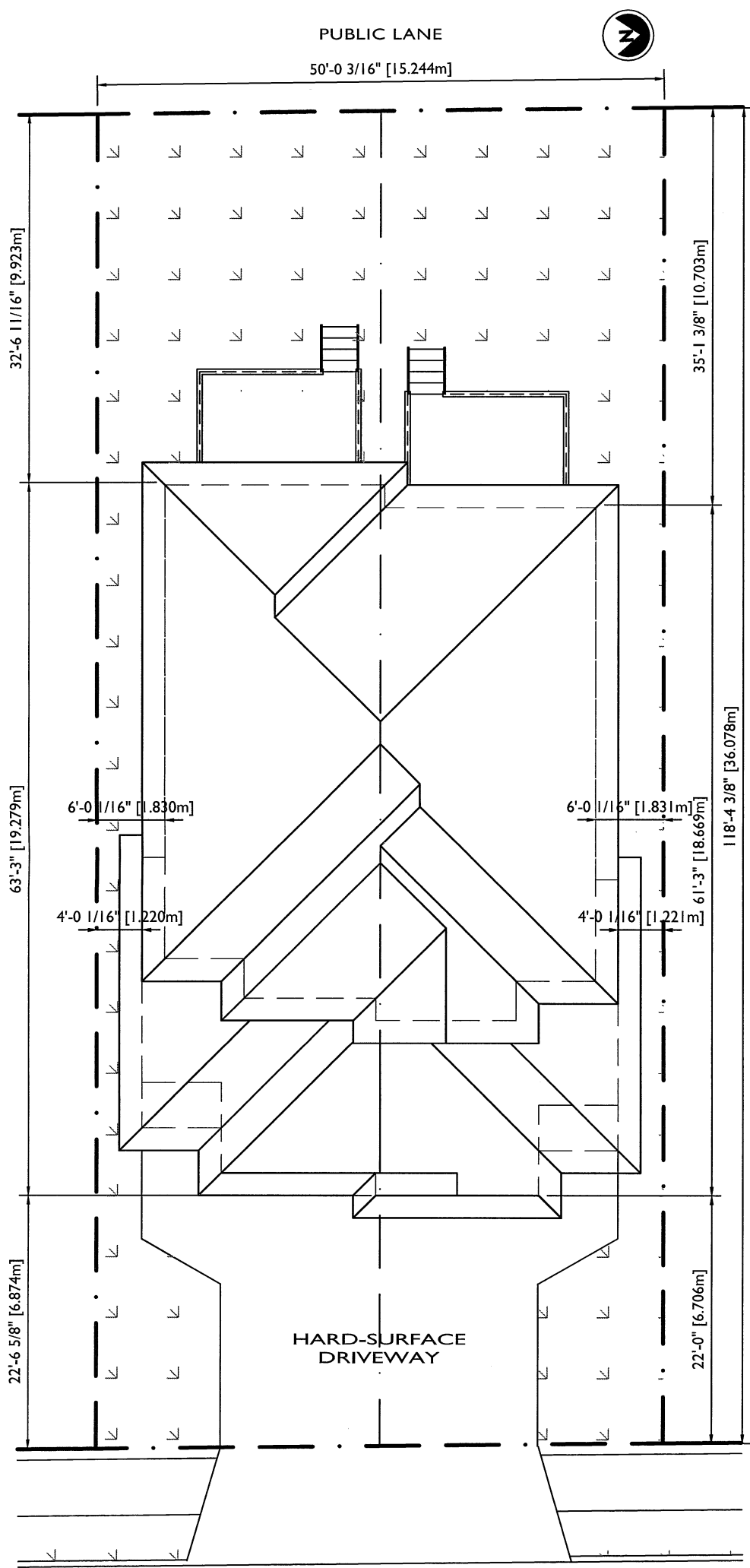
1. The proposed townhouse duplex plan is very compatible with the surrounding neighborhood and blends in well with the general nature of the region. There is another duplex across the street with front street access and several other two storey houses on the same block.
2. The proposed front street access variance is in no way detrimental to the health and well-being of the people living or working in the immediate neighbourhood. This proposed townhouse duplex dwelling will help to improve the value of the surrounding homes and will have zero negative affect on other properties or potential development.
3. The proposed front street access variance is a minimum modification of the zoning by-law. The previous house on this property had front street access. Approximately 10 out of 15 current properties on the street also have front street access.
4. The proposed duplex plan is consistent with the general provisions of the development plan by-law and zoning by-laws for the area.

Kind Regards;

Ross Sumner, Horizon Builders Ltd.

832 19TH STREET

LOT:29/30 BLOCK: 31 PLAN: T20



USAGE AREAS:
AREA OF BUILDING - 215.52m² [2319 FT²]
BUILDING LAND USAGE - 39.2%
AREA OF HARD-SURFACES - 79.65m² [857 FT²]
HARD-SURFACE LAND USAGE - 14.5%
AREA OF DECKS - 26.02m² [280 FT²]
DECK LAND USAGE - 4.7%
AREA OF GRASS SURFACE - 228.44m² [2458 FT²]
GRASS SURFACE LAND USAGE - 41.5%

LOT SIZE: 15.2m [50'-0"] X 36.1m [118'-4"]
LOT AREA: 550m² [5919 FT²]
ZONING: RLD
MINIMUM SITING REQUIREMENTS:
SITE AREA: 232m² [2496 FT²]
SITE WIDTH: 7.6m [25'-0"]
FRONT YARD: 6.0m [19'-8"]
SIDE YARD - INTERIOR: 1.8m [6'-0"]
SIDE YARD - CORNER: 3.0m [10'-0"]
REAR YARD: 7.6m [25'-0"]
MAXIMUM SITING REQUIREMENTS:
BUILDING HEIGHT: 11m [36'-0"]

A SITE PLAN
1:150

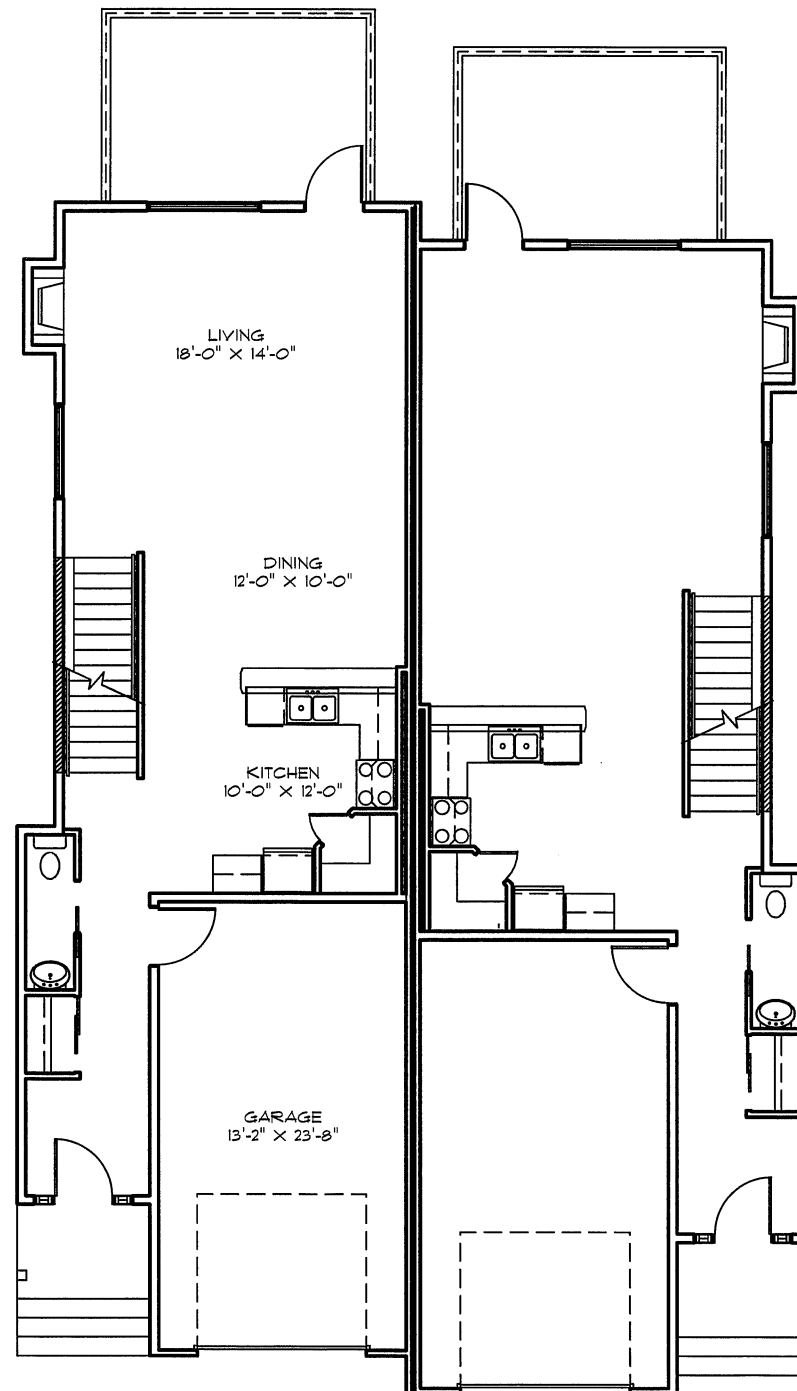


YBRDESIGN

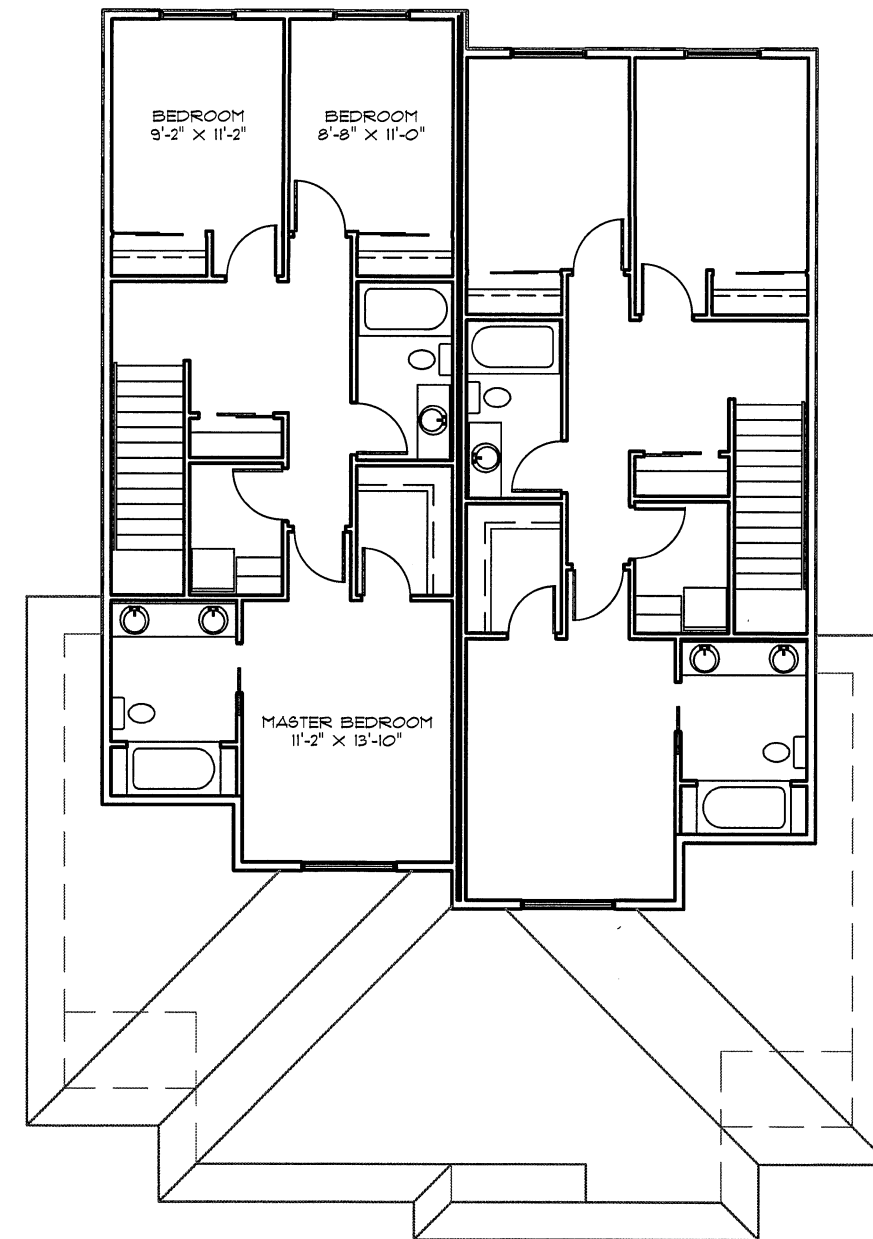
833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 + RBURGESS@YBRDESIGN.CA

832 19TH STREET

LOT: 29/30 BLOCK: 31 PLAN: T20



MAIN FLOOR PLAN



SECOND FLOOR PLAN



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