



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: Hunt, Doug and Renee  
 Name of Applicant: Hope, Warren and Karen  
 Civic Address of Property: 17 Grasslands Crescent, Brandon, MB.  
 Legal Description of Property: Lot 28, Plan 49319 BLTO

**References:**

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

*\*\*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:**

**Variation to bulk and siting requirements -- Shed is located on a permanent concrete foundation 0.72 meters distant from the main residence. The setback pursuant to the bylaw is 1.2 meters.**

*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: FEB 4 /15  
 Address: 17 Grasslands Crescent Brandon, MB. E-Mail: Doug.Hunt@dnw.com  
 Home Phone: 204-717-1886 Cell Phone: (D) 306-435-8043 Work Phone: N/A.  
 Signature of Applicant: [Signature] Date: April 8/15.  
 Address: 328 Park Avenue East Brandon, MB. R7A 7A7 E-Mail: \_\_\_\_\_  
 Home Phone: \_\_\_\_\_ Cell Phone: (204) 724-0014 Work Phone: (204) 728-0180

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 Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Ave. Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u>Robert Zilke</u>	Planning File No.: <u>V-26-15-B</u>	CityView No.: <u>2015-78</u>	
Date Application Received: <u>Aug 20</u>	Payment Date: <u>Aug 19/15</u>	Receipt No.: <u>2015-3100</u>	Amount: <u>\$1,050.00</u>
	Variance Application	<u>2015-3101</u>	REV01/13

April 13, 2015

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

Dear Sirs:

Re: 17 Grasslands Crescent, Brandon, MB.  
Variance Application – Zoning Bylaw 6642

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We are solicitors for the Vendors of the above noted property, Warren Murray Hope and Karen Lynn Hope.

On behalf of the Hopes, we wish to apply for a zoning variance related to the outdoor garden shed that is located 0.48 meters to close to the sideyard property limit for the property commonly known as 17 Grasslands Crescent, Brandon and legally described as:

Lot 28, Plan 49139 BLTO exc an undivided ½ interest in all mines and minerals as set forth in Transfer R2097 in NE ¼ 9-10-19 WPM

In that regard, we enclose herewith:

1. Current copy of Title No. 2764428/2;
2. Variance Application;
3. Copy of City of Brandon Planning Department Zoning Memorandum identifying the non-compliance;
4. Copy of Altus Geomatics Building Location Certificate, non-compliant structure highlighted;
5. Copies of Caveats Nos. 1135397/2, 1253651/2, 1282613/2 and 1282614/2; and
6. Trust cheque for \$930.

With regard to this residential developed property, there is public reserve space to the North of the subject lot and to the East. On the West side, where the shed is located, there is a neighboring residential lot. The property line between the subject property and the neighbor is divided by a 6 foot fence.

Only the rooftop of the shed is visible to the neighboring property and because both properties are on pie-shaped lots, it does not obstruct the view of the neighbor to any green space.

The garden shed is not incompatible with the general nature of the surrounding area, does not have a detrimental impact on health or welfare of people living in the surrounding area, nor does it negatively impact property use or development.

To bring the current location/use of the garden shed within compliance, a minimum variance of 0.48 feet is required and sought by way of this application.

We do not believe that this variance will create an inconsistency with the overall development plan for this subdivision.

All site plan requirements are addressed on the enclosed Altus Geomatics Building Location Certificate dated January 14, 2015.

Should you require elevations information, please advise and we will provide photographs of the existing shed in relation to the residence and the fence.

If there is anything further that you require to process this application, please do not hesitate to contact our office.

Yours truly,  
ROY JOHNSTON TDS

Per:   
KELLY DICKSON

/kd.enc.

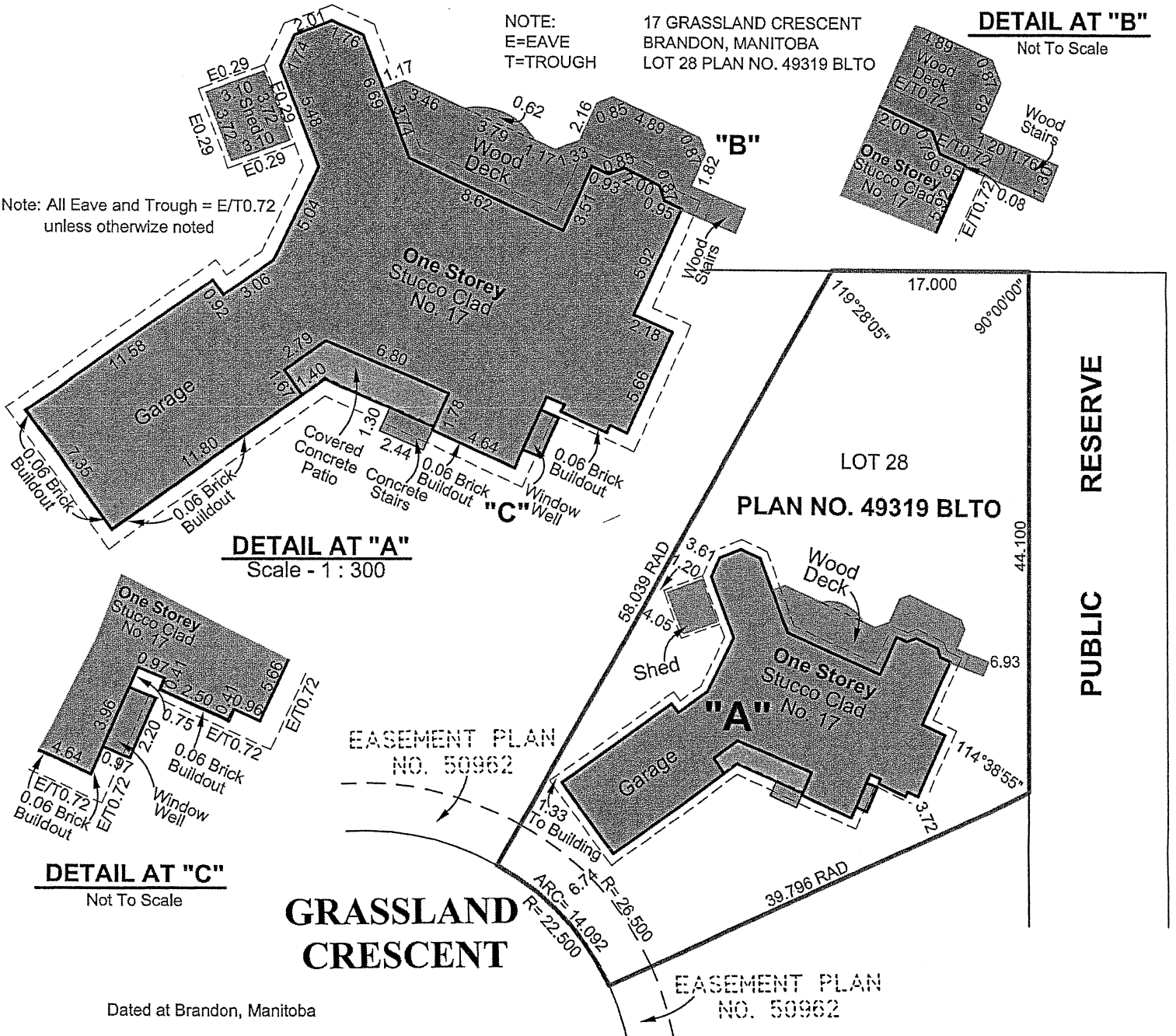
**MANITOBA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE**

NOTE:  
E=EAVE  
T=TROUGH

17 GRASSLAND CRESCENT  
BRANDON, MANITOBA  
LOT 28 PLAN NO. 49319 BLTO

**DETAIL AT "B"**  
Not To Scale

Note: All Eave and Trough = E/T0.72 unless otherwise noted



**DETAIL AT "A"**  
Scale - 1 : 300

**DETAIL AT "C"**  
Not To Scale

**GRASSLAND CRESCENT**

Dated at Brandon, Manitoba

This 14th day of January, 2015

*Ken W. Baley*  
Ken W. Baley  
Manitoba Land Surveyor  
Authorized to practice under the "Land Surveyors Act" of Manitoba

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CERTIFIED A TRUE COPY  
DATED 14/01/2015  
*Ken W. Baley* M.L.S.

METRIC

Scale - 1: 500	Initials: CF - ID - BW	Field Book: 490/68-73
Drawing: 183412_BLC_R0	Project No. : 183412_BD	Page 2 of 2