

Variance to Zoning By-law 6642

Name of Property Owner: 67786 MANITOBA LTD.
Name of Applicant: CRANE STEEL STRUCTURES LTD.
Civic Address of Property: 1875 MIDDLETON AVE. BRANDON
Legal Description of Property: LOT 3, PLAN 37171 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:

PHASE I: a) ADD OFFICES, MEETING ROOM, LUNCH ROOM (WITHIN EXIST BLDG)
b) RE-PURPOSE THE EXISTING 3850 SF WAREHOUSE TO
"FARM PRODUCTS DISTRIBUTION AND SALES" CLASSIFICATION,
TO AWSA STANDARDS
PHASE II: CONSTRUCT AN ATTACHED NEW WAREHOUSE 80'X145' FOR
ADDITIONAL "FARM PRODUCTS DISTRIBUTION AND SALES", TO
BE BUILT WHEN FUTURE MARKETS DICTATE.

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: SEPT 22, 2015
Address: 932 DOUGLAS ST, BDN, MB E-Mail: ronhelwer@shur-gro.com
Home Phone: N/A Cell Phone: Work Phone: 204-729-3810

Signature of Applicant: [Signature] Date: SEPT 22, 2015
Address: 934 DOUGLAS ST, BDN, MB R7A 7B2 E-Mail: paul@cranesteel.com
Home Phone: N/A Cell Phone: 204-573-8888 Work Phone: 204-725-3588

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

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: AN Planning File No.: V-28-15-B CityView No.: PLVA2015-91
Date Application Received: Sept 24/15 Payment Date: Sept 29/15 Receipt No.: 2015-3242 Amount: \$525.00
Variance - Application

REV01/13

Letter of Authorization

Date: Sept. 25, 2015

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


RE: 1991 Middleton Ave. (address or legal description of application)

I (We) hereby give authorization to:

Crane Steel Structures (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>67786 MANITOBA LTD</u>	<u></u>	<u>Sept 25/15</u>
RON HELWER → (PRESIDENT)	Name (Signed)	Date
Name (Print)		

_____	_____	_____
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date



934-A Douglas Street
Brandon, MB R7A 7B2

Phone: (204) 725-3588

Fax: (204) 728-8354

e-mail: info.bdn@cranesteel.com

September 25, 2015

City of Brandon Planning Department
421 – 9th Street
Brandon, MB R7A 4A9

To whom it may concern:

Letter of Intent (Variance)

Applicant: 67786 Manitoba Ltd.

Location: Lot 3, Plan 37171 BLTO IN SE 1/4 2-11-19 WPM
1991 Middleton Avenue Brandon, MB

Description:

Phase 1

- Office expansion in existing 4,200 SF building. (Add offices, meeting room, lunch room, file storage).
- Re-Purpose the existing 3,850 SF warehouse to "Farm Products Distribution and Sales" classification, to AWSA Standards.

Phase 2

- Construct an attached new warehouse (80' x 145') for additional "Farm Products Distribution and Sales", to be built when future markets dictate.

Will it be compatible with the general nature of the surrounding area? *Yes, as it stands the surrounding area is already commercial / industrial sales use.*

Will it not 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? *No it will not be detrimental to the health or general welfare of the people working in the surrounding area because this is just an extent of the existing conditions.*

Is it the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property? *Yes, this is the minimum modification.*

Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law? *The proposal is consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.*

Regards,

Devin Reinhardt

Project Manager

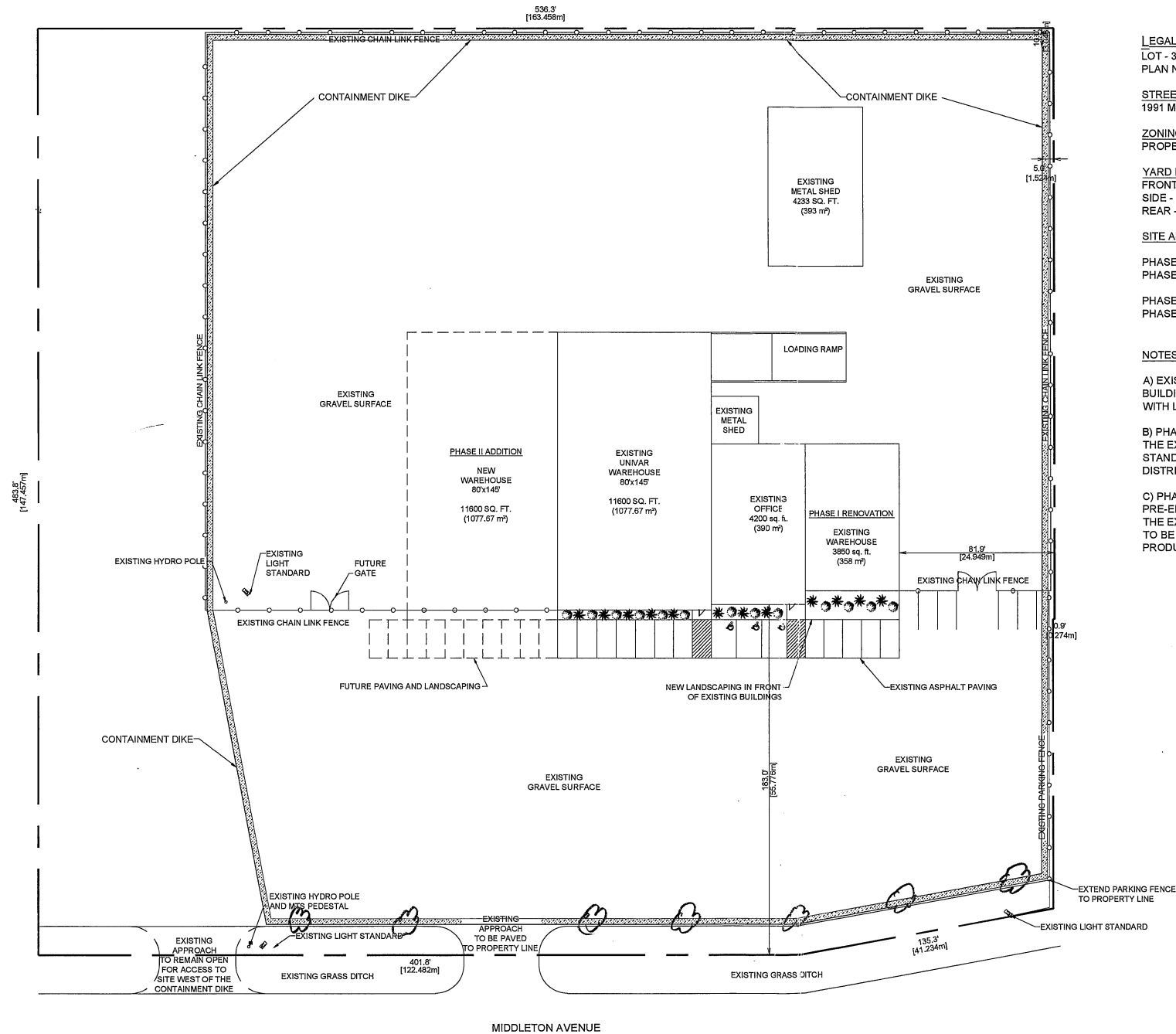
Crane Steel Structures

Email: devin@cranesteel.com



visit our website at www.cranesteel.com





LEGAL DESCRIPTION:
LOT - 3
PLAN No. 37171 BLTO

STREET ADDRESS:
1991 MIDDLETON AVENUE

ZONING REQUIREMENTS:
PROPERTY ZONED CHV

YARD REQUIREMENTS:
FRONT - 12.1m (40 FT.)
SIDE - 1.5m (5 FT.)
REAR - 3.0m (10 FT.)

SITE AREA: 23929m² (257,570 SQ. FT.)

PHASE I PARKING REQUIRED - 20
PHASE I PARKING PROVIDED - 20

PHASE II PARKING REQUIRED - 32
PHASE II PARKING PROVIDED - 32

NOTES:

A) EXISTING SIDEWALKS IN FRONT OF BUILDINGS TO BE REMOVED AND REPLACED WITH LANDSCAPING TO CITY STANDARDS.

B) PHASE I RENOVATION IS TO RE-PURPOSE THE EXISTING 50'X77' WAREHOUSE TO AWSA STANDARDS FOR FARM PRODUCT DISTRIBUTION.

C) PHASE II ADDITION IS TO BE AN 80'X145' PRE-ENGINEERED STEEL BUILDING TO MATCH THE EXISTING BUILDING. THIS WAREHOUSE IS TO BE BUILT TO AWSA STANDARDS FOR FARM PRODUCT DISTRIBUTION.

GENERAL NOTES

1. THESE DRAWINGS SHALL NOT BE SCALED.
2. DIMENSIONS ARE TO GRID LINE, FACE OF STUD, CONCRETE BLOCK OR CONCRETE UNLESS OTHERWISE NOTED.
3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF APPLICABLE CODES AND REGULATIONS IN EFFECT IN THE PLACE OF WORK.
4. ITEMS MARKED "NIC" ARE NOT INCLUDED IN CONTRACT.
5. THIS DRAWING WITH ASSOCIATED DOCUMENTS AND SPECIFICATION IS THE EXCLUSIVE PROPERTY OF CRANE STEEL STRUCTURES LTD., AND SHALL NOT BE MODIFIED, RE-USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF CRANE STEEL STRUCTURES LTD.

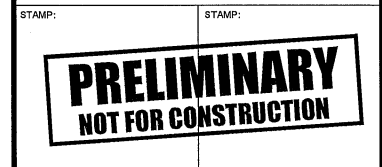
DRAWING INDEX.

ARCHITECTURAL
A1 SITE PLAN

NO.	REVISION	DATE	BY



934-A DOUGLAS STREET, BRANDON, MANITOBA R7A 7B2
TEL (204) 725-3588 FAX (204) 728-8364



PROJECT:

PHASE I- BUILDING RENOVATION

PHASE II BUILDING ADDITION

FOR:
UNIVAR
BRANDON, MANITOBA

TITLE: SITE PLAN

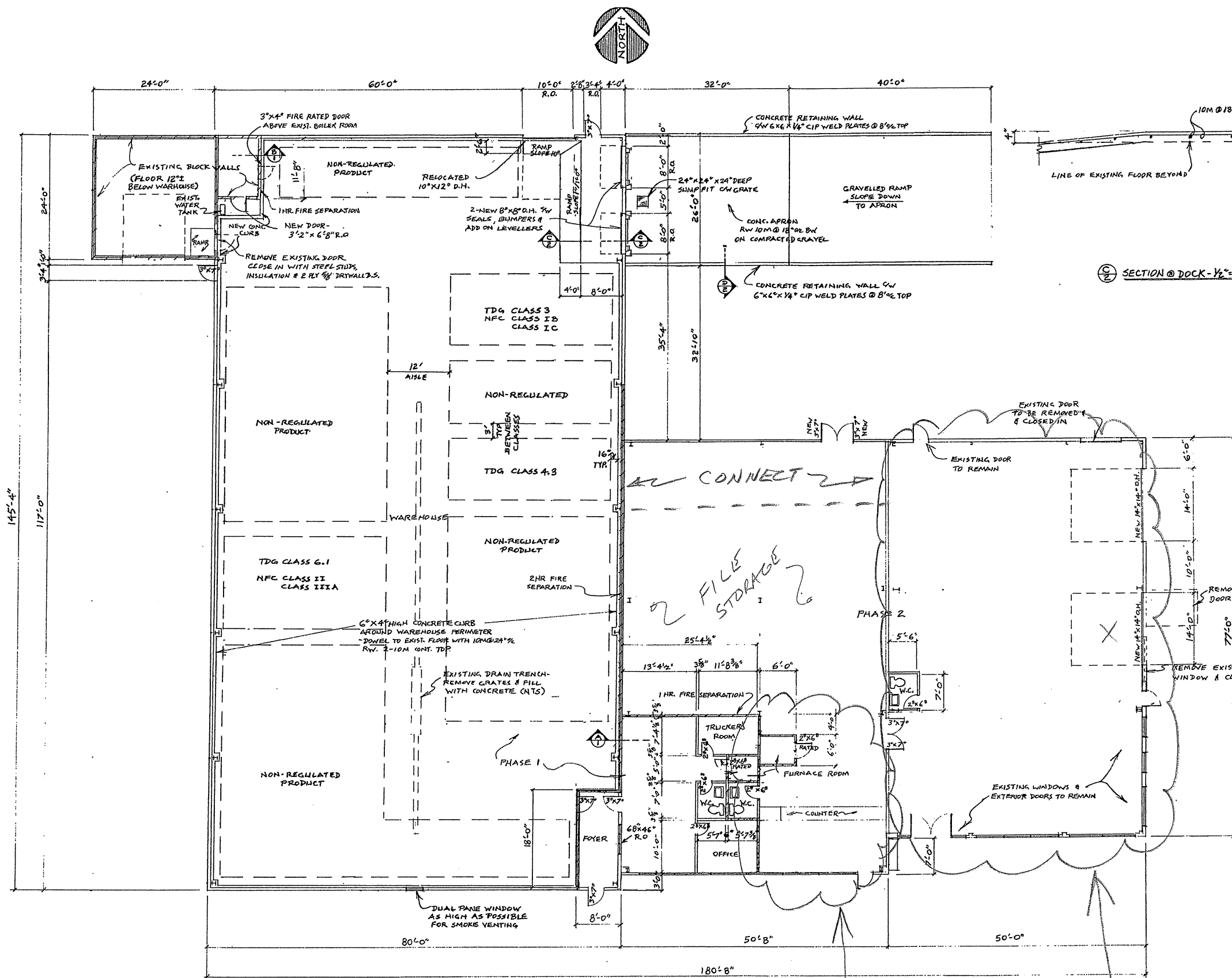
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DATE: 9-22-15

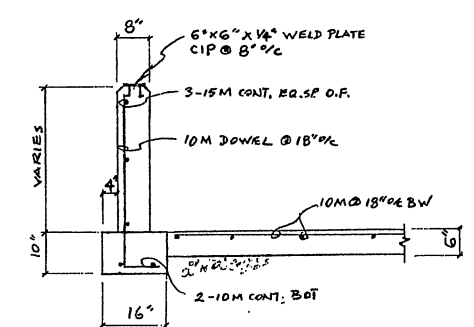
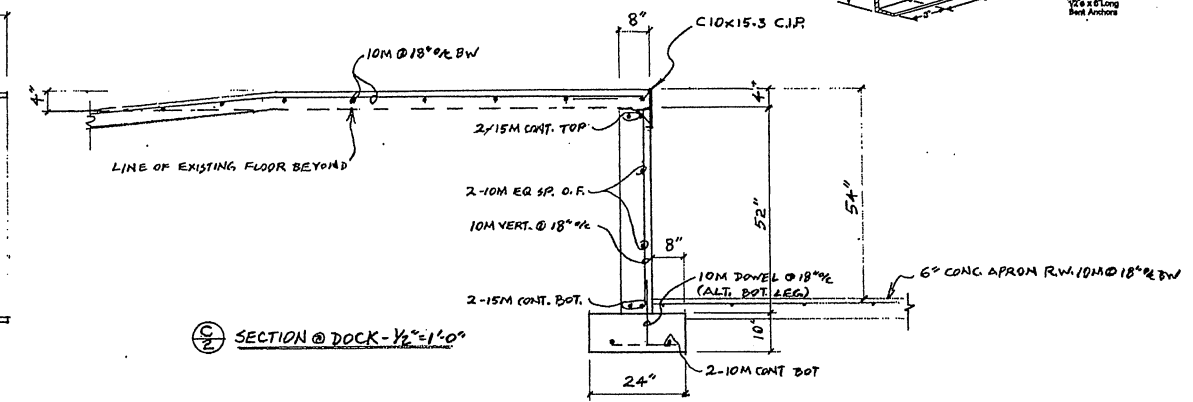
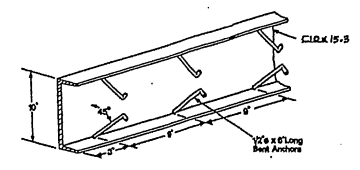
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JOB NO: B15-PRELIMINARY

A1



AUG 7/15



RETAINING WALL - 1/2" = 1'-0"

EXISTING
AGRICULTURAL
CHEMICAL
WAREHOUSE

FLOOR PLAN - 3/32" = 1'-0"

PROPOSED
OFFICE
EXPANSION

PROPOSED
NEW
AG CHEM
WAREHOUSE

CONCRETE NOTES

- Concrete strength at 28 days shall be: 3500 psi for all cast-in-place concrete.
- Concrete type shall be: Type 10 Normal Portland for all concrete.
- Reinforcing steel shall be new billet grade 300 deformed bars with a minimum yield strength of 300 MPa according to C.S.A. spec. 30.12. All reinforcing shall be free of loose rust, mud, oil or other coating that would reduce the concrete bond.

IMPORTANT: Use Shown Dimensions Only
Do Not Scale Drawing

2	GENERAL REVISION - PHASE 2	10 JAN '95	MS
1	PRODUCT STORAGE, SMOKE VENT WINDOW	20 APR '95	MS
NO.	REVISION	DATE	BY

CRANE STEEL STRUCTURES LTD.
GENERAL CONTRACTORS
934 DOUGLAS STREET, BRANDON, MANITOBA - PH. 725-3588

PROJECT: WAREHOUSE RENOVATION FOR:
SHUR-GRO FARM SERVICES LTD.
BRANDON MB

FLOOR PLAN, DOCK DETAILS

SCALE: 3/32" = 1'-0"
DATE: 13 MARCH '95
DRAWN BY: M. SCHROEDER
DRAWING NO: 34095

SHEET
2
OF FOUR