



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 No. 7124

Name of Property Owner: Shawn David Lamb and Bertha Louise Lamb
Name of Applicant: Shawn David Lamb
Civic Address of Property: 15 Kelsey Bay
Legal Description of Property: Lot 8, Block 1, Plan 42059

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

\*\*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(s):

Requesting to have current requirement of a 7.6m front yard setback reduced to 4.5m to allow for the erection of a 24x24 detached garage

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant: [Signature] Date: April 1, 2016
Address: 15 Kelsey Bay, Brandon, Manitoba Postal Code: R7A 2K8
Phone No.: (Primary) 204-724-3778 (Secondary) 204-725-6150
Email Address: shawn.lamb@gov.mb.ca sdlamb@mymts.net

Signature of Owner: [Signature] Date: April 1, 2016
Address: 15 Kelsey Bay, Brandon, Manitoba Postal Code: R7A 2K8
Phone No.: (Primary) 204-724-3778 (Secondary) 204-725-6150
Email Address: shawn.lamb@gov.mb.ca sdlamb@mymts.net

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 Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: [Signature] Planning File No.: V-07-16-B CityView No.: 2016-41
Date Application Received: 4/1/16 Payment Date: April 1, 2016 Receipt No.: 2016-3643 Amount: \$ 550.00
Variance - Application REV 01/2016



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**Letter of Authorization**

Date: April 1, 2016

To: City of Brandon  
Planning & Building Safety Department  
421 – 9<sup>th</sup> Street  
Brandon, MB  
R7A 4A9

RE: 15 Kelsey Bay (address or legal description of application)


I (We) hereby give authorization to:

Shawn David Lamb (Applicant's name)

To apply for a development application for the above address.


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

Shawn David Lamb  
Name (Print)

  
Name (Signed)

April 1, 2016  
Date

Bertha Louise Lamb  
Name (Print)

  
Name (Signed)

April 1, 2016  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

Shawn and Bertha Lamb  
15 Kelsey Bay, Brandon, Manitoba, R7A 2K8  
C 204-724-3778 H 204-725-6150

April 1, 2016

City of Brandon  
Planning & Building Safety Department  
638 Princess Street  
Brandon, MB R7AL 0P3

**Re : Variance Application  
15 Kelsey Bay**

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Please accept this letter as the "letter of intent" regarding a variance application for the property located at 15 Kelsey Bay, in Brandon Manitoba.

The property in question consists of Lot 8 Block 1 Plan 42059 BLTO and located between an undeveloped civic lane and Kelsey Bay. The lot currently has an offset modular home located on it with a small storage shed located in the back yard.

There is currently parking on a paved pad located in the front yard at this location and we intent to have a contractor come in and erect a 24 by 24 detached garage complete with a concrete floor, concrete driveway and sidewalks. Included with our application is a copy of a Surveyor's Staking Certificate that shows the current location of our home and a sketch of what we are proposing to erect on the property indicating the location.

If we are successful in obtaining approval for our variance we will obtain all the required pemits and work with the Planning & Building Safety Department to ensure that our project meets the requirements of the City of Brandon. We are prepared to provide any required engineered drawings once we have approval in place.

We trust that this information is sufficient to describe the intent of this application, and we look forward to a favorable response.

If you have any questions or concerns please contact me at 204-724-3778.

Yours truly,



Shawn D Lamb

Prairie Benchmark  
Land Surveys  
Suite #3-20-18th Street  
Brandon, Manitoba  
R7A 5A3

# Surveyor's Staking Certificate

Page 2 of 2



Public Reserve "A"

0.013x0.013 I.P. 15.545 0.013 Diam. I.P.

90°01'15"

89°58'45"

Block 1  
Plan 42059 BLTO

Lot 8

1 Storey House  
(Vinyl Siding)

33.563

33.569

4.85  
E0.35

70.14  
E0.26

3.26

10.6  
E0.26  
70.14

4.85  
E0.35

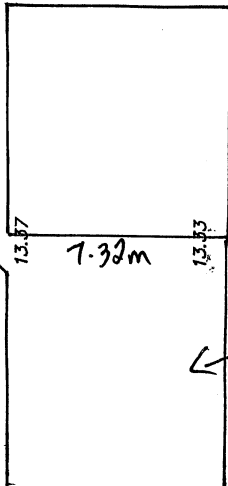
2.94

distance between  
house + garage  
1.2 m

side yard 1.74m

0.9m  
sidewalk

concrete driveway



0.013x0.013 I.P.  
±1.45 Metres to  
Curve

15.545

0.013x0.013 I.P.

Kelsey

Bay