



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: Raymond and Sydney Brownlee  
 Name of Applicant: Raymond Brownlee  
 Civic Address of Property: 1 Parkland Place, Brandon, MB R7B3V8  
 Legal Description of Property: LOT 7, BLOCK 1, PLAN 23048, BLTO IN NW 1/4 10-10-19 WPM

**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):**

To vary the side yard setback of our corner lot at 1 Parkland Place and change the minimum setback from 3 meters to 1.2 meters

*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: *Raymond Brownlee* Date: MAY 28, 2016  
 Address: 1 PARKLAND PLACE, BRANDON, MB Postal Code: R7B3V8  
 Phone No.: (Primary) 204-729-5261 (Secondary) 204-726-0797  
 Email Address: brownlee@wcgwave.ca

Signature of Owner: *Sydney Brownlee* *Raymond Brownlee* Date: MAY 28, 2016  
 Address: 1 PARKLAND PLACE, BRANDON, MB Postal Code: R7B3V8  
 Phone No.: (Primary) 204-729-5261 (Secondary) 204-726-0797  
 Email Address: brownlee@wcgwave.ca

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

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner:	<u>Sam Van Vleet</u>	Planning File No.:	<u>V-10-16-B</u>
Date Application Received:	<u>May 30/16</u>	CityView No.:	<u>PLVA2016-60</u>
Payment Date:	<u>May 30/16</u>	Receipt No.:	<u>2016-3822</u>
		Amount:	<u>\$ 550.00</u>
Attachment A-1			REV 01/2016

May 28, 2016

1 Parkland Place  
Brandon, Manitoba  
R7B3V8

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

To Whom It May Concern:

Please accept this as our letter of Intent (Variance) requirements for the following:

Applicant: Raymond Brownlee

Civic Address: 1 Parkland Place, Brandon, MB R7B3V8

Legal Description: LOT 7, BLOCK 1, PLAN 23048, BLTO IN NW 1/4 10-10-19 WPM

I am requesting a variance to vary the side yard setback of our corner lot at 1 Parkland Place, to change the minimum setback from 3 meters to 1.2 meters for the proposed construction of a 12 x 12 foot (3.66 m x 3.66 m) shed with an attached 12 x 12 foot (3.66 m x 3.66 m) three season gazebo/sunroom on the east end of the shed. The proposed plan is to put siding similar to the house on the outside of the shed, shingle the shed and the gazebo/sunroom the same as our home.

A 6 foot wide door will be on the West end of the shed. The North, East and South sides of the gazebo will be mostly windows with a patio door also on the East side of the gazebo.

We feel that because the structure will be sided and shingled, similar to our home, it would be very compatible with general area. Because we have such a wide 30 foot ( 9.14 m) boulevard on the north side of the structure, it would not impede anyones field of vision while in/on a vehicle on the street (Durum Drive) to the north of the structure.

In our opinion. the structure would be a minimum modification of a zoning bylaw and as well in our opinion it would be generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

Thank you for considering our variance request.

Sincerely,

Raymond Brownlee  
1 Parkland Place  
Brandon, MB  
R7B3V8  
email: [brownlee@wcgwave.ca](mailto:brownlee@wcgwave.ca)  
Phone: 204-727-5261