



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: City of Brandon  
 Name of Applicant: 6348387 Manitoba Ltd.  
 Civic Address of Property: Unit 4, 301 Aviation Avenue located at the Brandon Municipal Airport  
 Legal Description of Property: Lot 4, Plan 42427 BLTO in the SE 1/4 12-11-19 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):**

Requesting a variance from the Zoning By-Law requirements of 4.5 m to 3 m from both side yards in order to construct a building (hangar) 24.384 m. x 24.384 m. Please see attached letter for more details.

*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:  Date: June 14, 2016  
 Address: 29 Heron Cove, Brandon, MB. Postal Code: R7B 3Z6  
 Phone No.: (Primary) 204 724 3565 (Secondary) 204 726 8228  
 Email Address: tolewis@mymts.net

Signature of Owner: J. Marshall Date: June 16/16  
 Address: 638 Princess Avenue, Brandon, MB. Postal Code: R7A 0P3  
 Phone No.: (Primary) 204-729-2232 (Secondary) \_\_\_\_\_  
 Email Address: t.marshall@brandon.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>40 Sam</u>	Planning File No.:	<u>V-15-16-B</u> CityView No.: <u>2016-69</u>
Date Application Received:	<u>June 15, 2016</u>	Payment Date:	<u>Jun 15/16</u> Receipt No.: <u>2016-3883</u> Amount: <u>\$ 550.00</u>
Variance - Application			REV 01/2016

**6348387 MANITOBA LTD.**

29 HERON COVE, BRANDON, MB. R7B 3Z6



6/14/2016

6348387 Manitoba Ltd.  
29 Heron Cove, Brandon, MB. R7B 3Z6

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

**Attention: City of Brandon Planning & Building Safety Department**

Re: Variance Request

We are planning construction of a metal & wood building for aircraft storage, commonly known as a hangar.

Location of proposed hangar would be Unit 4, 301 Aviation Avenue at the Brandon Municipal Airport. Legal description is Lot 4, Plan 42427 BLTO SE ¼ 12-11-19 WPM. See attached drawing.

The proposed hangar dimensions would be 24.384 metres wide x 24.384 metres x 10 metres high. (80 ft. x 80 ft. x 31 ft.). See attached picture #1 of 80 ft. wide hangar as an example.

The proposed hangar dimensions do not conform to the Zoning By-Law requirements of 4.5 metres from Side Yard. We are requesting a Variance from the Zoning By-Law from 4.5 metres on the North & South Side Yards to 3 metres. See attached proposed building location inside of property.

The proposed hangar would be built in the area specifically designated for hangar development at the Brandon Municipal Airport. Presently, there are 2 existing hangars in this area.

The hangar would be similar in appearance and construction materials to the other existing hangars and therefore would be compatible with the designated hangar development area. See attached pictures #2 of existing hangars.

We do not believe our variance request will be a detriment to any person or negatively impact existing or future development. See attached pictures #3 of designated hangar development area.

In closing, thank you for considering our application for this variance request in order to meet our building needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Lewis". The signature is stylized with a large initial "T" and a long, sweeping underline.

Todd Lewis  
President  
6348387 Manitoba Ltd.