



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: [Signature] 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: [Signature] 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

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner:	<u>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



TANYA M. MARSHALL
MANAGER OF PROPERTY ADMINISTRATION
DEVELOPMENT SERVICES DIVISION
638 Princess Avenue, Brandon, MB. R7A 0P3
Phone: (204) 729-2232 Fax: (204) 725-3235
Email: t.marshall@brandon.ca

June 16, 2016

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

Dear Sir/Madam:

Re: Letter of Authorization ~ Unit 4, 301 Aviation Avenue

I, Tanya Marshall, Manager of Property Administration for the City of Brandon as owner of Unit 4, 301 Aviation Avenue (Lot 4, Plan 42427 BLTO) do hereby authorize 6348387 Manitoba Ltd. to proceed with a variation application for the construction of a hanger on the land in accordance with a Lease Agreement dated March 23rd, 2016.

Should you have any questions in this regard, please contact me.

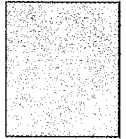
Yours truly,

A handwritten signature in cursive script that reads "Tanya Marshall".

Tanya Marshall
Manager of Property Administration

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 horizontal stroke.

Todd Lewis
President
6348387 Manitoba Ltd.

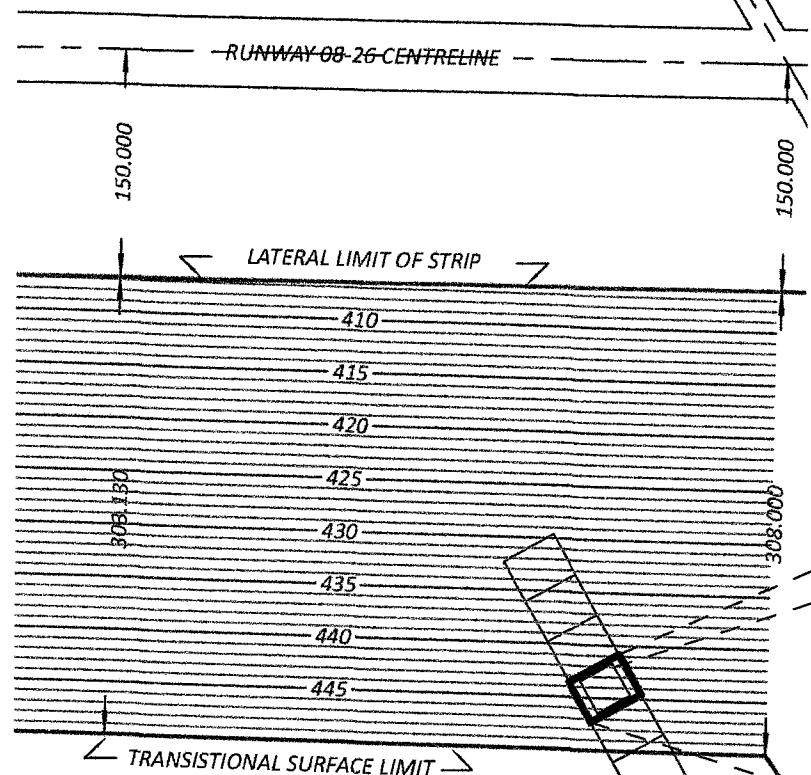
3



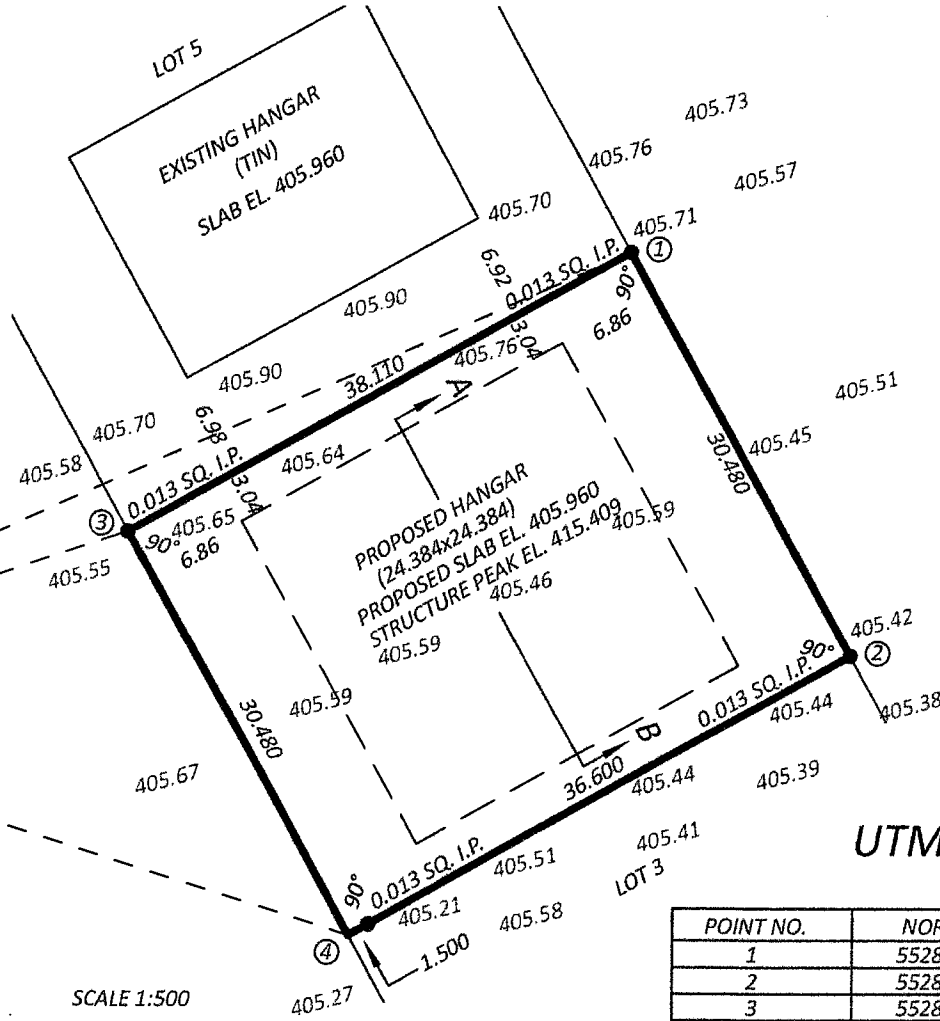
Site Plan Information
for 6348387 Manitoba Co-

MANITOBA LAND SURVEYOR'S STAKING CERTIFICATE SKETCH SHOWING PROPOSED STRUCTURE

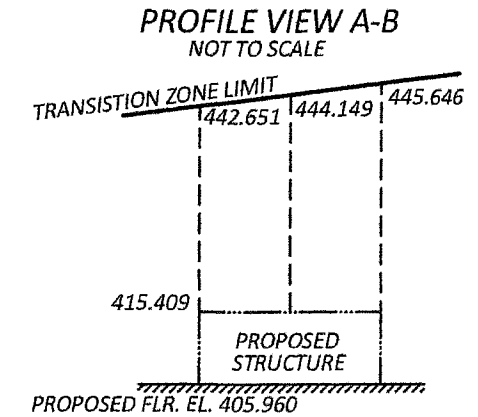
Lot 4 Plan 42427
Brandon Municipal Airport (McGill Field)
Brandon, Manitoba



SCALE 1:5000



SCALE 1:500



UTM GRID COORDINATES (NAD 83, EPOCH 2016)

POINT NO.	NORTHING	EASTING	DESCRIPTION
1	5528377.767	432461.698	PROPERTY CORNER
2	5528351.128	432476.484	PROPERTY CORNER
3	5528359.282	432428.389	PROPERTY CORNER
4	5528332.643	432443.177	PROPERTY CORNER

I hereby certify that this survey was made under my personal supervision and in accordance with the Manual of Good Practice of the Association of Manitoba Land Surveyors.

Signed and Sealed at Brandon, Manitoba

This 8th day of JUNE, 2016

Steven B. Richmond
Manitoba Land Surveyor



SURVEY MONUMENTS WERE FOUND OR PLACED AT ALL POINTS SHOWN THUS _____
ELEVATIONS ARE EXISTING AND SHOWN THUS _____
ELEVATIONS ARE RTK GPS OBSERVATIONS, REFERENCED TO BENCHMARK 95R500, ELEVATION 397.077m (CGVD28, HT2.0)

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Legend

- City Boundary
- Streets
- Water Distribution
- Waste Water Collection System
- Land Drainage System
- Assiniboine River
- ▨ Easements
- Lot Outlines

*Site Plan Information
for 6348387 Monika Ltd*

Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lotsizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Scale: 1:2,334



Map created on:
06/05/2016

