

**Variance to Zoning By-law No. 7124**

Name of Property Owner: JIM KAUK  
 Name of Applicant: JIM KAUK  
 Civic Address of Property: 308 KIRKCALDY DR.  
 Legal Description of Property: LOT 3 BLOCK 12 PLAN 1701 BLTD

**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): DUPLEX  
CONSTRUCTION OF A SINGLE FAMILY HOME  
COMPLEX AT THE FLOOD PLAIN REQUIRE 360.40

*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: July 21 '16  
 Address: 1523 RUSSELL ST Postal Code: R7A 7G4  
 Phone No.: (Primary) 761-5544 (Secondary) 726-4455  
 Email Address: BMSERVICES@MTS.NET

Signature of Owner: [Signature] Date: \_\_\_\_\_  
 Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone No.: (Primary) \_\_\_\_\_ (Secondary) \_\_\_\_\_  
 Email Address: \_\_\_\_\_

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 Huizen</u>	Planning File No.:	<u>V-16-16-B</u> CityView No.: <u>2016-79</u>
Date Application Received:	<u>July 25/16</u>	Payment Date:	<u>July 25/16</u> Receipt No.: <u>2016-4015</u> Amount: \$ <u>550.00</u>
Variance - Application Attachment A-1			REV 01/2016

19 July 2016

City of Brandon  
Department of Planning & Building Safety  
638 Princess Ave

Attention: City of Brandon Planning Department

### Letter of Intent

#### Background

Jim Kauk is the owner of Brandon Maintenance Services in the city of Brandon. Brandon Maintenance has developed property around town mainly for special needs.

Jim Kauk has purchased 308 Kirkaldy and would to develop the lot with 2 single family homes.

Situated on the lot presently is an older home built in the 1940's. It is tired and doesn't have curb appeal in an area that has seen a lot of newer development.

There is a need in town for more affordable homes which is the target market for this development.

This area is mainly single family homes, and we would like to follow that trend. Three doors to the west are 2 new bi levels that were built within the last 5 years and do the area well.

The homes will be built on a slab to meet the flood plain requirement of 360.40.

We would like to ask for a variance so that we can meet the 360.40 level and not have to build 2' higher. That level would not suit the area and the house would stand out substantially.

A new development on this corner will clean things up and, we think, will help the value of the homes around the area.

Thank you for your consideration.



Jim Kauk