

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

Name of Property Owner: Lee Choy Limited  
 Name of Applicant: Arlene Johnston for Kenny Choy  
 Civic Address of Property: 1430 1st Street North  
 Legal Description of Property: Lot A, Block 2, Plan 45700

**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 develop 3 mobile home lots on 1430-1st Street N.

*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: 10 Jan 17  
 Address: 260 Glen Ave Brandon MB Postal Code: R7C-1B9  
 Phone No.: (Primary) 204-726-3398 (Secondary) 204-724-7907 (cell)  
 Email Address: glendalemobilehomesales@wcgwave.ca

Signature of Owner: [Signature] Date: 10 Jan 17  
 Address: 138 Daly Cres Brandon MB Postal Code: R7A-6W3  
 Phone No.: (Primary) 204-727-0085 (Secondary) 204-724-0440  
 Email Address: Kchoy@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

**FOR PLANNING DEPARTMENT USE ONLY:**

Community Planner: [Signature] Planning File No.: V-02-17-B CityView No.: PLVA2017-3  
 Date Application Received: Jan 10/17 Payment Date: Jan 10/17 Receipt No.: 201700514 Amount: \$ 575.00  
 Variance - Application REV 01/2016



Planning & Building Safety Department  
638 Princess Avenue. Brandon MB. R7A 0P3  
T: 204.729.2110 F: 204.728.2406  
www.brandon.ca/planning

Letter of Authorization

Date: 10 Jan 2017

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

RE: Lot A Block 2 Plan 45700 (address or legal description of application)

I (We) hereby give authorization to:

Arlene Johnston (Applicant's name)

To apply for a development application for the above address.

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

Kenny Chay  
Name (Print)

[Signature]  
Name (Signed)

10 Jan 2017  
Date

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_  
Date

# Glendale Homes Park

260 Glen Avenue - Brandon, MB 204-726-3398

January 12, 2017

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

Re: Application for Variance on Property owned by Lee Choy Limited  
At 1430 - First Street North West side of property – Lot A Block 2 Plan 45700

Dear Sir/Madam:

Lee Choy Limited is proposing the development of three (3) mobile home lots on the West side of 1430 – 1<sup>st</sup> Street North on White Swan Street at Glen Avenue the property is zoned CAR. This project would add three (3) new lots to the already existing nine (9) lots on this property – West of lot #5 to 8 and North of lot #10.

This area (1430 First Street North) is adjacent to 300 Glen Avenue to the West in which Glendale Homes Park has nine (9) mobile homes and an additional 212 homes further to the West and North of the area. There are a total of 230 mobile homes in the park.

The surrounding area includes a bike and snowmobile shop, Value Village - retail, office building for Highland and White Swan Trailer parks, an equipment rental business, a used car dealership, Glendale Industries and a CAR space with a mobile home on the property.

We believe that the development and the finishing of these three lots will improve the area with landscaping, fences, decks, storage sheds, paved lane and parking spots.

Your consideration for this proposed development is greatly appreciated.

Sincerely,



Arlene Johnston for Lee Choy Limited

# Glendale Homes Park

260 Glen Avenue - Brandon, MB 204-726-3398

December 20, 2016

Home and Business Owners

*copy.*

Within and adjacent to the area of White Swan Street @ Glen Avenue

The purpose of this letter is to inform you that Glendale Homes Park has proposed a plan to develop three (3) mobile home lots at 1430 – 1<sup>st</sup> Street North at White Swan Street and Glen Avenue effectively adding 3 new lots to the existing mobile home park. (Please refer to the attached drawing/map). The lots would be located across (West) from lots #5 to #8 and North of lot #10.

We are looking for feedback from residents and businesses within the area regarding this project to expand the mobile home park. Your comments may be forwarded to Brandon and Area Planning District as a part of the application for zoning variance. Please reply to the park office at 260 Glen Avenue, Brandon, MB R7C 1A9 or call 204-726-3398.

You will be receiving a notification by letter from the Brandon & Area Planning District regarding the proposed plan for Glendale Home Park.

Thank you for your co-operation in this matter.

Sincerely,

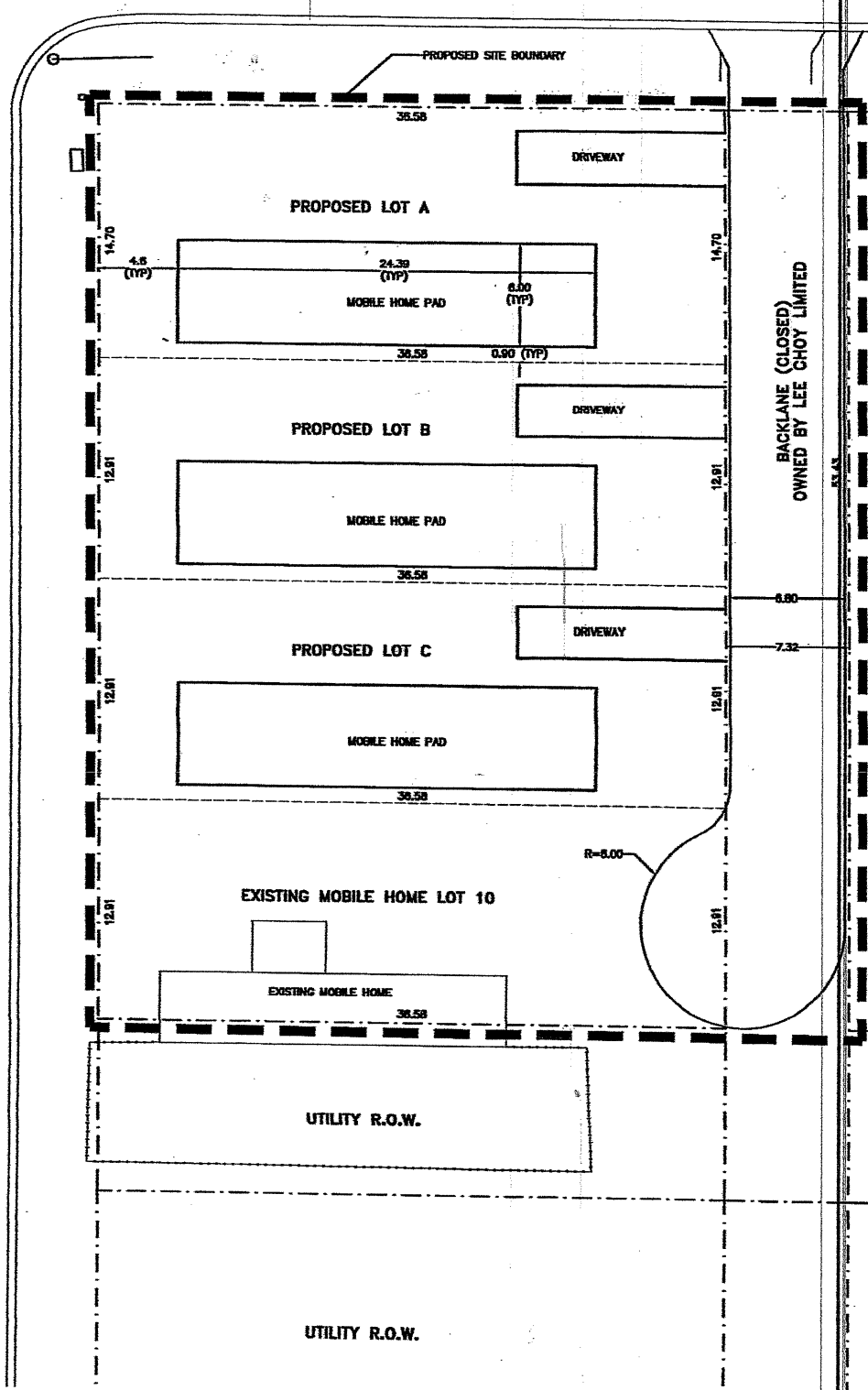


Arlene Johnston  
Glendale Homes Park Manager  
for Lee Choy Limited

*\* hand delivered  
to businesses  
& residents in  
area.  
Jf*

GLEN AVE

WHITE SWAN STREET



BENCHMARK P.B.M. AT CLARE AVE. & 1ST STREET N. 397.920 (S.W. CORNER)

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL.

LEGEND

- - - - - P/L OF MOBILE HOME LOTS (NOT LEGAL BOUNDARY)
- - - - - EXISTING PROPERTY LINES

LOCATION OF UNDER APPROXIMATE ONLY. EXACT FROM THE INDIVIDUAL LOTS

REV





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- - - - -	EXISTING PROPERTY LINES

LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS	

G.D. NEWTON AND ASSOCIATES INC.  
727A 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7

DATE: 2016/10/12

SCALE: 1:500

GLENDALE PHASE IX  
SITE LOCATION

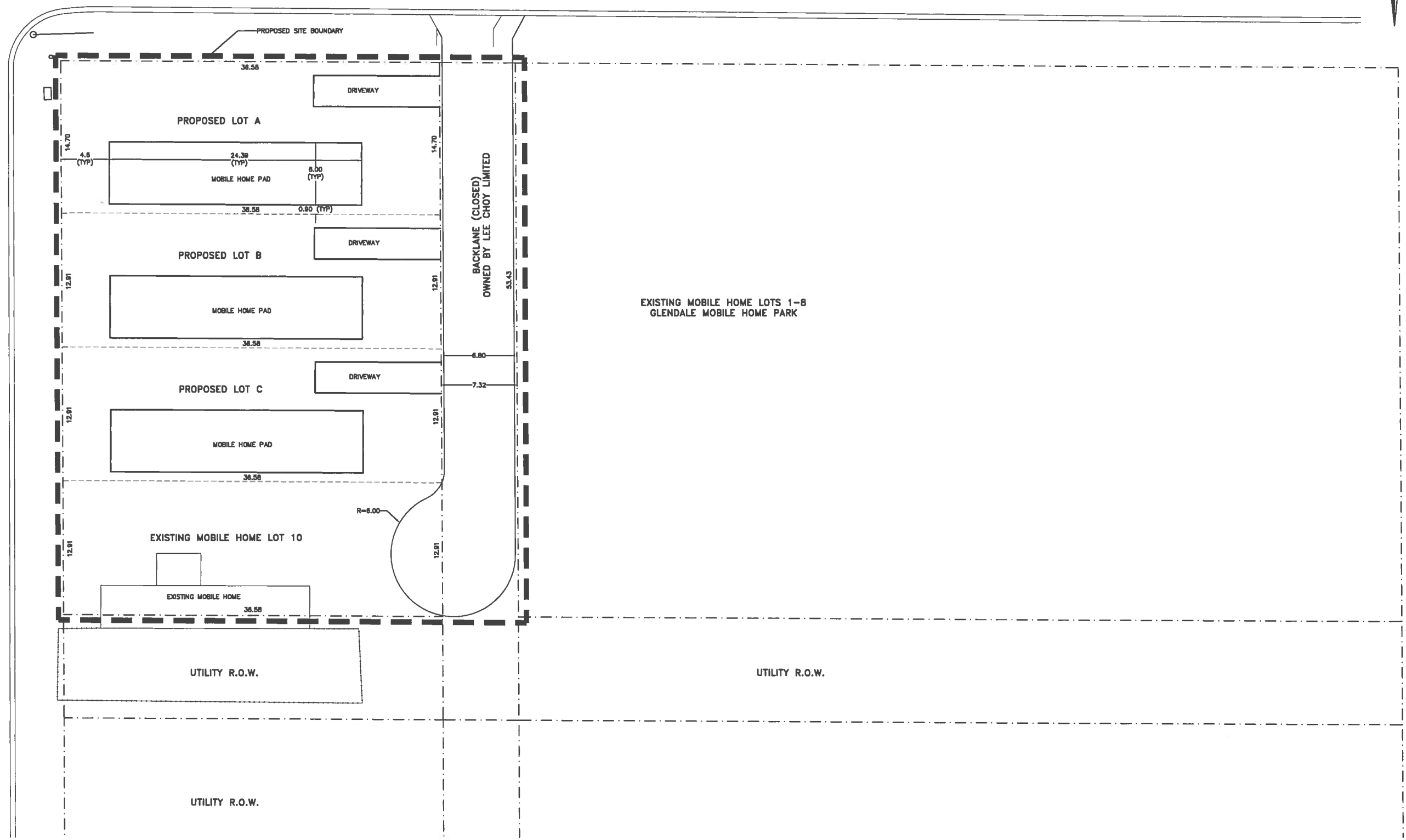
DRAWING 1





GLEN AVE

WHITE SWAN STREET



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 727A 10TH STREET  
 BRANDON, MANITOBA  
 R7A 4G7

DATE: 2016/10/12      SCALE: 1:200

**GLENDALE PHASE IX  
 SITE PLAN**

DRAWING 1