



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: Don Thomson  
 Name of Applicant: Don Thomson  
 Civic Address of Property: 25-21<sup>st</sup> Brandon, MB R7B1W2  
 Legal Description of Property: Lot 11, 12, 13 Block 11, Plan 15 BLTO IN E 1/2 22-10-19- 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): Variance request to Bylaw No. 7124

We are requesting a variance to change the height of the garage from Bylaw's "1351" to "~~20' 3/4~~"<sup>4m</sup>. Present House dwelling height is calculated at 15' 1/2". 14' 10 7/16" (4.53m)

The increased height is required to build add. hand storage spce.

*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: D. Thomson Date: Jan 31/17  
 Address: 25-21<sup>st</sup> Street Postal Code: R7B1W2  
 Phone No.: (Primary) 204-725-4619 (Secondary) 204-729-0367  
 Email Address: thomson.don@bsd.ca

Signature of Owner: D. Thomson Date: Jan 31/17  
 Address: 25-21<sup>st</sup> Street Postal Code: R7B1W2  
 Phone No.: (Primary) 204-725-4619 (Secondary) 204-729-0367  
 Email Address: thomson.don@bsd.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 Houlahan, IRPA 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>S. Van Huizen</u>	Planning File No.:	CityView No.:	<u>PLVA 2017-13</u>
Date Application Received: <u>22 Feb 17</u>	Payment Date: <u>Feb 22/17</u>	Receipt No.:	<u>2017-5113</u> Amount: \$ <u>575.00</u>
	Variance - Application <u>Feb 23/17</u>	<u>2017-5116</u>	REV 01/2016

February 15, 2017

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

**RE:** Variance to Zoning By-law No. 7124 for a residence at 25 – 21<sup>st</sup> Street, Brandon, MB.  
Lot 11, 12, 13 Block 11, Plan 15 BLTO IN E 1/2 22-10-19 WPM.

Dear Planning and Building Safety Department,

This letter is provided in order to request and substantiate the above noted matter. The property is the primary residence of Don and Jennifer Thomson of which we have owned since Sept 1<sup>st</sup>, 1992. The Variance being requested relates to the height requirement for the construction of an unattached garage. The planned structure meets all of the other planning parameters set forth within the City's Zoning Bylaw No. 7124, with the exception of the aforementioned height requirement.

The proposed garage will be located in the south east corner of the property (25-21<sup>st</sup> Street) and will be constructed with a hard-surfaced driveway. The attached site plan with our variance application includes:

1. A setback from the side yard to the south and the detached garage is a minimum distance of 0.3m clear of all projections;
2. A setback from the rear yard to the east and the detached garage is a minimum distance of 0.6m from the wall to the site line;
3. The attached garage on the north side of the dwelling unit will remain as a useable space. The approaching driveway for this structure will be removed with the area landscaped in its place.

**Unfortunately, the proposed plan will not meet the current conditions of Zoning Bylaw 7124:**

*"Height of the detached garage does not exceed 4.0m nor the height of the principle dwelling (whichever is the shorter)".*

Through this Variance application, we are requesting to change the height of the structure from the above noted Zoning By-law height of 13ft. (4.0m) to 15' -6" or 4.72m.

We are requesting this variance of the City's Zoning By-law No. 7124 to allow for the creation of a viable storage space that is needed for our family and property. Our home was built in the 1950's with very little space ever planned at that time for additional storage space. I will confirm at this time that the proposed space is for 'storage only' and not the future creation of an additional living space.

As you will see from the enclosed site plan diagrams, the garage would blend extremely well into the neighboring buildings. The goal has been to build a structure that fits with the current building styles that are in our neighborhood. The additional height would still blend very well with existing buildings. We will be re-plant deciduous trees that will be similar in height to the trees that had to be removed for this project to occur. The garage would be located 20ft from the house, thus fire spread would not be an issue as well as it is accessible by two lanes for emergency vehicles.

We look forward to working with the City of Brandon and its Planning and Building Safety Department in order to achieve this variance request.

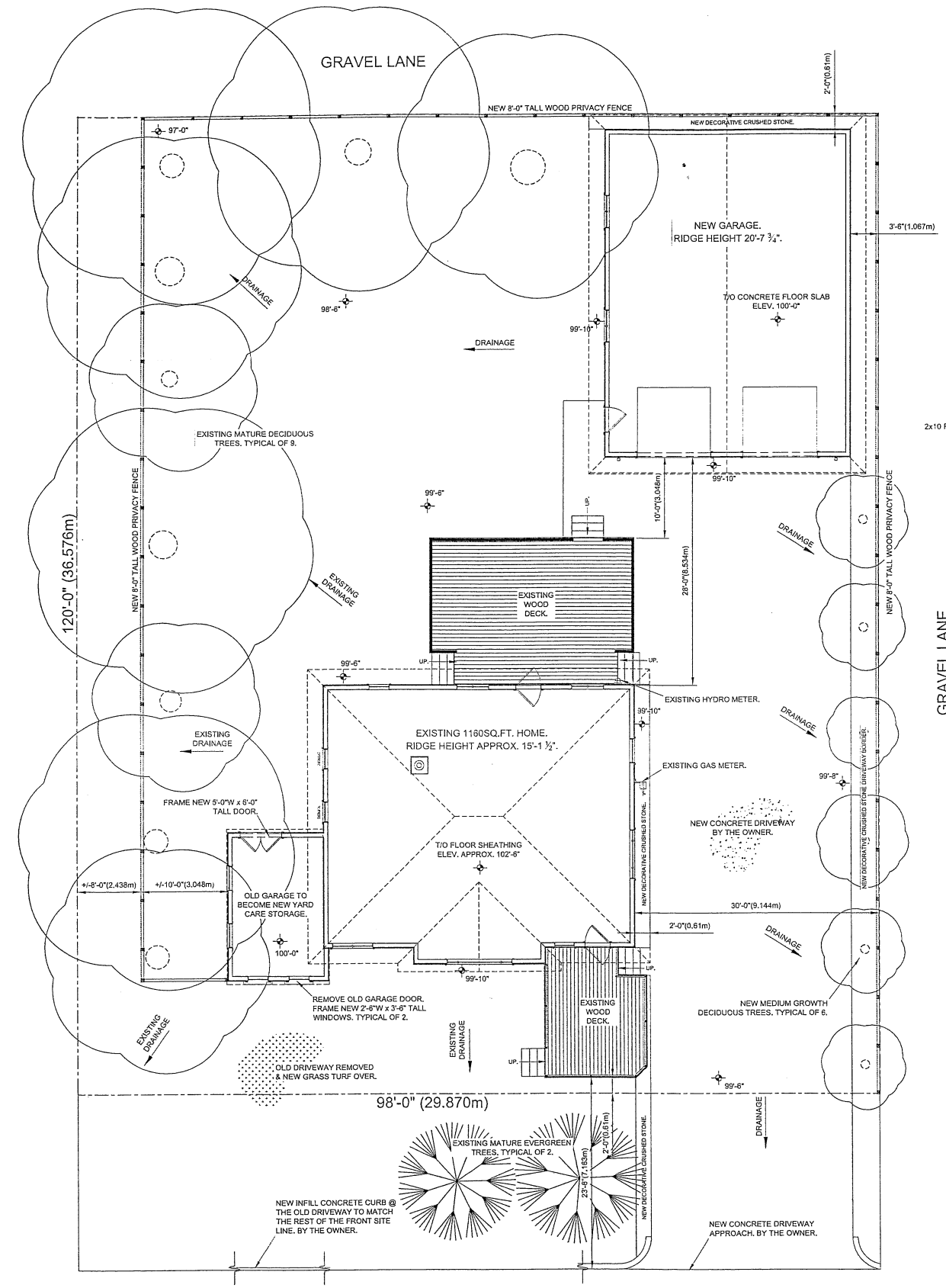
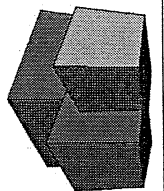
Respectfully submitted;



**Don Thomson**

25 – 21<sup>st</sup> Street  
Brandon, MB  
R7B 1N2  
(h) 204-725-4619  
(w) 204-729-0367  
© 204-761-2724  
[Thomson.don@bsd.ca](mailto:Thomson.don@bsd.ca)

Enclosures



SITE PLAN  
SCALE: 1/8" = 1'-0"

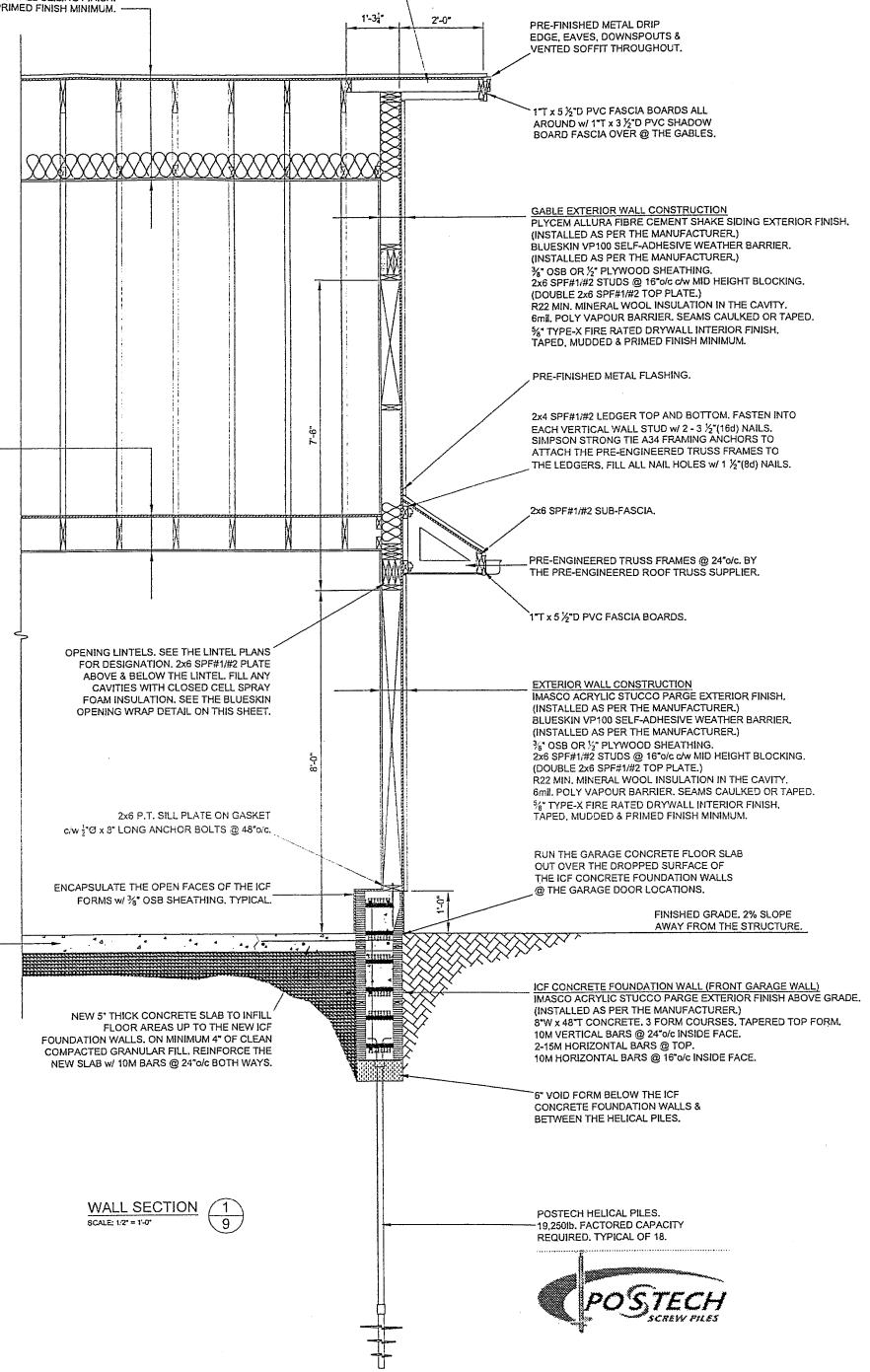
21st. STREET (PAVED)

25 - 21st. Street, Brandon, Manitoba.  
Lot 11, 12, 13, Block 11, Plan 15 BLTO IN  
E $\frac{1}{2}$  22-10-19 WPM.

**ATTIC ROOF CONSTRUCTION**  
 (KO CAMBRIDGE SHINGLE ROOFING c/w ALL REQUIRED ACCESSORIES.  
 (INSTALLED AS PER THE BUILDER.)  
 ICE & WATER SHIELD UNDERLAYMENT.  
 1/2" OSB OR 1/2" PLYWOOD SHEATHING c/w H-CLIPS.  
 PRE-ENGINEERED ATTIC ROOF TRUSSES @ 16"oc.  
 (FINAL TRUSS DESIGN BY THE SUPPLIER.)  
 MINIMUM R22 MINERAL WOOL INSULATION.  
 6mil. POLY VAPOUR BARRIER. ENSURE TO CAULK OR TAPE ALL SEAMS.  
 1/2" TYPE-X FIRE RATED DRYWALL CEILING FINISH.  
 TAPED, MUDDERED & PRIMED FINISH MINIMUM.

**ATTIC FLOOR CONSTRUCTION**  
 FLOOR FINISH CHOSEN BY THE OWNER, IF ANY.  
 (INSTALLED AS PER THE MANUFACTURER.)  
 1/2" PLYWOOD OR OSB SHEATHING, GLUED & SCREWED.  
 2x10 FLOOR JOISTS @ 16"oc. AS PART OF THE ATTIC ROOF TRUSS CONSTRUCTION.  
 (FINAL DESIGN BY THE TRUSS SUPPLIER.)  
 1/2" TYPE-X FIRE RATED DRYWALL CEILING FINISH.  
 TAPED, MUDDERED & PRIMED FINISH MINIMUM.

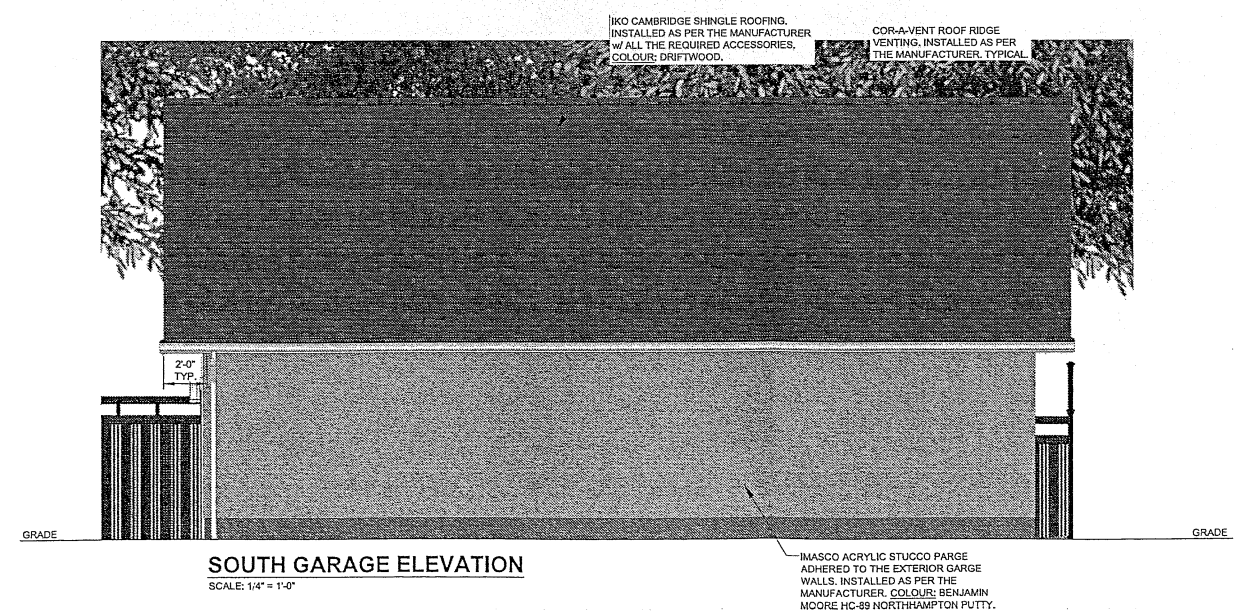
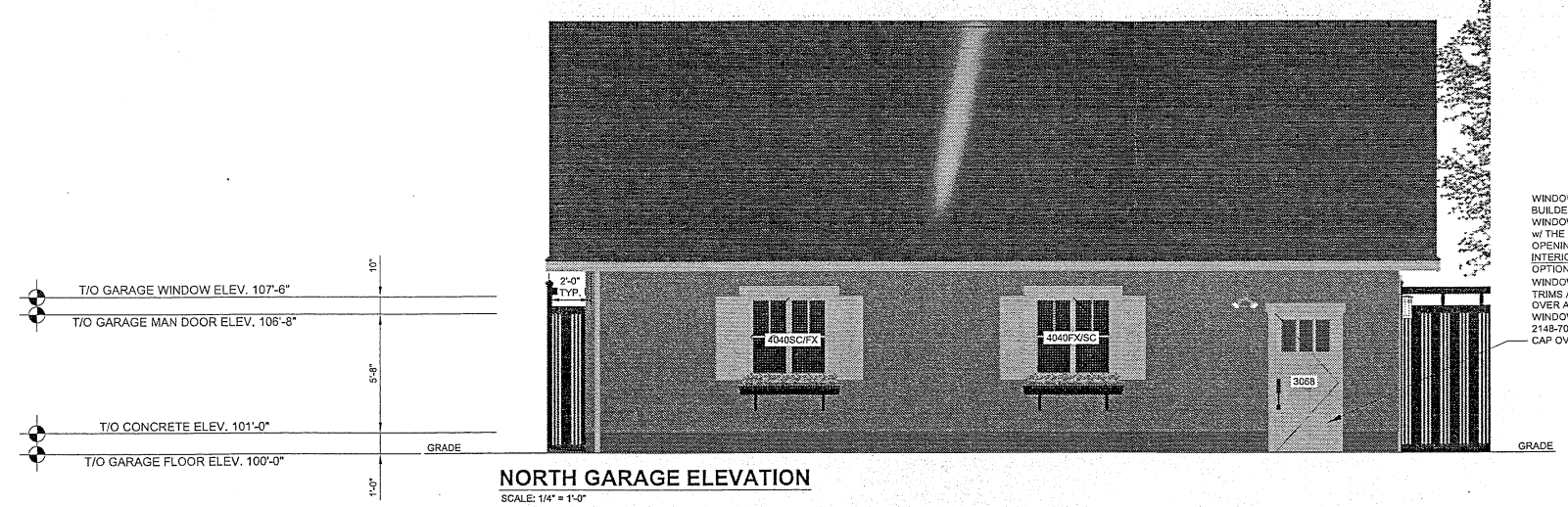
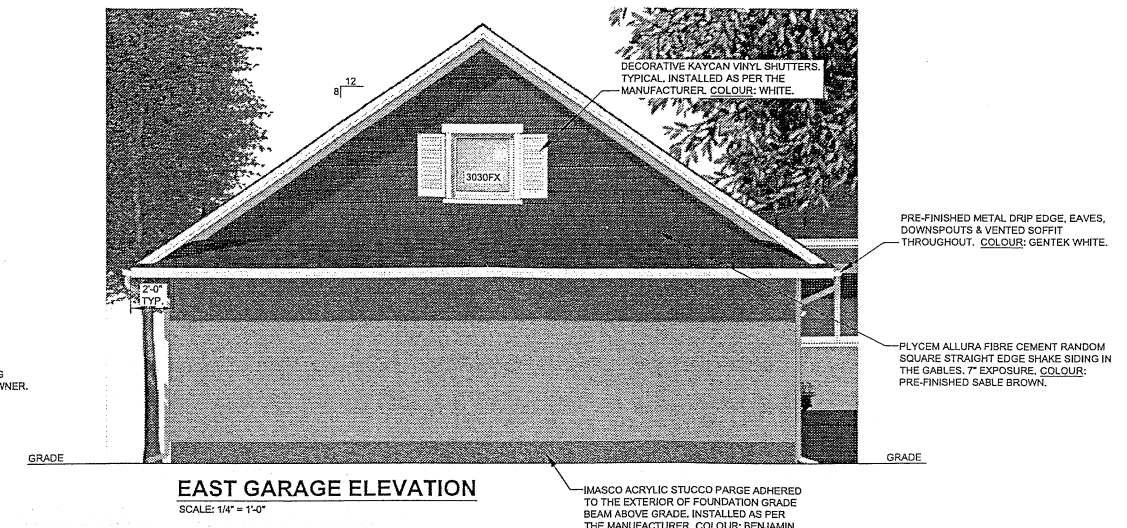
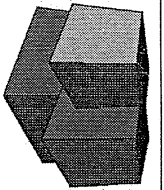
GABLE OVERHANG LADDER SET BY THE TRUSS SUPPLIER. 2x6 SPF SUB-FASCIA & 2x4 SPF OUTRIGGER CONSTRUCTION.



WALL SECTION  
SCALE: 1/2" = 1'-0"



Review/Seal By:



**WINDOW & DOOR SIZE EXAMPLE**

2868 = FEET/INCHES/FEET/INCHES = 2'-8" x 6'-8"  
 DC = DOUBLE CASEMENT  
 SC = SINGLE CASEMENT  
 SL = SLIDER (IN THE DIRECTION OF THE ARROW)  
 VS = VERTICAL SLIDER  
 AW = AWNING  
 FX = FIXED

Review/Seal By: