

Variance to Zoning By-law No. 7124

Name of Property Owner: James Bryson McLachlan
 Name of Applicant: Lawrence W. Donald
 Civic Address of Property: 117 Waterloo Crescent
 Legal Description of Property: Lot 5 Block 4 Plan 28784 BLTO


References:

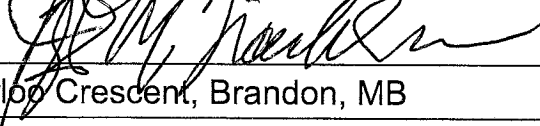
BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

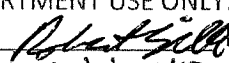
Variance Request(s): *to address deviation which exists regarding shed rear yard & side yard, if necessary (To be clarified by surveyor - ambiguity exists in current sketch)* 12

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 28, 2017
 Address: Donald Legal Services, 22 Sixth Street, Brandon, MB Postal Code: R7A 3N1
 Phone No.: (Primary) 204-729-4901 (Secondary) 204-729-4900
 Email Address: ld@donaldlegal.com

Signature of Owner:  Date: June 28, 2017
 Address: 117 Waterloo Crescent, Brandon, MB Postal Code: R7B 3X7
 Phone No.: (Primary) 204-728-6909 (Secondary) N/A
 Email Address: N/A

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, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u></u>	Planning File No.: <u>V-06-17-B</u>	CityView No.: <u>PLVA20170000050</u>	
Date Application Received: <u>July 11/17</u>	Payment Date: <u>July 11/17</u>	Receipt No.: <u>17-5500</u>	Amount: \$ <u>1,150.00</u>
Variance - Application			REV 05/2017



Letter of Authorization

Date: June 28, 2017

To: City of Brandon
Planning, Property & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

RE: 117 Waterloo Crescent (address or legal description of application)

I (We) hereby give authorization to:

Lawrence W. Donald (Applicant's name)

To apply for a zoning variance to authorize the current position of the shed erected on the subject property.

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

James Bryson McLachlan

Name (Print)

Name (Signed)

June 28, 2017

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date



DONALD LEGAL SERVICES

22 Sixth Street
Brandon, MB
R7A 3N1

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July 5, 2017

City of Brandon
Planning, Property & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

Dear Ladies and Gentlemen:

**RE: ZONING VARIANCE – REAR AND SIDEYARD REQUIREMENTS
117 WATERLOO CRESCENT, BRANDON**

Please consider the following as a Letter of Intent with respect to the above-captioned zoning variance which has been authorized by James Bryson McLachlan, the current registered owner.

Mr. McLachlan has entered into an agreement for the sale of his home located at the subject premises and which he has occupied as his home since approximately the summer of 1993. Until recently he resided there with his late wife.

The purchasers of the home sought and obtained an up-to-date survey with respect to the premises and the Surveyor's Building Location Certificate dated June 20, 2017 shows a shed, which was not located upon the property at the time a previous survey was made on October 20, 1993 although we understand from Mr. McLachlan he constructed the shed personally that fall.

The variance sought is simply to bring the positioning of the shed, which is located upon a concrete slab, into conformity with the applicable zoning by-law.

We submit the shed in question is compatible with the general nature of the surrounding area, in that the shed is typical of those erected throughout the neighbourhood, and has been in that position for almost 25 years without complaint from any neighbour.

In the circumstances, we submit it will not be detrimental to the health or general welfare of people living in the surrounding area and it will not negatively affect other properties in view of the fact it has not done so previously.

Further, this represents the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the subject property and is generally consistent with the applicable provisions of the development by-law, the zoning by-law and any secondary plan by-law.

All of which is respectfully submitted.

Yours truly,

DONALD LEGAL SERVICES

Per:

A handwritten signature in black ink, consisting of a circle with a checkmark inside, positioned over the name Lawrence W. Donald.

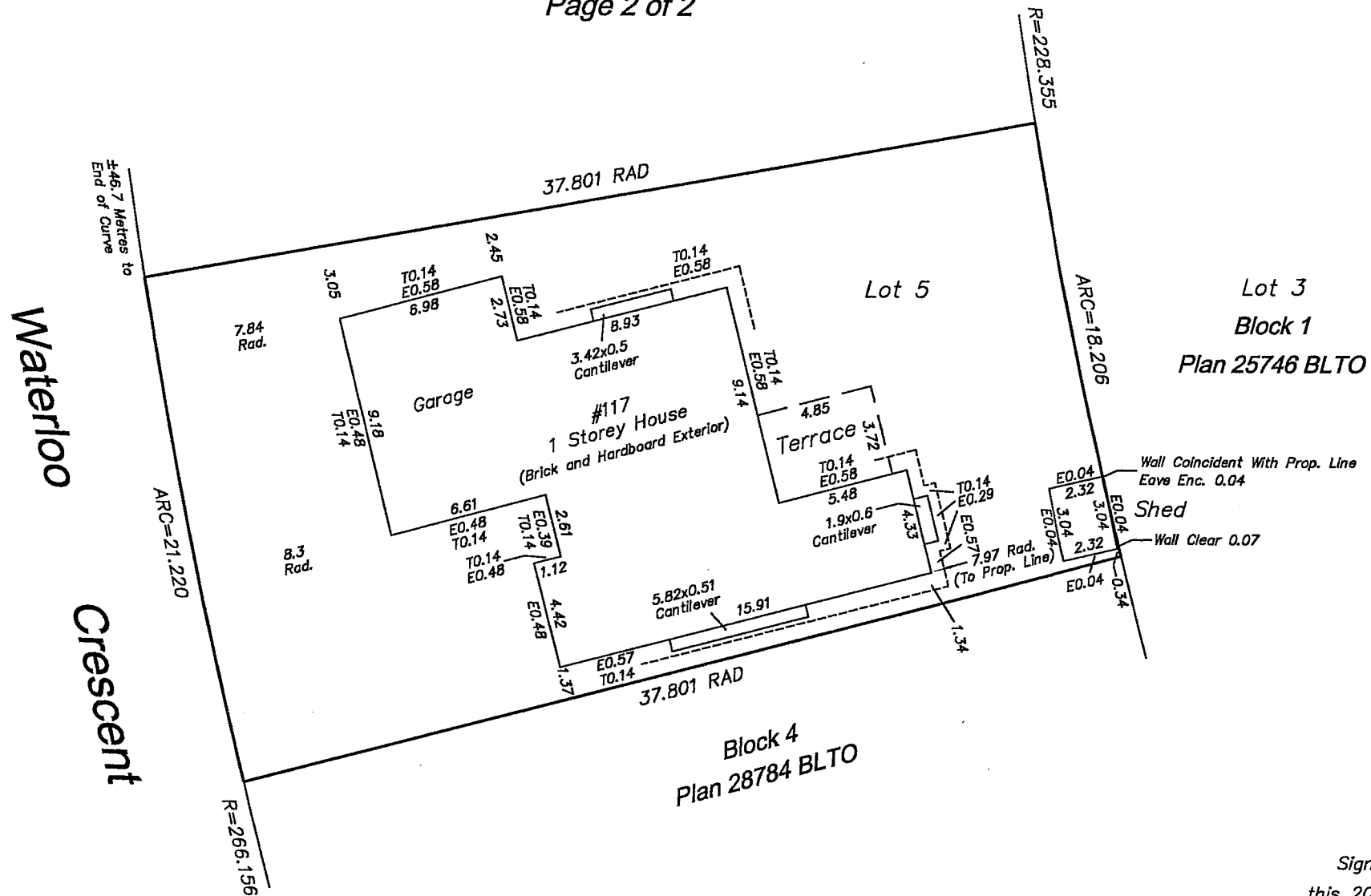
LAWRENCE W. DONALD
LWD/sk

Surveyor's Building Location Certificate

Metric

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Prairie Benchmark
Land Surveys
Suite #3-20-18th Street
Brandon, Manitoba
R7A 5A3



T=Trough

E=Eave

Distances shown are in Metres and decimals of a Metre and can be converted to Feet by multiplying by 3.28084.

Scale - 1:250

File No. 17-122

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Signed, Sealed and Dated
this 20th day of June, 2017

Gary R. Pawluk
Manitoba Land Surveyor