

Variance to Zoning By-law No. 7124

Name of Property Owner: The Green Spot Inc / BERNIE WHETTER
 Name of Applicant: The Green Spot Inc / BERNIE WHETTER
 Civic Address of Property: 1451 Rosser Avenue East
 Legal Description of Property: Block 40 PLAN 379

References:

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

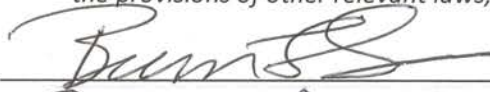
Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

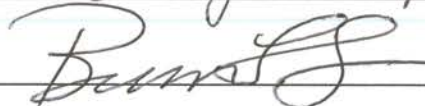
Variance Request(s): To construct a retail addition to an existing building located at 1451 Rosser Avenue East.

Varying provisions of By-law 7124:

- ① Section 69(b)(1) to allow for the addition and
- ② Section 69(d)(3)(4) to allow for the addition to NOT be built to the design flood level.

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: 14 August 2017
 Address: 1329 Rosser Ave East Postal Code: R7A7J2
 Phone No.: (Primary) 204-727-5884 (Secondary) 204-724-5764
 Email Address: bernie@greenspotbrandon.com

Signature of Owner:  Date: _____
 Address: same 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, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Lynn Nettek Planning File No.: V-08-17-3 CityView No.: 2017-60
 Date Application Received: Aug 14/17 Payment Date: Aug 14/17 Receipt No.: 2017-5216 Amount: \$ 625.00
 Variance - Application REV 05/2017

575+
JG

14 August 2017

City of Brandon
Planning, Property & Building Department

Re: Letter of Intent (Variance) Requirements

I, Bernie Whetter, owner of The Green Spot Inc, am proposing a development at civic address 1451 Rosser Avenue East, Brandon Manitoba / legal description Block 40 Plan 379. The development will include the construction of a new expanded retail space extending to the east of the existing retail building and will tie into the existing greenhouse structure currently used for the production and retail of perennial species.

Because this property lies adjacent to the Assiniboine River, I am hereby requesting a variance to construct this building within the flood plane overlay zone Section 69 (b)(1) Division 7 of Zone Bylaws 7124 and also requesting a variance to allow for the addition to **not** be built to the design flood level Section 69(d)(3)(4).

The frontal appearance of the new structure will replicate the style of the existing frame structured building and it is my intent to make it visually appealing to all our visitors and clients. In addition, we will re-work the landscape and create a new main entrance to the building which will feature automatic doors and a lower grade ramp which will be easier for enter and exit.

I believe this new construction and landscape will have a very positive effect to the overall appearance of the facility. It will tie in all elements of the business and will create easy access from the central entrance. Because the new construction is surrounded by existing structures, I do not believe there will be any negative affect to surrounding properties nor to any potential development in the area. To the east of The Green Spot is the City owned marsh area used as water retention during hi rainfall or flood. To the west and north, the CP railway borders the property and Rosser Avenue East is the southern property line.

Thank you for your consideration of this project.

Sincerely,

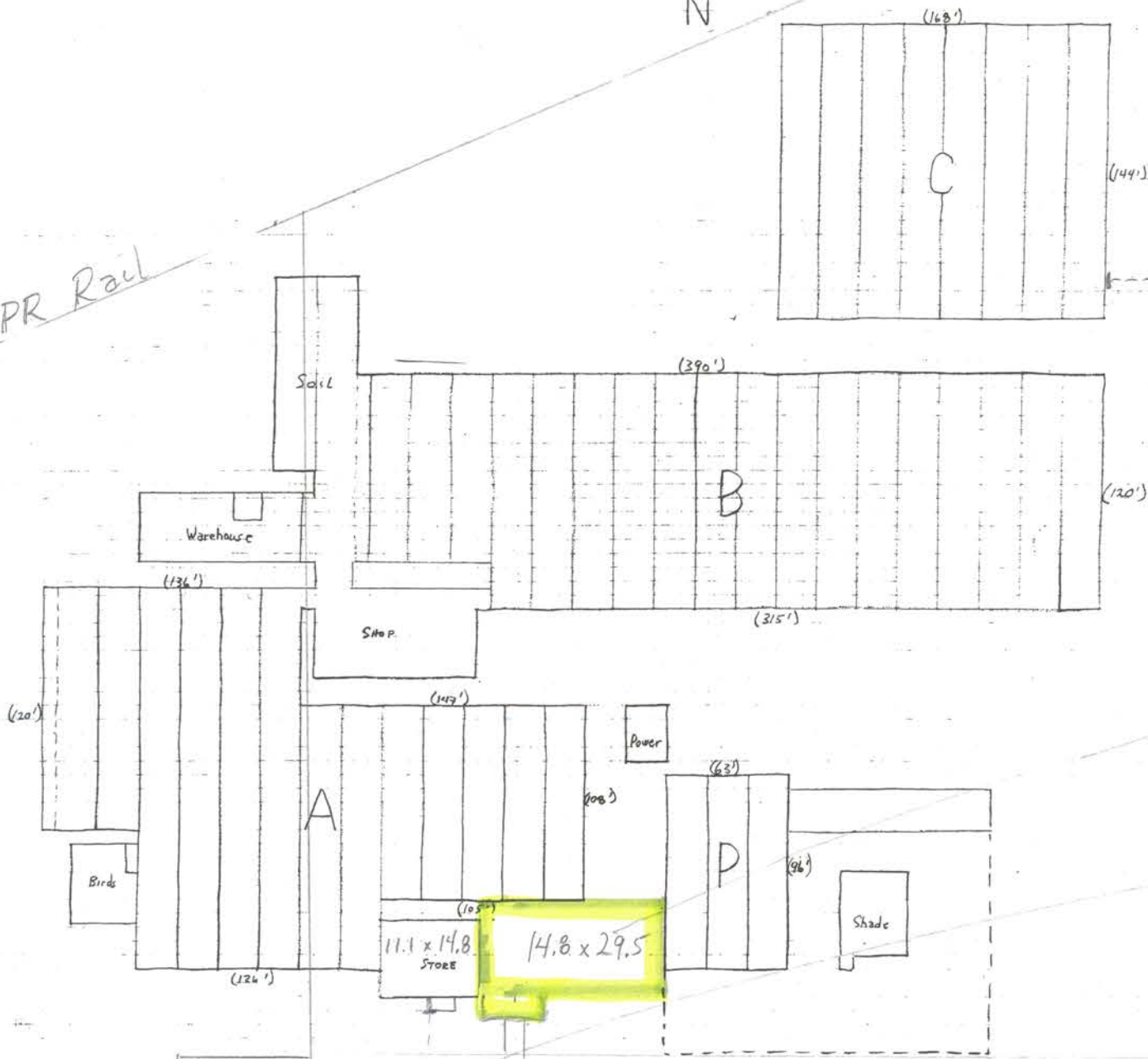


Bernie Whetter
The Green Spot Inc.
1329 Rosser Avenue East
Brandon, MB
R7A7J2

Scale 1cm = 10m



CPR Rail



12.3 m Setback from property line

proposed building
436.6 m²

30.8 m Setback from property line

CPRail

1329

1335

1451

- Block 40 Plan 379

1515

ROSSER AVENUE EAST

PARKING LOT

14 August 2017

City of Brandon
Planning, Property & Building Department

Re: Community Participation Report

I, Bernie Whetter, Owner of The Green Spot Inc., am proposing a development at civic address 1451 Rosser Avenue East, Brandon Manitoba / legal description Block 40 Plan 379. The development will include the construction of a new expanded retail space extending to the east of the existing retail building and will tie into the existing greenhouse structure currently used for the production and retail of perennial species. As requested by the Planning, Property & Buildings Department of the City of Brandon, and as an act of common courtesy, I have presented and discussed, during personal visits, the proposed project with three of the closest neighbors to The Green Spot Inc. facility.

Mr. Dick Vreeman, owner of the property directly to the south on the south side of Rosser Avenue, known as 1450 Rosser Avenue East and as a representative for his parents, Herman and Jean Vreeman owning the property east of that, known as 1530 Rosser Avenue East, has indicated that he has no problem with the proposed building project and believes that it is a very good plan. Dick was the former owner of The Green Spot. I spoke with Mr. Vreeman on Saturday, August 12, 2017.

Mrs. M.A. Peniuk, owner of the property directly to the west of The Green Spot, know as 1335 Rosser Avenue East, has indicated that she has no objection with the proposed building project. I spoke with Mrs. Peniuk on Saturday, August 12, 2017.

Mr. Don Ditchfield, owner of the property directly to the west of The Green Spot, know as 33 17th Street East, has indicated that he has no objection with the proposed building project. I spoke with Mrs. Ditchfield on Saturday, August 12, 2017.

The property known as 1329 Rosser Avenue East to the west of 1451, is owned by The Green Spot Inc. and the property known as 1515 Rosser Avenue East, to the east of 1451, is property of The City of Brandon and is used as a water retention basin during periods of high water levels.

In summary, based of the conversations with them, I have found no objections or concerns with the proposed building project from the immediate surrounding community members.

Sincerely,



Bernie Whetter
The Green Spot Inc.
1329 Rosser Avenue East
Brandon, MB
R7A7J2