



Planning, Property & Buildings 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: BEVERLY PINDER

Name of Applicant: SUNSPACE BY ELITE SUNROOMS

Civic Address of Property: 72 LAKEVIEW DRIVE

Legal Description of Property: LOT 9 BLOCK 2 PLAN 54005

NE 1/4 9-10-19W EXC 1/2 INT ~~M+M~~

**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 INCLOSE THE EXISTING DECK, WHICH HAS A ROOF CONSTRUCTED OVER IT, WITH OUR WALL SINGLE PANE GLASS WALL SYSTEMS. TO CHANGE THE REQUIRED REAR SETBACK FROM 7.62 METERS TO ~~7.62~~ 6.209 m.

*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: NOV. 29/2017

Address: 1840 18TH ST N Postal Code: R7C 1A5

Phone No.: (Primary) 204 726 8488 (Secondary) \_\_\_\_\_

Email Address: sales @ elitesunrooms.ca

Signature of Owner: Beverly Pinder Date: NOV. 29/2017

Address: 72 LAKEVIEW DRIVE Postal Code: R7B 4G8

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

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u>Shanli</u>	Planning File No: <u>V-20-17-B</u>	City: <u>2017-105</u>	
Date Application Received: <u>Nov 29/17</u>	Payment Date: <u>Nov 29/17</u>	Receipt No: <u>2017-5973</u>	Amount: <u>515</u>

**Letter of Authorization**

Date: NOV. 29 / 2017

**ELITE SUNROOMS**  
**1840-18th St. N.**  
**Brandon, MB R7C 1A5**  
**204-726-8488 • www.elitesunrooms.ca**

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

RE: 72 LAKEVIEW DRIVE  
BRANDON MB. R7B 4G8 (address or legal description of application)

I (We) hereby give authorization to:

BEVERLEY PINDER (Applicant's name)

To apply for a Development application for the above address.

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

<u>BEVERLEY PINDER</u>	<u>Beverley Pinder</u>	<u>NOV 29 / 2017</u>
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date

## To City of Brandon Planning

### 72 Lakeview Drive, Brandon MB

Sunspace by Elite Sunrooms has applied to the City of Brandon Planning Department for a Variance Application in order to install our 3 season single pane aluminum wall system. The existing deck sits on pier and grade beam system with the roof projecting over it, supported by posts and beam. This was constructed at the same time as the house, under the same permit with an engineered foundation. We will not be changing the footprint of the existing structure.

This will allow the homeowner to relax outside of the main living quarters away from bugs, wind, heat and incandescent weather. The sunroom colors are close match to the existing house exterior finishes and window style is also the same. When completed this structure will blend in with the home and if seeing it for the first time you would think it was constructed at the same time as the original build.

Please refer to the rear elevation and the sight plan. If you require any more information please contact:

Keith Bourgeois or peter Behrens on behalf of Sunspace by Elite Sunrooms

Phone 204-726-8488

Email: [sales@elitesunrooms.ca](mailto:sales@elitesunrooms.ca)

To City of Brandon Planning Commission

Lot 72 Lakewood Drive,

There is an existing deck with the house roof projecting over it. This was constructed at the same time as the house, under the same permit with engineered foundation

We are proposing to enclose this with our single pane sunroom windows system. We are not changing the footprint of the existing structure

applicant Kimberly Brown

OLA EUTO SURBORNS

home owner

Beverley Pender

Beverly Pender

DATE

NOV. 29/2017



## SUNSPACE SPECIFICATION SHEET

Customer: Sunspace by Elite Sunrooms  
Tag Name: Pinder

Order Date: Oct 6, 2017

Page 1 of 2

### Wall Specifications

Wall Type: Model 300  
Wall 1 Width: 58" Height: 90-1/2"  
Wall 2 Width: 97" Height: 96"  
Wall 3 Width: 130" Height: 91-1/2"  
Framing Colour: Driftwood  
Ext. Panel Skin: Driftwood Alum. Stucco  
Int. Panel Skin: Driftwood Alum. Stucco  
Kneewall: 19-3/4" Solid Panel  
Transom Style: Solid Panel  
Cut Pitch: No

### Windows and Doors

Window Type: H.R. XX Glass  
Window Color: Driftwood  
Glass Tint: Clear  
Screen Type: Better Vue Insect Screen  
Wall 1: Full View Entry Door  
36" x 79-3/8" LHH, Outswing, 20"  
Kneewall, Silver Satin Hardware

### Sun-Shades

5% Openness  
Fabric Color Greystone  
Valance Color Driftwood  
Units Required 6

### Special Instructions

- 1) Add 2 @ 134" Driftwood 2" Two Piece Starter
- 2) Add 1 @ 62" Driftwood 2" Two Piece Sarter
- 3) Add 1 @ 48" x 120" Driftwood 2" Wall Panel Alum/Alum

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# SUNSPACE SPECIFICATION SHEET

Customer: Sunspace by Elite Sunrooms  
Tag Name: Pinder

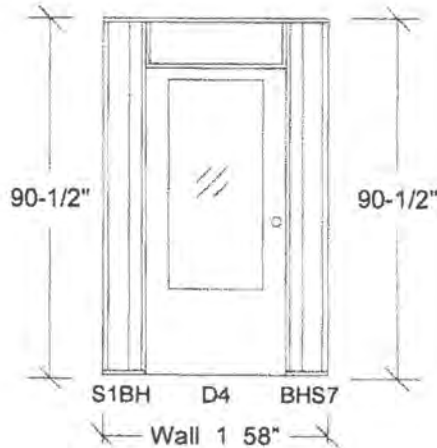
Order Date: Oct 6, 2017

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## Wall Specifications

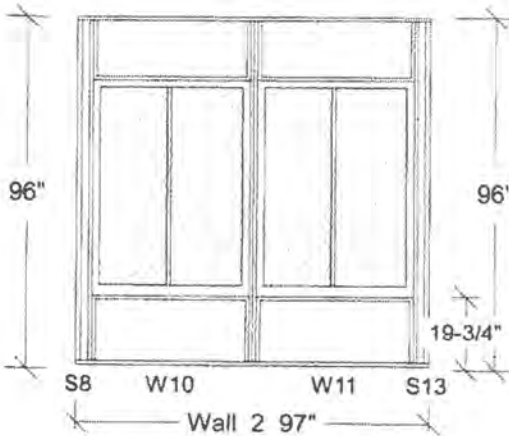
### Wall 1

- S1 Two Piece Starter
- F2 5-3/8" Solid Wall
- BH3 Box Header
- D4 Full View Entry Door
- BH5 Box Header
- F6 5-1/4" Solid Wall
- S7 Two Piece Starter



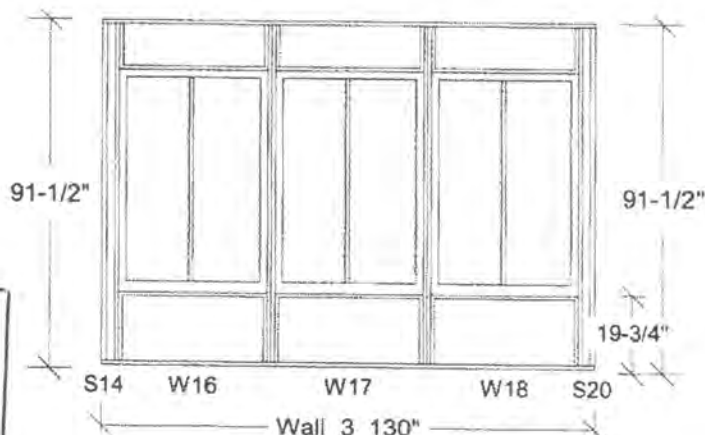
### Wall 2

- S8 Two Piece Starter
- F9 2" Solid Wall
- W10 43-1/8" x 59" H.R. XX Glass
- W11 43-1/8" x 59" H.R. XX Glass
- F12 2" Solid Wall
- S13 Two Piece Starter



### Wall 3

- S14 Two Piece Starter
- F15 2-1/8" Solid Wall
- W16 39" x 59" H.R. XX Glass
- W17 39" x 59" H.R. XX Glass
- W18 39" x 59" H.R. XX Glass
- F19 2-1/8" Solid Wall
- S20 Two Piece Starter



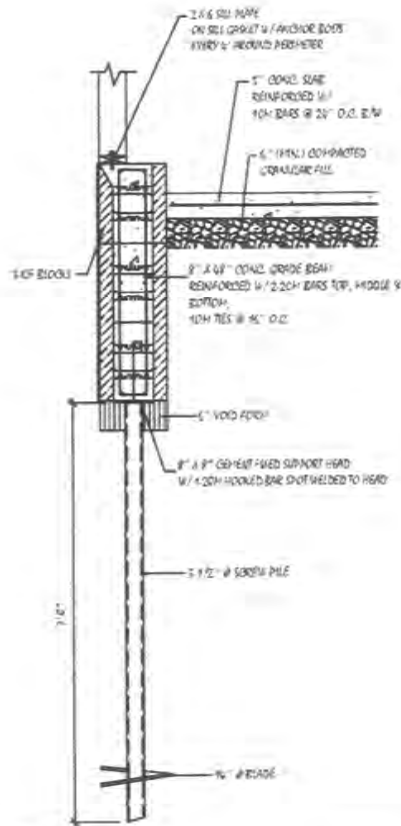
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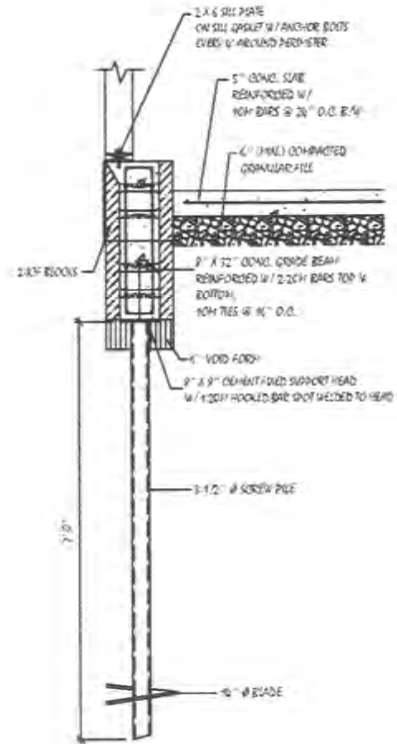
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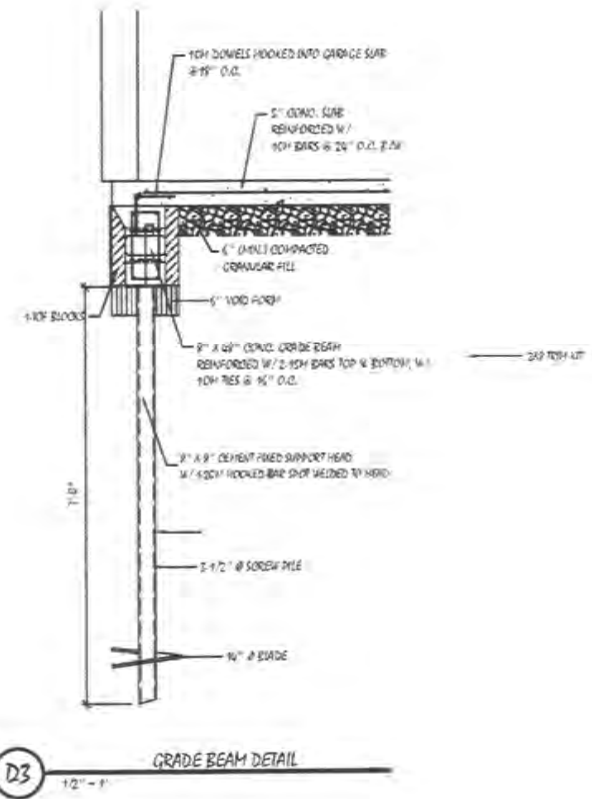
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D3 GRADE BEAM DETAIL  
1/2" - 1"

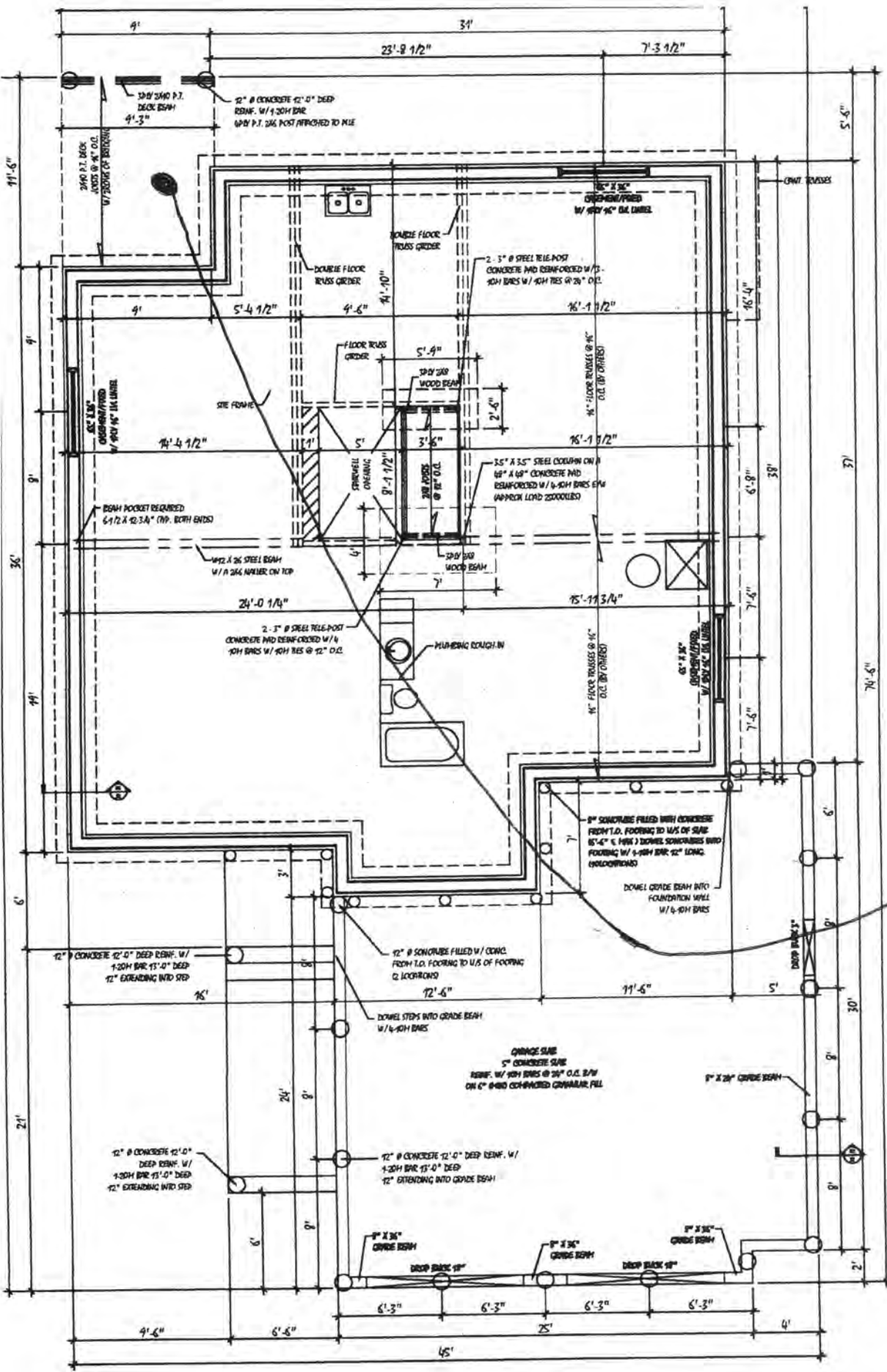


D3 ALT. GRADE BEAM DETAIL  
1/2" - 1"



D3 GRADE BEAM DETAIL  
1/2" - 1"

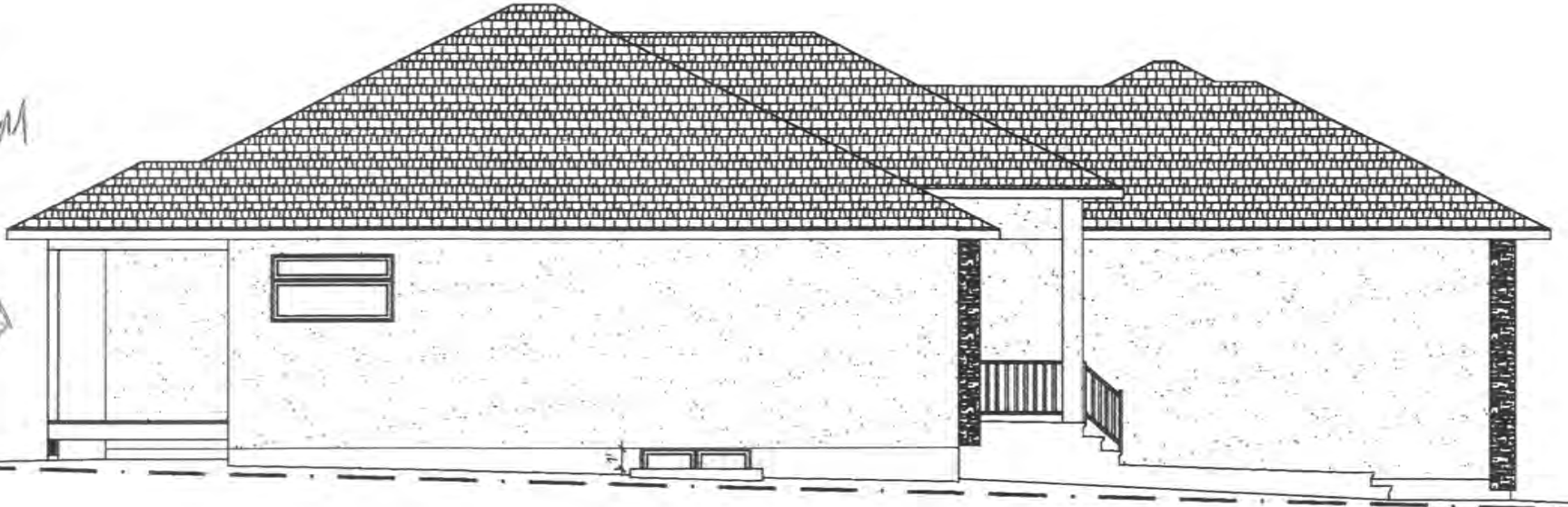




*PROPOSED  
SUNROOM*

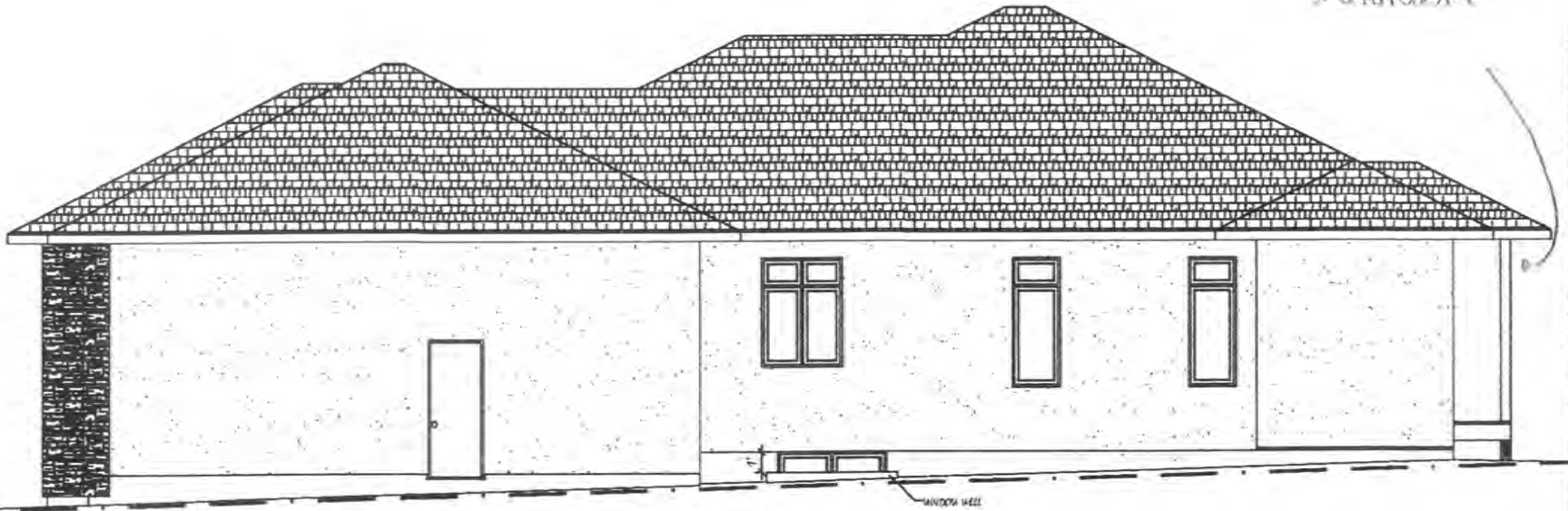
BEFORE

PROPOSED  
SUNROOM



E3 LEFT ELEVATION  
3/16" = 1'

PROPOSED  
SUNROOM

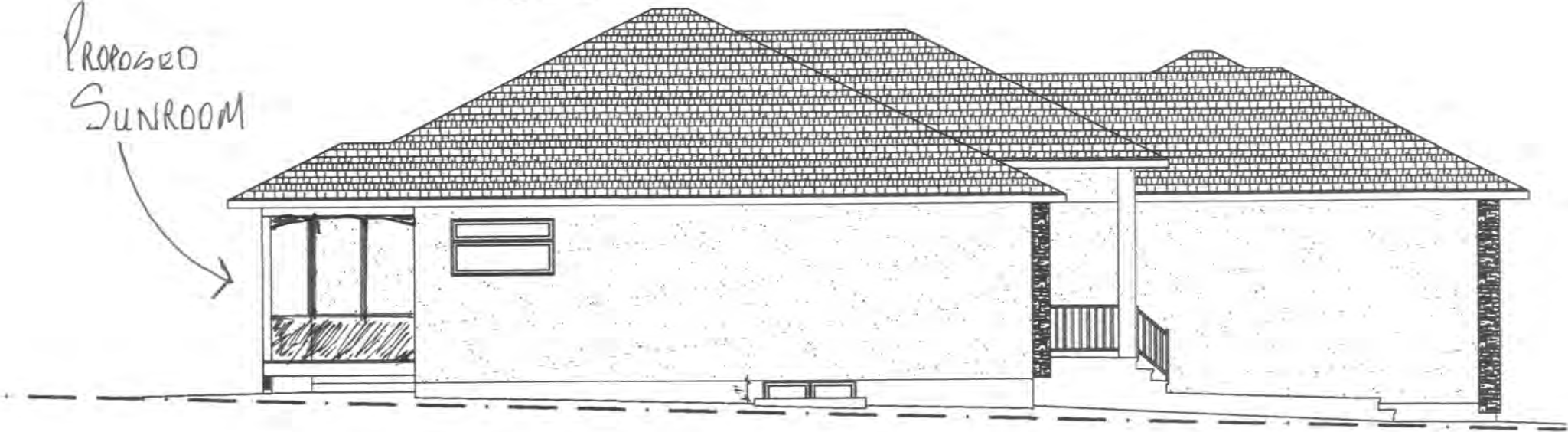


WINDOW WELL

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AFTER

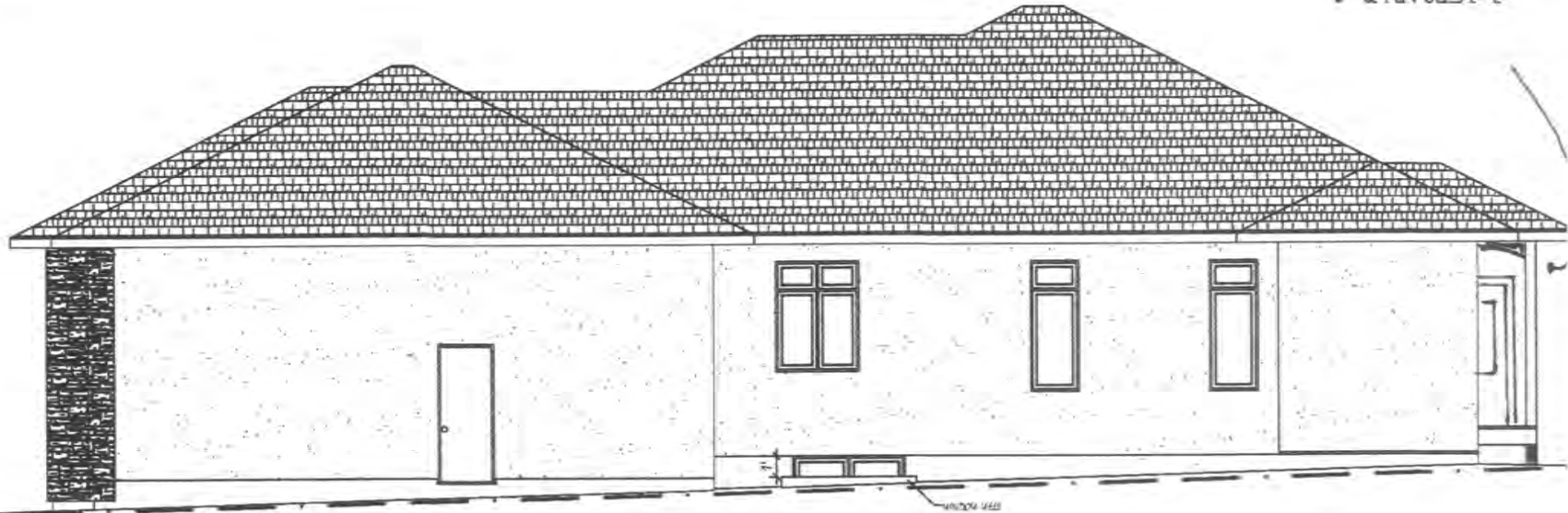
Proposed  
Sunroom



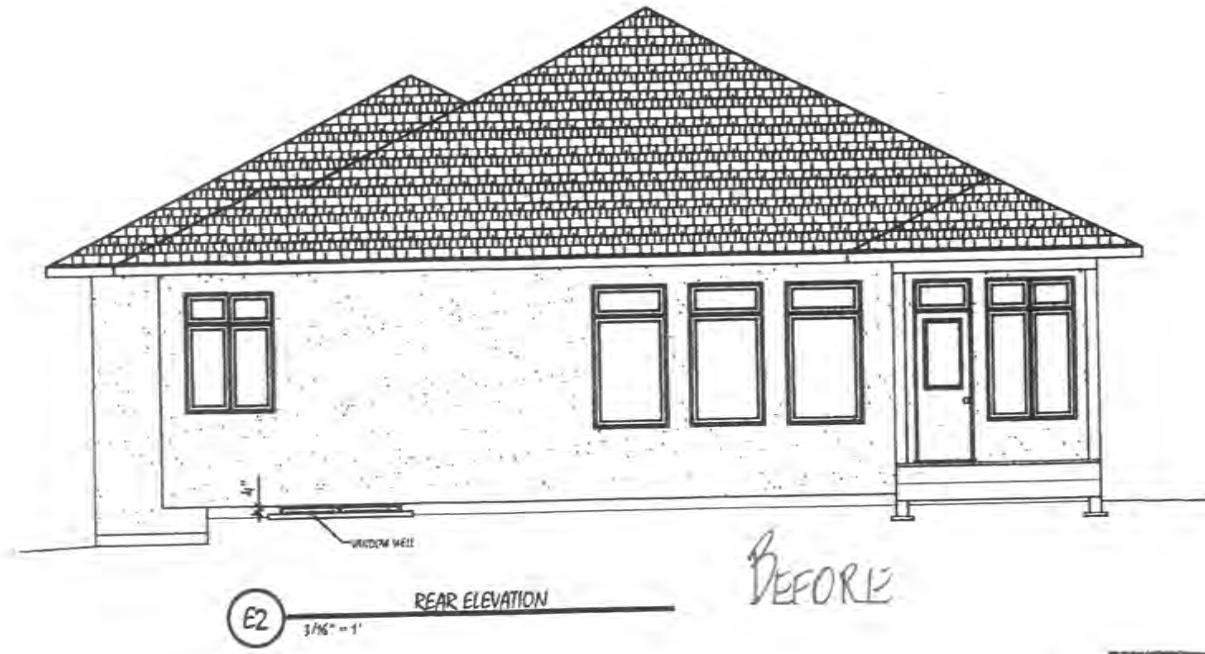
E3 LEFT ELEVATION  
3/16" = 1'

Proposed  
Sunroom

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E4 RIGHT ELEVATION  
3/16" = 1'



BEFORE

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AFTER