

Variance to Zoning By-law 6642

Name of Property Owner: DORNN CONSTRUCTION LTD.
 Name of Applicant: BRIAN DORNN
 Civic Address of Property: 563-3rd Street
 Legal Description of Property: LOTS 29+30 BLOCK 79 PLAN B BLTD

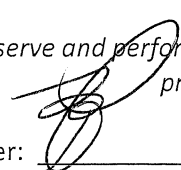
References:


BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642

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: - TO Reduce the required width side yard to 1.2m
- TO Reduce the Railway Protection Overlay Zone to 20M (From 30M)

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 Owner:  Date: JAN 15 / 2016
 Address: Site 50, PO Box 39 RRS R7A5Y5 E-Mail: briandornn@gmail.com
 Home Phone: 204-725-4586 Cell Phone: 204-724-0504 Work Phone: 204-724-0504

Signature of Applicant:  Date: Jan 15 / 2016
 Address: Site 50, PO Box 39 RRS R7A5Y5 E-Mail: briandornn@gmail.com
 Home Phone: 204 725-4586 Cell Phone: 204-724-0504 Work Phone: 204 724-0504

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 Houllhan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: ALY Planning File No.: V-02-16-B CityView No.: PLVA2016-3
 Date Application Received: Jan 15/16 Payment Date: Jan 15/16 Receipt No.: 2016-3502 Amount: \$600.00
 Variance - Application

Dornn Construction Ltd

Site 50, PO Box 39 RR5

Brandon, Mb R7A 5Y5

204 724 0504

Jan.14/2016

Contact: Brian Dornn

(204) 724 0504

City of Brandon Planning and Building Safety Department

To: whom it may concern:

I am Brian Dornn and I would like to apply for a variance at 563 3rd Street in Brandon Mb. I am asking for a variance

- To reduce the required north side yard to 1.2 M
- To reduce the Railway Protection Overlay Zone to 20M (from 30M)

I am proposing to build a single storey four unit building on this property. This would tend to conform with the general nature of the surroundings as there are quite a number of similar single storey multi unit buildings on this street.

I don't believe that allowing these variances will have a negative affect on the area. The property is over 100m away from the train tracks and on the other side of the street. By reducing my side yard on the north side to 4', I am not asking for anything different than what is required in other zones.

I am asking for the minimum modification to the zoning by law by only pushing the Railway Protection Overlay Zone to the edge of my property

The area that my property is located in is zoned residential and I am conforming to all other requirements in the RMD zone.

Regards

Brian Dornn

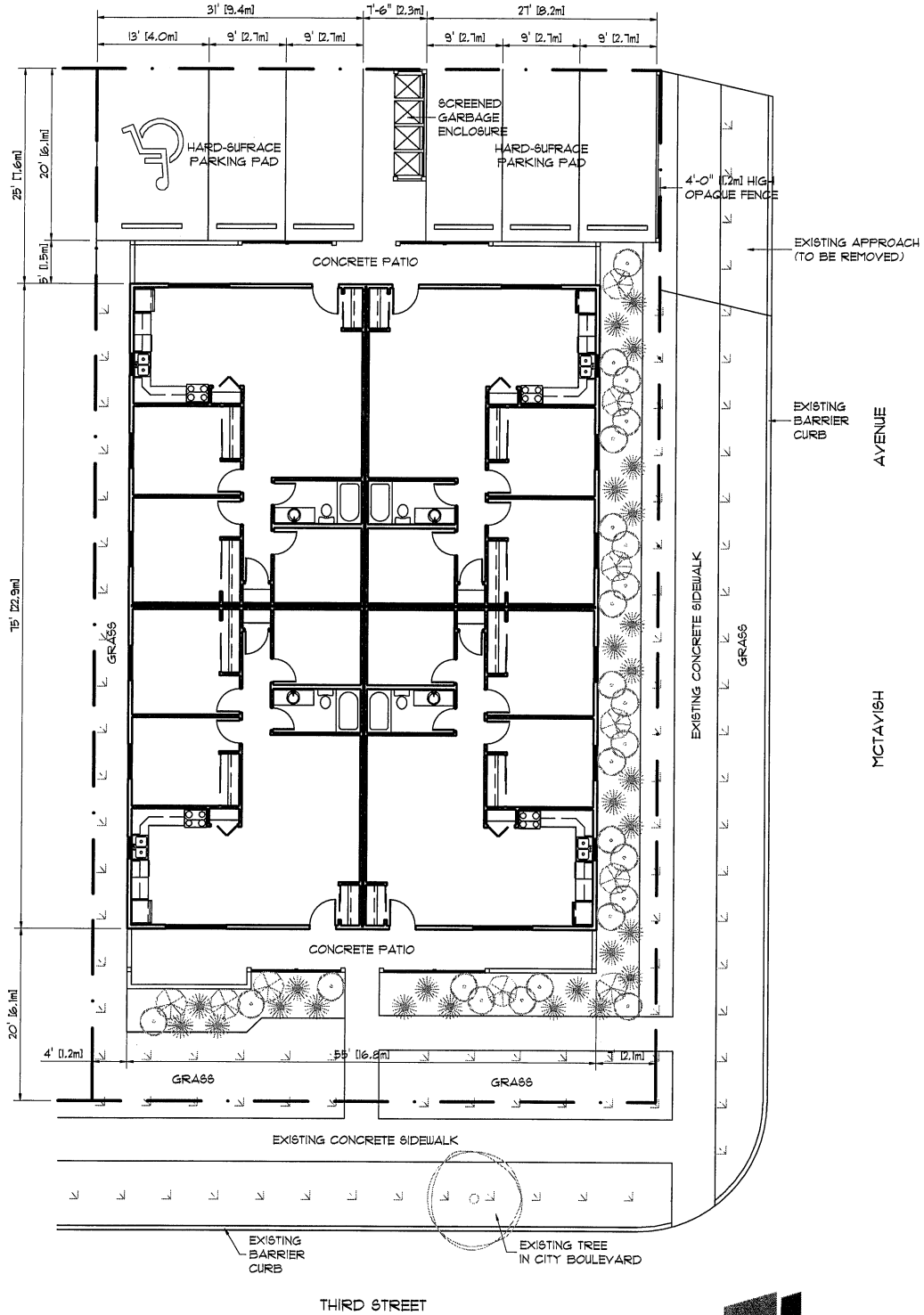
563 3RD STREET

LOT: 29/30 BLOCK: 19 PLAN: 8

EXISTING HYDRO POLE

EXISTING HYDRO POLE

PUBLIC LANE (PAVED)



A SITE PLAN
1:150



YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 - RBURGESS@YBRDESIGN.CA

563 3RD STREET

LOT: 29/30 BLOCK: 79 PLAN: 8

16'-5 5/8" - TOP OF ROOF

12'-9 3/8" - HEIGHT OF BUILDING

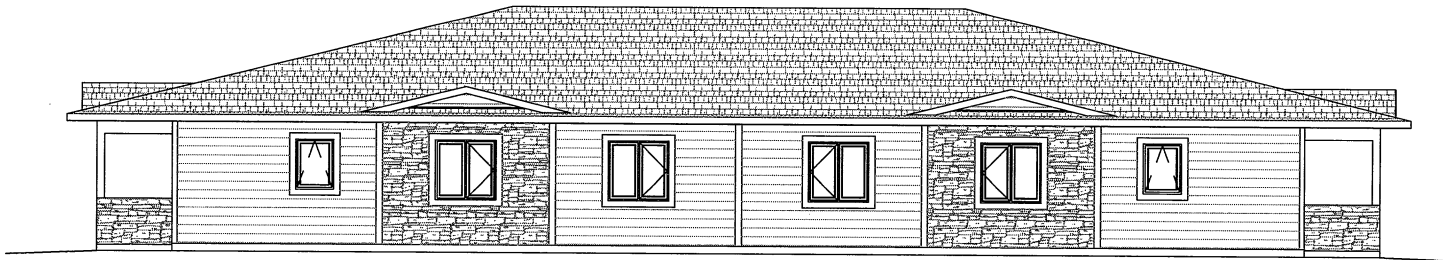
8'-7 1/8" - TOP OF WALL

0'-6" - TOP OF SLAB

0'-0" - GRADE



E1 WEST EXTERIOR ELEVATION
1/8" = 1'



E2 SOUTH EXTERIOR ELEVATION
1/8" = 1'



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