



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: DBC Developments Ltd.
 Name of Applicant: Brad Dodds
 Civic Address of Property: 857-7th St
 Legal Description of Property: Lot 29, Block 54, Plan 8 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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request(s):

That the minimum required side yard setback for the lot (zoned RMD) be reduced from 3.0m as per City of Brandon Zoning By-law No. 6642, Table 11 (pg. 45) to 1.2m to accomodate the construction of a 25' wide front to back bi-level duplex.

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: March 3, 2016
 Address: 1805-34th St Postal Code: R7B 4H2
 Phone No.: (Primary) 204-573-5336 (Secondary) _____
 Email Address: bgdodds@wcgwave.ca

Signature of Owner: Date: March 3, 2016
 Address: 1805-34th St. Postal Code: R7B 4H2
 Phone No.: (Primary) 204-573-5336 (Secondary) _____
 Email Address: bgdodds@wcgwave.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 Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Robert Zille</u>	Planning File No.: <u>V-06-16-B</u>	CityView No.: <u>PLVA2016-22</u>	
Date Application Received: <u>March 3/16</u>	Payment Date: <u>Mar 3/16</u>	Receipt No.: <u>2016-3582</u>	Amount: \$ <u>550.00</u>
Variance - Application			REV 01/2016



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Letter of Authorization

Date: March 3, 2016

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

RE: 857-7th St. (address or legal description of application)

I (We) hereby give authorization to:

Brad Dodds (Applicant's name)

To apply for a development application for the above address.

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

DBC Developments Ltd

March 3, 2016

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

City of Brandon Planning & Building Safety Department
638 Princess Ave.
Brandon, Mb.
R7A 0P3

Attention: Robert Zilke

RE: Letter of Intent for Variation at 857-7th St (Lot 29, Block 54, Plan 8 BLTO)

DBC Developments Ltd. is applying for a variance to have the minimum side yard setback of 3.0m, as per the City of Brandon By-Law 7124, reduced to 1.2m in the Residential Medium Density (RMD) Zone for the property at 857-7th St.

The proposed building would satisfy the guidelines of the Brandon & Area Planning District Development Plan 2013 (Amended January 2015 By-law 96/01/14) including:

2.2.2 – Housing Mix: to provide a mix of housing options in each neighbourhood

2.2.4 – Density: to provide for various ranges of housing density (including single detached houses, duplexes, apartments, etc.) in order to promote a diverse 'urban fabric'.

DBC Developments Ltd. seeks the City of Brandon's approval to construct a front to back, bi-level, duplex complete with 3-bedrooms per unit, to replace the severely deteriorated existing structure, which was demolished in the summer of 2015. The setback reduction would be necessary to create a 25'-0" wide footprint in order to fit three modest sized bedrooms in the lower level.

The proposed new building will be designed in accordance with the Urban & Landscape Design Standards, as applicable in Part 4-Building Design and Part 5-Landscape Design, to approximate the scale and exterior appearance of the existing dwellings in the immediate and surrounding area. Parking will be accommodated off of the rear lane and will meet the minimum requirement of one and one-half stalls per unit with no variance required.

The proposed residence is within close proximity of the Brandon Regional Health Centre as well as Betty Gibson, George Fitton and Neelin High Schools and would be ideal for small families.

Sincerely,

Brad Dodds, Owner
DBC Developments Ltd.