

Variance to Zoning By-law No. 7124

Name of Property Owner: Dmytro Lupanchuk
 Name of Applicant: Svitlana Lupanchuk
 Civic Address of Property: 140 22nd street
 Legal Description of Property: _____

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 vary table 10 residential bulk and siting requirements for interior side ride from 1.5 m to 0.42

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: *E. B. Sive* Date: Sep 7, 2017
 Address: 140 22nd street Brandon MB Postal Code: R7B 1R4
 Phone No.: (Primary) 204 717 1683 (Secondary) 204 - 730 1029
 Email Address: svetaaa-74@mail.ru

Signature of Owner: *[Signature]* Date: Sep 7, 2017
 Address: 140 22nd street Brandon MB Postal Code: R7B 1R4
 Phone No.: (Primary) 204 717 1683 (Secondary) 204 - 730 - 1207
 Email Address: svetaaa-74@mail.ru

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: _____	Planning File No.: <u>V-15-17-B</u>	CityView No.: <u>2017-83</u> <u>575.00</u>	
Date Application Received: <u>Sept 15/17</u>	Payment Date: <u>Sept 15/17</u>	Receipt No.: <u>2017-5745</u>	Amount: <u>\$ 575.00</u>
Variance - Application			REV 05/2017

My name is Dmytro Lupanchuk.

I would like to ask you a permission to build my garage on old spot.

I know that according to the new rules the garage must be two feet away from my neighbours land. I assume that my garage has been built when the new rules were not in law.

The garage is too old and it dangerous to use. I would like to rebuild it, I also want to make it a little wider that will allow me to put my car and tools in the garage. If I make it wider and move it into the middle of my property I will lose my parking spot because my lot is very narrow.

It won't be a big deal but we have 3 cars and sometimes city of Brandon asks us to move our cars away from the road to clean the snow or fix the road. It will be impossible for me.

In addition to it, the second reason is, the distance between my garage and my neighbours is always under the leaves or under the snow, which means the space is useless and is no reason that I can't put that space for use by expanding my garage. I am paying the taxes for this land and I would like to use it in a practical way.

One more reason why I would like to fix it because my house is in very beautiful part of the city near the Brandon University. I fixed it as much

I can possible do, but my garage is in bad shape and looks very worn out. I would like to rebuild it in the most useful way.

I would be pleased and appreciate your cooperation if you will give me the permission to rebuild a beautiful new garage.

Also, I have asked my neighbours permission if I can build my garage in the same spot and they agreed.

Thank you very much!
Sincerely, Dmytro Lupanchuk.

Sep 12, 2017

C. B. Lyne

STATUS OF TITLE

Title Number **2481359/2**
Title Status **Accepted**
Client File na

The Property Registry

A Service Provider for the Province of Manitoba



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

DMYTRO GIZOVYCH LUPANCHUK
OF BRANDON IN MANITOBA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND

LOT 35 BLOCK 21 PLAN 15 BLTO
IN SE 1/4 22-10-19 WPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**
Registration Number: **1273759/2**
Instrument Status: **Accepted**

Registration Date: 2010-09-23
From/By: DMYTRO GIZOVYCH LUPANCHUK
To: ROYAL BANK OF CANADA

Amount: \$171,486.88
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

DMYTRO GIZOVYCH LUPANCHUK
140-22ND ST
BRANDON MB
R7B 1R4

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Brandon

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
2183623/2 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Transfer Of Land
Registration Number: 1273758/2
Registration Date: 2010-09-23
From/By: KLAYTON ROY MULLENS AND CARA LYNN LARSON
To: DMYTRO GIZOVYCH LUPANCHUK
Consideration: \$175,000.00
10. LAND INDEX
Lot 35 Block 21 Plan 15 SE 22-10-19W

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2481359/2