

**Variance to Zoning By-law No. 7124**

Name of Property Owner: Riverheights Development Limited  
 Name of Applicant: Cohlmeier Architecture Limited  
 Civic Address of Property: 602 First Street, Brandon, Manitoba  
 Legal Description of Property: \_\_\_\_\_

**References:**

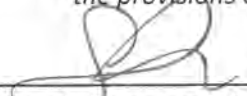
BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

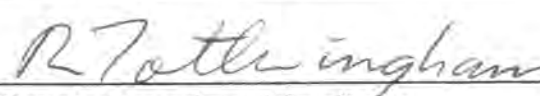
*\*\*Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Variance Request(s):**

- Variance of the indicated parking requirements to relocate parking spaces to the adjacent property
- Variance of the refuse enclosure requirements to combine refuse disposal with adjacent property
- Variance of the rear yard set back from 3.0m to 1.5m

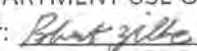
*As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.*

Signature of Applicant:  Date: Oct 5/17  
 Address: 359 McDermot Avenue, Winnipeg, Manitoba Postal Code: R3A0A6  
 Phone No.: (Primary) 204.943.1394 (Secondary) \_\_\_\_\_  
 Email Address: stephanie@cohlarch.ca

Signature of Owner:  Date: Oct 5/17  
 Address: 227 10th Street, Brandon, Manitoba Postal Code: R7A4E9  
 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 Haulhan, 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.: V-19-17-B CityView No.: 2017-98  
 Date Application Received: Nov 22/17 Payment Date: Nov 22/17 Receipt No.: 2017-5950 Amount: \$ 725  
 Variance - Application REV 05/2017



Planning, Property & Buildings Department  
638 Princess Avenue, Brandon MB, R7A 0P3  
T: 204.729.2110 F: 204.728.2406  
www.brandon.ca/planning

**Letter of Authorization**

Date: September 12, 2017

To: City of Brandon  
Planning, Property & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

RE: 602 First Street, Brandon, MB (address or legal description of application)

I (We) hereby give authorization to:

Cohlmeyer Architecture Limited (Applicant's name)

To apply for a development application for the above address.

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

<u>RIVERHEIGHTS DEVELOPMENT LIMITED</u>	<u>R. Totheringham</u>	<u>Sept 12, 17</u>
Name (Print)	<u>as President</u> Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date
Name (Print)	Name (Signed)	Date

City of Brandon Planning,  
Property & Buildings Department  
638 Princess Avenue,  
Brandon, MB, R7A0P3

29 November 2017

**RE: 602 First Street Renovation, Variance Letter of Intent**

**LEGAL ADDRESSES:**

Parcel One: Lot 1 Plan 37565 BLTO (602 First Street)

Parcel Two: Lots 13, 14, 15 Block 65 Plan 8 BLTO (602 First Street)

Lot 3 Plan 37565 BLTO (222 McTavish)

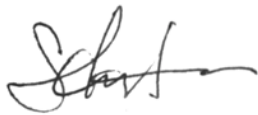
The property at 602 First Street in Brandon is the subject of a future renovation and expansion of the existing building to a new dental office for Brightside Dental. The proposed development will approximately double the existing building area, from 4435 sqft to 8,945 sqft to accommodate the client's requirements. To maximize the site for building expansion, we are requesting the following variances to the applicable clauses of the current zoning bylaw:

1. Request to vary the requirement for on site parking to none, by relocating required parking to a nearby property. The site area of 602 First Street does not provide sufficient space for both the desired building area and the required parking. The near-by property of 222 McTavish Avenue has ample site area and existing asphalt surfacing that would facilitate the necessary parking requirements. Both properties are owned by Riverheights Development Limited, thus negotiating a parking arrangement for the dental office will be durable and straightforward. The proposed parking will also provide purpose for the currently under-used land area. Sufficient parking for staff and clients will minimize on-street parking, and will improve views from the street through installation of new landscaping elements.
2. This proposal includes 41 parking spaces for 602 First street; in accordance with the Zoning By-law No. 7124 - 4 stalls for each dental operatory (medical office) and 1 for the lab. The parking at 222 McTavish will use the existing approach from McTavish. The building and 12 parking spaces at 222 McTavish are rented by another tenant and this tenant has deliveries made by tractor trailer. The larger approach is still required for the large vehicles; therefore no changes would be made to the approach.

3. Request to vary the requirement for corner side yard building setback to match the existing setback. The existing building on the site has a side yard setback dimension of approximately 1.49m. The proposed addition will benefit visually and functionally by extending this existing building face to the west, with minimal to no impact to the streetscape or traffic views.
4. Request to vary the rear yard setback to 3.0m. When parking is provided on the site the zoning by-law permits the rear yard setback to be 3.0m. This variance request is a result of parking being located off-site.

Yours truly,








COHLMeyer ARCHITECTURE LIMITED

A handwritten signature in black ink, appearing to read 'Stephanie Aastrom', with a long horizontal flourish extending to the right.

Stephanie Aastrom

**KEY:**

- ① BRIGHTSIDE DENTAL BUILDING & ADDITION (800sqm)
- ② ACCESS LANE TO ADJACENT PROPERTY
- ③ BRIGHTSIDE DENTAL PARKING (41 spaces)
- ④ WAREHOUSE BUILDING PARKING (15 spaces)
- ⑤ EXISTING ASPHALT SURFACE
- ⑥ ONE STOREY EXISTING BUILDING
- ⑦ TWO STOREY EXISTING BUILDING
- ⑧ ONE STOREY EXISTING BUILDING

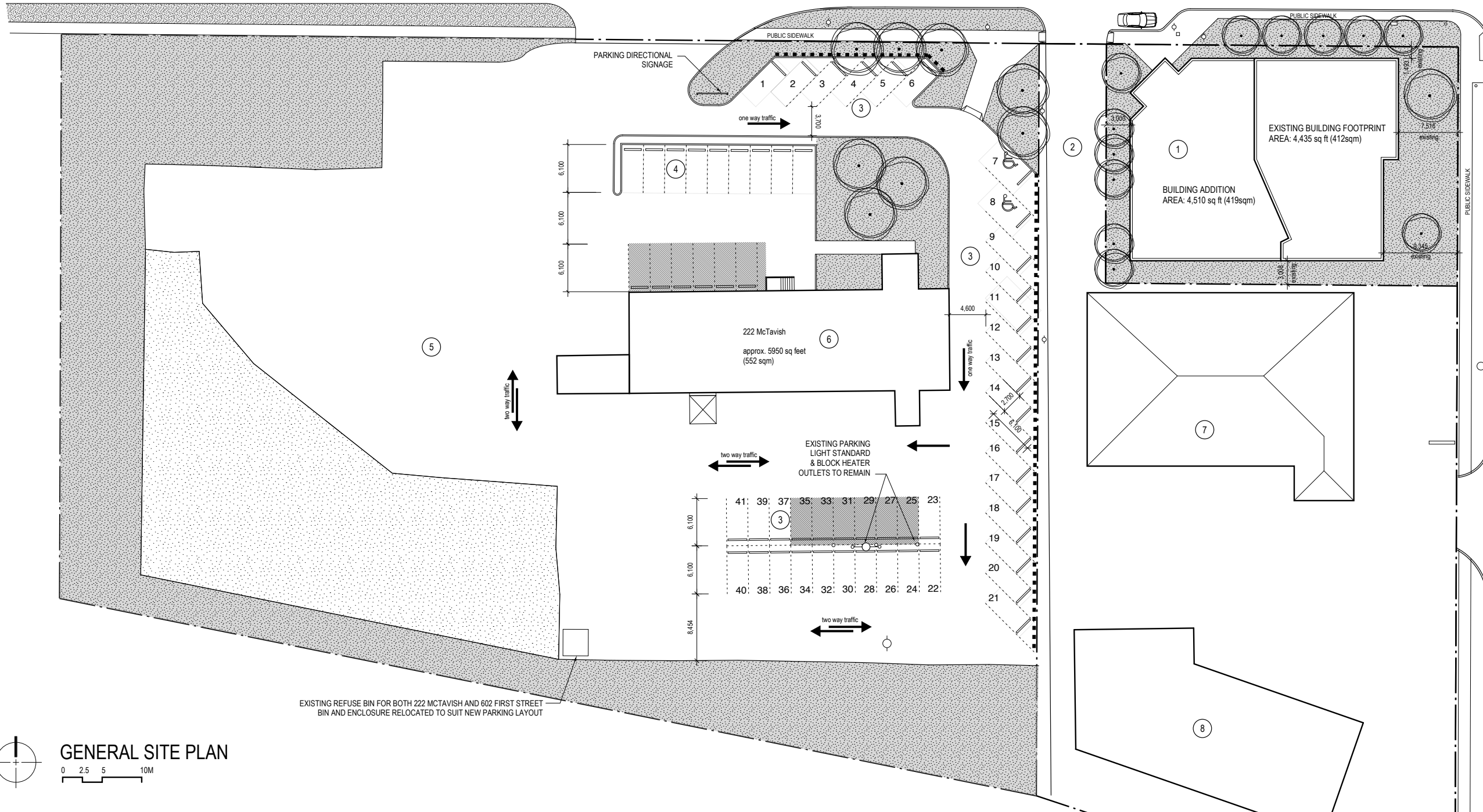
-  LANDSCAPED AREA
-  EXIST. PARKING AREA
-  EXIST. GRAVEL
-  TREE
-  EXIST. HYDRO POLE
-  EXIST. LIGHT POLE
-  TRAFFIC FLOW DIRECTION

**LEGAL DESCRIPTION**

35385 D, LOT 3, OF PLAN 37565, BRANDON LAND TITLE OFFICE  
 LOT 1, OF PLAN 37565, BRANDON LAND TITLE OFFICE  
 LOTS 13, 14 AND 15 IN BLOCK 65 OF PLAN 8, BRANDON LAND TITLE OFFICE

McTavish Avenue

First Street



**GENERAL SITE PLAN**

0 2.5 5 10M