

Variance to Zoning By-law No. 7124

Name of Property Owner: Mark and Joan Kovatch
 Name of Applicant: Mark Kovatch
 Civic Address of Property: 4100 Grand Valley Rd
 Legal Description of Property: See Active Titles

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):

- ① To expand a legal non-conforming use (ie campground)
- ② To vary section 69 floodplain overlay zone to allow for event support structures (ie washrooms, food prep)

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: Mark Kovatch Date: March 20/2018
 Address: Box 6 Site 305 RR3 Brandon Postal Code: R7A 5Y3
 Phone No.: (Primary) 204 720 5826 (Secondary) 204 571 0750
 Email Address: _____

Signature of Owner: Mark Kovatch Date: March 20/2018
 Address: As Above Postal Code: _____
 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

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Bret Zille Planning File No.: V-03-18-B CityView No.: 2018-36
 Date Application Received: 08/20/2018 Payment Date: Mar 20/18 Receipt No.: 18-6216 Amount: \$ 675.00
 Variance - Application REV 05/2017

Letter of Authorization

Date: May 19 2017

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

RE: 4100 Grand Valley Rd (address or legal description of application)

I (We) hereby give authorization to:

Mark Kovatch (Applicant's name)

To apply for a development application for the above address.

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

Mark Kovatch
Name (Print)

Mark Kovatch
Name (Signed)

May 19 2017
Date

Jan Kovatch
Name (Print)

Jan Kovatch
Name (Signed)

May 19, 2017
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

January 23, 2018

Applicant: 4534752 Manitoba Ltd. O/A Turtle Crossing

Subject: Letter of Intent

The record water events of 2011 and 2014 have had a major effect on the operation and development of Turtle Crossing. Since then we have made great progress in minimizing the time and expense of cleanup after spring flooding. Our main problem however is still the ability to provide year round reliable access to our business.


In order to permanently address this problem we must flood proof our property and access road. The time frame for completing this work has been moved up due to the raising of the dike protecting the City of Brandon golf course. Although that upgrade won't make much difference to us in years with near record flooding, it has now decreased the effectiveness of our existing dike during mild to moderate flooding.

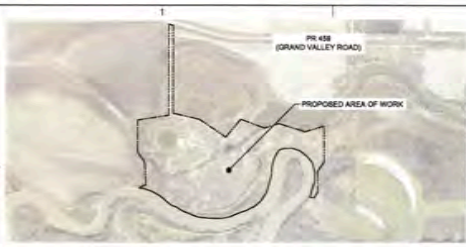
Cost of completion for the new ring dike and elevated access road is estimated at 1.2 – 1.5 million dollars. We plan to raise the capital needed to carry out this project by increasing the camping and seasonal lots available to the public from the pre flood number of 165 to a maximum of 275. The final number of lots will be determined by dike placement. Protection from flooding will give us the ability to plan well in advance; which will then allow us to host more events throughout the year and attract organizations and groups that previously could not risk using our facility due to flooding issues.

Turtle Crossing does not require any changes to the existing use guidelines of our property. We just need the ability to expand the amount of customers we can service throughout the entire property in order to pay for and construct flood mitigation.

Mark Kovatch

President 4534752 Mb. Ltd.

A handwritten signature in black ink that reads "Mark Kovatch". The signature is written in a cursive style with a large, stylized 'M' and 'K'.



1 KEY PLAN
SCALE NTS

HATCH LEGEND	
HATCH	DESCRIPTION
[Orange Hatch]	EXISTING CAMPING AREA
[Light Orange Hatch]	EXISTING RE-WORKED CAMPING AREA
[Purple Hatch]	NEW DEVELOPED CAMPING AREA
[Green Hatch]	GREEN SPACE/ RECREATION AREA
[Light Blue Hatch]	NEW LAKE OR EXISTING WATER AREA
[Blue Hatch]	PEDESTRIAN CIRCULATION
[White Hatch]	VEHICLE CIRCULATION
[White Hatch]	TO DIKE, SEE GENERAL NOTE #1

LINETYPE LEGEND	
LINETYPE	DESCRIPTION
[Dashed Line]	PROPERTY LINE
[Arrow]	TRAFFIC FLOW DIRECTION
[Dotted Line]	CAMPING SPOT BOUNDARY
[Dash-dot Line]	EASEMENT/CAVEAT

GENERAL NOTES

- PROPERTY INFORMATION HAS BEEN COMPILED FROM VARIOUS SOURCES AND IS GIVEN TO THE BEST OF OUR KNOWLEDGE.
- FURTHER INVESTIGATION REQUIRED, INCLUDES, GEOTECHNICAL INVESTIGATION, HYDROLOGICAL STUDY, AND SHAREHOLDER REVIEW.

KEYNOTES

- EXISTING DIKE ON NEIGHBORING PROPERTY TO BE BUILT UP, PERMISSION REQUIRED.

TOTAL 30'X60' CAMPING SPOTS: 161
TOTAL 50'X120' CAMPING SPOTS: 42
TOTAL: 203

ELEVATION NOTES

- TO DIKE ELEVATION: 362.21ft. SAME AS RIVERSHANK DISCOVERY CENTRE, REFERENCE DRAWING 48 OF DOCUMENT TRACK TO THE RIVER, BRANDON ASSINIBOINE RIVER CORRIDOR MASTER PLAN 2015-2035 ALSO WITH INPUT FROM CLIENT.
- INTERNAL AVERAGE ROADWAY ELEVATION: 359.285m ± 0.265m
- AVERAGE SITE ELEVATION: 355.195m ± 0.300m



2 OVERALL SITE PLAN
SCALE 1"=100'-0"

PRELIMINARY FOR REVIEW & COMMENT ONLY

NOTES

THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, LOT AREAS AND UTILITIES BEFORE CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO THE ARCHITECT FOR OBTAINING PERMISSION TO CONSTRUCT ANY RELATED WORK.

DO NOT SCALE DIMENSIONS.

SAMSON ENGINEERING INC.
 162 - 10TH STREET
 BRANDON, MB R7A 4E6
 PH: (204) 727-0747

PROJECT: BRANDON

TURTLE CROSSING OPTION 1

OVERALL SITE PLAN

PROJECT NUMBER: SE2017-066	DATE: DECEMBER 04, 2017
DRAWN BY: J.S.M.	CHECKED BY: J.S.M.
DATE: 12/04/17	PROJECT: BRANDON
SCALE: AS SHOWN	PROJECT: BRANDON

A-101