



Planning & Buildings 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: Lee Choy Limited  
 Name of Applicant: Kenny Choy  
 Civic Address of Property: 235 Glen Avenue Brandon  
 Legal Description of Property: Lot 1, Block 4, Plan 925 BLTO Roll #~~354142~~ 3051334/2

**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 & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Variance Request(s):**

Request to build the sound barrier fence at 2.56m (8') instead of the standard 1.845m (6') along the North perimeter of the property as part of the buffer zone

*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: 11 of 10 June 2020  
 Address: 138 Daly Cres. Brandon Postal Code: R7A 6W3  
 Phone No.: (Primary) 204-727-0085 (Secondary) 204-724-0440  
 Email Address: krchoy@wcgwave.ca

Signature of Owner:  Date: 11 of 10 June 2020  
 Address: 138 Daly Cres. Postal Code: R7A 6W3  
 Phone No.: (Primary) 204-727-0085 (Secondary) 204-724-0440  
 Email Address: krchoy@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 Haulhan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: _____	Planning File No.: _____	CityView No.: _____	
Date Application Received: _____	Payment Date: _____	Receipt No.: _____	Amount: \$ _____
Variance - Application			REV 12/2018

11 June 2020

Lee Choy Limited  
138 Daly Crescent  
Brandon, MB R7A 6W3

Brandon & Area Planning District  
638 Princess Avenue  
Brandon, MB R7A 0P3

Community Participation Report  
Re: 235 Glen Avenue, Lot 1, Block 4, Plan 925 BLTO

I, Kenny Choy, have been in direct personal consultation with the property owners of the businesses adjacent to the proposed development.

In discussions with Barry Laroque of Atom Jet/Glendale Industries (located directly to the North of 235 Glen Avenue), his main concern was the steel production noises from the plant bothering the new tenants. The 8' fence will hopefully satisfy the concern of the plant noise and provide an attractive back drop to the buffer zone along the North property line of 235 Glen Avenue. The fence would be built using 6 x 6 posts, 2 x 4 framing and staggered front to back 2 x 6 dimensional lumber butted to each other on both sides of the fence with an air space between the boards. This will be a solid fence.

Sincerely,



Kenny Choy  
President of Lee Choy Limited

11 June 2020

Lee Choy Limited  
138 Daly Crescent  
Brandon, MB R7A 6W3

Brandon & Area Planning District  
638 Princess Avenue  
Brandon, MB R7A 0P3

Letter of Intent for Variance application

Re: 235 Glen Avenue, Lot 1, Block 4, Plan 925 BLTO roll# 3051334/2

I, Kenny Choy, do hereby propose to apply for a variance to construct the sound barrier fence required along the North property line adjacent to Glendale Industries to the North, thus becoming part of the designated buffer zone.

This fence would be constructed at 2.56m (8') instead of the standard 1.845m (6') along the length on the property, in order to provide more coverage for the sound barrier.

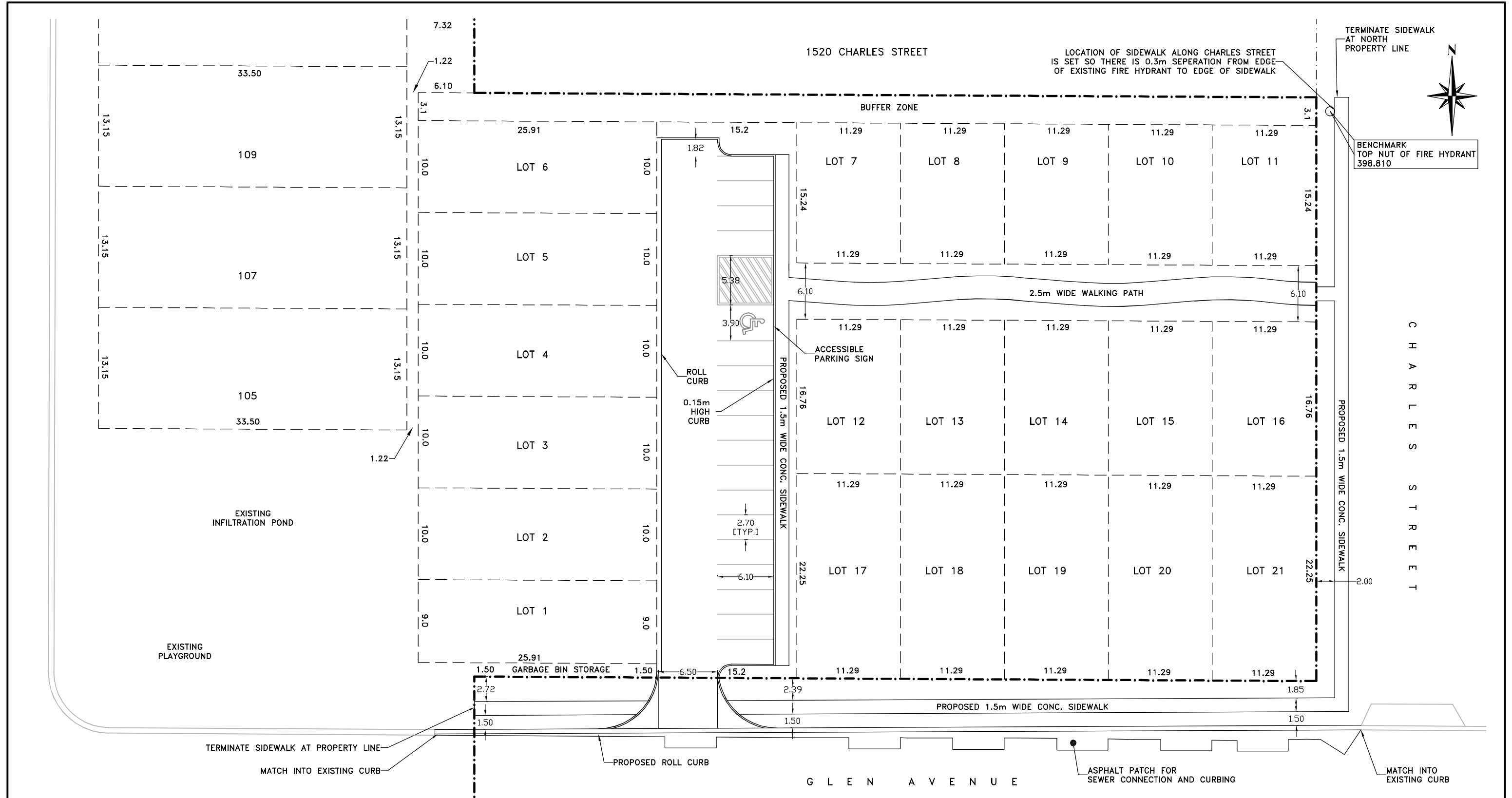
Materials for this barrier have not be finalized, but we are proposing that it would be built out of treated lumber using 6x6 posts with 2" dimensional lumber on 2 sides with an air space between the layers.

Sincerely,



Kenny Choy  
President of Lee Choy Limited





**PARKING STALL SUMMARY**  
 LOT 1, 7-16 SINGLE BEDROOM HOMES - ONE STALL EACH (11 STALLS)  
 LOT 2-6, 17-21 HAS DRIVEWAYS  
 TOTAL PARKING STALLS = 17 + ONE ACCESSIBLE STALL  
 ONE 5.4m WIDE LOADING AREA

ALL GRASSED LANDSCAPING REQUIRED WITHIN THE PUBLIC RIGHT-OF-WAY TO BE COMPLETED WITH SOD.

BENCHMARK TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF 300 GLEN AVENUE 398.810

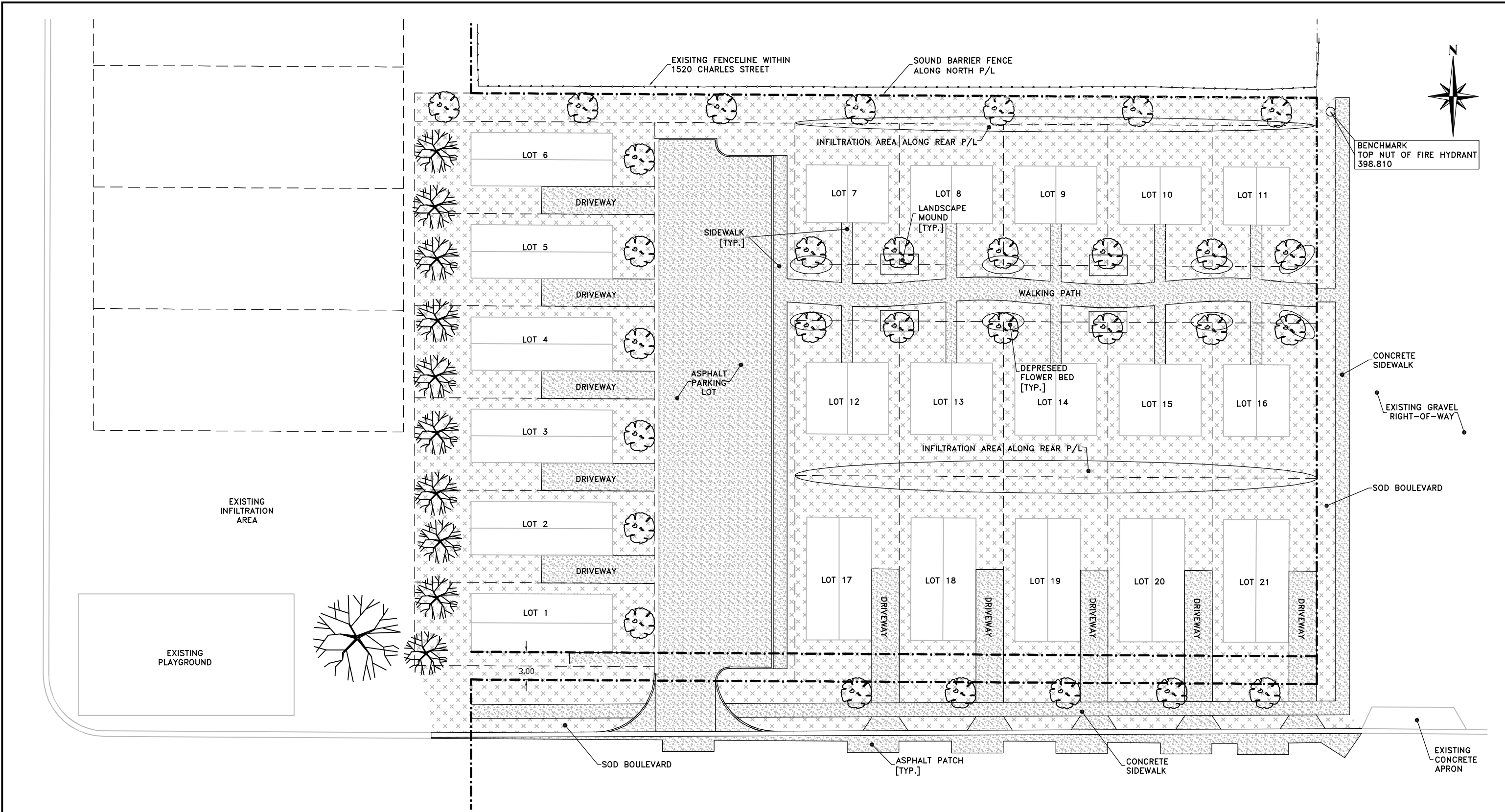
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES  
 ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL

**APEGM**  
 Certificate of Authorization  
**G.D. Newton & Associates Inc.**  
 No. 4633 Date: APRIL 30, 2021



<b>LEGEND</b> PROPERTY LINE: - - - - - PROPERTY BOUNDARY: - . - . - . - INTERNAL DEVELOPMENT BOUNDARY: - - - - - CONCRETE/ASPHALT: ===== BARRIER CURB: ===== PARKING LINES: =====		<b>G.D. NEWTON AND ASSOCIATES INC.</b> 727A 10TH STREET BRANDON, MANITOBA R7A 4G7	<b>GLENDALE HOMES PARK</b> 235 GLEN AVENUE & PT. 301 CLARE AVENUE PHASE XI SITE PLAN									
LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.												
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DATE: 2020/05/21		SCALE: 1:400	DRAWING C2									



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Certificate of Authorization

G.D. Newton & Associates Inc.

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<b>LEGEND</b> PROPERTY LINE    - - - - - FENCE                - - - - - CONCRETE           - - - - - BARRIER CURB    - - - - -		BUILDING OUTLINE    - - - - - ASPHALT                - - - - - SOD OR SEEDED GRASS    - - - - - COMPACTED GRAVEL    - - - - -		EXISTING TREE NEW TREE	
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<b>REVISIONS</b>		DATE: 2020/05/21		SCALE: 1:400	
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