

Variance to Zoning By-law No. 7124

Name of Property Owner: ALBERT KOKANAS & VIOLETA VILLARTA DAWAL-KOKANAS
 Name of Applicant: CRANE ENTERPRISES LTD.
 Civic Address of Property: 832 - 18th STREET
 Legal Description of Property: LOTS 30/31 BLOCK 32, PLAN T20 BCTO

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): - REQUESTING THE PARKING LENGTH FROM 6.1m TO 4.56m
 - REQUESTING THE PARKING ASSE WIDTH FROM 5.5m TO 3.7m ANGLED.

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: [Signature] Date: March 16, 21
 Address: 934 DOUGLAS STREET Postal Code: R7A 7B2
 Phone No.: (Primary) 204-725-3588 (Secondary) 204-761-0651
 Email Address: jared@cranesteel.com

Signature of Owner: [Signature] Date: March 14, 21
 Address: 1945 BRAECREST DRIVE Postal Code: R7C 1A3
 Phone No.: (Primary) 204-727-3911 (Secondary) 431-541-2708
 Email Address: akokanas@mynts.net

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 & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY			
Community Planner: <u>Am</u>	Planning File No.:	Cityview No.:	
Date Application Received: <u>2021/03/17</u>	Payment Date:	Amount: <u>808.00</u>	

Crane Enterprises Ltd
934 Douglas Street
Brandon Manitoba, R7A 7B2

March 18, 2021

City of Brandon Planning & Buildings Department
638 Princess Avenue
Brandon Manitoba, R7A 0P3

To Whom It May Concern;

Crane Enterprises Ltd have entered into an agreement to develop the lands known as 832-18th street in Brandon Manitoba. The intent is to construct a 3480 square foot addition to the existing 12,180 square foot structure already in place at 810/824-18th street. With this addition the developers would like the addition to complement the existing parking size and configuration.

We would like the parking stall length to be reduced from 6.1m to 4.56m by a Variance order.

They would also like to reduce the parking isle width from 5.5m to 3.7m by the same Variance order.

The overall plan is to develop the property to conform to all City of Brandon zoning by-laws and design guidelines.

I am available for any questions or concerns.

Thank you in advance,



Jarod Crane

Crane Enterprises Ltd.

(204) 725-3588

jarod@cranesteel.com



Letter of Authorization

Date: MARCH 16, 21

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

832-18th STREET

RE: LOTS 30/31, BLOCK 32, PLAN 720 (address or legal description of application)

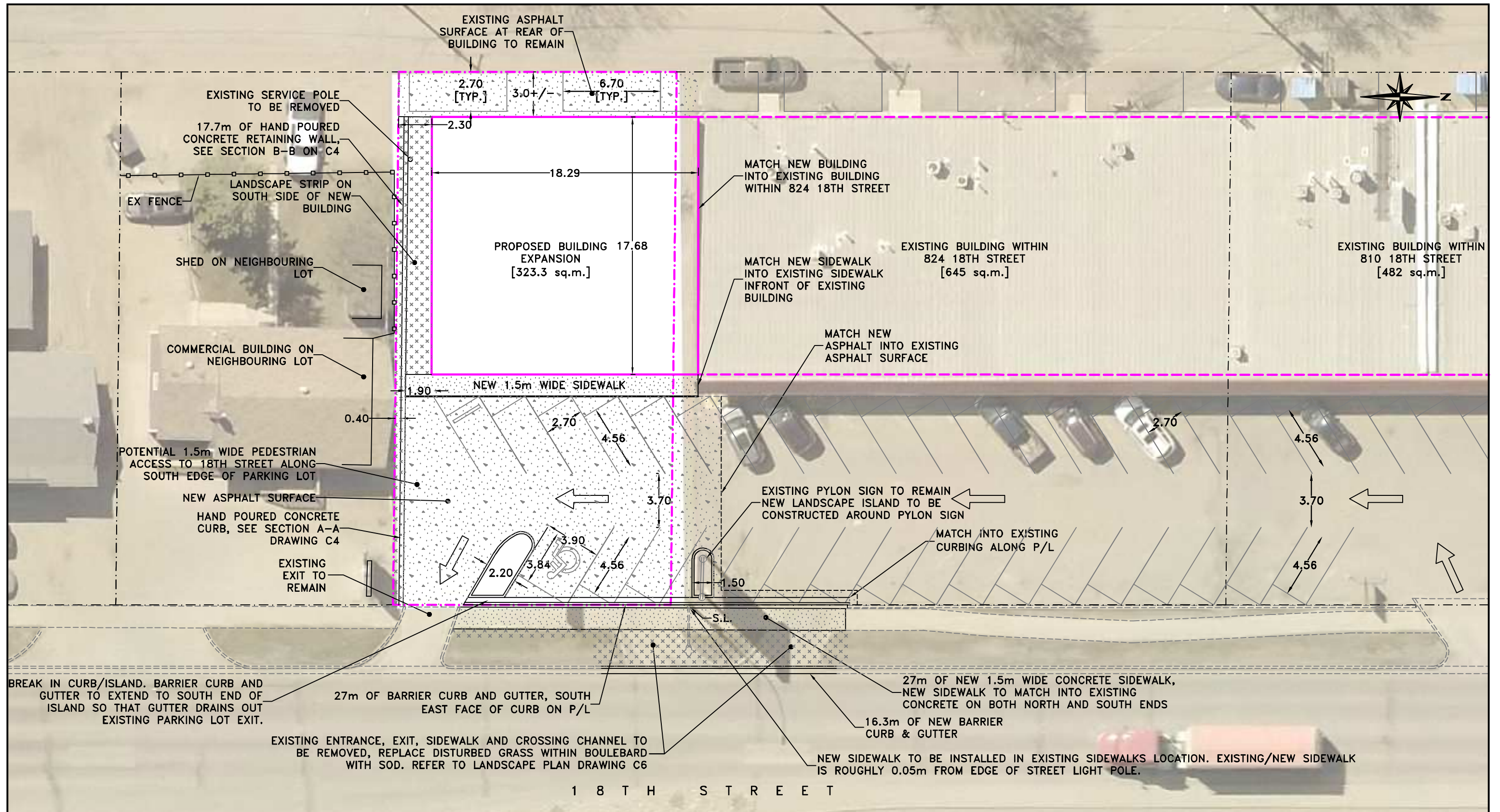
I (We) hereby give authorization to:

CRANE ENTERPRISES LTD / JAROD CRANE (Applicant's name)

To apply for a development application for the above address.

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

<u>ALBERT KOKONAS</u>	<u>[Signature]</u>	<u>MARCH 16, 2021</u>
Name (Print)	Name (Signed)	Date
<u>VIOLETA VILLARTA DAWID-KOKONAS</u>	<u>[Signature]</u>	<u>MARCH 16, 2021</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date



BENCHMARK THRESHOLD OF EXISTING BUILDING 390.63

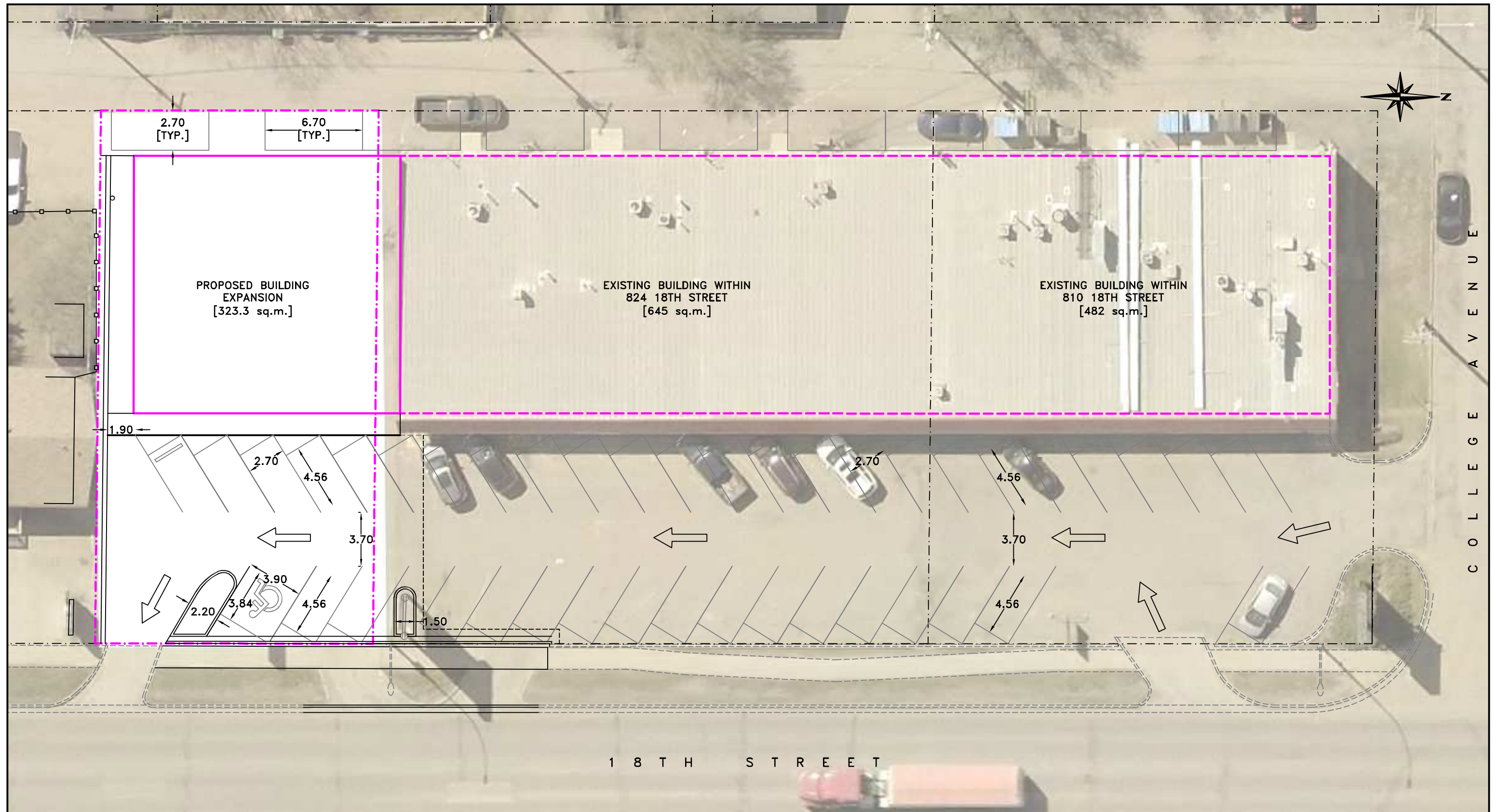
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.

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



LEGEND PROPERTY LINE - - - - - PROPERTY BOUNDARY - . - . - . BUILDING OUTLINE - - - - - PARKING LINES - - - - - BARRIER CURB - - - - - BARRIER CURB AND GUTTER - - - - - EX CONCRETE - - - - - EX BARRIER CURB - - - - - EX BARRIER CURB AND GUTTER - - - - - ASPHALT SURFACE - - - - - SOD OR SEEDED GRASS - - - - - CONCRETE SURFACE - - - - -		G.D. NEWTON AND ASSOCIATES INC. 727A 10TH STREET BRANDON, MANITOBA R7A 4G7	CRANE STEEL 832 18th STREET SITE PLAN
LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.		REVISIONS	DATE: 2021/03/08 SCALE: 1:250 DRAWING C2



BETWEEN 810, 824 & 832 18TH STREET TOTAL BUILDING AREA IS EQUAL TO 1450.3 sq.m., 48 PARKING STALLS ARE REQUIRED. 52 PARKING STALLS HAVE BEEN PROVIDED.

BENCHMARK THRESHOLD OF EXISTING BUILDING 390.63

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LEGEND PROPERTY LINE - - - - - PROPERTY BOUNDARY - . - . - .		G.D. NEWTON AND ASSOCIATES INC. 727A 10TH STREET BRANDON, MANITOBA R7A 4G7	CRANE STEEL 810, 824 & 832 18TH STREET PARKING OVERVIEW
LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.			
REVISIONS		DATE: 2021/03/08	SCALE: 1:250
			DRAWING C3