



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: 5853452 Mb Ltd  
 Name of Applicant: Brian Dornn  
 Civic Address of Property: 725 Van Horne Ave & 660 7th Street  
 Legal Description of Property: Lots 1-5, Both Inclusive Block 71 Plan 8 & Firstly Lots 27-30 Block 71 Plan 8 secondly Parcel "A" plan 43705

**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):**

To reduce the front yard projections from 4.0M to 1.4M to allow for balconies on an 18 unit apartment building

*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: March 31/2022  
 Address: Site 50 PO Box 39 RR5 Brandon Manitoba Postal Code: R7A5Y5  
 Phone No.: (Primary) 204 724 0504 (Secondary) Same  
 Email Address: briandornn@gmail.com

Signature of Owner:  Date: March 31/2022  
 Address: Same as applicant Postal Code: \_\_\_\_\_  
 Phone No.: (Primary) 204 724 0504 (Secondary) \_\_\_\_\_  
 Email Address: Same as applicant

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

<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



**Letter of Authorization**

Date: March 31/2022

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

RE: 725 Van Horne & 660 7th Street (address or legal description of application)

I (We) hereby give authorization to:

Brian Dornn (Applicant's name)

To apply for a development application for the above address.

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

5853452 Mb Ltd

Name (Print)

Name (Signed)

March 31/2022

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

March 31, 2022

**Dornn Construction Ltd**

Site 50 PO Box 39 RR5

Brandon, Mb, R7A 5Y5

Cell(204)724-0504

City of Brandon Planning and Building Safety Department  
Brandon Mb  
Ph.(204)729 2110

To: Whom it may concern

This letter of intent is to inform you that 5854352 Mb Ltd is applying for a variance at 725 Van Horne & 660 7<sup>th</sup> Street Brandon Manitoba. (FIRSTLY: LOTS 1 TO 5, BOTH INCLUSIVE BLOCK 71 PLAN 8 BLTO IN NE ¼ 14-10-19 WPM SECONDLY: PARCEL "A" PLAN 51201 BLTO IN NE ¼ 14-10-19 WPM & FIRSTLY: ALL THOSE PORTIONS OF LOTS 27-30 BLOCK 71 PLAN 8 BLTO WHICH LIE SE OF A LINE DRAWN CONCENTRIC WITH AND RADIALLY DISTANT SELY 49.5 FEET FROM CENTRE LINE OF THE CANADIAN NORTHERN RAILWAY RIGHT OF WAY PLAN 265.5BLTO EXC ALL MINES MINERALS, MINERAL OILS, PETROLEUM, GAS, COAL, GRAVEL AND VALUABLE STONE AS SET FORTH IN TRANSFER R73009 IN NE ¼ 14-10-19 WPM SECONDLY: PARCEL "A" PLAN 43705 BLTO EXC ALL MINES AND MINERALS AND OTHER MATTERS AS SET FORTH IN THE CROWN LANDS ACT IN NE ¼ 14-10-19 WPM)

We would like to apply for a variance to reduce the front yard allowable projections from 4.0 M to 1.4 M to allow for 3 patios and 6 balconies on the 18 unit apartment building to be built on this site.

The building that we are proposing will generally fit in with the surrounding area with a mixture of single and multifamily residences. It will provide needed affordable housing in the area and will not negatively affect other properties or potential development in the surrounding area. We are asking for this variance so that it would give us room to put balconies on the south facing units on this building. The front balconies will be a good fit for the surrounding area, will not increase any injurious effect on nearby properties or the community, and are otherwise in compliance with other zoning and setback requirements. The lot we are building on has been vacant for a long period of time and there are considerable challenges because of the railway overlay zone. The property does meet all other zoning and setbacks required *except for* the front yard setback, which was reduced under an approved variance by the Planning Commission in 2018.

Regards,



Brian Dornn

**Dornn Construction Ltd**  
Site 50, PO Box 39 RR5  
Brandon, Mb R7A 5Y5  
204 724 0504

April 2, 2022

***City of Brandon Planning and Building Safety Department***

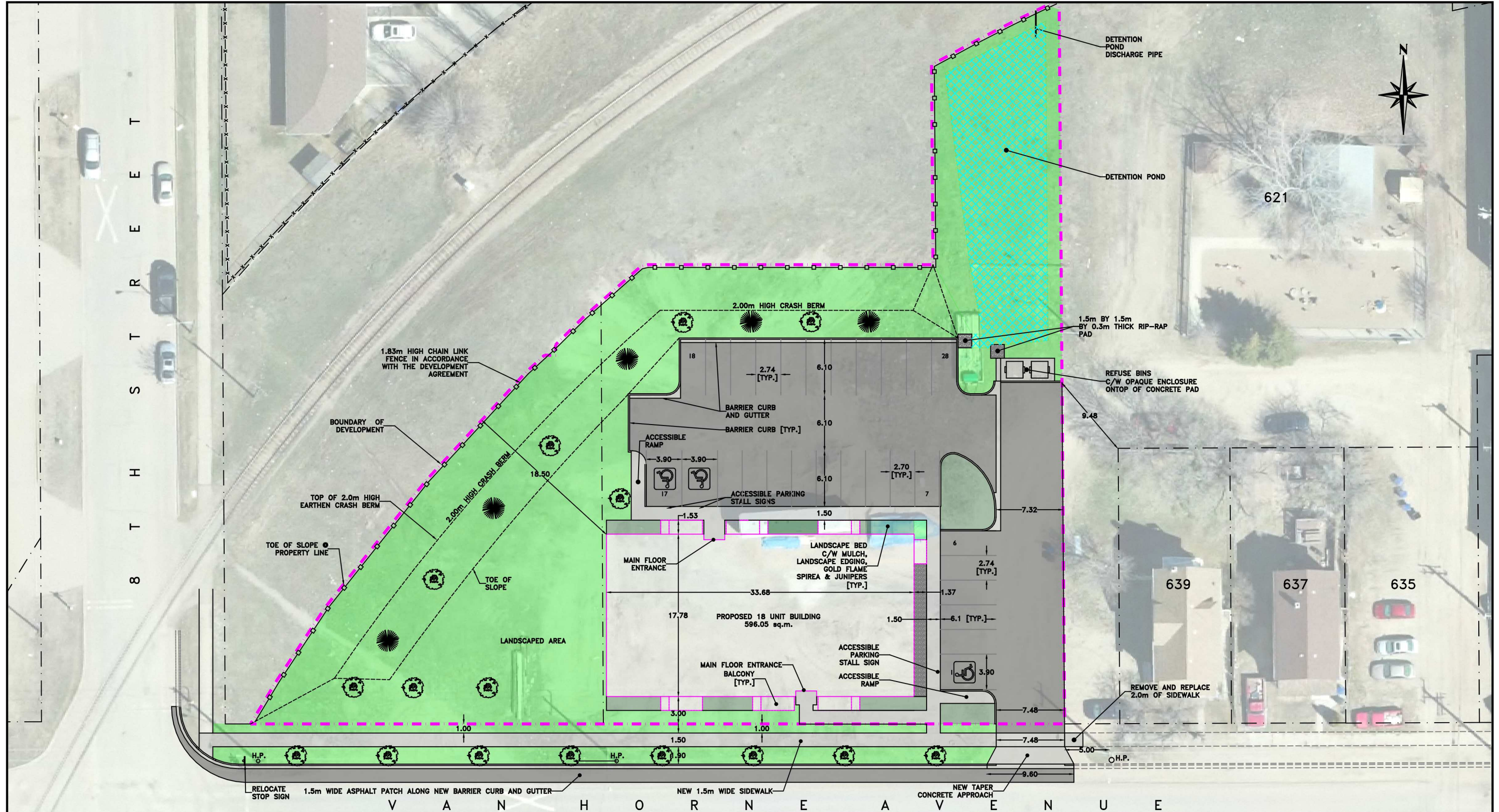
To: whom it may concern:

I am Brian Dornn and I performed a public outreach on April 1, 2022 regarding changing the front yard projections at 660 7<sup>th</sup> Street. The public outreach was door to door. The area around this property is a mixture of multifamily and single family homes. The target was the single family homes to try and ensure that we were speaking to the homeowners. 5 residences were approached and 3 were home at the time. We spoke with owner/residents at

- 702 Van Horne Ave
- 703 Van Horne Ave
- 714 7<sup>th</sup> Street

I reminded them what was happening in the area and informed them of the variance I am applying for to reduce the front yard projections to allow for balconies on the building. Due to previous hearings, the homeowners were familiar with what was going on with this property and did not have objections to the variance to allow for decks. They all stated that they were looking forward to the property finally being developed.

Regards  
  
Brian Dornn



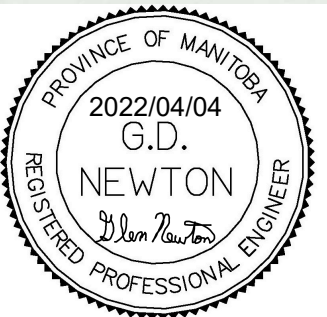
ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE COMPLETED WITH SOD.

BENCHMARK TBD

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, 2022



<b>LEGEND</b> 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	BRIAN DORN 660 7TH STREET SITE PLAN
LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.			
<b>REVISIONS</b>		DATE: 2022/04/04	SCALE: 1:400
DRAWING C2		DATE: 2022/04/04	