

Variance to Zoning By-law No. 7124

Name of Property Owner: 5853452 MB Ltd.
 Name of Applicant: BRIAN DORN
 Civic Address of Property: 725 VAN HORNE

Legal Description of Property: LOTS 27 to 30 BLOCK 71 PLAN 8 BLTD WHICH LIE SE OF A LINE DRAWN CONCENTRIC WITH AND RADIALLY DISTANT 562.495 FEET FROM CENTER LINE OF THE CANADIAN NORTHERN RAILWAY RIGHT OF WAY PLAN 265.5 BLTD

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): AS STATED IN LETTER

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: APRIL 24 / 2023
 Address: Site 50 PO Box 39 RAS BRANDON MB Postal Code: Brandon R7A 5Y5
 Phone No.: (Primary) 204-724-0504 (Secondary) same
 Email Address: briandorn@gmail.com

Signature of Owner: [Signature] Date: _____
 Address: _____ Postal Code: _____
 Phone No.: (Primary) same (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 & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: _____ Planning File No.: _____ CityView No.: _____
 Date Application Received: _____ Payment Date: _____ Receipt No.: _____ Amount: \$ _____
 Variance - Application REV 01/2023

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

April 23, 2023

Contact: Brian Dornn
(204) 724 0504

City of Brandon Planning and Building Safety Department

To whom it may concern:

I am Brian Dornn and I would like to apply for a variance at 725 Van Horne in Brandon Mb. I am asking for a variance

- To vary the front yard setback for an accessory building in the RMD zone from 7.6M to ~~3M~~ 1.4M

I am proposing the setback to align it with the existing 18 unit multifamily building that was just constructed. The reason I would like to construct this accessory building is to provide roof space for solar panels that will be providing clean energy to this project. I would like to align the accessory building with the front of the existing building to provide maximum hours of sun and less shading to the solar panels.

This would tend to conform with the general nature of the surroundings as there are a mixture of multi family and single family homes with accessory buildings in the area.

I don't believe that allowing this variance will have a negative affect on the area. We are wanting the variance on the setback for the utility to match with the setback of the existing building which has been already been constructed.

In section 12.2.4 in the city's development plan it states that "BAPD encourages the development of other on site alternative energy technologies (such as solar panels)". We believe that this aligns with the city's vision and will be a great opportunity to showcase renewable energy in a multi unit building setting.

The area that my property is located in is zoned residential and I am conforming to all other requirements in the RMD zone.

Regards

Brian Dornn

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

May 5, 2023

City of Brandon Planning and Building Safety Department

To: whom it may concern:

I am Brian Dornn and I performed a public outreach on May 4, 2023 regarding front yard projections of a proposed utility shed on the west side of the property at 725 Van horne Ave. 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. 6 residences were approached and 4 were home at the time. We spoke with owner/residents at

- 702 6th Street
- 703 7th Street
- 714 7th Street
- 701 7th Street

I talked to them about the size and location of the proposed utility building. The feedback I received back was positive. They were glad that the 18 unit building we had just constructed had exterior lights to light up the area instead of a dark open space. They liked that the new proposed building would provide a barrier from people walking down the tracks and cutting through the property.

Regards

Brian Dornn