

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.

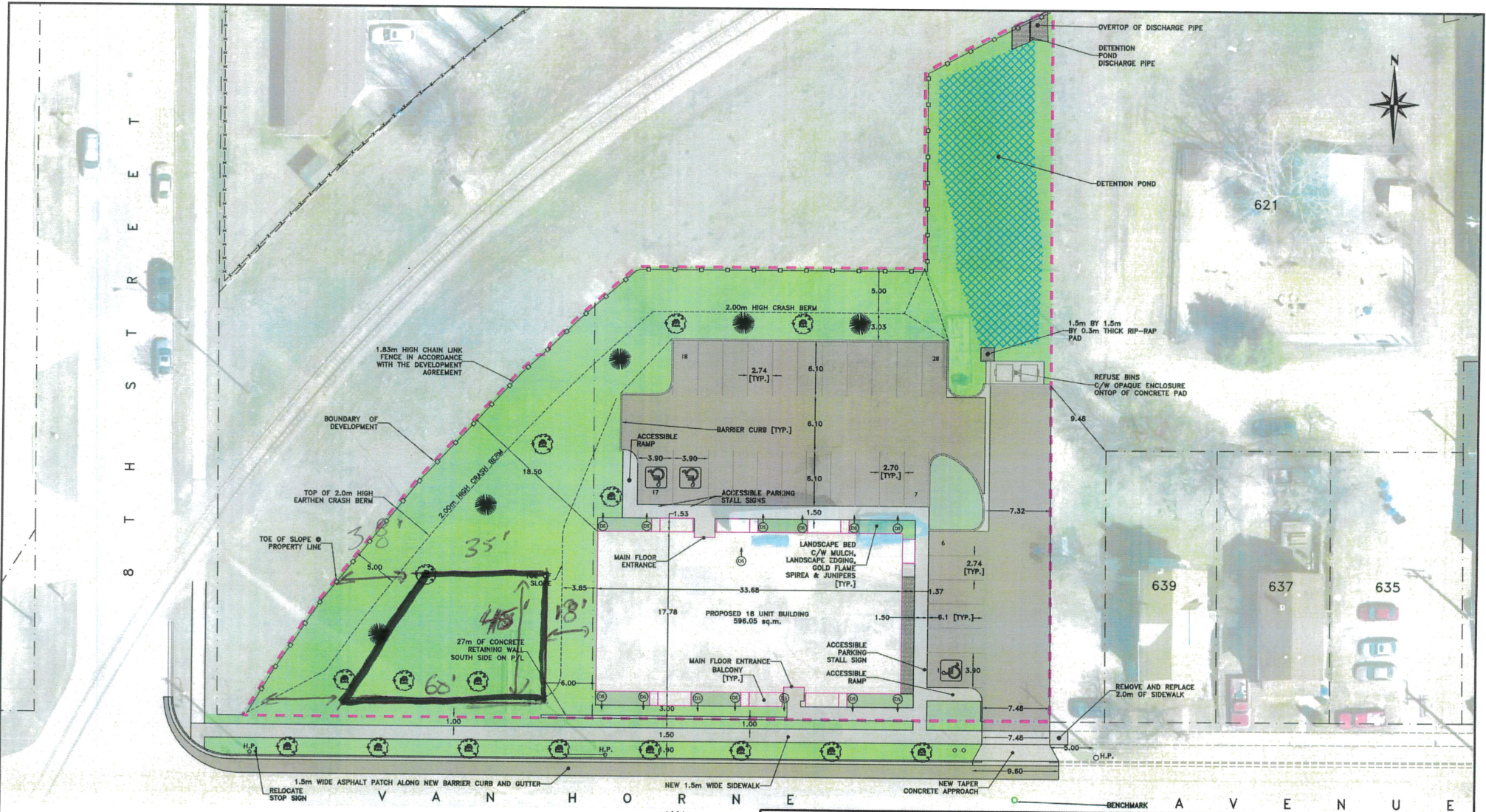
I don't believe that allowing this variance will have a negative affect on the area. We are wanting the variance on the setback for the utility to match with the setback of the existing building which has been already been constructed.

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



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

BENCHMARK WWS MH 4-47 RIM = 387.66

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, 2023



LEGEND	
PROPERTY LINE	--- PARKING LINES
PROPERTY BOUNDARY	--- EX CONCRETE
BUILDING OUTLINE	--- EX BARRIER CURB
	--- EX BARRIER CURB AND GUTTER
	--- ASPHALT SURFACE
	--- SOD OR SEEDED GRASS
	--- CONCRETE SURFACE
	--- DOWNSPOUT

LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS	

G.D. NEWTON AND ASSOCIATES INC.
727A 10TH STREET
BRANDON, MANITOBA
R7A 4G7

BRIAN DORN
660 7TH STREET

SITE PLAN

DATE: 2022/04/14 SCALE: 1:400 DRAWING C2