

Variance to Zoning By-law 6642

Name of Property Owner: Ron Allen. (All Pipe and Mechanical Ltd.)
 Name of Applicant: Crane Steel Structures.
 Civic Address of Property: 222 Richmond Ave East.
 Legal Description of Property: Lots 31-40 Block 3 Plan 278 BTO In NW 1/2-10-19 WPM.

References:

BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642
 Urban Design Standards and Guidelines

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request:

Reduce side yard set back along east side of building from 4.5m to a proposed 3.22m to match existing buildings

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 Owner: R. Allen Date: Nov 14th 2013
 Address: 222 Richmond Ave East. E-Mail: allpipe@live.co.uk
 Home Phone: _____ Cell Phone: 729-1078 Work Phone: _____

Signature of Applicant: K. Del Date: Nov 14th 2013
 Address: 934 A Douglas St. E-Mail: ryan@cranesteel.com
 Home Phone: _____ Cell Phone: 729-6665 Work Phone: 725-3588

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 & Building Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: RYAN E. Planning File No.: V-25-13-B CityView No.: PL 2013-181
 Date Application Received: 11/15/13 Payment Date: Nov 15/13 Receipt No.: 13-1294 Amount: \$ 465.00
 Variance - Application REV01/13



Letter of Authorization

Date: Nov 14th 2013.

To: City of Brandon
Planning & Building Safety Department
421 - 9th Street
Brandon, MB
R7A 4A9

RE: 222 Richmond Ave East. (address or legal description of application)

I (We) hereby give authorization to:

Crane Steel Structures. (Applicant's name)

To apply for a Development application for the above address.

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

<u>Ron Allen</u> Name (Print)	<u>R. Allen</u> Name (Signed)	<u>Nov 14/13</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date



934-A Douglas Street
Brandon, MB R7A 7B2
Phone: (204) 725-3588
Fax: (204) 728-8354
e-mail: info.bdn@cranesteel.com

November 14, 2013

City of Brandon
Planning & Building Safety Department
421-9th Street
Brandon, MB R7A 4A9

LETTER OF INTENT

Applicant ~ Crane Steel Structures Ltd.

Owner ~ Ron Allen

Building Location 222 Richmond Avenue East
Legal Address: Lots 31-40, Block 3, Plan 278, BLTOIN,
 NW $\frac{1}{4}$ 12-10-19 W.P.M

Description: A side yard variance is required to reduce the building set back from 4.5m to 3.22m to match existing buildings on site.

We are planning to add an addition onto the south east corner of the building next to Richmond Ave.

- Building will be fully compatible with surrounding properties.
- No, the addition will not affect people's health that work in the area or conflict with future development.
- Yes, we are applying to receive restrictions on this particular addition.
- Yes, our plan is consistent with development plan by-law.




visit our website at www.cranesteel.com



Applicant: Ryan Deleau
Crane Steel Structures Ltd.



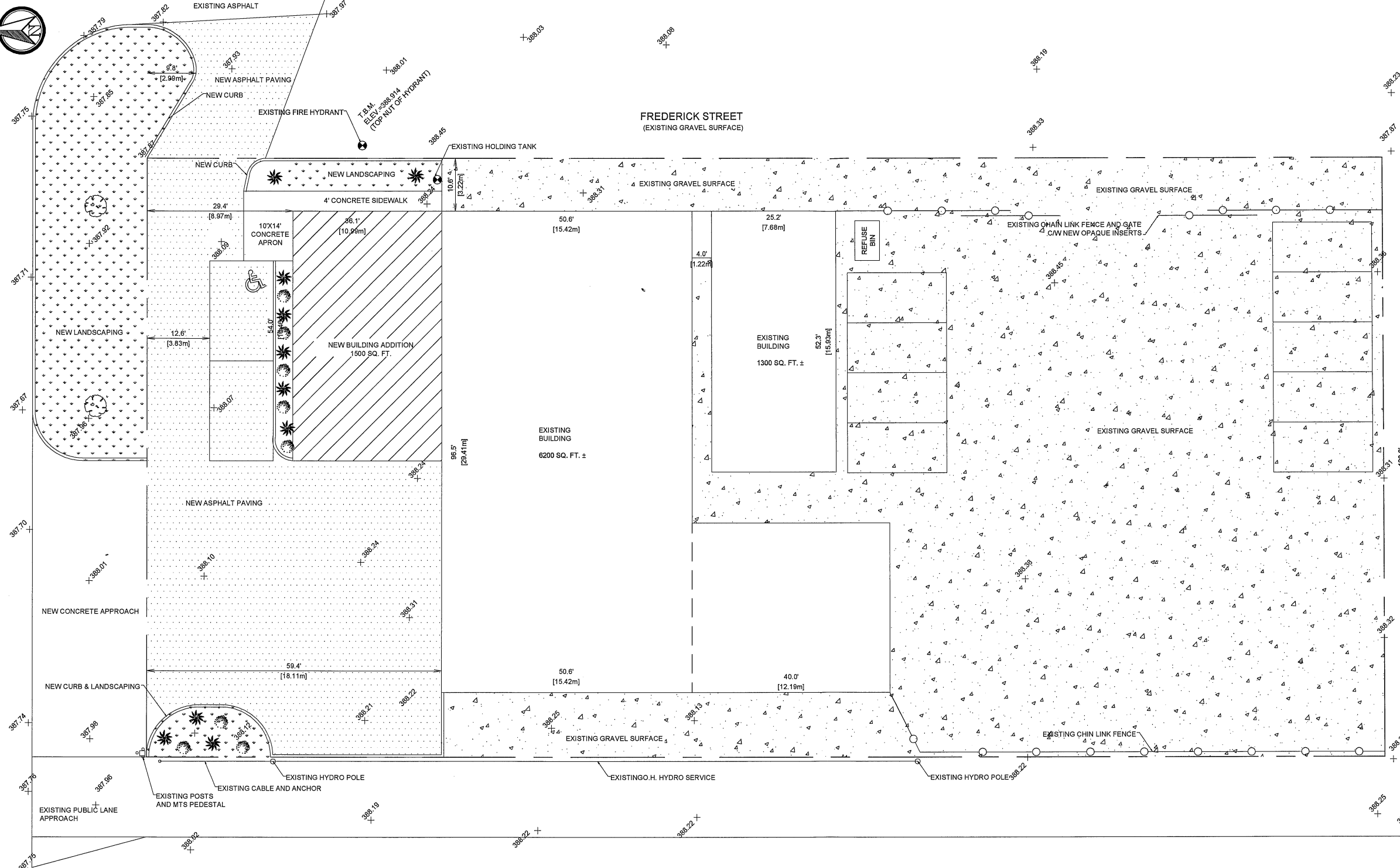
Owner: Ron Allen
All Pipe Mechanical





RICHMOND AVENUE

FREDERICK STREET
(EXISTING GRAVEL SURFACE)



LEGAL DESCRIPTION:
 LOTS - 31-40 INCLUSIVE
 BLOCK 3
 PLAN No. 26641 BLTO

STREET ADDRESS:
 222 RICHMOND AVE E

ZONING REQUIREMENTS:
 PROPERTY ZONED M1R

YARD REQUIREMENTS:
 FRONT - 4.5m (15 FT.)
 SIDE - 4.5m (15 FT.)
 REAR 3m (10 FT.)

SITE AREA: 2787m² (30,000 SQ. FT.)

ELEVATIONS:
 EXISTING - 100.00
 PROPOSED - 100.00

ALL WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BRANDON CONSTRUCTION SPECIFICATIONS

LANDSCAPING LEGEND

- HUGHS JUNIPER
- GOLD FLAME SPIREA
- GREEN ASH

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NO.	REVISION	DATE	BY
1.	GENERAL REVISION	11-15-13	MS
	REVISION		



934-A DOUGLAS STREET, BRANDON, MANITOBA R7A 7B2
TEL (204) 725-3588 FAX (204) 728-8354

NEW BUILDING FOR
ALL PIPE MECHANICAL
BRANDON MB

SITE PLAN

SCALE:	1"=10.0'
DATE:	19 SEPTEMBER 2013
PROJECT MANAGER:	RD
DRAWN:	MS
JOB No.	B13-4942

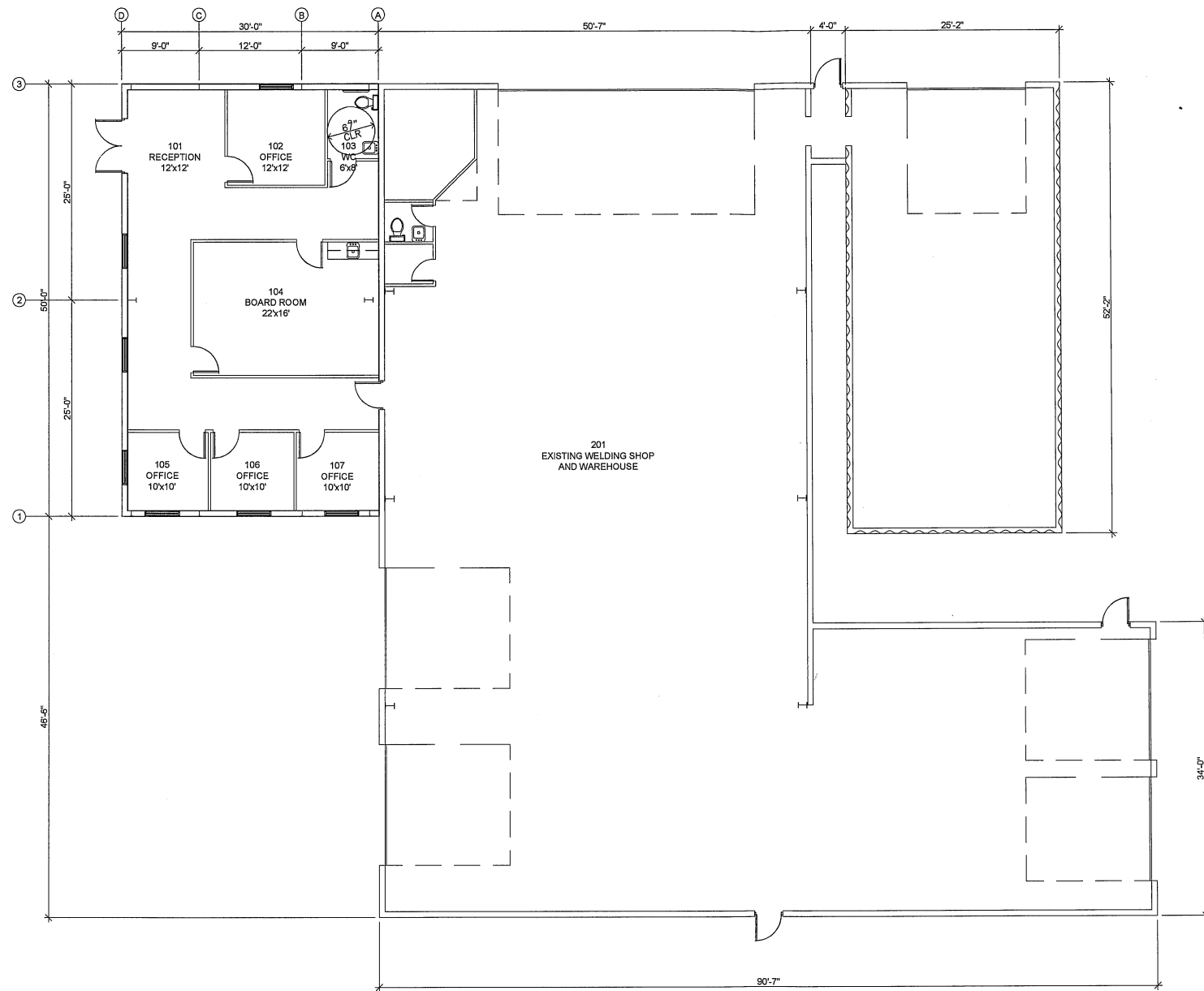
A1

1 Site Plan
P1

SCALE: 1" = 10.0'

**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTE:
Do Not Scale Drawings
Use Shown Dimensions Only



1 Floor Plan
 A2 SCALE 1/8" = 1'-0"

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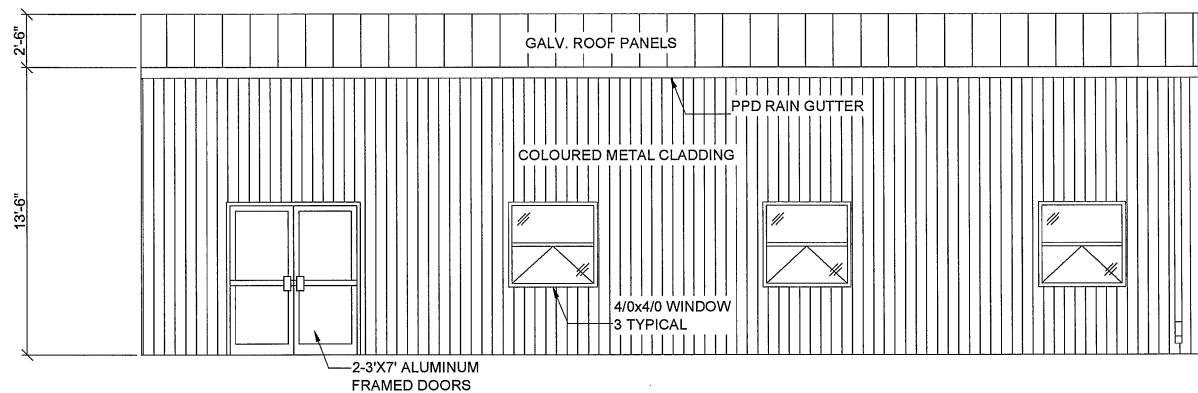
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 ALL PIPE MECHANICAL
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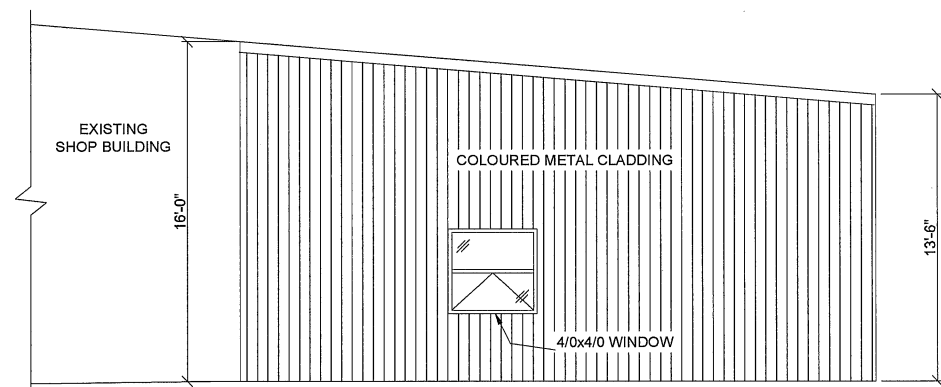
FLOOR PLAN

SCALE:	AS SHOWN	A2.0
DATE:	19 SEPTEMBER 2013	
PROJECT MANAGER:	RD	
DRAWN:	MS	
JOB No.	B13-4942	

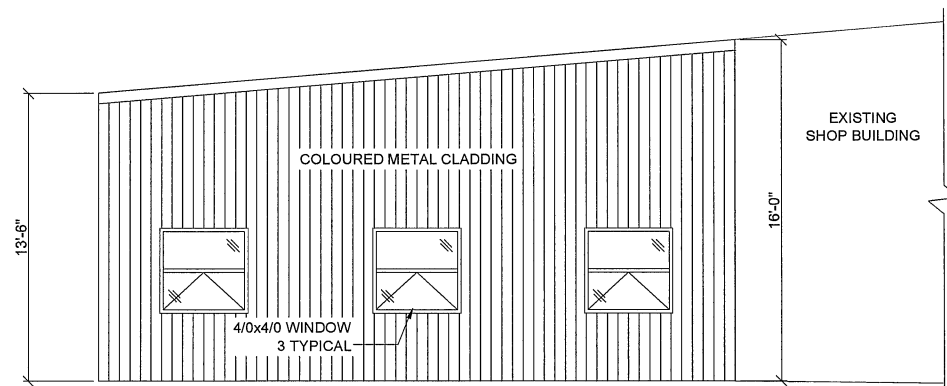
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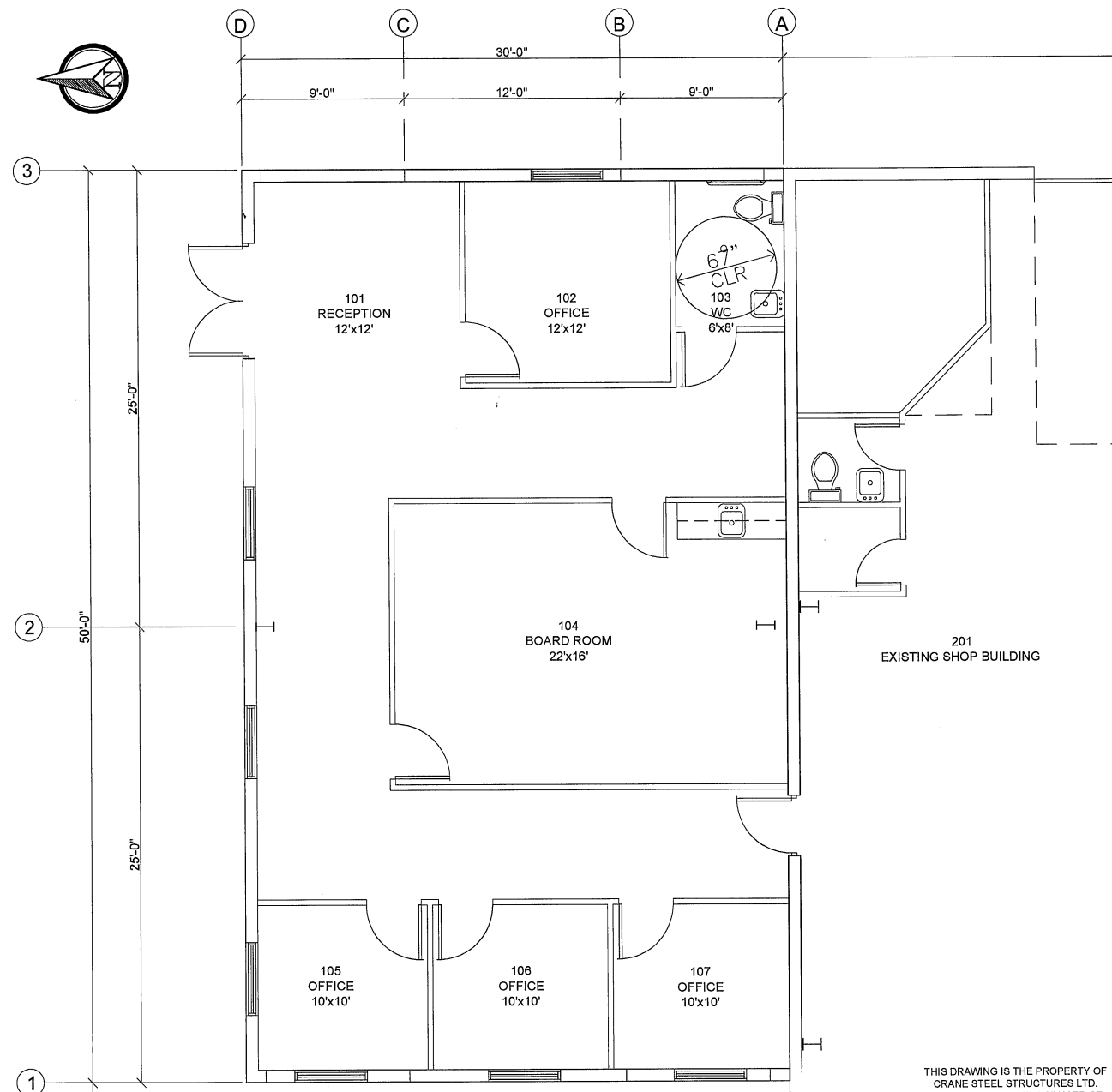
2 Office North Elevation
A2 SCALE 1/4" = 1'-0"



3 Office East Elevation
A2 SCALE 1/4" = 1'-0"



4 Office West Elevation
A2 SCALE 1/4" = 1'-0"



1 Office Floor Plan
A2 SCALE 1/4" = 1'-0"

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FLOOR PLAN

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A2.1

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