

**Variance to Zoning By-law 6642**

Name of Property Owner: JOHN FEHR + DARRELL ENNS  
 Name of Applicant: SAME  
 Civic Address of Property: 1637 8<sup>TH</sup> ST.  
 Legal Description of Property: LOT 2, PLAN 26296

**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: ① TO REDUCE THE MINIMUM SITE WIDTH FROM 12.1m TO 9.1m  
② TO REDUCE THE MINIMUM SITE AREA FROM 372m<sup>2</sup> TO 334m<sup>2</sup>

*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: [Signature] Date: DEC 16/2014  
 Address: 46 WEDGEWOOD BAY + 84 BRISMA CRE E-Mail: darrellaenns@gmail.com  
Street Address City/Province Postal Code  
 Home Phone: 726-8359 Cell Phone: 573-2421 Work Phone: \_\_\_\_\_

Signature of Applicant: SAME Date: \_\_\_\_\_  
 Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Street Address City/Province Postal Code  
 Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

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 Houllhan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 421 - 9<sup>th</sup> Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

**FOR PLANNING DEPARTMENT USE ONLY:**

Community Planner: Ryan E. Planning File No.: V-27-13-B CityView No.: 2013-199  
 Date Application Received: DEC 16/13 Payment Date: DEC 16/13 Receipt No.: 2013-1389 Amount: \$ 575.00  
 Variance - Application REV01/13

46 Wedgewood Bay  
Brandon, MB  
R7B 3J4  
December 3, 2013

Planning & Building Safety  
Department 421 – 9th Street.  
Brandon MB. R7A 4A9

Dear Sir or Madam:

This letter is to further clarify the request for reduction to the side yard clearances on the proposed 2 lots now 1637 8<sup>th</sup> Street, Brandon, MB or Lot 2, Plan 26296 to 3 feet or .914 meters on each side of each of the intended homes

The applicants for this variance request are Darrell Enns and John Fehr.  
The offer to purchase this property was accepted Oct. 9, 2013.  
The date of possession is December 2, 2013.

The reason for this application is to accommodate two single family dwellings built not for resale, not for rental, but specifically for permanent occupation and as a retirement homes for Darrell Enns and John Fehr and our spouses.

Should this application be approved the first step would be to survey the property and apply for the proper demolition permits to remove the 2 existing buildings and clear the lot in preparation for new construction. The current buildings are in extremely poor condition and situated on or extremely close to the property lines, way outside the current legal limits for buildings.

The new structures would be two similar attractive homes that would not only blend in with the surrounding properties and would undoubtedly increase the value of the existing property as well as the properties surrounding it.

The increased value of the property in question and the surrounding properties would likely result in increased property tax revenue for the city of Brandon.

This variance would help create two identical sized, attractive, similar appearing homes with attached garages at the rear.

The requested variance of 3 feet or .9144 meters on each side of each new home would allow for the construction of 24ft, (7.315m) wide homes. The proposed buildings in their entirety would be 74ft (22.55 m) in length with front entrances and a full width landings/decks set 21ft off the front property line and 24ft (7.315m) wide.

The rear of the structure will have garage parking for 2 vehicles per dwelling and be set the required 25ft off the rear property line. The 25ft driveway area will be paved.

We are aware that at present the rear lane is not regularly cleared in the winter and would be prepared to deal with winter access on our own.

The proposed buildings will fit in well with the current Development Plan for the area and blend in well with the surrounding houses.

These neighbors have already been contacted and questioned for their support and have stated that they would have no objection our proposal.

Todd and Gloria Misancuk	north side	positive
Charles Clark	south side	positive
Kris and ?? Heinrichs	across	positive

Proposed site plans are included

Sincerely

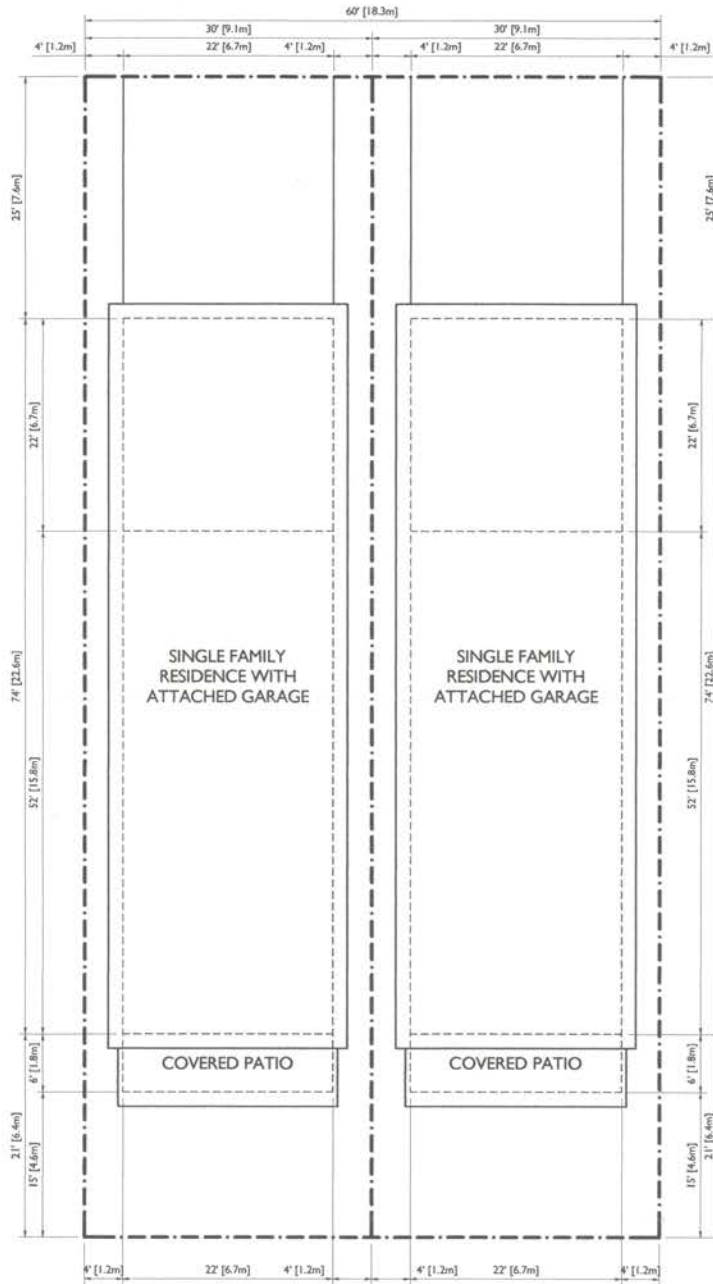
Darrell Enns

A handwritten signature in cursive script, appearing to read "Darrell Enns", is written over a horizontal line.

John Fehr

A handwritten signature in cursive script, appearing to read "John Fehr", is written over a horizontal line.

# 1637 8TH STREET



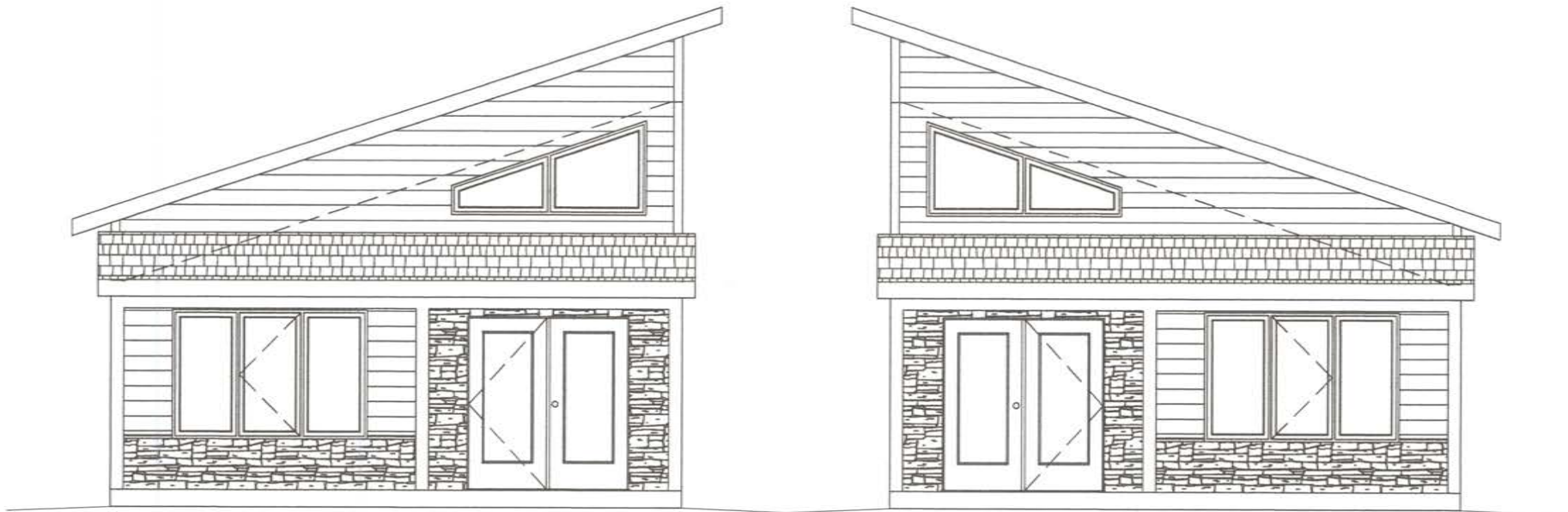
**A** SITE PLAN  
1:150



**YBRDESIGN**

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 • RBURGESS@YBRDESIGN.CA

1637 8TH STREET



**YBRDESIGN**

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 - RBURGESS@YBRDESIGN.CA

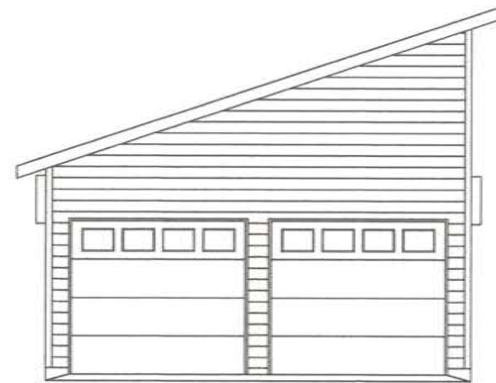
1637 8TH STREET



E1

FRONT EXTERIOR ELEVATION

1:75



E2

REAR EXTERIOR ELEVATION

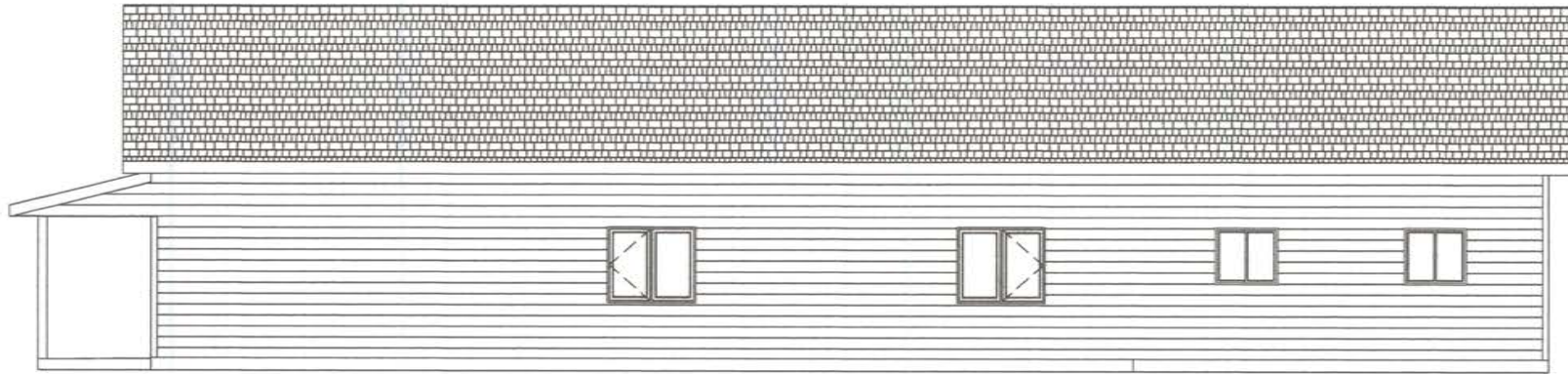
1:75



YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 - RBURGESS@YBRDESIGN.CA

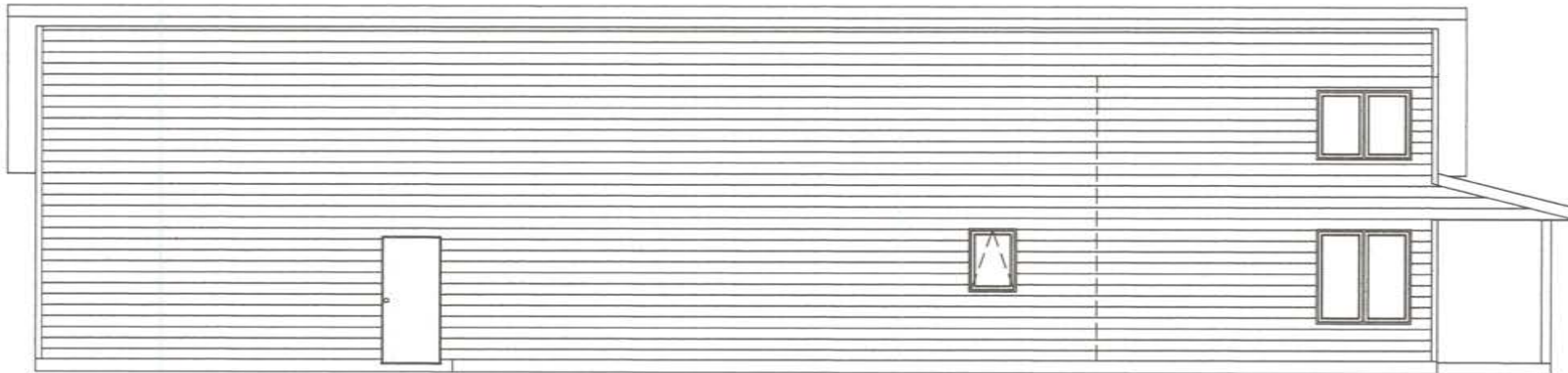
1637 8TH STREET



E3

RIGHT EXTERIOR ELEVATION

1:75



E4

LEFT EXTERIOR ELEVATION

1:75



YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9  
204.727.4049 - RBURGESS@YBRDESIGN.CA