



CITY OF BRANDON PLANNING & BUILDING DEPARTMENT

421 – 9th Street • Brandon, Manitoba • R7A 4A9
Telephone (204) 729-2110 • Fax (204) 728-2406

Variance to Zoning By-law 6642

Name of Property Owner: VBJ DEVELOPMENTS LTD
(Please Print)

Name of Applicant: VBJ DEVELOPMENTS LTD
(Please Print)

Civic Address of Property: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 + 36 ORANGE WAY

Legal Description of Property: UNITS 144 - 161 PLAN 51670 B.L.T.O

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

Variance Request: SEE LETTER OF INTENT

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: SEPT 14/12

Address: 2404 PARK AVENUE R7B 0S3 BRANDON MANITOBA E-Mail: STEVE@JANYS-HOMES.CA
Street Address Postal Code City/Province

Home Phone: _____ Cell Phone: 204-761-0904 Work Phone: 204 728 2235

Signature of Applicant: _____ Date: _____

Address: _____ E-Mail: _____
Street Address Postal Code City/Province

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 Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Department, 421 – 9th Street, Brandon, Manitoba, R7A 4A9, Telephone (204) 729-2116.

FOR PLANNING OFFICE USE ONLY:

Community Planner: [Signature] Planning File No.: V-33-12-B CityView No.: PL12-122
Date Application Received: SEP 14/12 Payment Date: SEP 14/12 Receipt No.: 51314 Amount: \$ 450.00
Variance - Application 8/17/12



September 14, 2012

Letter of Intent

VBJ Developments Ltd. is applying for a variance to the City of Brandon Zoning By-law 6642, as amended, for all properties along Orchard Way in the Landing Condominium Development. The addresses are 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, and 36 Orchard Way (Units 144-161, Plan 51670 BLTO)

The Variance being asked for is to reduce the minimum required projection of a deck into a side yard from no closer than 0.6 metres to no closer than 0.0 metres.

The reason for this variation is to allow each unit to have attached decks. The units were initially designed to have attached decks only for the middle two units, but after a design change to the building the decks will now be shared by the two units on each end. We were under the impression that after being approved for the first variation that it didn't matter what units shared the decks since the entire Landing Condo project was included in the variation. However after discussions with the Planning Department we were instructed to reapply. Some of these units have already been presold and altering the design of the buildings is not an option.

VBJ Developments Ltd. would like to get approval from the Planning Commission to have the decks attached and will make sure that proper fire separations are used to meet the current building code, as we have already done with the other units that have attached decks.

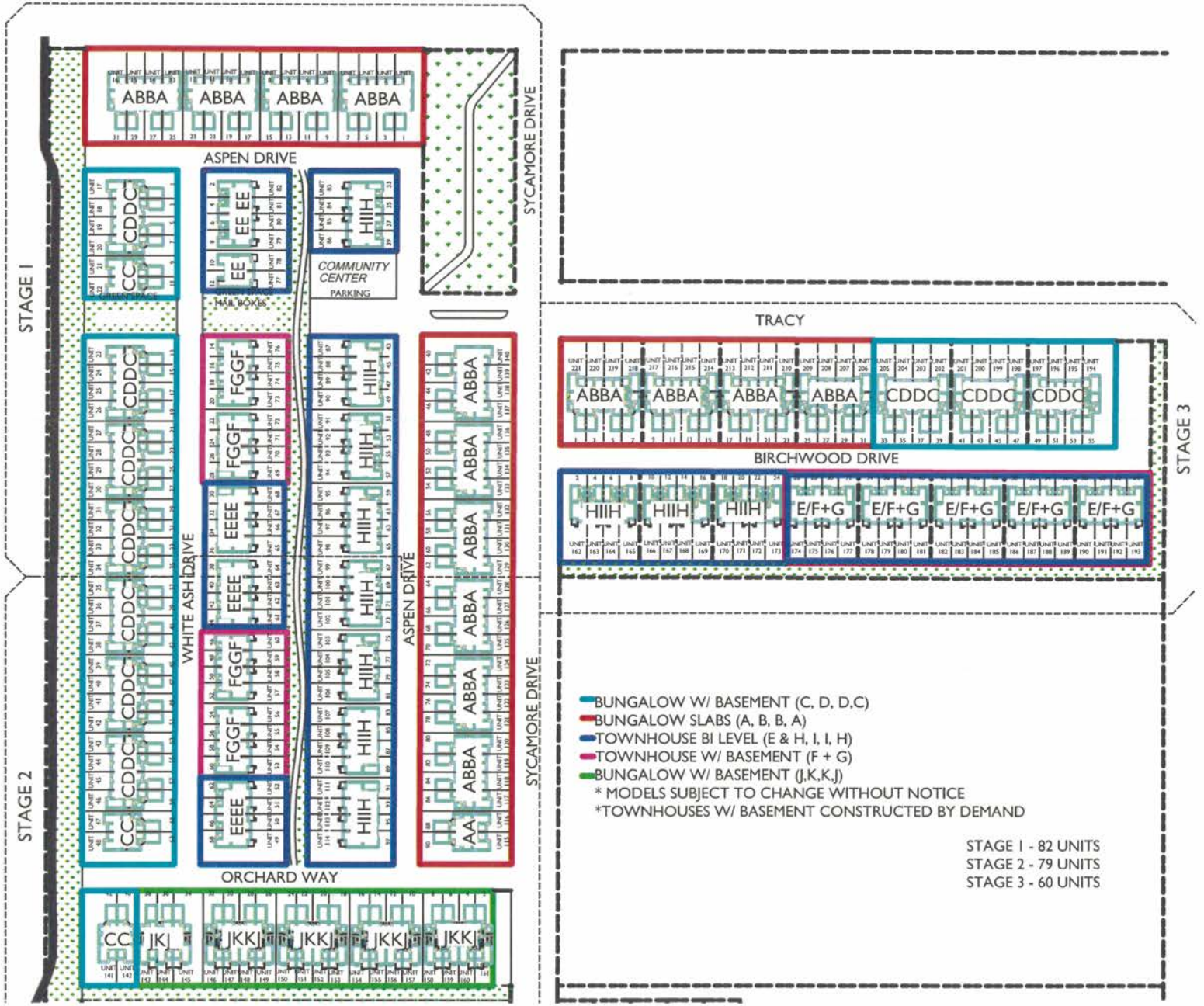
The neighbouring uses in the area are all residential. As indicated above a previous Variation was approved for attached decks in the Landing last summer under order V-21-11-B.

There are no environmental concerns with the proposed variation.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve McMillan", with a long horizontal flourish extending to the right.

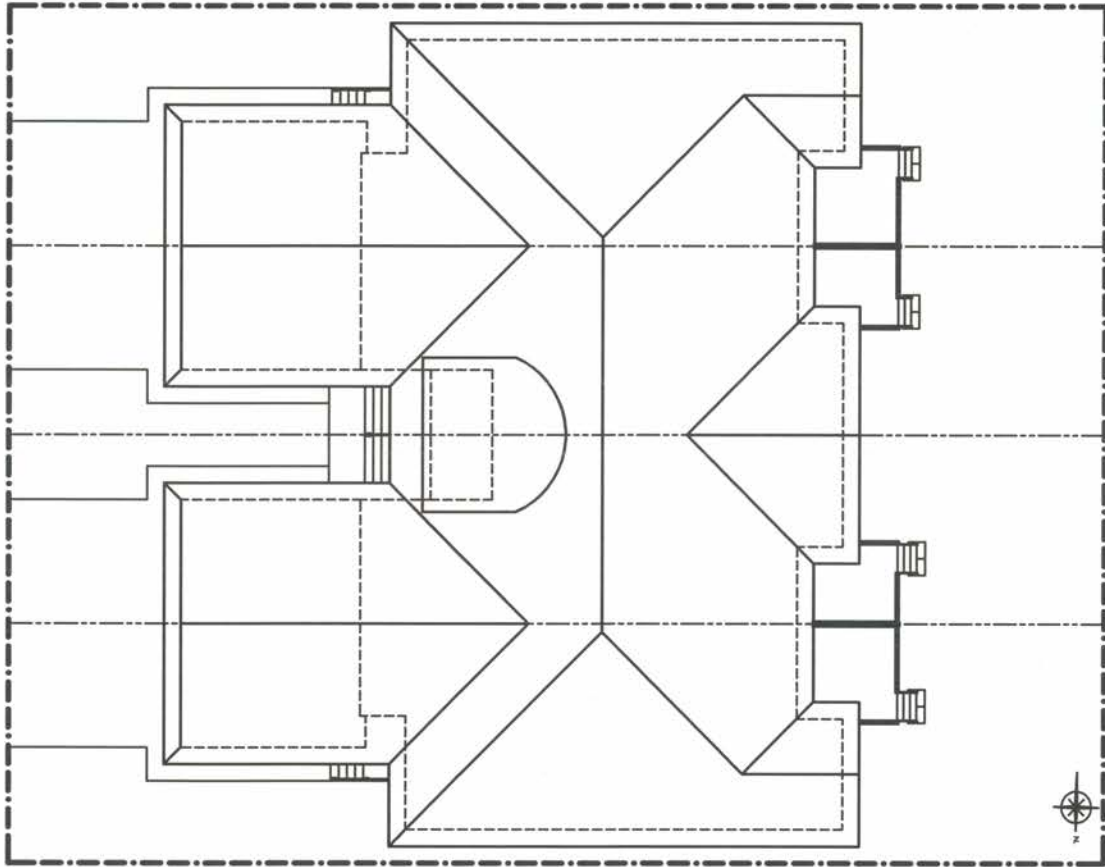
Steve McMillan
VP Planning Services
VBJ Developments Ltd.



- BUNGALOW W/ BASEMENT (C, D, D, C)
- BUNGALOW SLABS (A, B, B, A)
- TOWNHOUSE BI LEVEL (E & H, I, I, H)
- TOWNHOUSE W/ BASEMENT (F + G)
- BUNGALOW W/ BASEMENT (J, K, K, J)

* MODELS SUBJECT TO CHANGE WITHOUT NOTICE
 *TOWNHOUSES W/ BASEMENT CONSTRUCTED BY DEMAND

STAGE 1 - 82 UNITS
 STAGE 2 - 79 UNITS
 STAGE 3 - 60 UNITS



A1

SHEET NUMBER:

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. CONTRACTOR TO NOTIFY DESIGNER FOR ANY CLARIFICATIONS IF REQUIRED. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ANY OCCURRING DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF RESUMPTION OF WORK.

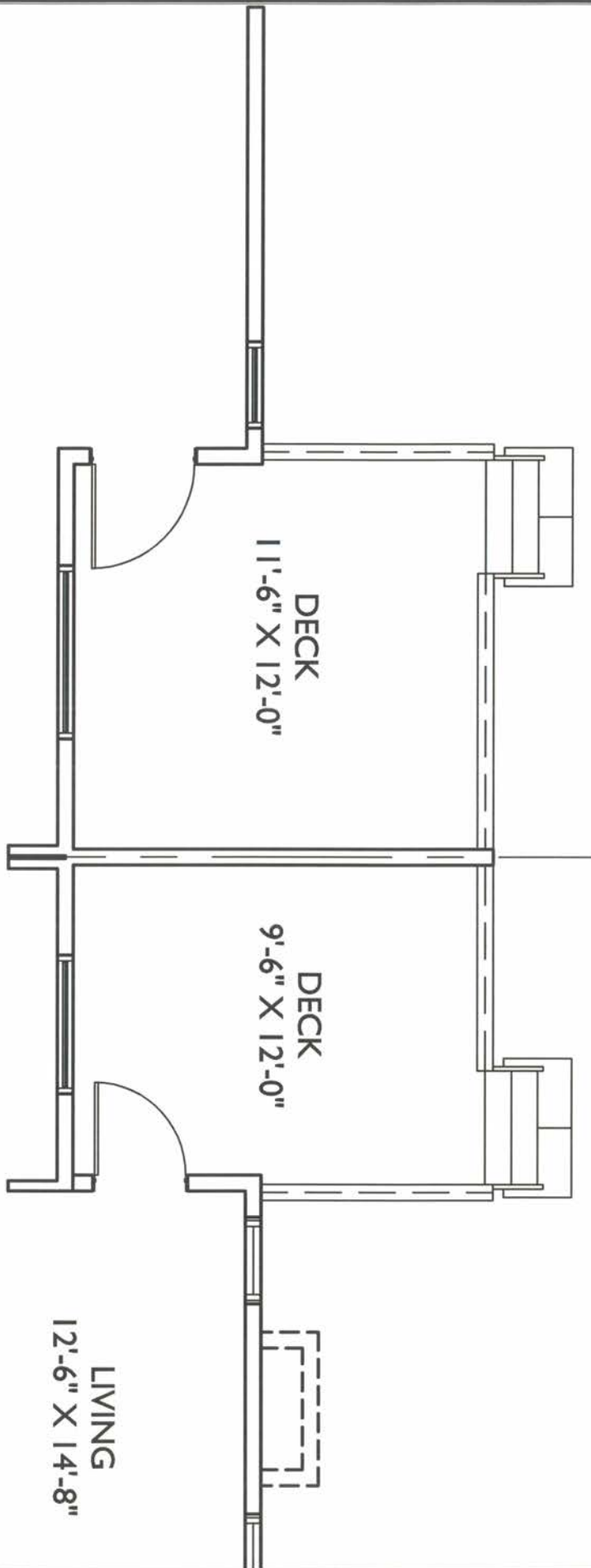
PROJECT NAME: THE LANDING	
UNITS 154, 155, 156, 157	
SHEET NAME: SITE PLAN	
GENERAL NOTES	
REVISIONS	BY
DATE	COMMENT
12.09.14	ISSUED FOR CLIENT REVIEW

H O M E
J & G S
Brandon MB.

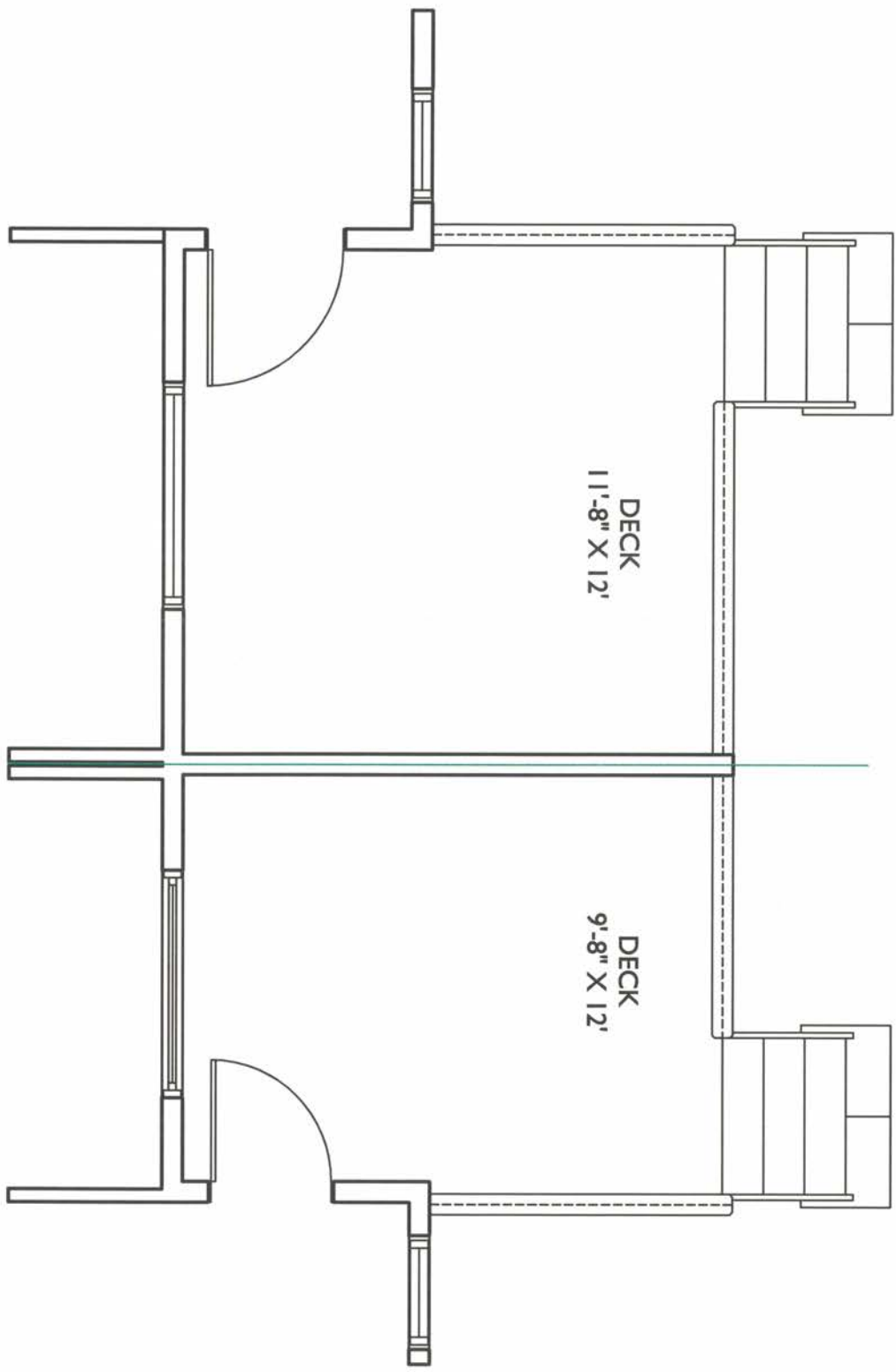
2404 PARK AVE - BRANDON, MB - R7B 0S3
P: 204.728.2235 - F: 204.728.5036
E: jandg@jandghomes.ca

ENGINEER STAMP:

ARCHITECT STAMP:



A1.0 <small>SCALE</small>	<small>DATE</small> 11/27/22	<small>BY</small> JG	<small>PROJECT NAME</small> THE LANDING - J & K 14075 LAKESHORE DR. S.W.	<small>ARCHITECT STAMP</small> 	<small>ARCHITECT SIGNATURE</small>
	<small>DESIGNED BY</small> JG	<small>BY</small> JG	<small>THEY NAME</small> SITE PLAN		
<small>DO NOT SCALE DIMENSIONS CONTRACTOR SHALL SET ON METERS DIMENSIONS AS SHOWN CONTRACTOR TO VERIFY DIMENSIONS FOR ALL DIMENSIONS SHALL BE FIELD DIMENSIONS AND ALL DIMENSIONS SHALL BE REPORTED TO THE ORIGINAL ARCHITECT FOR CORRECTION OF DIMENSIONS OF WORK.</small>					



A1.0 <small>ARCHITECTURE</small>	<small>DESIGNED BY:</small> <small>DRAWN BY:</small> JEF/TA <small>REVIEWED BY:</small>	<small>PROJECT NAME:</small> THE LANDING - J & K <small>ADDRESS:</small> 1244 PARK AVE. # 100	 HOMES J & K Princes Georges 1244 PARK AVE. BRANDON, NB. A1B 3X3 709-781-2222 504-781-8284 info@hjkhomes.com	<small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small> <small>DATE:</small>	<small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small> <small>DATE:</small>	<small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small> <small>DATE:</small>
	<small>CLIENT:</small> <small>ADDRESS:</small> <small>PHONE:</small> <small>EMAIL:</small>			<small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small> <small>DATE:</small>	<small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small> <small>DATE:</small>	<small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small> <small>DATE:</small>
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