

Variance to Zoning By-law 6642

Name of Property Owner: CITY OF BRANDON
Name of Applicant: ASHLEY NEUFELD SOFTBALL COMPLEX INC.
Civic Address of Property: 331-10TH STREET N
Legal Description of Property: Parcels A/C, Plan 51689 BLTO

References:

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

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: RAISE FENCING FROM ALLOWABLE 1.8 METRE
HEIGHT TO 3.05 METRE HEIGHT

To increase the maximum fence height from 1.8m to 3.1m
to allow for a perimeter fence at the Ashley Neufeld Softball
Complex.

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: _____ Date: _____

Address: _____ E-Mail: _____

Street Address

City/Province

Postal Code

Home Phone: _____ Cell Phone: _____ Work Phone: _____

Signature of Applicant: [Signature] Date: Jan 8, 2015

Address: 3404 Willowdale Brandon R7B 3C4 E-Mail: _____

Street Address

City/Province

Postal Code

Home Phone: 204 727 6379 Cell Phone: 204 573 9470 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 Safety Department, 421 – 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: [Signature] Planning File No.: V-02-15-B CityView No.: 2015-8

Date Application Received: Jan 23/15 Payment Date: Jan 23/15 Receipt No.: 2015-2528 Amount: \$ 525.00

Variance - Application

REV01/13



TANYA MARSHALL
MANAGER OF PROPERTY ADMINISTRATION
DEVELOPMENT SERVICES DIVISION
638 Princess Avenue, Brandon, Manitoba R7A 0P3
Phone: (204) 729-2232 Fax: (204) 725-3235
Email: t.marshall@brandon.ca

January 13, 2015

Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attention: Mr. Andrew Mok

Re: 331 – 10th Street North (Parcels A-C, Plan 51689 BLTO)

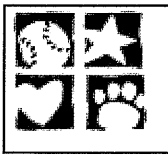
I, Tanya Marshall, Manager of Property Administration for the City of Brandon as owner of 331 – 10th Street North (Parcels A-C, Plan 51689 BLTO) do hereby authorize Ashley Neufeld Softball Complex Inc. to proceed with a Variation application for the development of the property as illustrated on their site plan and in accordance with a Lease Agreement dated September 27th, 2013.

Should you have any questions in this regard, please contact me.

Yours truly,

A handwritten signature in cursive script that reads "Tanya Marshall".

Tanya Marshall
Manager of Property Administration



ASHLEY NEUFELD SOFTBALL COMPLEX INC
PO BOX 50011
BRANDON, MB R7A 7E4

January 12, 2015

City of Brandon
Planning and Building Safety Department
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Re: Ashley Neufeld Softball Complex; Request for Variance to raise fencing from the allowable 1.8 metre height to 3.05 metre height

The Ashley Neufeld Softball Complex Inc. is a registered non profit group formed to construct eight (8) softball playing fields on the site of the former Burns Packing Plant located at 805 Parker Boulevard in the City of Brandon.

The complex consists of 4 adult/youth playing fields with encompass the site. In addition 4 youth playing fields are located within the limits of the site. At the property limits of the site, each playing field is protected by the allowable 3.05 metre high chain link fence. However the areas between the playing fields, where fencing will also be constructed, can only have fencing that is 1.8 metres high.

Our request for the variation is to continue the 3.05 metre high fencing surrounding the playing with 3.05 metre high fencing between the playing fields and along the north property limit of the complex adjacent to the City of Brandon dike works as shown on the attached drawing.

Our request is driven by the following;

With the exterior outfield fencing of each playing field currently set at a height of 3.05 metres, it only seems reasonable that the short sections of exterior fencing between the playing fields remain at the same height. Not only would this provide symmetry in appearance but it would also provide the same level of protection to both players and spectators as that provided by the higher fences.

Increasing the north exterior boundary fence to 3.05 metres in height creates a uniform appearance to the complex and provides a more secure separation for our young players from the Assiniboine River and industrial facilities located to the north and west of the complex.

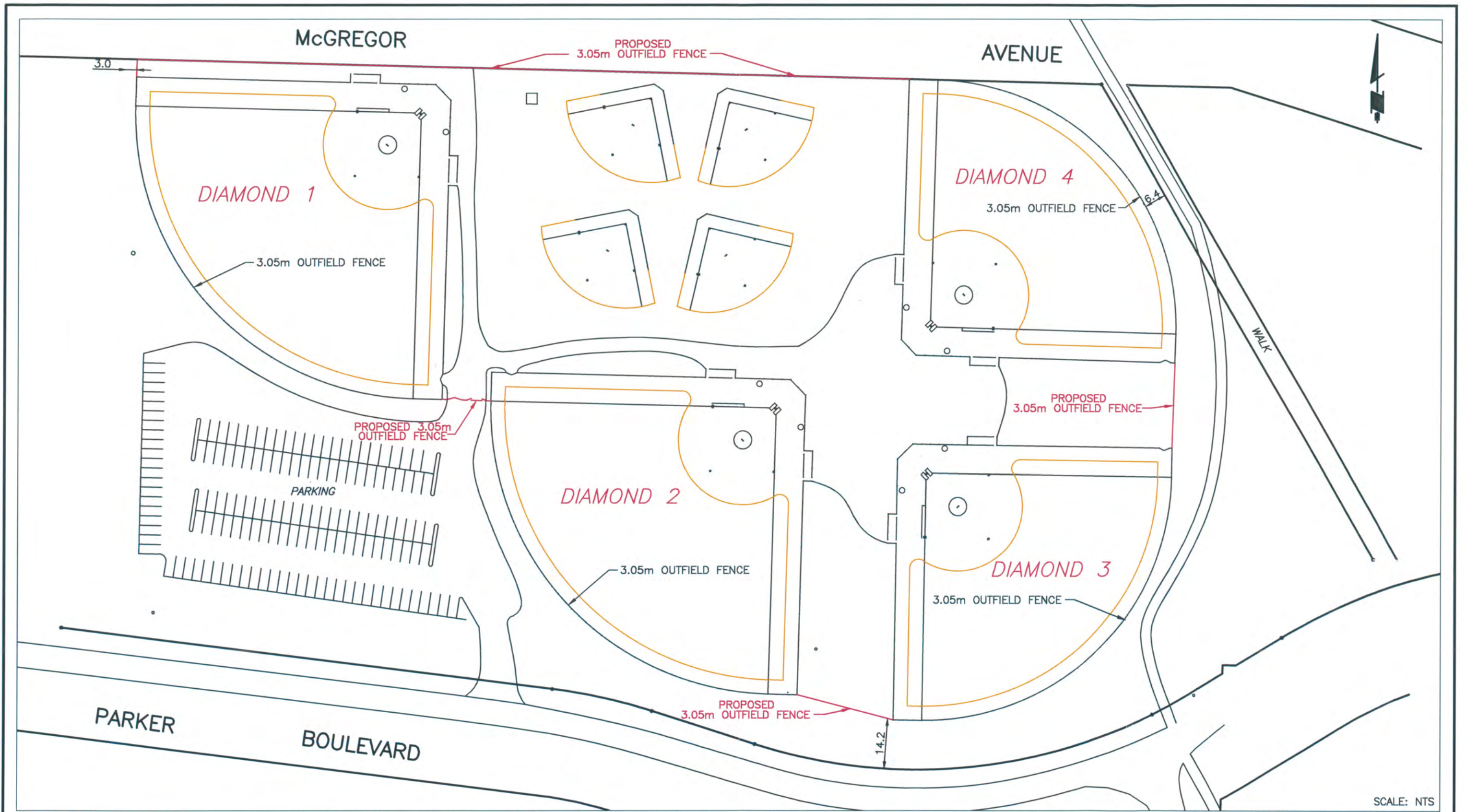
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The softball complex will be used by all ages and abilities of players. There may be occasions in the future where adult groups using the park may seek to serve alcohol at a function. Manitoba Lotteries through the liquor commission requires that a site where alcohol is being served requires a site that is entirely fenced to meet their requirements in order for a permit to be issued.

Your favourable consideration of this application would be greatly appreciated.

Sincerely

B. Turner
Chair
Ashley Neufeld Softball Complex Inc.



SCALE: NTS

LEGAL DESCRIPTION:
 PART LOTS 1/2 BLOCK 3 PLAN NO 1405
 PART BLOCK 5 PLAN NO 1405
 PARCEL A PLAN 26671

ASHLEY NEUFELD SOFTBALL COMPLEX INC.
 OUTFIELD FENCING VARIANCE REQUEST

331 10th St N, 805 Parker Blvd

2014/12/22