



Planning & Building Safety Department
421 - 9th Street, Brandon MB, R7A 4A9
T: 204.729.2110 F: 204.728.2406

Variance to Zoning By-law 6642

Name of Property Owner: VBJ Developments Ltd.
Name of Applicant: VBJ Developments Ltd.
Civic Address of Property: 2200 1st Street
Legal Description of Property: Block 8, Plan 56250 BLTO

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:

To increase the permitted obstruction of a deck in a required side yard from no closer than 0.6m to site line to no closer than 0m to site line for all Bi-level and two storey buildings in the Elements Condominium Development located at 2200 1st Street (Block 8, Plan 56250 BLTO) in order to allow shared decks.

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: 03/20/15
Address: 2404 Park Avenue Brandon MB R7B0S3 E-Mail: Steve@VBJDevelopments.ca
Home Phone: Cell Phone: (204) 761-0904 Work Phone: (204) 728-2235

Signature of Applicant: Date:
Address: E-Mail:
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 Safety Department, 421 - 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: Robert Zillke Planning File No.: V-08-15-B CityView No.: PLVA2015-35
Date Application Received: March 26/15 Payment Date: Mar 26/15 Receipt No.: 2015-2655 Amount: \$525-
Variance - Application REV01/13

March 20, 2015

Letter of Intent

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

Re: Variance Application for 2200 1st Street (Block 8, Plan 56250 BLTO)

VBJ Developments Ltd. is applying for a variance to the City of Brandon Zoning By-law 6642, as amended, to increase the permitted obstruction of a deck in a required side yard from no closer than 0.6m to site line to no closer than 0m to site line for all bi-level and two storey buildings in the Elements Condominium Development located at 2200 1st Street (Block 8, Plan 56250 BLTO) to allow for shared decks.

The Variance is being requested in order to allow each unit to have attached decks which will have a fire separation wall constructed between them. This will provide many benefits to the future owners of the unit affected. This fire separation will act as a privacy fence saving future owners the cost of each having to construct privacy fences on their decks; and will also provide future owners a larger deck area.

The City of Brandon Planning Department is currently reviewing policies in its Zoning By-law; and it's our understanding that allowing attached decks when dwelling units share a common party wall will be a policy under review so that future variance applications like this one before you will no longer be required. Previous variance applications were approved for attached decks in the Landing Condominium Development under orders V-21-11-B and V-33-12-B.

The neighbouring uses in the area are all residential and there are no environmental concerns with the proposed variation.

VBJ Developments Ltd. hopes to receive a positive recommendation from the Planning Department and receive approval from the Planning Commission just as we have done with the previous applications.

Sincerely,



Steve McMillan
VP Planning Services
VBJ Developments Ltd.

PLAN NO. 47133
 PLAN NO. 49230
 PLAN NO. 48478

PLAN NO.	DATE	NO.
47133	1971	1
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PLAN NO.	DATE	NO.
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48478	1971	59
48478	1971	60

METRIC

PLAN OF SUBDIVISION
OF PART OF

S.E. 1/4 SEC.11 TWP.10 RGE.19 WPM
INCLUDING PART OF PARCEL A PLAN NO. 37279 AND PART OF PLAN NO. 32849

CITY OF BRANDON
MANITOBA

SCALE: 1:1000

NOTES
All distances are in metres and may be converted to feet by multiplying by 3.28084
Survey measurements based on the ground are indicated and shown thus: ————
Iron pins 0.025 x 0.025 x 0.914 marked M.L.S. and "I" are placed at all points shown thus: ————
Land affected by the registration of this plan is shown hatched thus: ————
All dates referred to are or recent in the Brandon Land Titles Office.

AFFIDAVIT
I, Keremem William Boley, of the City of Brandon, Manitoba Land Surveyor, make oath and say that I do personally supervised the survey represented by this plan. That the survey was made between the days of September 17th, 2013, and September 23rd, 2013 and that the survey and plan are correct and true to the best of my knowledge and belief.

Sworn to before me at the City of Brandon 8th day of December, 2013
Manitoba Land Surveyor

A Commissioner for Oaths and for the Province of Manitoba.
My commission expires November 18, 2014.

APPROVALS
Approved by Planning Certificate
of Approval No. _____
This _____ day of _____ 20____

Owners' Signature(s)

For The Approving Authority
This approval is valid for 60 days unless registered.
Approved this _____ day of _____ 20____

For Registrar General
Re-approved this _____ day of _____ 20____

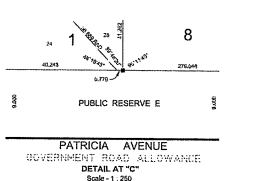
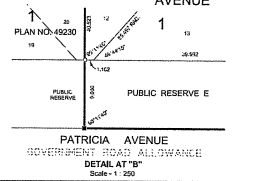
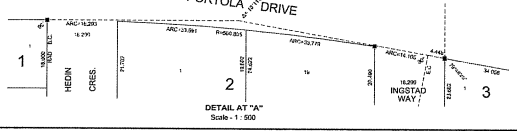
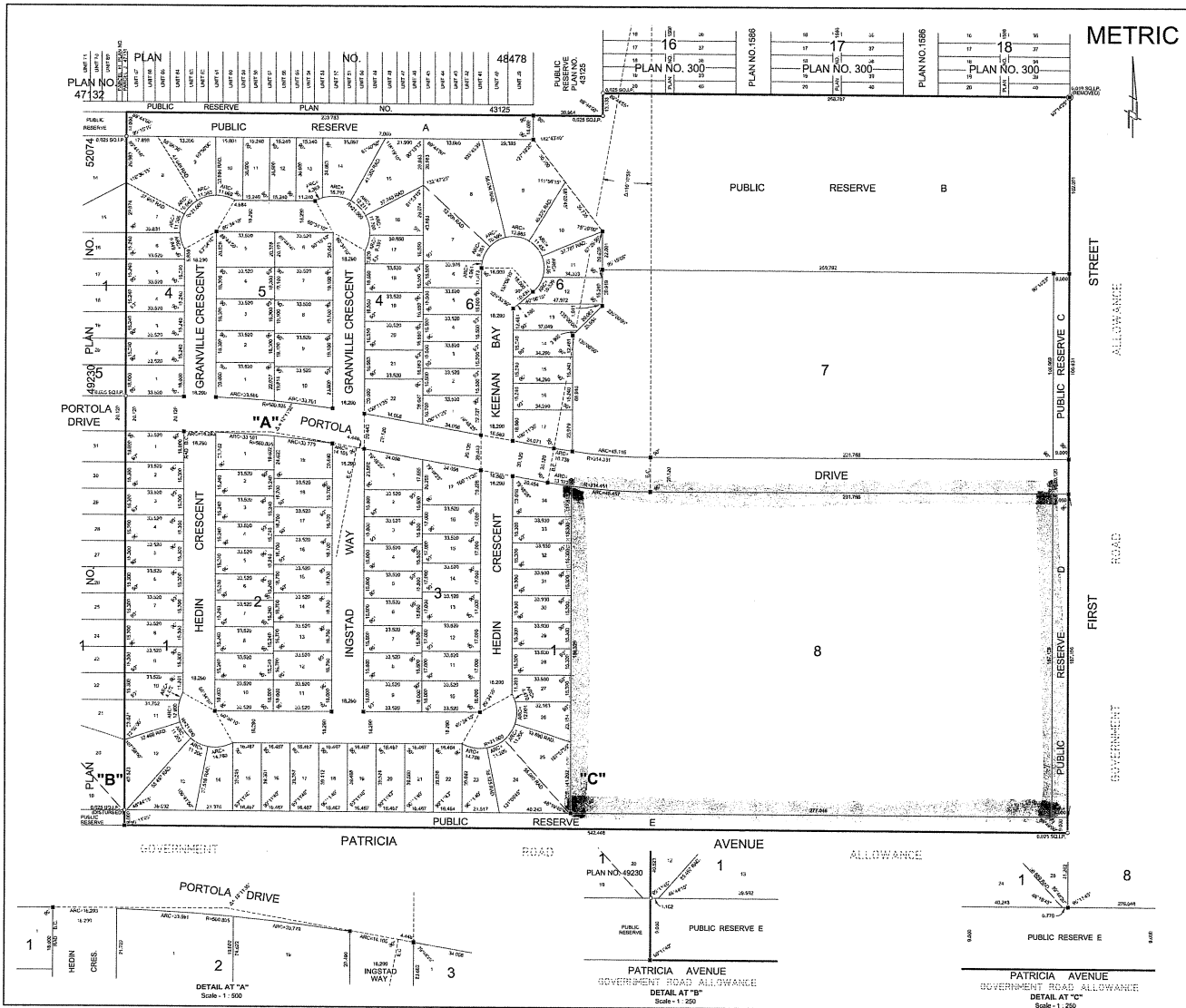
Entered and registered in the Brandon Land Titles Office
this _____ day of _____ 20____
as Plan No. _____

This approval is valid for 12 months unless registered.
Approved this _____ day of _____ 20____
Examiner of Surveys

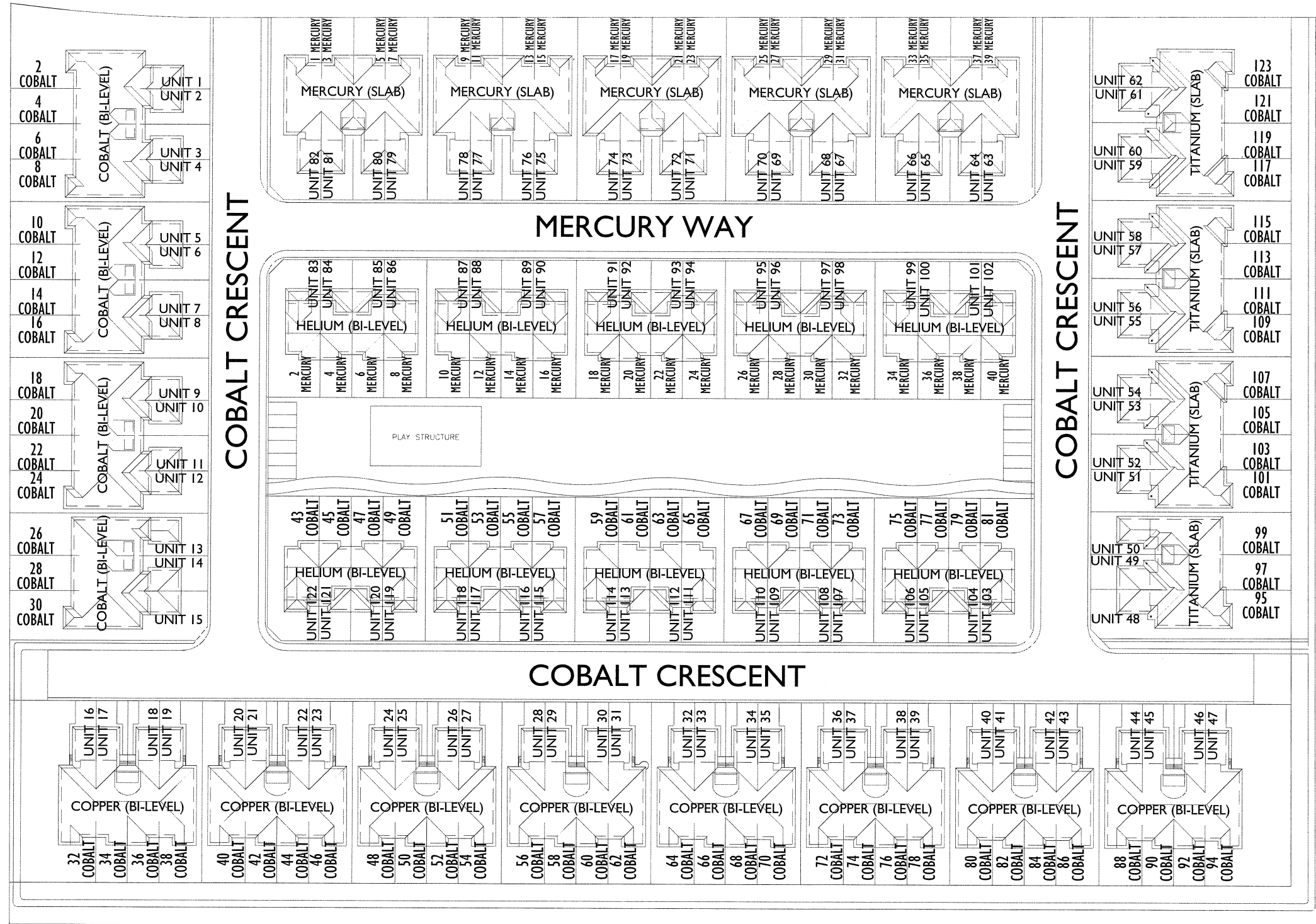
Re-approved this _____ day of _____ 20____
Examiner of Surveys

For District Registrar
Registration No. _____

Altus Geomatics Manitoba	800-111-1888 800-564-6666 Tel. Fax: 1-800-368-6718 www.altusgeomatics.com	REG. 42720-017 Drawing Title: 14136_SLP Plan Date: April 7, 2014	Scale: 200:1 (1:1) Project No.: 14136-30 Planning No.: 45013-158
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PORTOLA DRIVE



PATRICIA AVENUE

IST STREET



PROJECT NAME:
THE ELEMENT
SITE MAP (MODELS, CIVIC NUMBERS AND ADDRESSES)

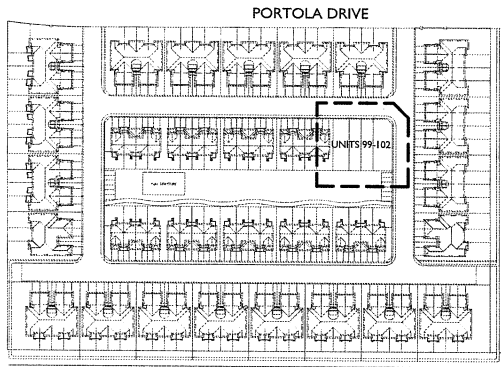
DATE: 2015/2/6

SCALE: N.T.S.

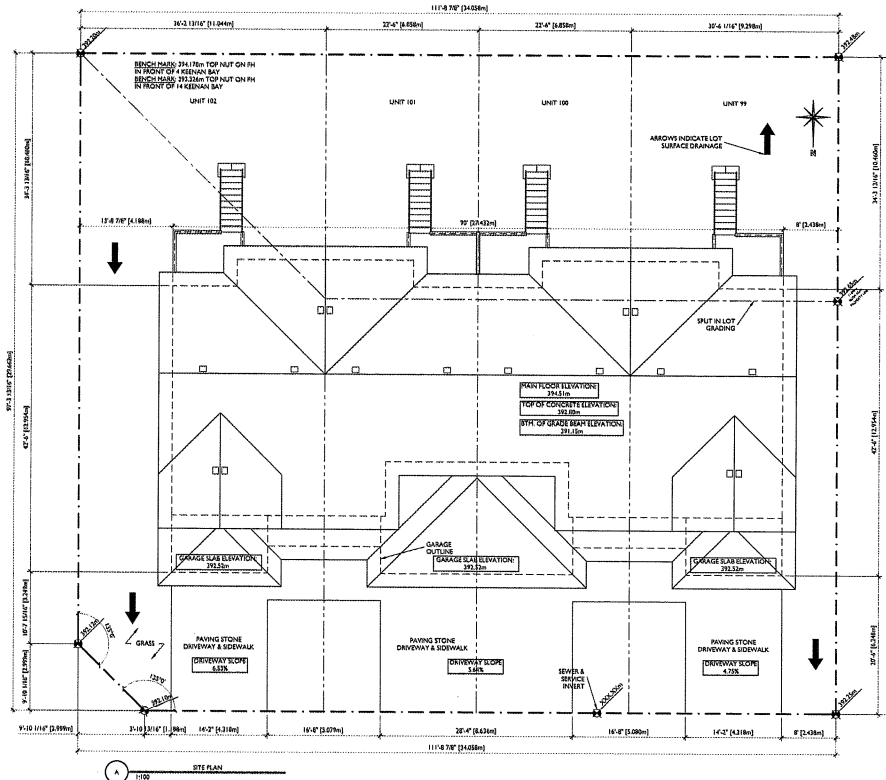
X, X, X & X STREET NAME
 UNITS 99-102
 BRANDON/HB
 MODEL: HELIUM

LEGEND:

- A1 - SITE PLAN
- A2 - ROOF PLAN & GENERAL NOTES
- A3 - MAIN FLOOR PLAN (DIMENSIONS)
- A4 - MAIN FLOOR PLAN (ANNOTATIONS) & WALL TYPE SCHEDULE
- A5 - SECOND & BASEMENT FLOOR PLAN (DIMENSIONS)
- A6 - SECOND & BASEMENT FLOOR PLAN (ANNOTATIONS)
- A7 - BUILDING SECTIONS
- A8 - BUILDING SECTIONS & OPTIONAL FIREPLACE DETAIL
- A9 - EXTERIOR ELEVATIONS
- A10 - EXTERIOR ELEVATIONS
- S1 - FOUNDATION PLAN (DIMENSIONS) & STRUCTURAL NOTES
- S2 - FOUNDATION PLAN (ANNOTATIONS)
- S3 - CONSTRUCTION DETAILS
- S4 - CONSTRUCTION DETAILS
- S5 - CONSTRUCTION DETAILS



1 THE ELEMENT

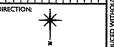


ENGINEER STAMP

NOTES

J&G Homes
 340 PARK AVE., BRANSON, MO 64801
 P. 204.728.2331 F. 204.728.5236
 info@jandghomes.com

NO.	DATE	REVISIONS



DESIGNED:	BY:
DRAWN:	BY:
REVIEWED:	BY:

DO NOT SCALE DIMENSIONS OF CONTRACTOR SHALL RELY ON NOTES, SPECIFICATIONS AND CONTRACT DOCUMENTS FOR ALL DIMENSIONS. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO THE CENTERLINE FOR CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION OF WORK.

PROJECT NAME:
 X, X, X & X STREET NAME
 UNITS 99-102

SHEET NAME:
 SITE PLAN

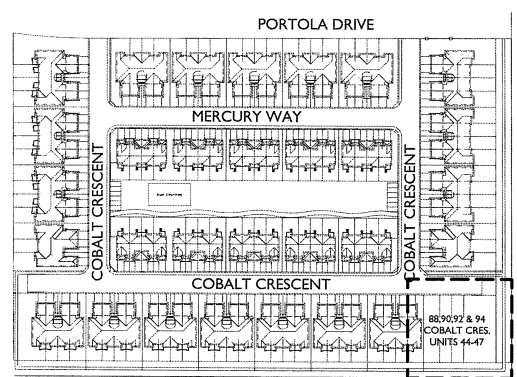
SHEET NUMBER:
A1

THIS DRAWING IS THE PROPERTY OF J&G HOMES LLC AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF THE COMPANY.

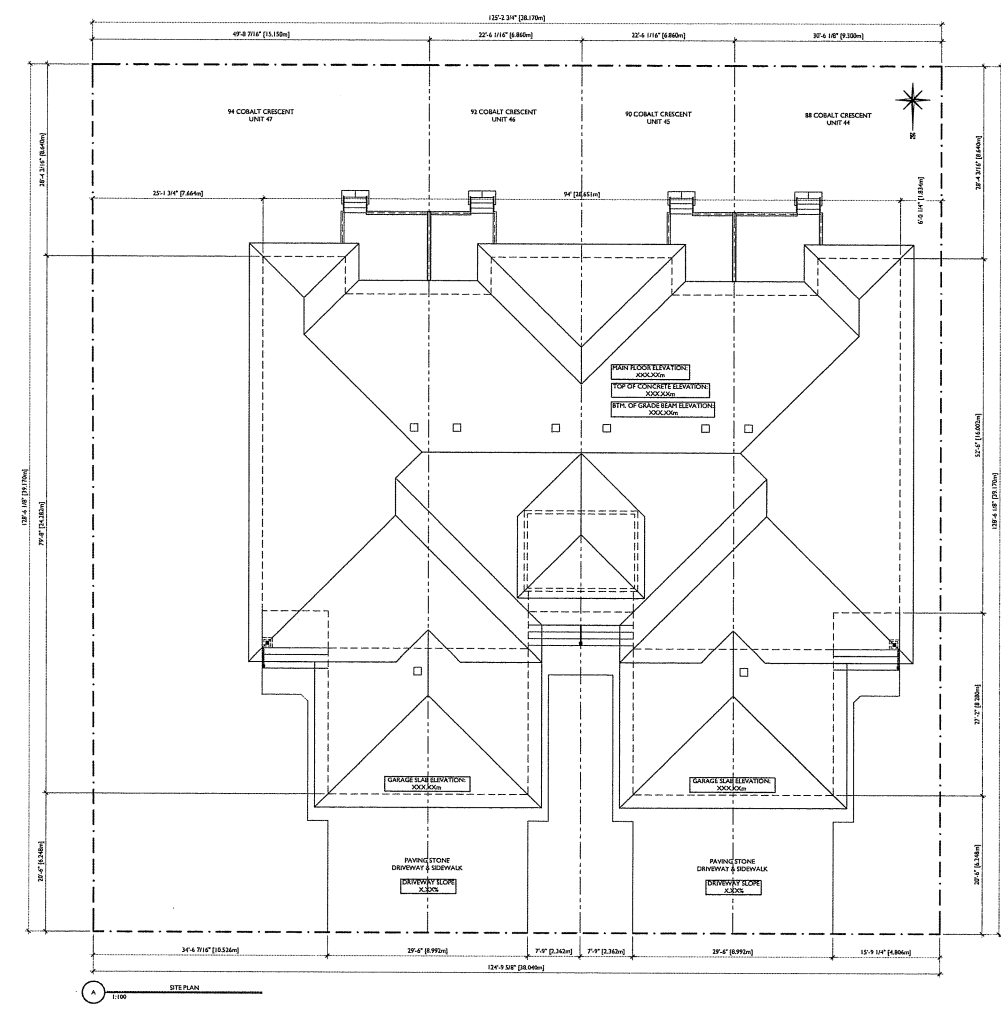
88, 90, 92 & 94 COBALT CRESCENT
 UNITS 44-47
 BRANDON, MB
 MODEL: COPPER

LEGEND:

- A1 - SITE PLAN
- A2 - ROOF PLAN & GENERAL NOTES
- A3 - MAIN FLOOR PLAN (DIMENSIONS)
- A4 - MAIN FLOOR PLAN (ANNOTATIONS) & WALL TYPE SCHEDULE
- A5 - BASEMENT FLOOR PLAN (DIMENSIONS)
- A6 - BASEMENT FLOOR PLAN (ANNOTATIONS)
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- S3 - CONSTRUCTION DETAILS
- S4 - CONSTRUCTION DETAILS
- S5 - CONSTRUCTION DETAILS



1 THE ELEMENT



A SITE PLAN

NOTES

J&G Homes
 1404 PARK AVE, BRANDON, MB
 R2S 2G2
 P.204.788.2325 F.204.788.5076
 info@jandghomes.ca

NO.	DATE	REVISIONS / COMMENTS

DESIGNED: BY:
 DRAWN: 2015.12 BY:
 REVIEWED: BY:
 DATE:

DO NOT SCALE DRAWING. CONTRACTOR SHALL SET ON METRIC DIMENSIONS AS CALL-OUTS TO MATCH DIMENSIONS FOR ANY CLASHES FOUND & RESOLVE ALL DISCREPANCIES SHALL BE FIELD VERIFIED AND ANY OCCURRING DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCEMENT OF WORK/WORK OF HOLD.

PROJECT NAME:
 88, 90, 92 & 94 COBALT CRESCENT
 UNITS 44-47

SHEET NAME:
 SITE PLAN

SHEET NUMBER:
 A1

