

Variance to Zoning By-law 6642

Name of Property Owner: GILBERT BOUCHARD Kenny Choy
 Name of Applicant: GILBERT BOUCHARD
 Civic Address of Property: 342 JADE AVENUE
 Legal Description of Property: _____

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: BUILD GARAGE 14' x 30 IN GLENDALE HOME PARK
DISTANCE BETWEEN MOBILE HOME IS ~~23~~' 23' 6" . GARAGE
TO BE PLACED CENTRE OF LOT LEAVING 4' 9" ON EACH SIDE
from the required 2.4 m (8 ft).

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: _____
 Address: 342 JADE AVE BRANDON MB R7C 1E6 E-Mail: gilbouchard@hotmail.com
 Home Phone: _____ Cell Phone: 204-573-5228 Work Phone: _____

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: <u>[Signature]</u>	Planning File No.: <u>V-12-15-13</u>	CityView No.: <u>PLVA2015-54</u>	
Date Application Received: <u>05/25/15</u>	Payment Date: <u>May 25/15</u>	Receipt No.: <u>2015-2823</u>	Amount: <u>\$ 525.00</u>
Variance Application			REV01/13



Planning & Building Safety Department
638 Princess Avenue, Brandon MB, R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Letter of Authorization

Date: 25 May 15

To: City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

RE: Lot #342 (address or legal description of application)

I (We) hereby give authorization to:

Gilbert Bouchard (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:

<input checked="" type="checkbox"/>	<u>[Signature]</u> Name (Print)	<u>Kenny Choy</u> Name (Signed)	<u>25 May 15</u> Date
	_____ Name (Print)	_____ Name (Signed)	_____ Date
	_____ Name (Print)	_____ Name (Signed)	_____ Date
	_____ Name (Print)	_____ Name (Signed)	_____ Date

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

May 25, 2015

LETTER OF INTENT:

Re: Gilbert Bouchard, 342 Jade Avenue, Brandon, MB R7C 1E6

I wish to build a 14' x 30' garage at 342 Jade Avenue in the Glendale Home Park. The variance I am requesting regards the distance between the proposed buildings. The distance between both mobile homes is 23'-6", less the 14' needed for the garage leaves 4' 9" distance between the buildings on both sides. I had previously applied for a permit to build to the above specs, and had been approved. Since then I have invested several thousands of dollars in regard to this building. I have ordered a garage package from South End Lumber to complete the entire construction and finished exterior of the building to match existing home. I also arranged for a plumbing and heating contractor to supply and install a radiant in floor heating system and an electrician to connect a safe electrical supply.

Currently, there are two property's in the Glendale Home Park with garages. The garage at 155 Glendale Bay was just built last September /2014 and resembles what I wish to build. The other is located at 143 Glendale Bay, this garage is attached and located on a corner lot.

I am a disabled senior (heart disease, diabetes, and chronic body pain) on a fixed income and having a garage to preserve my vehicle and to be used as a hobby shop (wood working) will greatly help improve my physical and mental health. For safety and comfort the garage will be equipped with in floor radiant heating system, and a window unit air conditioner. I have invested one thousand dollars into a dust collection system to prevent a fire hazard. The width and length of the garage is to accommodate my tools and myself, to enter and exit my vehicle as I am disabled and over weight.

Sincerely,
Gil Bouchard

A handwritten signature in black ink, appearing to read 'Gil Bouchard', written in a cursive style.

