



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: Templeton Realty Ltd.
Name of Applicant: Kenneth G. J. Templeton
Civic Address of Property: 1405 White Swan Street
Legal Description of Property: Parcel "A" plan 889 BLTO, Lot 2 block 8 plan 1120 BLTO, parcel "A" plan 46531 BLTO
ALL IN SE 1/4 35-10-19 WPM

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 decrease the front yard set-back off White Swan St. from 36' (10.97 m) to 15' (4.57 m). *See attached letter

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: 06/09/15
Address: 423 Braecrest Drive Brandon MB E-Mail: temps@mts.net
Home Phone: _____ Cell Phone: (204) 761-0720 Work Phone: (204) 728-5511

Signature of Applicant: [Signature] Date: 06/09/15
Address: 423 Braecrest Drive Brandon MB E-Mail: temps@mts.net
Home Phone: _____ Cell Phone: (204) 761-0720 Work Phone: (204) 728-5511

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>Robert Zilke</u>	Planning File No.:	<u>V-13-15-B</u>
Date Application Received:	<u>June 10/15</u>	CityView No.:	<u>PLVA 2015-55</u>
Payment Date:	<u>June 10/15</u>	Receipt No.:	<u>2015-2862</u>
		Amount:	<u>\$525.00</u>
Variance - Application			REV01/13



Letter of Authorization

Date: 06/09/15

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

RE: 1405 White Swan Street (address or legal description of application)

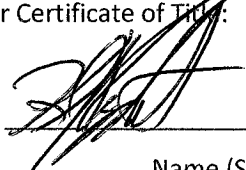
I (We) hereby give authorization to:

Kenneth G. J. Templeton (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:

Templeton REALTY LTD.
Name (Print)


Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Templeton Realty Ltd.
423 Braecrest Drive
Brandon, MB
R7C 1B4
204-728-5511

June 10, 2015

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

To: Planning & Building Safety Department

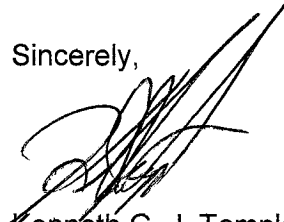
Templeton Realty Ltd. is requesting a variance from the city for 1405 White Swan.

We request that the front yard set-back off White Swan Street be decreased from 36' (10.97 m) to 15' (4.57 m). A set-back of 15', with the building running 100' east to west and 60' north to south would allow us to have storage compound for equipment used for maintaining both mobile home parks which would include cargo trailer, flat-deck trailers, bobcat and attachments and mower and attachments. The space will be used to store equipment out of sight.

If the building had to be located 36' set-back, the building would have to be turned 180 degrees and not provide enough room to store our equipment out of site.

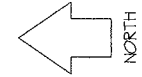
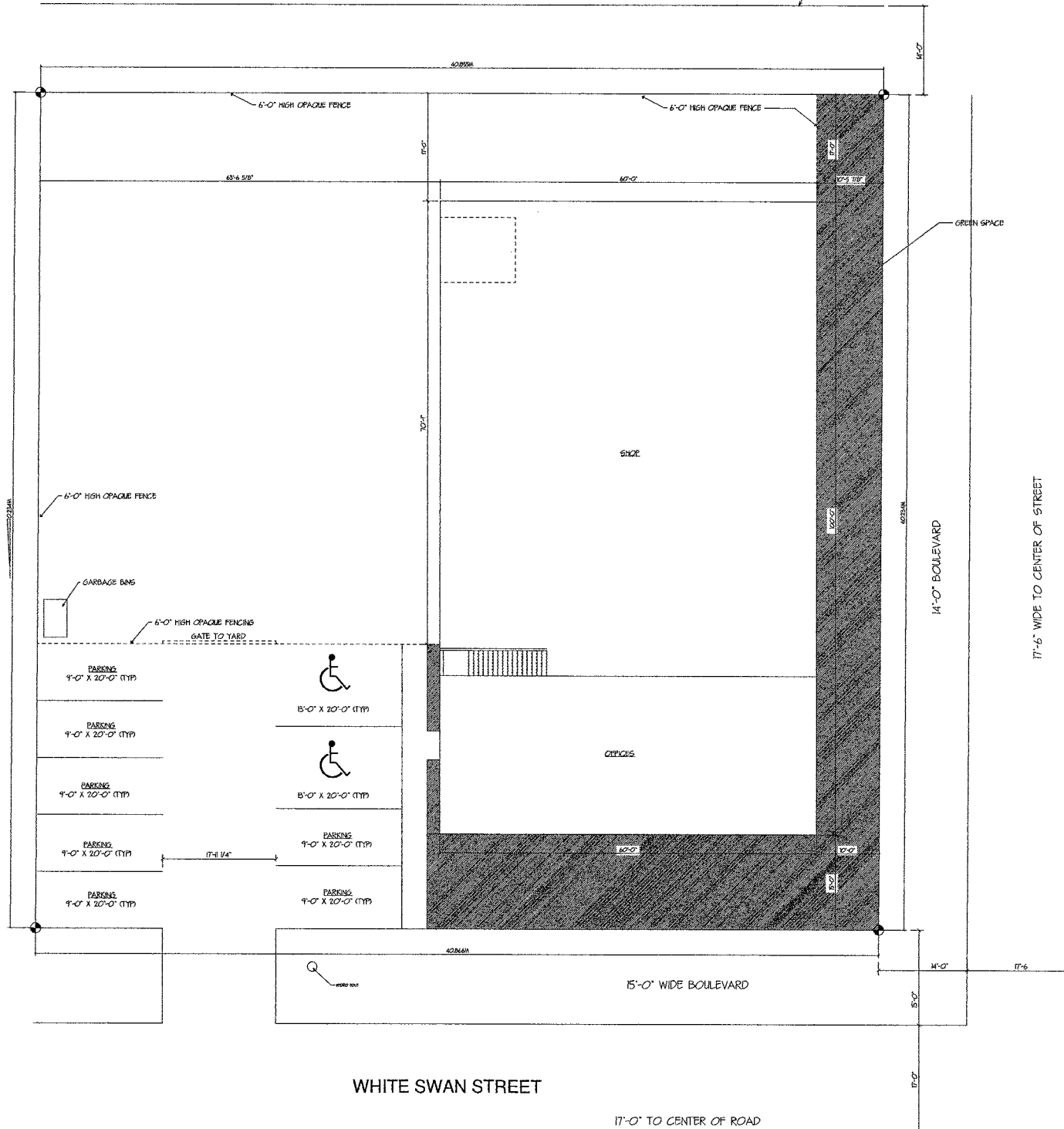
Twenty-five percent of the building is for administration which comprises 90% usage of the building. The rest is a heated garage area which will serve to store vehicles, ride-ons, trailers and bobcat used to maintain our mobile home parks.

Sincerely,

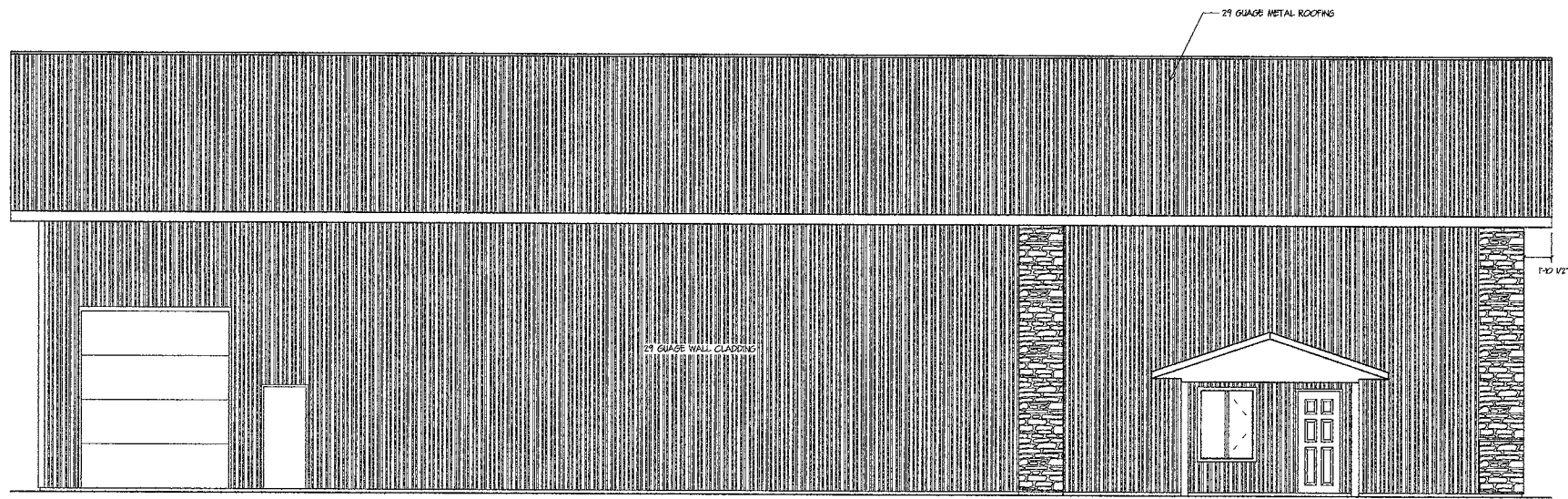


Kenneth G. J. Templeton
Owner/Manager,
Templeton Realty Ltd.

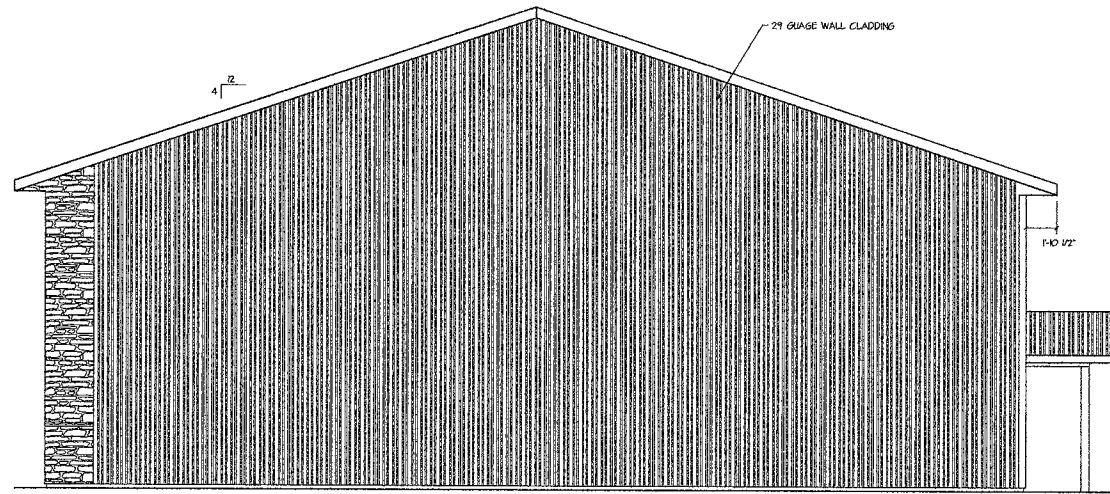
VALUE VILLAGE RIGHT ON EXISTING LANE 7



CUSTOMER : KEN TEMPLETON	
DATE : MAY 11/15	
JOB : 013-15	REV #1: JUNE 9/15
DRAWN BY : KCS	REV #2: X
K & P DRAFTING	
181 POWELL GRESST S. BOX 851 SOURIS, MANITOBA R0K-2C8	



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

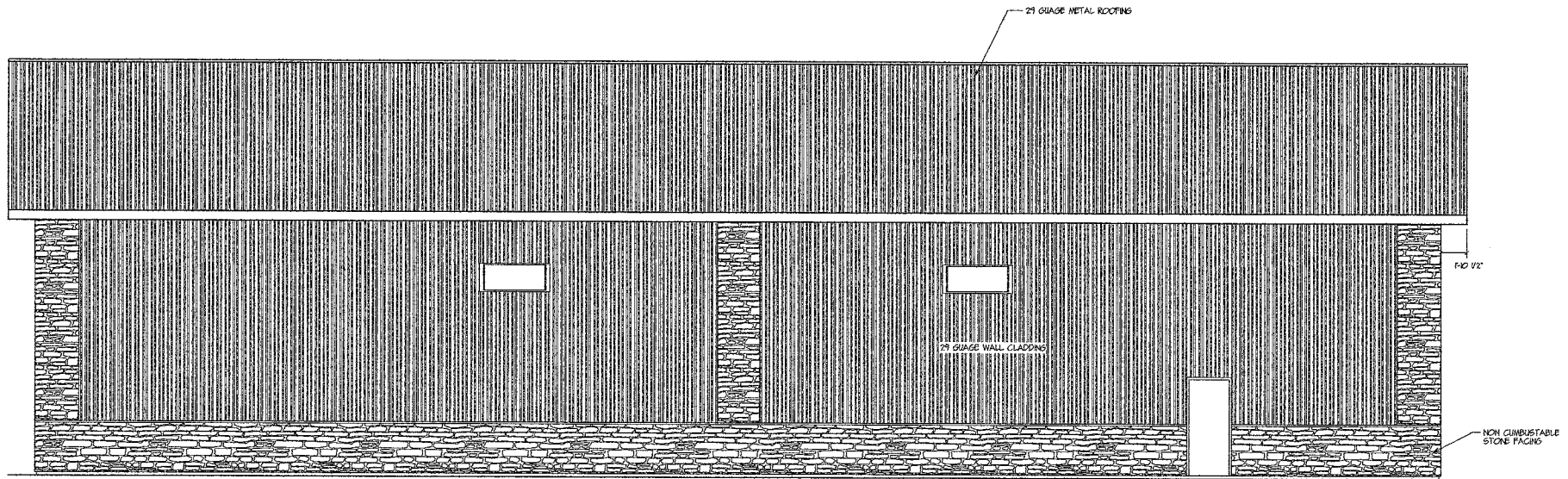
NOTE:
ALL FLASHINGS, TRIM AND
SNOWICE STOPS SUPPLIED
BY METAL MANUFACTURER

GENERAL NOTES
EAVES TROUGH AND DOWNSPOUTS TO BE
SITE INSTALLED IN A MANNER AS TO
PREVENT SOIL EROSION AROUND THE
HOUSES
M.B.C. ARTICLE 927.751
FLASHINGS IS REQUIRED OVER ALL EXTERIOR
OPENINGS AND IN ALL ROOF VALLEYS.
M.B.C. ARTICLE 927.32(2)
M.B.C. ARTICLE 926.42

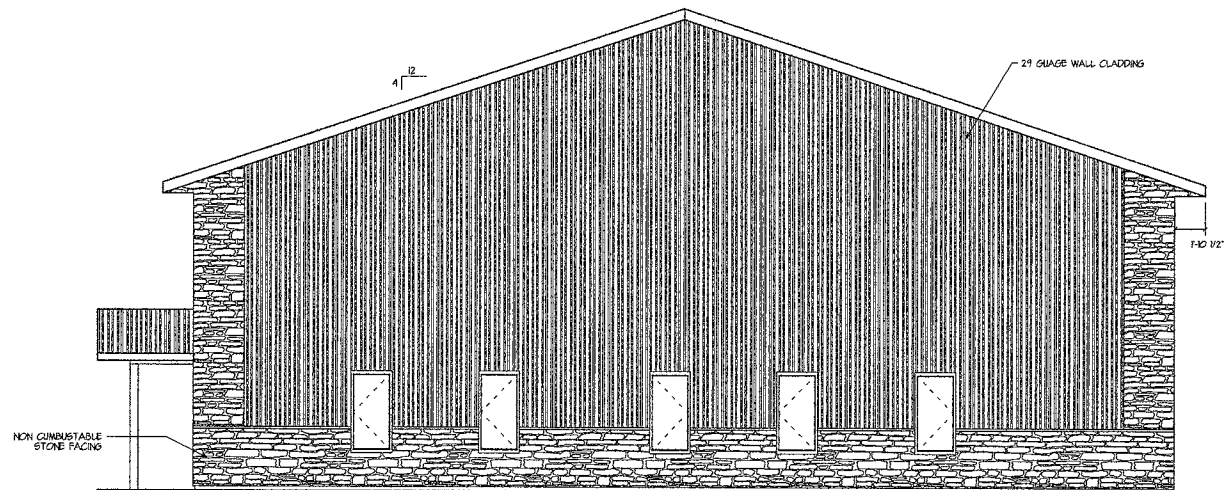
CUSTOMER : KEN TEMPLETON	
DATE : MAY 11/15	
JOB : 013-15	REV #1 : X
DRAWN BY : KCS	REV #2 : X

K & P
DRAFTING

181 POWELL STREET S.
BOX 851
SOURIS, MANITOBA
R0K-2C0



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



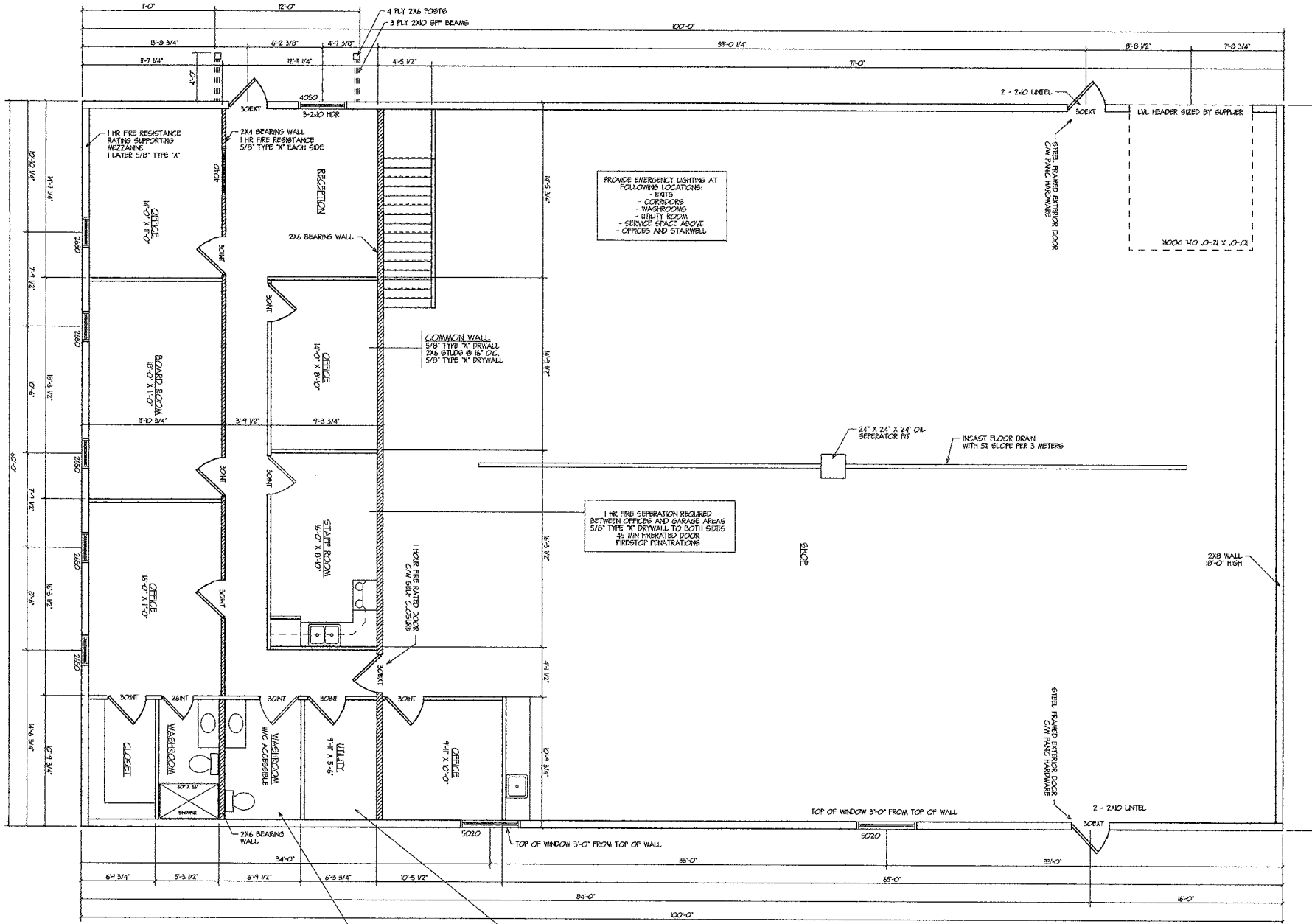
WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES
 EAVES TROUGH AND DOWNSPOUTS TO BE
 SITE APPLIED IN A MANNER AS TO
 PREVENT SOIL EROSION AROUND THE
 HOUSE
 (M.B.C. ARTICLE 9.27.15)
 FLASHING IS REQUIRED OVER ALL EXTERIOR
 OPENINGS AND IN ALL ROOF VALLEYS.
 (M.B.C. ARTICLE 9.27.3.20)
 (M.B.C. ARTICLE 9.28.4.2)

CUSTOMER : KEN TEMPLETON	
DATE : MAY 11/15	
JOB : 013-15	REV #1 : X
DRAWN BY : KCS	REV #2 : X

K & P
DRAFTING

181 POWELL GRESSET S.
BOX 881
SOURIS, MANITOBA
R0K-208



MAIN FLOOR PLAN - 6000 SQFT
 OPEN MEZZANINE - 1500 SQFT
 SCALE: 1/4" = 1'-0"

WASHROOM CONSTRUCTED AS BARRIER FREE ACCESSIBILITY
 UTILITY ROOM TO HAVE 1 HR FIRE RATINGS 5/8" TYPE 'X' TO WALLS AND 2 LAYERS TO CEILING. 45 MIN FIRE RATED DOOR

PROVIDE EMERGENCY LIGHTING AT FOLLOWING LOCATIONS:
 - CORRIDORS
 - EXITS
 - WASHROOMS
 - UTILITY ROOM
 - SERVICE SPACE ABOVE
 - OFFICES AND STAIRWELL

1 HR FIRE SEPARATION REQUIRED BETWEEN OFFICES AND GARAGE AREAS 5/8" TYPE 'X' DRYWALL TO BOTH SIDES 45 MIN FIRE RATED DOOR FIRST-COY RENOVATIONS

NOTE:
 IT IS THE RESPONSIBILITY OF FRAMING CONTRACTOR TO ENSURE SOLID STUDS ARE PLACED IN INTERIOR AND EXTERIOR WALL BELOW ALL POINT LOADS FROM ROOF TRUSSES AND FLOOR SYSTEMS FROM TOP FLOOR TO FOUNDATION IN THE CASE OF A FINF BASEMENT TO BASEMENT FOOTINGS.

WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT NOT LESS THAN THE FOLLOWING:
 - 18" ABOVE THE FLOOR IN SHOWER STALLS
 - 24" ABOVE THE RING OF BATHTUBS EQUIPPED WITH SHOWERS
 - 400mm ABOVE THE RING OF BATHTUBS NOT EQUIPPED WITH SHOWERS
 WATERPROOF MATERIALS SHALL CONSIST OF CERAMIC, PLASTIC, OR METAL TILES, SHEET VINYL, THERMOPLASTIC, LAMINATED THERMOSETTING DECORATIVE SHEETS, OR LINOLUAM AS PER NBCC SECTION 9.21.2

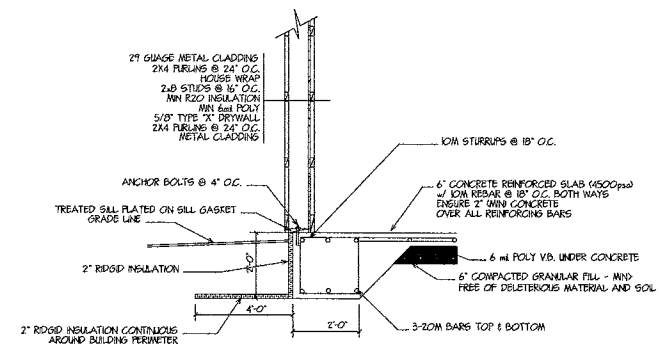
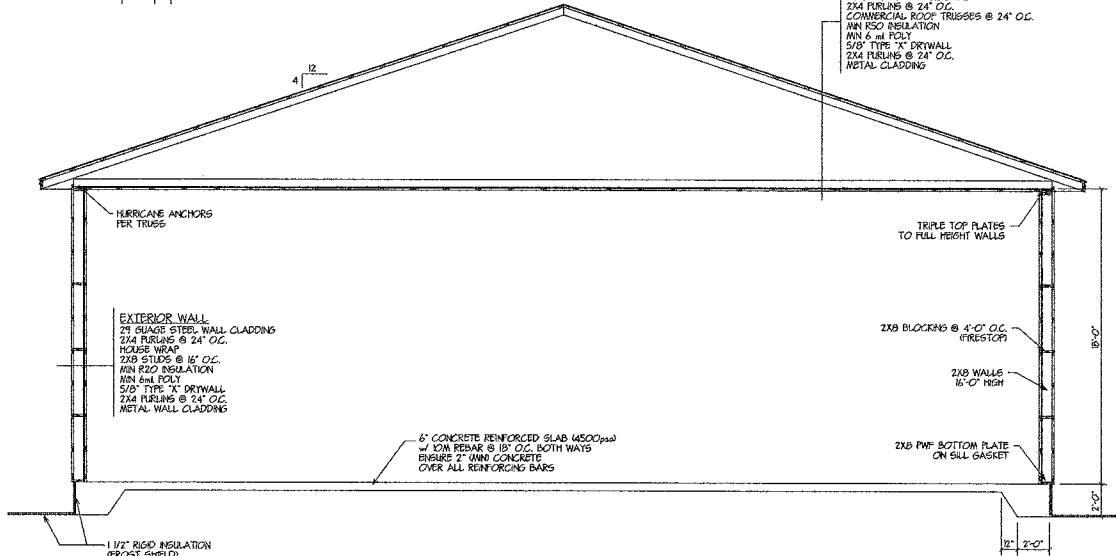
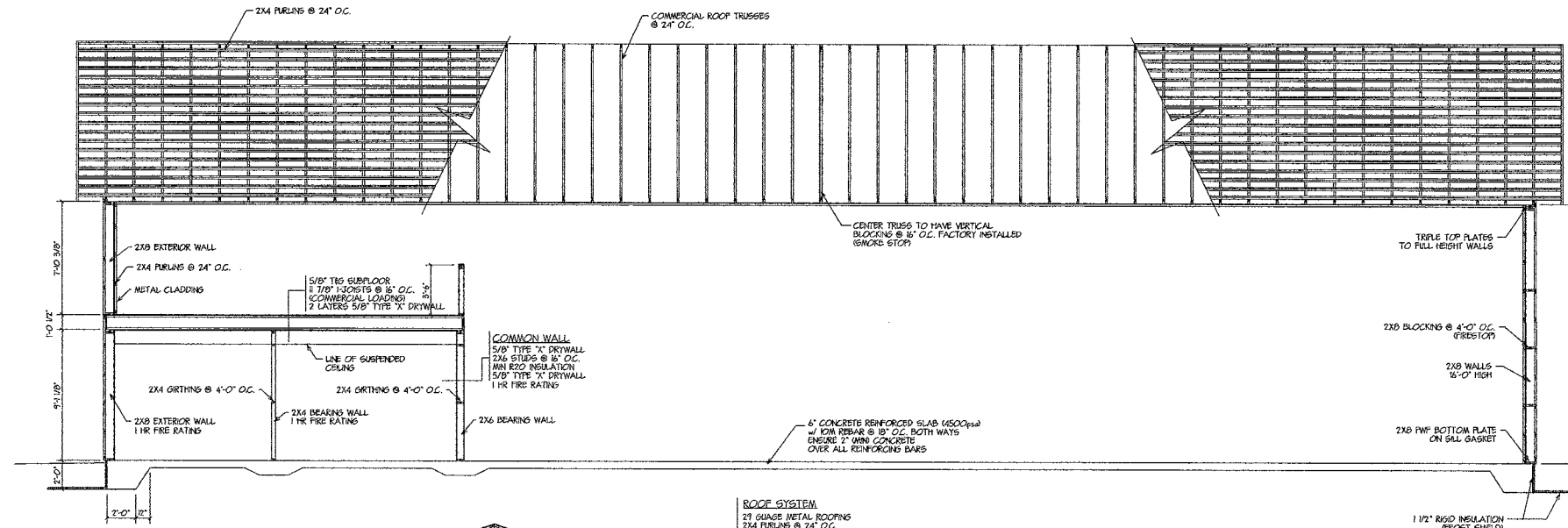
9107.8 REQUIRED CARBON MONOXIDE DETECTORS
 a) A BUILDING SUBJECT TO THIS PART, BUT THAT IS NOT SUBJECT TO ARTICLE 9.32.2.1 MUST HAVE INSTALLED IN IT A CARBON MONOXIDE ALARM THAT IS
 i) INSTALLED IN CONFORMANCE WITH NFPA-720 STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT AND
 ii) INTERCONNECTED TO THE FIRE ALARM SYSTEM WHERE A FIRE ALARM IS REQUIRED UNDER ARTICLE 9.10.8.2

GENERAL NOTES:
 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE PROVINCIAL BUILDING CODES & ORDINANCES
 ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING.
 OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO DRAFTSMAN BEFORE STARTING CONSTRUCTION
 ALL ELECTRICAL & PLUMBING SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL & LOCAL CODES.
 ALL LINTELS TO BE 2-2X4 UNLESS NOTED
 ALL BATHROOM AND BEDROOM DOORS REQUIRE AN UNDERCUT OF 1/2"
 ALL STAIRS REQUIRE HANDRAIL NBC 911.7.9
 20" X 28" ATTIC ACCESS TO BE PROVIDED LOCATION TOP TO BE DETERMINED ON SITE
 ALL PLUMBING AND HEATING TO BE INSTALLED BY AN ACCREDITED AND LICENSED INSTALLER
 THE PRINCIPAL EXHAUST FAN MUST BE CONTROLLED BY A MANUAL SWITCH LOCATED CENTRALLY IN THE DWELLING UNIT AND CLEARLY MARKED VENTILATION FAN AS PER ART. 9.32.3.4(6)

CUSTOMER : KEN TEMPLETON
 DATE : MAY 11/15
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OPENING SCHEDULE					LEVEL A
NAME	TYPE	QTY	SWING	HAND WIDTH HEIGHT	DESCRIPTION
102	EXTERIOR DOOR	1	opening	right 10'-3" 12'-1 1/2"	10 x 12 OH DOOR
30EXT	EXTERIOR DOOR	2	outswing	right 3'-2" 6'-1 1/2"	45 MIN FIRE RATED
30EXT	EXTERIOR DOOR	2	outswing	left 3'-2" 6'-1 1/2"	45 MIN FIRE RATED
24INT	INTERIOR DOOR	1	opening	right 2'-7" 6'-10 1/2"	Interior Door
30INT	INTERIOR DOOR	1	opening	right 3'-2" 6'-10 1/8"	Interior Door
30INT	INTERIOR DOOR	2	outswing	right 3'-2" 6'-10 1/8"	Interior Door
30INT	INTERIOR DOOR	2	opening	left 3'-2" 6'-10 1/8"	Interior Door
30INT	INTERIOR DOOR	4	outswing	left 3'-2" 6'-10 1/8"	Interior Door
2650	WINDOW	5	-	- 12'-6" 13'-0"	CASEMENT
4030	WINDOW	1	-	- 14'-0" 14'-0"	INTERIOR PICTURE
4050	WINDOW	1	-	- 14'-0" 13'-0"	PICTURE/CASEMENT
5020	WINDOW	2	-	- 5'-0" 2'-0"	PICTURE



GENERAL NOTES:

ALL RELEVANT BUILDING CODES APPLY. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. ALL ROUGH OPENINGS TO BE CONFIRMED WITH THE SUPPLIERS. CALL ENGINEER FOR INSPECTIONS BEFORE EACH CONCRETE POUR AND AS APPROPRIATE. ALL WORK TO BE CARRIED OUT IN A GOOD WORKSMANSHIP MANNER TO ENSURE THE QUALITY AND SERVICEABILITY OF THE STRUCTURE.

WOOD:

ALL WORKSMANSHIP, METHODS AND MATERIALS SHALL CONFORM TO CSA 0861-94 FOR DIMENSIONAL LUMBER. LUMBER TO BE KILN DRIED TO A MAX. MOISTURE CONTENT OF 19% UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONAL LUMBER TO BE USED SHALL BE #2 & BTR. SPT SHEATHING FASTENERS TO BE CSA B11 H6D WHERE EXPOSED. ANY WOOD DIRECTLY IN CONTACT WITH CONCRETE OR SOIL TO BE PRESSURE TREATED AS PER CSA 0121-M770.

REINFORCEMENT:

ALL REINFORCEMENT TO CSA G30.12, 10mm BAR TO BE GRADE 300, 15mm BAR OR LARGER TO BE GRADE 400. ALL BARS TO BE LAPPED A MINIMUM OF 45 BAR DIAMETERS AND SECURELY TIED TOGETHER. CONTRACTOR TO PROVIDE SUPPORTS AS REQUIRED TO ENSURE THAT THE BARS ARE FIRMLY HELD IN PLACE DURING POURING. BAR SUPPORTS AGAINST EXTERIOR FACES TO BE PLASTIC OR PLASTIC COATED. BARS ARE TO BE CLEAN AND FREE OF DELETERIOUS MATERIALS SO THAT A GOOD BOND IS ENSURED. SLIGHT OXIDATION IS ACCEPTABLE SUBJECT TO THE ENGINEER'S APPROVAL. TACK WELDING OF THE REBAR IS ACCEPTABLE SUBJECT TO THE ENGINEER'S APPROVAL.

HEATING AND VENTILATION NOTES:

HEATING CONTRACTOR TO SUPPLY ALL INFORMATION REGARDING HEATING, COOLING & VENTILATION EQUIPMENT INCLUDING DUCTWORK SIZES, DUCTWORK LAYOUTS TO THE BUILDING INSPECTOR HAVING JURISDICTION. VENTILATION / AIR EXCHANGER MUST BE PROVIDED IN ACCORDANCE WITH NBC 932.

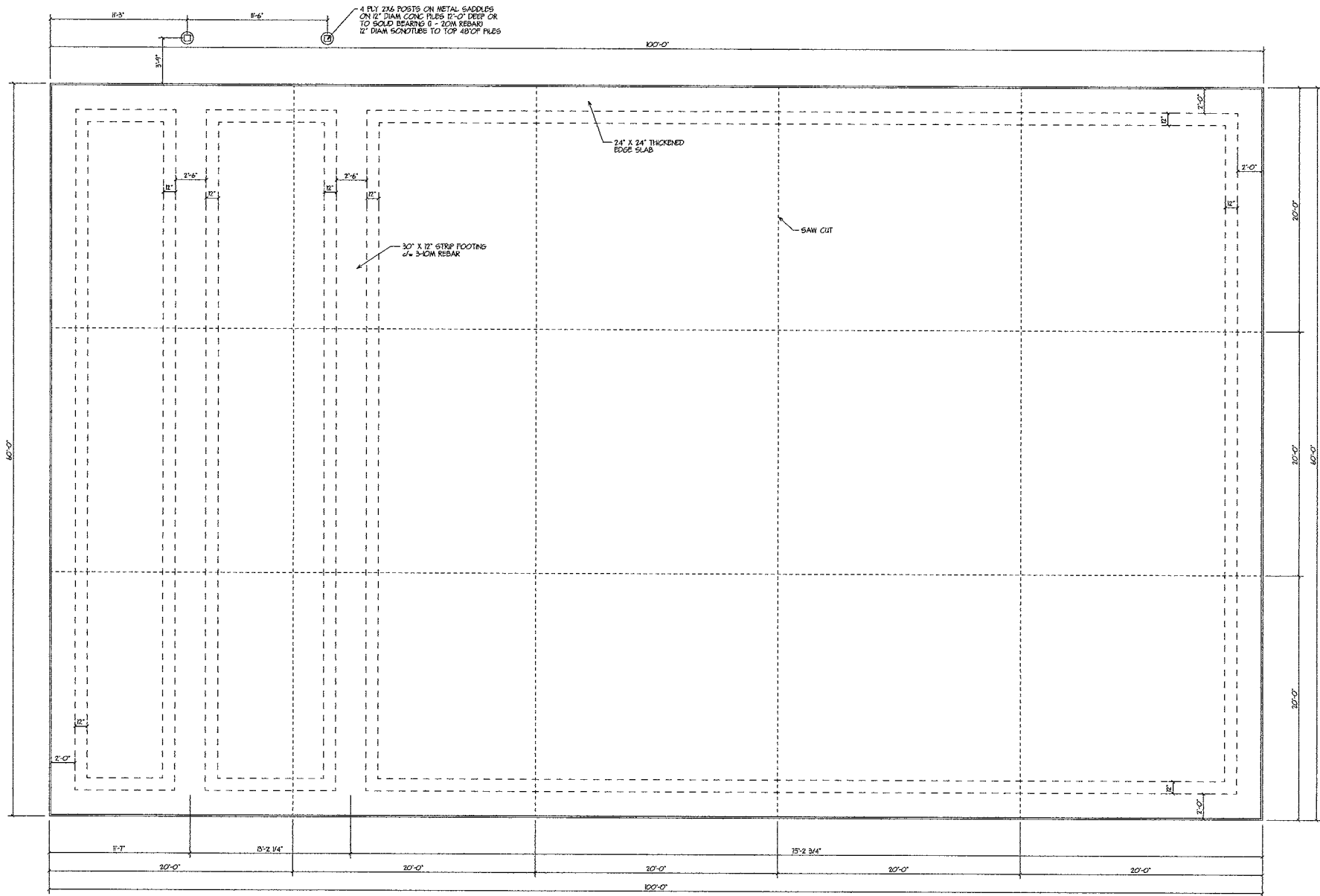
THE AIR EXCHANGER SHALL BE CONTROLLED BY A CENTRALLY LOCATED SWITCH WITH CLEARLY MARKED VENTILATION FAN & BY TIMER SWITCHES LOCATED IN EACH OF THE DWELLINGS BATHROOMS ARTICLE 932.4(2).

THE CENTRAL CONTROL MUST INCLUDE PROVISIONS TO ALLOW REDUCTION OF THE FAN FLOW TO WITHIN 50% OF THE TOTAL VENTILATION NBC ARTICLE 932.4(2).

THE OUTDOOR AIR SUPPLY DUCT MUST BE CONNECTED TO THE SUPPLY AIR FLENUMA NOT LESS THAN 3m UPSTREAM OF THE FURNACE OR HAVE AN ACCEPTABLE MIXING DEVICE AS PER NBC ART. 932.3.6 (7).

THE KITCHEN PRINCIPLE EXHAUST DUCT MUST BE PROVIDED WITH A GREASE FILTER AS PER NBC ART. 932.3.10 (5).

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K & P DRAFTING	
181 POWELL CRESENT S. BOX 181 SOURIS, MANITOBA R0K-2C0	



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTE:

CONCRETE:

CONCRETE WORKMANSHIP, METHODS AND MATERIALS SHALL CONFORM TO CSA-A23.1/A23.2-02. INSTALL CONSTRUCTION JOINTS AND CONTROL JOINTS WHERE AND AS SPECIFIED BY ENGINEER. ALL CONSTRUCTION JOINTS TO BE REYED AND ROUGHED TO ENSURE ADEQUATE BONDING. PROVIDE 3/4" CHAMFER ALONG ALL EXPOSED EDGES. IN TRAFFIC AREAS, CONCRETE SHALL BE FINISHED APPROPRIATELY ROUGH. ALL OTHER AREAS TO HAVE SMOOTH FINISH. CONCRETE FINISHES, LEVELS AND ELEVATIONS TO BE SUCH THAT IN THE OPINION OF THE ENGINEER, THE PERFORMANCE OF THE END PRODUCT IS ACCEPTABLE.

PROVIDE MINIMUM CONCRETE COVER AS FOLLOWS, UNLESS SPECIFICALLY NOTED OTHERWISE.
SURFACES EXPOSED TO THE GROUND - 2"
SURFACES NOT EXPOSED - 15"
SAW CUT SLABS AS SPECIFIED WITHIN 6 HOURS AFTER FINAL SET TO A DEPTH OF D/4

CONCRETE SPECIFICATIONS	PILES	INT. SLAB	EXTERIOR	WALLS
MINIMUM 28 DAY COMPRESSIVE STRENGTHS	32 MPa	25 MPa	25 MPa	25 MPa
CEMENT TYPE	50	10	10	10
MAX. W/C RATIO	0.45	0.5	0.5	0.55
MAX. FLY ASH CONTENT	20%	20%	15%	20%
AIR CONTENT	3 - 6%	NATURAL	5 - 7%	NATURAL
NORMAL MAX. SIZE AGG.	20 mm	20 mm	20 mm	20 mm
SLUMP	80 + -20mm	80 + -20mm	80 + -20mm	100 + -30mm
GRACE FIBRES (OPT.)	0 lbs / yds ³	15 lbs / yds ³	15 lbs / yds ³	0 lbs / yds ³

CURE CONCRETE BY KEEPING MOIST FOR A MINIMUM OF 7 DAYS.
PLACE CONCRETE IN GOOD WORKMANSHIP MANNER. PLACE, CONSOLIDATE, STRIKE AND FINISH.
SUBMIT MIX DESIGN TO THE ENGINEER FOR APPROVALS.
CALL ENGINEER FOR INSPECTION BEFORE EACH POUR AND/OR WHEN APPROPRIATE

CUSTOMER : KEN TEMPLETON
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