

Variance to Zoning By-law 6642

Name of Property Owner: City of Brandon
 Name of Applicant: Brandon Riverbank Inc.
 Civic Address of Property: #1-545 Conservation Drive
 Legal Description of Property: 1300 Kirkcaldy Drive Lot 2 Block 2 Plan 23088 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:

Requesting permission to build a covered stage structure in the flood plain within the event space adjacent to the Riverbank Discovery Centre. The stage structure will be raised to an elevation indicated by the Planning Department, and then a permanent cover will be constructed over the stage. This will make the outdoor event space more accessible on an ongoing basis to community groups and special events. It will enhance the community celebration space at the Riverbank Discovery Centre, promoting its use and enjoyment in all season.

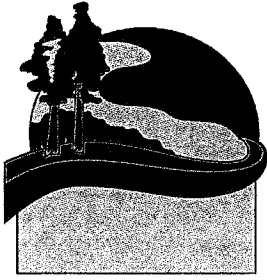
I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner: J. Marshall Date: July 7/15
 Address: 410 - 9th St, Brandon, MB R7A 6A2 E-Mail: t.marshall@brandon.ca
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: _____ Work Phone: (204) 729-2232

Signature of Applicant: Lois Davelle Date: June 9, 2015
 Address: #1-545 Conservation Drive Brandon, MB R7A 7L8 E-Mail: lois@riverbank.mb.ca
Street Address City/Province Postal Code
 Home Phone: 204-717-0582 Cell Phone: 204-761-5890 Work Phone: 204-729-2183

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, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Abdul Jilka</u>	Planning File No.: <u>V-17-15-B</u>	CityView No.: <u>2015-63</u>	
Date Application Received: <u>July 7/15</u>	Payment Date: <u>July 7/15</u>	Receipt No.: <u>2015-2949</u>	Amount: <u>\$ 525.00</u>
Variance - Application			REV01/13



Brandon Riverbank Inc.

Riverbank Discovery Centre
#1-545 Conservation Drive, Brandon, MB R7A 7L8
Phone: 204-729-2141 or 1-888-799-1111 Fax: 204-729-2139
Email: info@riverbank.mb.ca Visit www.riverbank.mb.ca

July 7, 2015

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

Re: Letter of Intent regarding Variance Request for Development of Stage at
Riverbank Discovery Centre

To Whom It May Concern;

Brandon Riverbank Inc., is the non-profit, charitable organization charged with the enhancement and protection of the Assiniboine River Corridor within the City of Brandon. Over the years, a number of capital projects have been undertaken within this area to provide a greenspace for our community to use and enjoy in every season.

Our former stage location met the needs of the community and our site for many years, however was overtopped with floodwater in both 2011 and 2014. There is a significant amount of construction taking place in our event space north of the current stage, including a relocation of the dike to the south. Our organization's plan is to move and re-direct our stage so that it will play northwest, enabling us to utilize the gentle south slope of the dike for berm seating. As part of these enhancements, we would like to build a permanent cover over the stage so that it is more useable by our organization, clients and community groups. We look to the City of Brandon Planning & Building Safety Department for direction with regards to the elevation of the stage area as it is located within a floodplain. If the variance is approved, we would then move forward to have engineered drawings of the stage completed.

Enclosed, please find the Variance Application, Letter of Authorization, copy of the Certificate of Title and a Site Plan, as well as payment. Please let me know if anything further is required at this time.

Sincerely;

Lois MacDonald
Manager
Brandon Riverbank Inc.



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

June 25, 2015

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

Attention: Robert Zilke

Re: Letter of Authorization ~ 1300 Kirkcaldy Drive

I, Tanya Marshall, Manager of Property Administration for the City of Brandon as owner of 1300 Kirkcaldy Drive (Lot 2, Block 2, Plan 23088 BLTO) do hereby authorize the Brandon Riverbank Inc. to apply for a variance application to enhance the existing stage area on the property.

It is hoped that the stage will continue to be home to many important community celebrations (including Canada Day, Music in the Parks, charity walks/runs and more) as it promotes arts, culture and community development in Brandon.

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



801

KIRKCALDY DR

1400

CONSERVATION DR

1400

Proposed (15mx15m) Stage



800

880

1300 Kirkcaldy Drive

1:2,571



150 WM	WATERMAIN	150 WM	HYDRO	
⊕	HYDRANT	⊕	MTS	
⊙	VALVE	⊙	GAS	
300 LDS	LAND DRAINAGE SEWER	300 LDS	LAMP STANDARD	
250 WWS	WASTE WATER SEWER	250 WWS	TRAFFIC SIGNAL	
○	MANHOLE	●	GRAVEL ROAD	
□	CATCH BASIN	■	RIP RAP	
▸	FLOW DIRECTION	▸	BACK OF CURB	
▭	CULVERT	▭	DRAINAGE	
⊙	TREE	⊙	TEST HOLE	
+	SURVEY BAR	+		
EXISTING	LEGEND - PLAN	NEW	EXISTING	LEGEND - PLAN
				NEW

PLAN
Scale 1:3500m

CONSTRUCTION NOTES:

1. ALL WORK AND MATERIAL IN ACCORDANCE WITH THE LATEST REVISION OF THE CITY OF BRANDON STANDARD SPECIFICATION UNLESS NOTED OTHERWISE.
2. LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE. NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
3. EXPOSE ALL UNDERGROUND UTILITIES BY HYDROVAC EXCAVATION.
4. STRIP TOPSOIL AND STOCK PILE AS SPECIFIED BY CONTRACT ADMINISTRATOR.
5. SCARIFY AND COMPACT DIKE SUBGRADE TO A MINIMUM 95% STANDARD PROCTOR DENSITY.
6. DRAINAGE SWALES TO BE CONSTRUCTED AS PER DETAILS ENSURING POSITIVE DRAINAGE.
7. CONTRACTOR TO MAINTAIN CONSTRUCTION ACTIVITIES WITHIN EASEMENT AREA AND RESTORE AREA TO EQUAL OR BETTER THAN ORIGINAL CONDITION MAINTAINING POSITIVE DRAINAGE TOWARDS DITCHES.



PROJECT
 City of Brandon
 2014 SOUTH DIKE
 WORKS

CLIENT
 City of Brandon
 Brandon, Manitoba



CONSULTANT
 AECOM
 99 Commerce Drive
 Winnipeg, Manitoba R3P 0Y7
 204.477.5381 tel 204.284.2040 fax
 www.aecom.com

REGISTRATION



ISSUE/REVISION

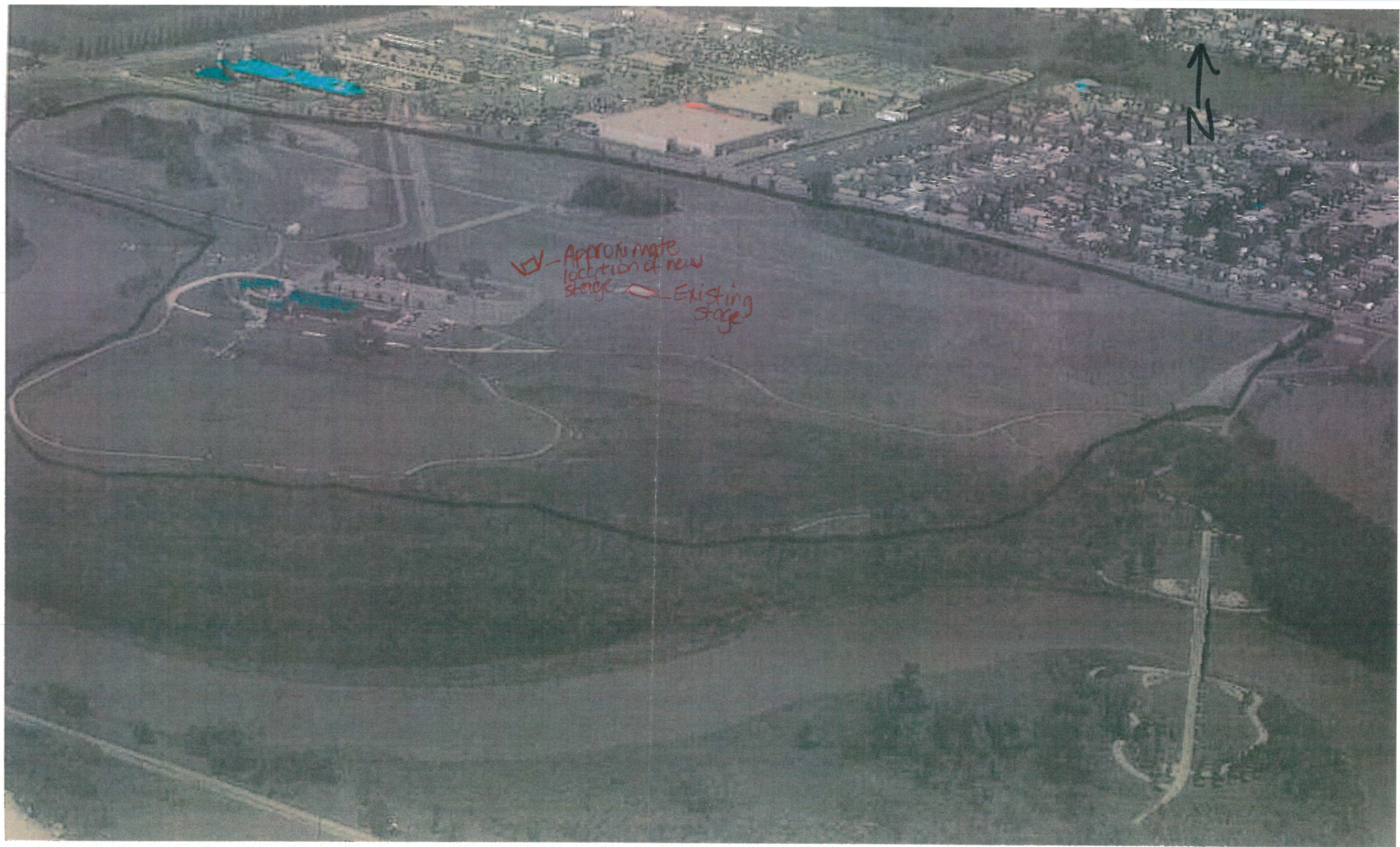
IR	DATE	DESCRIPTION
0	2014/05/23	ISSUED FOR TENDER

KEY PLAN

PROJECT NUMBER
 60247924

SHEET TITLE
 CIVIL
 OVERALL PLAN
 SOUTH DIKE

SHEET NUMBER
 C-0001



Riverbank Discovery Centre Grounds

July 2015