



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

Variance to Zoning By-law No. 7124

Name of Property Owner: Profile Paving Ltd.
 Name of Applicant: Burns Maendel Consulting Engineers Ltd.
 Civic Address of Property: 1430 Parker Boulevard
 Legal Description of Property: Lots 8-15, 30-37, (PT Lots 16, 17 & 29) Block 5, Plan 223, BLTO

References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Variance Request(s):

To vary Section 68(d)(3) and (4) of the City of Brandon Zoning By-law to permit the first floor of a building to be constructed 1.5m below the design flood level in the floodplain overlay zone. Subsequently, the finished grade for the building will be 1.65m below design floor level.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant: [Signature] Date: 5-Oct/2018
 Address: 1331 Princess Avenue, Brandon, MB Postal Code: R7A 0R4
 Phone No.: (Primary) 204-728-7364 (Secondary) _____
 Email Address: d.burns@bmce.ca

Signature of Owner: [Signature] Date: Oct 5/18
 Address: Unit A, 750-5th Street, Brandon, MB Postal Code: R7A 3L4
 Phone No.: (Primary) 204-725-9302 (Secondary) _____
 Email Address: paving@mts.net

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, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner:	<u>Ar</u>	Planning File No.:	<u>V-18-18-B</u> CityView No.: <u>PLVA2018-147</u>
Date Application Received:	<u>Oct. 5/18</u>	Payment Date:	<u>10/9/18</u> Receipt No. <u>2018-6899</u> Amount: \$ <u>625.00</u>
			REV. 05/2017



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

Letter of Authorization

Date: October 5, 2018

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

RE: 1430 Parker Boulevard (address or legal description of application)

I (We) hereby give authorization to:

Burns Maendel Consulting Engineers Ltd. (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u><i>Ken Buhner</i></u>	<u><i>[Signature]</i></u>	<u>Oct 5/18</u>
Name (Print)	Name (Signed)	Date
<u> </u>	<u> </u>	<u> </u>
Name (Print)	Name (Signed)	Date
<u> </u>	<u> </u>	<u> </u>
Name (Print)	Name (Signed)	Date
<u> </u>	<u> </u>	<u> </u>
Name (Print)	Name (Signed)	Date



October 5, 2018

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

Reference: 1430 Parker Boulevard

Subject: Letter of Intent for Variance Application

We write this letter of intent on behalf of Profile Paving for submittal with a Variance Application for the property located at 1430 Parker Boulevard; the site is legally described as Lots 8-15, 30-37, (PT Lots 16, 17 & 29) Block 5, Plan 223, BLTO.

We previously applied for and received variance V-10-18-B which allowed for construction of the first floor of the building 0.4m below design flood level and the finished grade of the building to be 0.6m below the design flood level in the Floodplain Overlay Zone. Following this variance approval, final design for the site was completed and submitted to the City of Brandon for review. During the final design it was determined that the approved building height was difficult to achieve without impacting the surrounding drainage. The City of Brandon Engineering Department reviewed and concurred with our concerns. We met to discuss the limitations of the site and it was agreed that the building could not be constructed at the proposed height without negatively impacting the area drainage. As such, a revised elevation is necessary that will control the drainage and meet the requirements of the City of Brandon Engineering Department.

Revisions to the design have been completed to accommodate the comments provided by the City of Brandon and to confirm the feasibility of the new elevation requested. We have at this point completed the final design which has been submitted to Engineering for approval. This application is requesting a reduction in the required elevation by approximately 1.1m from the originally proposed elevation.

We are requesting to vary Section 69(d)(3) and (4) of the City of Brandon (COB) Zoning By-law to permit the first floor of a building in the floodplain overlay zone to be constructed 1.5m below the design flood level. Subsequently, the finished grade for the building will be 1.65m below the design flood level.

Site Summary

The 1.6ac site was previously developed as a fuel distribution site that was decommissioned approximately 20 years ago. The property has since been remediated and is now ready for development.

The property is zoned Industrial Restricted (IR) and is surrounded by IR zoned property on the north (Giant Car/Truck Wash and the COB Hilton Lift Station), south (vacant) and west (Old Dutch Foods Ltd). The east property, across 14th St N, is zoned Public Reserve and is developed with a baseball field.

Project Summary

The proposed development of this site will consist of a 60'x76' steel clad pole building with a small office and machine storage area. The fenced compound will store construction machinery.

The site is currently built-up to the required slab elevation. For information for anyone who views the site the raised area located in the southeast portion of the site represents the final grade elevation at the building corners. If the building were to be constructed at the elevation required in the by-law, it would need to be 1.95m (6'5") above the current grade at the building location.

The building will result in 6:1 to 5:1 side slopes off the east and south buildings sides, which is an acceptable slope to permit maintenance around the building. The following table shows how much higher the building will be constructed compared to the existing elevation of each property corner.

Location on Site	Existing Ground Elevation	Difference Between Existing Elevation and Proposed Grade at Building
NW Corner	357.95m	1.20m higher (4')
NE Corner	357.40m	1.75m higher (5'9")
SW Corner	358.35m	0.80m higher (2'7")
SE Corner	357.75m	1.40m higher (4'7")

The Planning Act

As per section 97(1) of the Planning Act, the following analysis has been completed:

Will it be compatible with the general nature of the surrounding area?

The exterior storage of construction machinery is compatible with the other low impact industrial operations surrounding the site.

Will it not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

The raised building slab will be significantly higher than adjacent properties; however, it will not be detrimental to people working in the area nor will it negatively affect other properties. Drainage will not be impacted as elevations along the property line, as well as off site, will remain the same.

Is it the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

Raising the building to the proposed elevation is the minimum modification required to relieve the injurious effect while still maintaining acceptable grades and drainage on site. The building needs to be setback 10.0m from the property line to permit the construction of manageable side slopes on the east and south sides. Increasing the elevation more will require additional land be forfeited in order to accommodate the steep slope.

Is it generally consistent with the applicable provision of the development plan by-law, the zoning by-law and any secondary plan by-law? There are no secondary plans that include this property.

Development Plan Provisions

The objectives within 15.0 Hazardous Conditions Policies are to safeguard human life, health, and investments in buildings and property while minimizing public expenditures for protection or disaster assistance in areas subject to flooding. The nature of this development consists of a budget industrial building with surface parking for machinery. In a high-water event the equipment can easily be moved off site. People will not be living or sleeping in this building, so threat to human life is not a concern.

Zoning By-law Provisions

The site plan meets all requirements for building setbacks, projections and obstructions. The proposed parking exceeds the minimum requirements.



1331 Princess Avenue
Brandon, MB R7A 0R4
Tel: 204.728.7364
Fax: 204.728.4418
www.bmce.ca

We anticipate we have provided you with sufficient details for City Administration to support this application. If you have any questions or require additional information, please contact the undersigned.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.

A handwritten signature in blue ink that reads "D Burns".

Daniel Burns, P.Eng.
Civil Engineer

1331 Princess Ave.
Brandon, Manitoba
R7A 0R4
Tel: (204) 728-7364
Fax: (204) 728-4418

BURNS MAENDEL
CONSULTING ENGINEERS LTD.



PROFILE PAVING LTD 1430 PARKER BLVD



BRANDON, MANITOBA

CIVIL DRAWINGS		
DWG NO.	DRAWING NAME	REV
C1.1	SURVEY PLAN	1
C1.2	SITE PLAN	1
C1.3	GRADING PLAN	1
C1.4	LANDSCAPING PLAN	1
C1.5	BUILDING ELEVATION AND SECTION VIEW	B

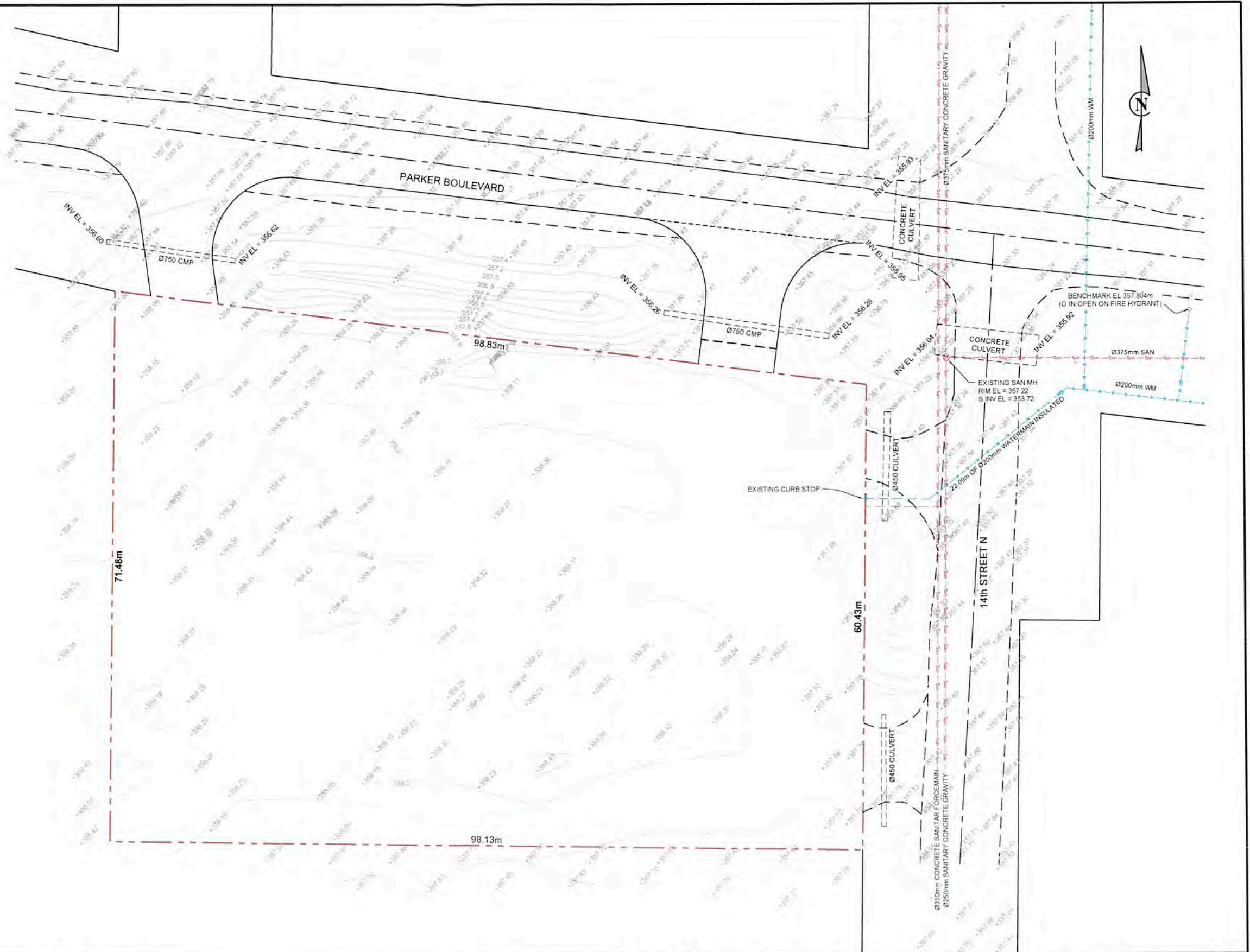
DATE
OCT 5, 2018

PROJECT NO.
BMCE-17-180:30

NOTES:

- 1) ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF
- 2) SURVEY INFORMATION WAS DERIVED FROM A DRAWING PROVIDED BY ZENITH PAVING LTD AND SUPPLEMENTED USING CITY OF BRANDON AS-BUILT INFORMATION
- 3) LOCATIONS OF UNDERGROUND STRUCTURES AND SERVICES AS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. NO GUARANTEE IS GIVEN THAT ALL UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT
- 4) UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION
- 5) BENCHMARK ELEVATION OF 357.804m IS 'O' IN OPEN ON FIRE HYDRANT LOCATED ON THE SOUTHEAST CORNER OF PARKER BOULEVARD AND 14TH STREET NORTH

LEGEND	
PROPERTY LINE	---
EXISTING CONTOUR ELEVATION	---
EXISTING ELEVATION	---
EXISTING WATER MAIN	---
EXISTING WATER SERVICE	---
EXISTING SEWER MAIN	---
EXISTING SEWER SERVICE	---
EXISTING FIRE HYDRANT	---
EXISTING GATE VALVE	---
EXISTING CURB STOP	---



NO.	DATE	APP.	BY	DESCRIPTION
1	OCT 5, 2018	RJ	J.K.	REVISED AS PER COB COMMENTS; REVISED BLDG ELEV; ISSUED FOR VARIANCE APP.
0	AUG 30, 2018	RJ	CR	ISSUED FOR CONSTRUCTION
REVISIONS				

DESIGNED BY CR	REVIEWED BY RJ	PROJECT NAME PROFILE PAVING LTD 1430 PARKER BLVD BRANDON, MB	DRAWING TITLE SURVEY PLAN
DRAWN BY CR	PROJECT START DATE DEC 2017	<p>BURNS MAENDEL CONSULTING ENGINEERS LTD.</p> <p>1331 Princess Ave Brandon, Manitoba R7A 0R4 Tel (204) 728-7364 Fax (204) 728-4418</p>	PROJECT NUMBER BMCE17-180
PLOT SIZE A1 (594x841)	SCALE 1:250		DRAWING NO. C1.1

NOTES:

- 1) ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF
- 2) SURVEY INFORMATION WAS DERIVED FROM A DRAWING PROVIDED BY ZENITH PAVING LTD AND SUPPLEMENTED USING CITY OF BRANDON AS-BUILT INFORMATION
- 3) LOCATIONS OF UNDERGROUND STRUCTURES AND SERVICES AS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. NO GUARANTEE IS GIVEN THAT ALL UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT
- 4) UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION
- 5) BENCHMARK ELEVATION OF 357.804M IS 'O' IN OPEN ON FIRE HYDRANT LOCATED ON THE SOUTHEAST CORNER OF PARKER BOULEVARD AND 14TH STREET NORTH
- 6) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS
- 7) SERVICING WITHIN PRIVATE PROPERTY SHALL COMPLY WITH THE REQUIREMENTS DETAILED IN THE STANDARD OPERATING PROCEDURE FOR PRIVATE PROPERTY BUILDING SEWER & WATER SERVICE PIPE INSTALLATIONS AND ILLUSTRATED ON DRAWING NO. P85-2015001 SUPPLEMENTARY DOCUMENTS TO THE CITY OF BRANDON BYLAW NO. 6018/55/92
- 8) THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 8-17, BOTH INCLUSIVE AND LOTS 29-37, BOTH INCLUSIVE, BLOCK 5, PLAN 223 BLTO EXC OUT OF SAID LOTS 16, 17, 29 AND 30, ROAD PLAN 1560 BLTO IN N1/2 23-10-19 W/M AND ALL THAT PORTION OF THE LANE (NOW CLOSED) IN BLOCK 5 AND THAT PORTION OF FIFTEENTH STREET (NOW CLOSED)
- 9) THE TOTAL BUILDING COVERAGE IS 7%

INDUSTRIAL RESTRICTED ZONE
(AS PER ZONING BY-LAW NO 7136)

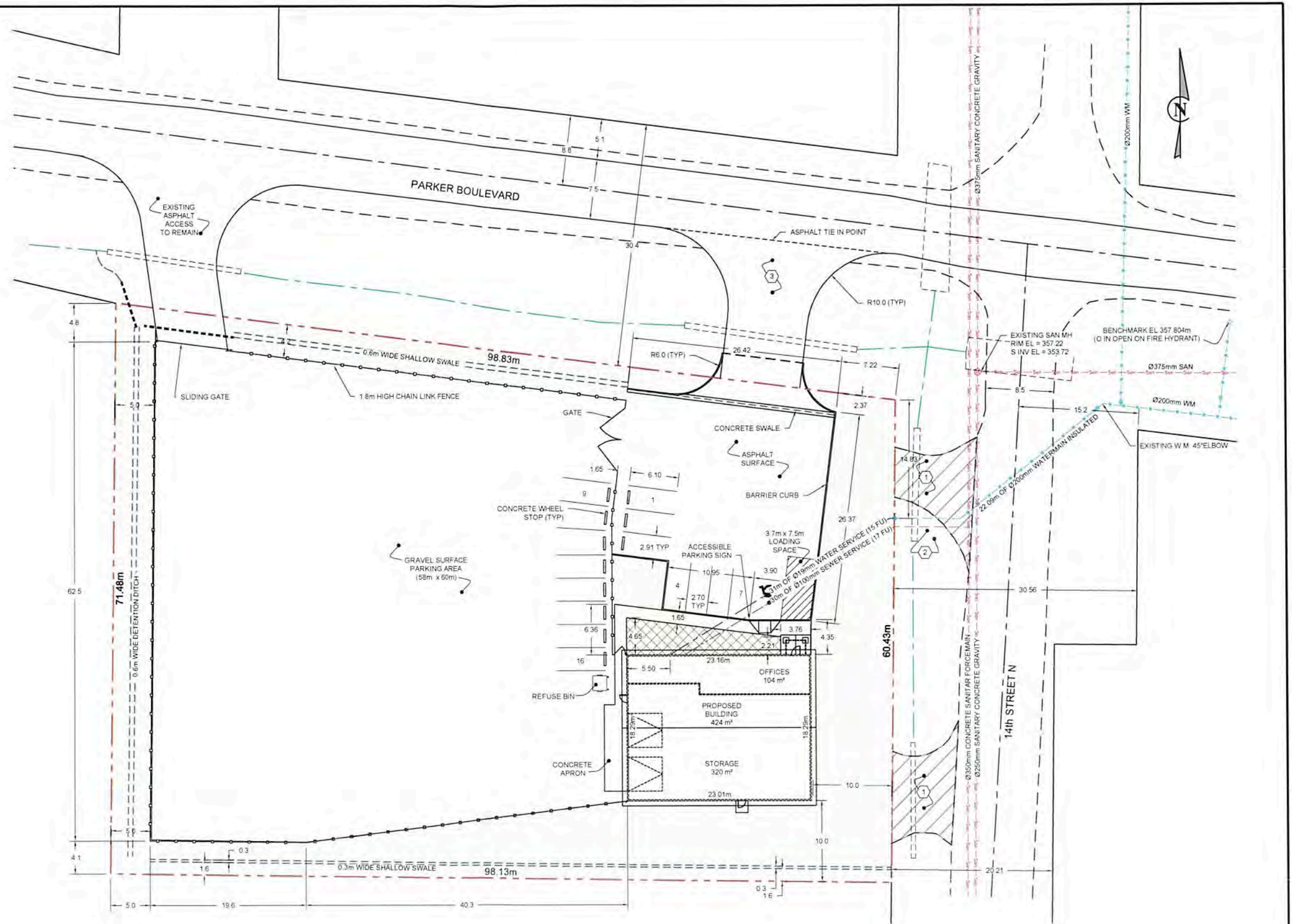
SITING REQUIREMENT	MINIMUM	PROVIDED
SITE AREA	558 m ²	6,474 m ²
SITE WIDTH	15.2 m	98.8 m
FRONT YARD	4.5 m	33.1 m
SIDE YARD CORNER	4.5 m	10.0 m
REAR YARD NO LANE	3.0 m	10.0 m

LEGEND

PROPERTY LINE	CHAIN LINK FENCE	EXISTING WATER MAIN	EXISTING SEWER MAIN	EXISTING WATER SERVICE	EXISTING SEWER SERVICE	PROPOSED WATER SERVICE	PROPOSED SEWER SERVICE	FIRE HYDRANT	GATE VALVE	CURB STOP	SOD	MULCH	GRAVEL	ASPHALT
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

KEYNOTES:

- 1 REMOVE EXISTING GRAVEL ACCESS AND CULVERT. GRADE DITCH SIDE SLOPES TO MATCH EXISTING DITCH PROFILE. SOD DISTURBED AREAS
- 2 EXISTING WATER AND SEWER SERVICES TO BE SOFT EXPOSED. CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND THE CITY OF BRANDON FOR INSPECTION AND VERIFICATION FOR REUSE. CONTRACTOR SHALL COMPLETE VIDEO INSPECTION OF SEWER SERVICE BACK TO MAIN TO VERIFY CONDITION
- 3 EXISTING ASPHALT ACCESS TO BE RAISED AS PER THE GRADING PLAN AND REPAVED



NO	DATE	APP.	BY	DESCRIPTION
1	OCT 5, 2016	RJ	JK	REVISED AS PER COB COMMENTS/ REVISED BLDG ELEV/ ISSUED FOR VARIANCE APP
0	AUG 30, 2016	RJ	CR	ISSUED FOR CONSTRUCTION
B	JUNE 15, 2016	RJ	CR	ISSUED FOR VARIANCE APPLICATION
A	MAY 14, 2016	RJ	CR	ISSUED FOR CLIENT REVIEW AND APPROVAL

REVISIONS

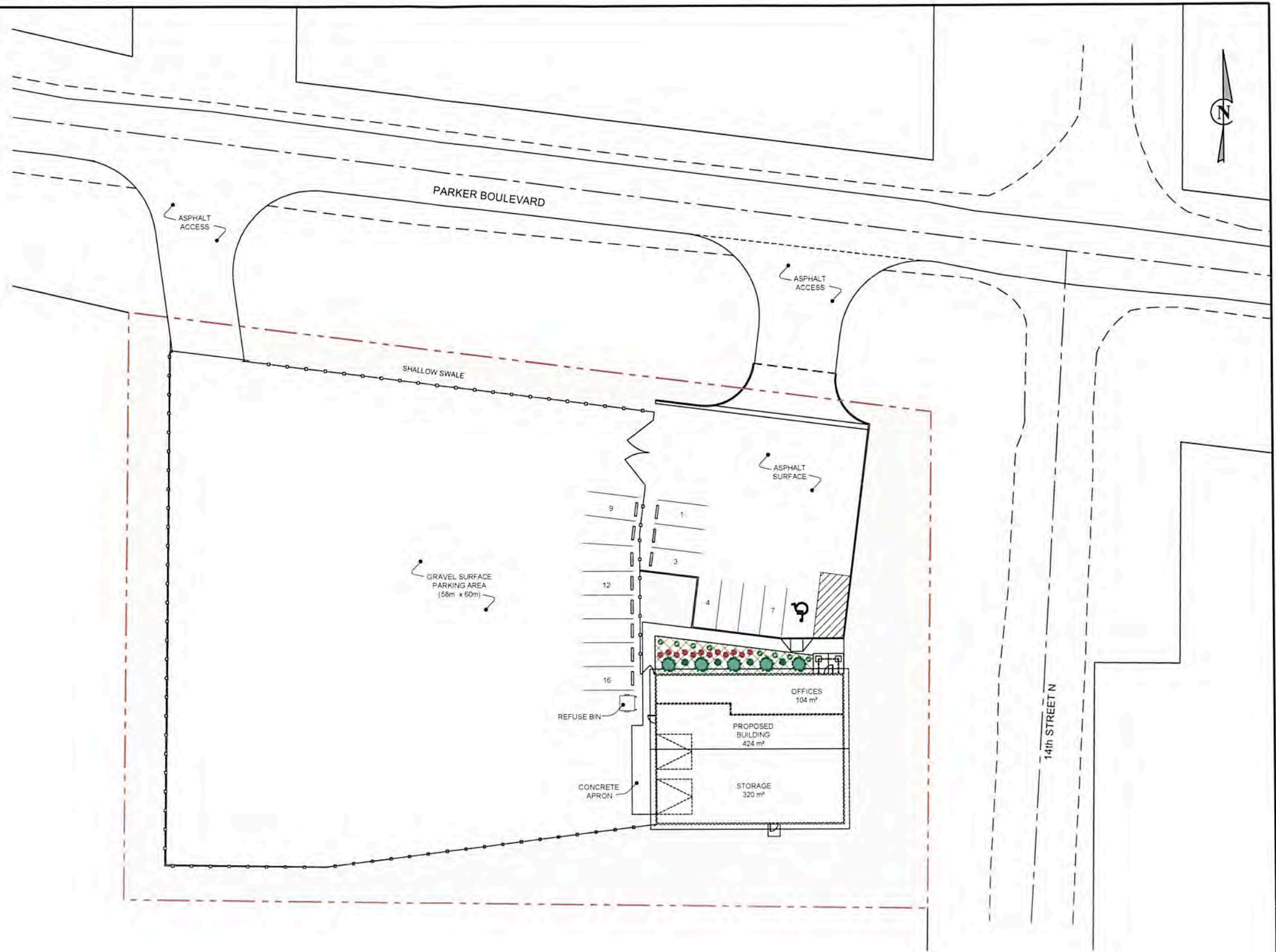
DESIGNED BY CR REVIEWED BY RJ DRAWN BY CR PROJECT START DATE DEC 2017 PLOT SIZE A1 (594x841) SCALE 1:250	PROFILE PAVING LTD 1430 PARKER BLVD BRANDON, MB BURNS MAENDEL CONSULTING ENGINEERS LTD.	DRAWING TITLE SITE PLAN PROJECT NUMBER BMCE17-180 DRAWING NO. C1.2
PROJECT NAME 1331 Princess Ave Brandon, Manitoba R7A 0R4 Tel: (204) 728-7364 Fax: (204) 728-4418		

NOTES:

- 1) ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF
- 2) SURVEY INFORMATION WAS DERIVED FROM A DRAWING PROVIDED BY ZENITH PAVING LTD AND SUPPLEMENTED USING CITY OF BRANDON AS-BUILT INFORMATION
- 3) LOCATIONS OF UNDERGROUND STRUCTURES AND SERVICES AS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. NO GUARANTEE IS GIVEN THAT ALL UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT
- 4) UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION
- 5) BENCHMARK ELEVATION OF 357.804M IS 'O' IN 'OPEN' ON FIRE HYDRANT LOCATED ON THE SOUTHEAST CORNER OF PARKER BOULEVARD AND 14TH STREET NORTH
- 6) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS
- 7) ALL LANDSCAPING SHALL CONFORM TO THE CITY OF BRANDON URBAN & LANDSCAPE DESIGN STANDARDS (BY-LAW NO. 7124, APPENDIX B)
- 8) SHRUB BEDDING SHALL BE FINISHED WITH 75MM OF MULCH
- 9) TREE SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER
- 10) ALL LANDSCAPING WITHIN THE COB RIGHT OF WAY SHALL BE FINISHED WITH SOD
- 11) AS PER CAVEAT 1355626/2 REGISTERED ON TITLE, DEEP ROOTING TREES AND/OR PLANTS SHALL NOT BE CONSTRUCTED OR INSTALLED ON THE SITE

LEGEND	
PROPERTY LINE	---
CHAIN LINK FENCE	—•—•—•—•—•—•—
SOD	□
MULCH	▨
GRAVEL	▩
ASPHALT	■

LANDSCAPE SCHEDULE				
COMMON NAME	QTY	MATURE SIZE (HEIGHT x SPREAD)	SPACING	KEY
WICHITA BLUE JUNIPER	5	3.6m x 1.75m	4.0m	🌲
GREEN MOUNTAIN BOXWOOD	4	1.25m x 0.9m	4.0m	🌳
RUBY CAROUSEL BARBERRY	12	1.25m x 0.9m	1.0m	🌸
MCKAY'S WHITE POTENTILLA	8	0.6m x 0.9m	2.0m	🌼



NO	DATE	APP	BY	DESCRIPTION
1	OCT 5, 2018	RJ	JJK	REVISED AS PER COB COMMENTS; REVISED BLDG ELEV; ISSUED FOR VARIANCE APP.
2	AUG 30, 2018	RJ	CR	ISSUED FOR CONSTRUCTION
REVISIONS				

DESIGNED BY CR	REVIEWED BY RJ	PROJECT NAME PROFILE PAVING LTD 1430 PARKER BLVD BRANDON, MB	DRAWING TITLE LANDSCAPING PLAN
DRAWN BY CR	PROJECT START DATE DEC 2017	 1331 Princess Ave Brandon, Manitoba R7A 0R4 Tel (204) 728-7364 Fax (204) 728-4418	PROJECT NUMBER BMCE17-180
SCALE 1:250	PLOT SIZE A1 (594x841)		DRAWING NO. C1.4

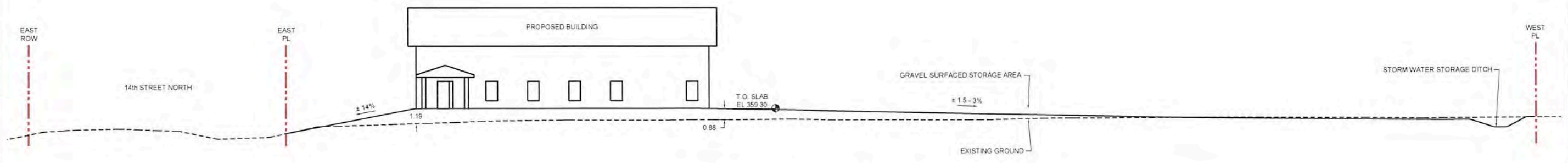


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELDORADO STONE BRACCIANO ROMA BRICK FACING NIGHTFALL CAPSTONES & BASES ALL INSTALLED AS PER THE MANUFACTURER ENSURE TO MAINTAIN POSITIVE DRAINAGE & CAULK ALL JOINTS AGAINST WEATHER TYPICAL

WINDOWS & DOOR STYLE AND MANUFACTURER CHOSEN BY THE BUILDER/OWNER INSTALLED AS PER THE MANUFACTURER ALL WINDOW AND DOOR ROUGH OPENING SIZES ARE TO BE CONFIRMED BY THE MANUFACTURER SEE THE FLOOR PLANS FOR THE CENTRE OF OPENING DIMENSIONS INSTALL PRE-FINISHED METAL DRIP CAP OVER ALL WINDOWS

NOTE: BUILDING ELEVATION GENERATED BY FORSYTHE TECHNICAL DESIGN & CONSULTING



SECTION VIEW (NORTH ELEVATION)
SCALE: N.T.S.

NO.	DATE	APP.	BY	DESCRIPTION
B	OCT 5, 2018	RJ	JK	REVISED BUILDING ELEV. ISSUED FOR VARIANCE APPLICATION
A	JUNE 15, 2018	RJ	CR	ISSUED FOR VARIANCE APPLICATION
REVISIONS				

DESIGNED BY CR	REVIEWED BY RJ	PROJECT NAME PROFILE PAVING LTD 1430 PARKER BLVD BRANDON MB	DRAWING TITLE BUILDING ELEVATION AND SECTION VIEW
DRAWN BY CR	PROJECT START DATE DEC 2017	 1331 Princess Ave Brandon, Manitoba R7A 0R4 Tel: (204) 728-7364 Fax: (204) 728-4418	PROJECT NUMBER BMCE17-180
PLOT SIZE A1 (594x841)	SCALE N.T.S.		DRAWING NO. C1.5

DESIGNED BY CR	REVIEWED BY RJ	PROJECT NAME PROFILE PAVING LTD 1430 PARKER BLVD BRANDON MB	DRAWING TITLE BUILDING ELEVATION AND SECTION VIEW
DRAWN BY CR	PROJECT START DATE DEC 2017	 1331 Princess Ave Brandon, Manitoba R7A 0R4 Tel: (204) 728-7364 Fax: (204) 728-4418	PROJECT NUMBER BMCE17-180
PLOT SIZE A1 (594x841)	SCALE N.T.S.		DRAWING NO. C1.5