

Variance to Zoning By-law No. 7124

Name of Property Owner: 5382280 Manitoba LTD.
Name of Applicant: Warner Buck
Civic Address of Property: 545 Pacific Ave, Brandon, Mb.
Legal Description of Property: Lot 2 Plan 2470 BLTO, Brandon, Mb.

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):

See Attached Letter of Intent

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: _____ Date: Nov. 6, 2018
Address: 2510 Park Ave, Brandon Mb. Postal Code: R7B 0S3
Phone No.: (Primary) 204 727 1022 (Secondary) _____
Email Address: warner@wlbuck.com

Signature of Owner: _____ Date: Nov 6, 2018
Address: 2510 Park Ave, Brandon, Mb. Postal Code: R7B 0S3
Phone No.: (Primary) 204 727 1022 (Secondary) _____
Email Address: warner@wlbuck.com

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: Shengyu Li Planning File No: V-20-18-B CityView No.: PLVA2018-155
Date Application Received: November 7th 2018 Payment Date: 11/7/18 Receipt No.: 2018-6979 Amount: \$ 675.00

November 06 2018

To:

City of Brandon
Planning, Property & Building Department
638 Princess Avenue
Brandon, Mb. R7A 0P3
T 204 729 2110 F 204 728 2406
WWW.brandon.ca/planning

From:

5382280 Manitoba LTD.
Warner Buck
2510 Park Avenue
Brandon, Mb.
R7B 0S3

Regarding a variance application for the property
545 (603) Pacific Avenue
Lot 2 Plan 2470 BLTO
Brandon Mb.

Property was damaged by Fire summer of 2018.

(1) Owner would like to rebuilding the commercial space structure on the existing foundation based on City of Brandon Planning, Property & Building Department Guidelines as designed by Ron Fay Engineering.

Building to similar in appearance to match the early 1900 time and period of design of neighboring structures.

Allowances requested to accommodate the foot print of the building to coordinate with adjoining CP Rail property.

The site plan shows the closest distance from the building to railway right-of-way is 2.7m, so the variance intent will be reducing the Railway Protection Overlay Zone setback from 15m to 2.7m in the HUB Mixed Use Zone to allow for constructing a commercial building.

Attached are details providing information to setback to CP Property.

Request Variance to Rebuild Commercial Structure

(2) Variance required to allow for storage facility in lower level of Building.

The Manitoba Planning Act allows for variance to temporarily change the land use for a period of not more than 5 years,

Type of Items stored:

Storage business - normally household furniture, bedding, clothing - received by staff at street

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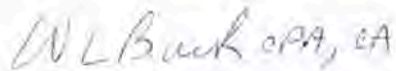
level - fumigated if necessary and placed in a container - container stored in lower level by staff
- retrieved for owner on request - only staff has access to storage area - open for business
during daytime hours by appointment only - could be some commercial inventory storage
arranged on same basis

Request list of Neighboring properties to complete the variances application, as per your
comments " a Community Participation Report shall be required. I will send you a list of
neighboring properties that you need to contact. Basically, you sent the letter with plans to
those property owners. Then prepare a letter that address to the City, documenting
information in the checklist (last page of [application forms](#))"

Look forward to further information for you.

Please let me know if you require further information

Regards

A handwritten signature in dark ink that reads "Warner Buck CPA, CA". The signature is written in a cursive, flowing style.

Warner Buck

5382280 Manitoba LTD

Letter of AuthorizationDate: Nov 6, 2018To: City of Brandon
Planning, Property & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3RE: 545 Pacific Ave (address or legal description of application)

I (We) hereby give authorization to:

Warner Buck (Applicant's name)

To apply for a development application for the above address.

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

5382280 Manitoba Ltd. WL Buck R 07 Nov 6, 2018

Name (Print)

Name (Signed)

Date

Warner Buck WL Buck R 07 Nov 6, 2018

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date