# ACTUAL COST[1] OF OBTAINING A ZONING MEMO FOR A TYPICAL RIVER HEIGHTS HOME

| | |
|---|---|
| Building Location Certificate | $ 475.00 |
| Application for Zoning Memo | 180.00 |
| Building Permit for Deck [2] | 1630.10 |
| Building Permit for Shed [3] | 1630.10 |
| Encroachment Application for Garbage Stand[4] | 143.85 |
| Encroachment Fee for Garbage Stand[5] | 320.25 |
| Application for Zoning Variance Garage[6] | 961.80 |
| Total | $ 5,341.10 |

[1] The cost of a zoning memo application reflects the proposed by-law cost of &180.00
[2] P.3
[3] P.3
[4] P.4
[5] P4 based on license fee for 5 yrs
[6] P5 If the application is successful there will be an additional annual encroachment fee assessed

# SURVEYOR'S BUILDING LOCATION

## C E R T I F I C A T E

**PREPARED FOR:**
Aikins, MacAulay & Thorvaldson LLP
Barristers and Solicitors
30th Floor - 360 Main Street
Winnipeg, MB
R3C 4G1

**CIVIC ADDRESS:**

**CERTIFICATE OF TITLE:**

**REGISTERED OWNER:**

**LEGAL DESCRIPTION:**
LOT BLOCK PLAN WLTO
IN RL 61, 62 AND 63 PARISH OF ST BONIFACE AND
IN RL 1 AND 2 PARISH OF ST CHARLES

**INSTRUMENT No.'s:**
None are registered against the property.

**DATE OF SURVEY:**
February 3, 2010

This is to certify that I have made the necessary measurements to determine the position of a two and one half storey dwelling numbered on the West side of in the City of Winnipeg and find that the same above ground level is contained entirely within the limits of the above described land.

The shed, garage and deck appurtenant to the said dwelling are contained entirely within the limits of the above described land.

Please note the location of the refuse stand.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

M.L.S.

**PLEASE SEE ATTACHED SKETCH**

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Attached to and forming part of
Building Location Certificate No. [redacted]

M.L.S.

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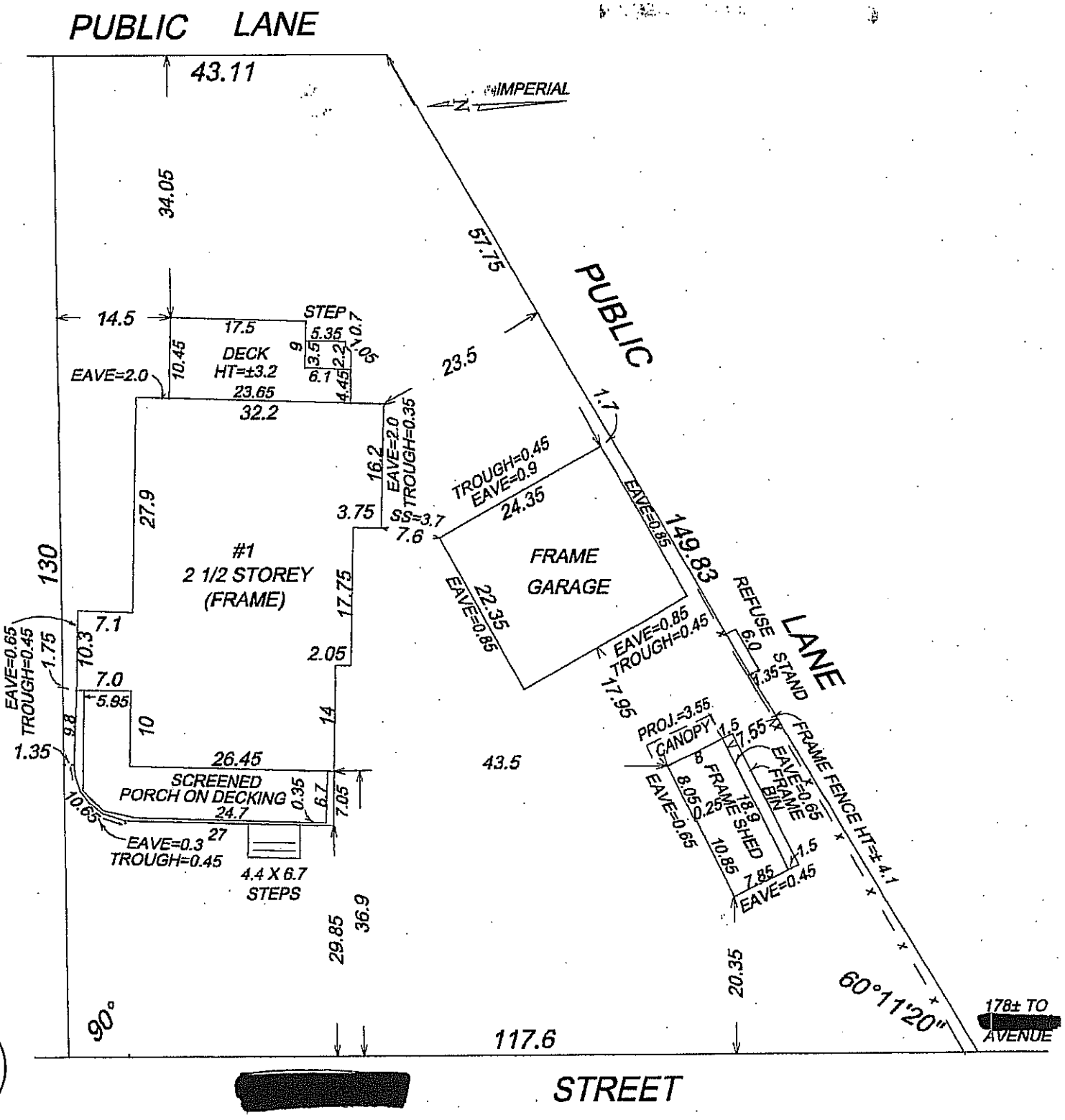
SKETCH




(2)

**Planning, Property & Development Department**
**Service de l'urbanisme, des biens et de l'aménagement**
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

# ZONING MEMORANDUM

[redacted]

To: **Aikins, MacAulay & Thorvaldson**
**360 Main ST Floor 30**
**Winnipeg, MB R3C 4G1**

Your Reference: [redacted]

RE: [redacted]

Batch: 4187 Receipt: 170237
Amount: $0.00 Ref:
Date Printed: 2/19/2010 08:44:11
CASHIER IDLROSNOSK

Legal Description: Lot Block Plan DGS
**LOT [redacted] BLOCK [redacted] PLAN [redacted] 61/3 ST B & 1/2 ST C**

The above mentioned land is zoned **R1-L PDO Airport Vicinity**

It is subject to **City of Winnipeg Zoning By-law 200/2006 and amendments thereto**

According to the Surveyor's Certificate prepared by [redacted] dated [redacted] submitted to me, it is my opinion that the building(s) indicated thereon **DOES NOT COMPLY** with the above By-law as to such yards and alignments as noted below:

**Shed provides a 20.35 foot front yard instead of 30.0 feet as required. Fence in required front yard exceeds the maximum allowable height of 4.0 feet. Detached garage provides a 1.7 foot north side yard instead of 4.0 feet as required. NOTE: Building permits required for deck over 2.0 feet in height and shed at a cost of $1630.10. Seperate cheque please.**

**It is therefore necessary for you to make application with this office for a variation of the Zoning regulations or alternatively, remove the subject structure. A copy of this memorandum is required when making the variance application.**

Date: February 18, 2010

R.B. Shaw
For Zoning Administrator

THIS ZONING MEMORANDUM IS NOT A CONFIRMATION OF ANY PERMITED USE OF LAND. THE ONLY CONFIRMATION OF A PERMITTED USE OF LAND IS AN OCCUPANCY PERMIT ISSUED BY THE PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT.

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Winnipeg

**Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement**

***Development and Inspections Division • Division de l'aménagement et des inspections***

**In reply please refer to:**

**Nancy Szyszkowski**
**Phone: (204) 986-2587**
**Fax : (204) 986-6347**

February 18, 2010

Aikins, MacAulay & Thorvaldson
360 Main ST Floor 30
Winnipeg, MB R3C 4G1

[redacted]

**RE:** [redacted]
**YOUR REFERENCE:** [redacted]
**OUR FILE:** [redacted] **GR**

We are in receipt of your application for a Zoning Memorandum. In this regard, a review of your application indicates:

- an encroachment in that: **Refuse stand encroaches onto public lane 8.1 square feet.**
- non-compliance to the City of Winnipeg Zoning By-law No. **200/2006** as to such yards and alignments in that: **Shed provides a 20.35 foot front yard instead of 30.0 feet as required. Fence in required front yard exceeds the maximum allowable height of 4.0 feet. Detached garage provides a 1.7 foot north side yard instead of 4.0 feet as required. NOTE: Building permits required for deck over 2.0 feet in height and shed at a cost of $1630.10. Seperate cheque please.**

**Encroachment:**

In accordance with the City of Winnipeg Encroachment By-law No. 692/74, this encroachment must be licensed or alternatively removed.

To maintain this encroachment under a license, please complete and sign the attached encroachment application and return with a cheque in the amount of **$143.85.** This amount includes the non-refundable application fee in the amount of **$79.80** (includes GST) and the encroachment license fee of **$64.05** (includes GST). The license, if approved, will be issued for the current year and the encroachment license fee will be added to the taxes for each ensuing year for the life of the encroachment. If the encroachment will be/has been removed, we will require an Inspection Fee of $117.60 (includes GST) to verify removal.

The City of Winnipeg Encroachment By-law No. 692/74 Section 6(3)(4) and Section 10 state, in part, that all applicable fees must be paid within 30 days of due date and that all applicable fees may be added to the taxes of the subject property in the same manner as ordinary municipal taxes.

Should you require further information about the encroachment, please contact our office.

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**Zoning Variance:**

It is also necessary for you to make an application for a variation of the Zoning regulations in reference to the above.

The following documentation is required in order to make the Variance application:

1. One copy of the present Certificate of Title or Status of Title (front and back of document), as evidence of ownership of the land involved. Copies are available at 276 Portage Avenue – 945-2042.

2. If the applicant is not the owner, authorization in writing from the owner directing or permitting the applicant to make the application (one copy).

3. One copy of a building location certificate supplied by a Manitoba Land Surveyor.

4. The application fee for the variance is **$961.80** (which includes GST).

**NOTE:** A minimum of 4 weeks should be allowed for processing of the Variance application.

For further information on the Zoning variance application, please contact:

## Roger Blackman-Shaw, Zoning Field Officer
## 986-7764

**DOCUMENTS AND FEE ARE REQUIRED TO BE SUBMITTED TO:**

Zoning and Permits Branch, Main Floor
Unit 31 – 30 Fort Street
Winnipeg, Manitoba R3C 4X7

**Please Note: In order to obtain a "complying" Zoning Memorandum, a subsequent request along with the prescribed fees as per Sections 69 & 70 of the Planning, Development & Building Fees By-Law No. 77/2009, will be required.**

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**Planning, Property and Development Department**
**Service de l'urbanisme, des biens et de l'aménagement**
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

# MAINTENANCE ENCROACHMENT APPLICATION

I/We hereby apply for permission to maintain an existing encroachment(s) in accordance with this application, and all by-laws and regulations applicable, and with the licensing arrangements in accordance with the provisions of The City of Winnipeg Encroachment By-law 692/74, and amendments thereto.

ADDRESS: [redacted]

NATURE OF APPLICATION: **REFUSE STAND ENCROACHES ONTO PUBLIC LANE**

Total area of encroachment **8.1** Square Feet

_____ _____
Owner/Agent of Property (please print) Signature

Address: _____ Postal Code: _____ Telephone: _____

**OFFICE USE ONLY:**
(Routing Date Started: _____)

Street Maintenance Date: _____ Per: _____

Traffic Engineering Date: _____ Per: _____

Designated Officer Date: _____ Per: _____

Application Fee: **$79.80** Date Issued: _____

Yearly fee added to taxes: **$64.05** Tax Roll Number: [redacted]

Receipt No. _____ License No. PEL _____

(b)