Minutes – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 15 Variance – 384 Parkview Street
(St. James Ward)
File DAV 215374/2019C

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" to permit as follows:

1. For the establishment of two (2) residential zoning lots to permit lot areas of 2,712 square feet (251.9 square metres)

3. For the maintenance of a detached garage on Lot 78 without the existence of a principal building on the same lot

Subject to the following conditions:

1. That the height of the principal building(s) shall be limited to a maximum of 30 feet.

2. That no front driveway approach shall be permitted.

3. That there shall be no new garages constructed attached to any principal dwelling on the subject property.

4. That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.

5. That the Owner must submit plans showing the location and design of any and all proposed:

   A. buildings
   B. accessory parking areas
   C. fencing

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

BOARD OF ADJUSTMENT DECISION (continued):

6. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two (2) feet from any side lot line, measured from the exterior finish of said building elements.

7. That Variance #3, with respect to the maintenance of a detached garage, shall terminate on January 31, 2021.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Joel Remis,

That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Joel Remis,

That the receipt of public representations be concluded.

Carried

Moved by Joel Remis,

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated December 19, 2019.

Carried

DECISION MAKING HISTORY (continued):

Moved by Joel Remis,

That the recommendation of the Winnipeg Public Service be concurred in, with the following amendment:

- In Condition 7, delete “2020” and replace with “2021”.

and the Variance be approved.

Carried

Moved by Joel Remis,

That the public hearing with respect to this application be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
BOARD OF ADJUSTMENT

DAV 215374/2019C

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Evans Joel Remis
Hearing:	January 8, 2020 Council Building, 510 Main Street
Applicant:	Central Homes (Roland Demauleon)
Premises Affected:	384 Parkview Street
Legal Description:	LOT 78/79 BLOCK 7 PLAN 1133 31/2 ST JA, hereinafter called "the land"
Property Zoned:	"R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family-Medium Planned Development Overlay-1
Nature of Application:	To vary the "R1-M PDO-1 Airport Vicinity Protection Area" District Dimensional standards of the Winnipeg Zoning By-Law No. 200/2006 to permit as follows: 1. for the establishment of two (2) residential zoning lots to permit lot areas of 2712 square feet (251.9 square metres) instead of 3,500 square feet (325.2 square metres); 2. for the construction of a single family dwelling on each lot to permit the following: A. on Lot 78, a north side yard of 2 feet (0.61 metre) instead of 3 feet (0.91 metre); B. on Lot 79, a south side yard of 2 feet (0.61 metre) instead of 3 feet (0.91 metre)

3. for the maintenance of a detached garage on Lot 78 without the existence of a principal building on the same lot.

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated December 19, 2019.

ORDER:

The Board of Adjustment orders that the provisions of the "R1-M PDO-1 Airport Vicinity Protection Area" District Dimensional standards of the Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” to permit as follows:

1. For the establishment of two (2) residential zoning lots to permit lot areas of 2,712 square feet (251.9 square metres)

3. For the maintenance of a detached garage on Lot 78 without the existence of a principal building on the same lot

subject to the following condition(s), which the Board of Adjustment considers necessary to ensure compliance with criteria (a) to (d) as outlined in Subsection 247(3) of The City of Winnipeg Charter, namely:

1. That the height of the principal building(s) shall be limited to a maximum of 30 feet.

2. That no front driveway approach shall be permitted.

3. That there shall be no new garages constructed attached to any principal dwelling on the subject property.

4. That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.

5. That the Owner must submit plans showing the location and design of any and all proposed:

   A. buildings
   B. accessory parking areas
   C. fencing

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

6. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two (2) feet from any side lot line, measured from the exterior finish of said building elements.

7. That Variance #3, with respect to the maintenance of a detached garage, shall terminate on January 31, 2021.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

NOTE: VARIANCE REQUESTED HAS BEEN MODIFIED

DATE OF ORDER: January 14, 2020

CERTIFIED BY:

K. McMillan
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on January 31, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Variance Order No. DAV 215374/2019C; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Demauleon Rolans

In Opposition:

Nil

For Information:

Susan Foster

For the City:

S. Jerez, Planner, Planning, Property and Development Department
R. Hayer, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 215374/2019C

1. Application dated December 18, 2019
2. Notification of Public Hearing dated December 18, 2019
3. Manitoba Status of Title 3034092/1
4. Letter of authorization dated November 14, 2019, from Christopher Demauleon-Bartolay to Roland Demauleon, Central Homes
5. Surveyor's Building Location Certificate and sketch dated November 8, 2019
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Plans, Sheets 1 to 13 inclusive, for File DAV 215374/2019C dated December 5, 2019
8. Petition in support of the application purporting to contain the signatures of six area residents, submitted by the applicant
9. Report from the Urban Planning Division dated December 19, 2019
10. Inspection Report
11. Communication dated January 7, 2020 from Susan Foster with respect to the matter

Exhibit “9” referred to in File DAV 215374/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-215374/C – 384 Parkview Street

Issue: For consideration at the public hearing for a variance associated with the establishment of two residential lots.

Critical Path: Board of Adjustment as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **approval, in part,** of the application to vary the "R1-M PDO-1 Airport Vicinity Protection Area" dimensional standards of Zoning By-Law No. 200/2006 to permit as follows:

1. for the establishment of two (2) residential zoning lots to permit lot areas of 2,712 square feet (251.9 square metres) instead of 3,500 square feet (325.2 square metres);
2. ~~for the construction of a single family dwelling on each lot to permit the following:~~
   - ~~A. on Lot 78, a north side yard of 2 feet (0.61 metre) instead of 3 feet (0.91 metre);~~
   - ~~B. on Lot 79, a south side yard of 2 feet (0.61 metre) instead of 3 feet (0.91 metre)~~
3. for the maintenance of a detached garage on Lot 78 without the existence of a principal building on the same lot.

Subject to the following condition(s):

1. That, the height of the principal building(s) shall be limited to a maximum of 30 feet.
2. That, no front driveway approach shall be permitted.
3. That, there shall be no new garages constructed attached to any principal dwelling on the subject property.
4. That, any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.

5. That, the Owner must submit plans showing the location and design of any and all proposed:

    A. buildings;

    B. accessory parking areas;

    C. fencing;

    on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

6. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two (2) feet from any side lot line, measured from the exterior finish of said building elements.

7. That Variance #3, with respect to the maintenance of a detached garage, shall terminate on January 31, 2020.

REASON FOR THE REPORT

- Variance applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the Board of Adjustment's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, development permits for the establishment of two residential lots may be issued.

FILE/APPLICANT DETAILS

FILE:	DAV 19-215374/C
RELATED FILES:	
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.203 (King Edward)
SUBJECT:	To vary the "R1-M PDO-1 Airport Vicinity Protection Area" dimensional standards of Zoning By-Law No. 200/2006 to permit as follows: 1) for the establishment of two (2) residential zoning lots to permit lot area of 2712 square feet (251.9 square metres) instead of 3500 square feet (325.2 square metres); 2) for the construction of a single family dwelling on each lot to permit the following: a) on Lot 78,

LOCATION: 384 Parkview ST
LEGAL DESCRIPTION: LOT 78/79 BLOCK 7 PLAN 1133 31/2 ST JA

APPLICANT: Roland Demauleon
1879 Notre Dame Avenue
Winnipeg , Manitoba R3H 0J3

OWNER: CHRISTOPHER DEMAULEON-BARTOLAY
354 PARKVIEW Street
Winnipeg , Manitoba R3J 1S6

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a variance with respect to a property may be approved if the variance:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the west side of Parkview Street, in the King Edward Neighbourhood of the St. James Ward.
- The subject property is located within the Areas of Stability – Mature Communities policy area under the *Complete Communities Direction Strategy*. The property is zoned “R1-M” – Residential Single-Family (Medium).
- The subject property is 5,424 square feet in area, with a lot width of 50 feet and a lot depth of approximately 108 feet. A one and one half storey 1,025 square foot single-family dwelling constructed in 1947, and an accessory detached garage, are currently located on the site.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residential uses zoned “RM-1” – Residential Single-Family (Medium).

South: Single-family residential uses zoned “RM-1” – Residential Single-Family (Medium).

East: Parkview Street, then single-family residential uses zoned “RM-1” – Residential Single-Family (Medium).

West: Public lane, then single-family residential uses zoned “RM-1” – Residential Single-Family (Medium).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to split the existing 50 foot wide parcel into two (2) residential zoning lots, Lot 78 and Lot 79. Each of the proposed lots are to have a width of 25 feet.
- The applicant intends to demolish the existing single-family dwelling located on the subject property and construct a new single-family dwelling on each of the proposed two lots.
- Design drawings for the proposed dwellings have been submitted as part of this application, but the applicant has communicated to the Urban Planning Division that these drawings are conceptual.
- Each of the proposed lots are to be serviced by the rear public lane. On proposed Lot 78, the applicant intends to keep the existing detached garage so that it can be utilized as an accessory structure for the future single-family dwelling.

COLLABORATION

- Prior to submitting an application, the applicant did not contact the Urban Planning Division in order to receive preliminary feedback and determine the Division's level of support.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in what is classified as an Area of Stability in *Complete Communities'* Urban Structure map. Areas of Stability will accommodate low to moderate density infill development in order to support more efficient use of land, infrastructure and services, as well as enhance housing choice and affordability.
- With regard to this proposal, key policies guiding the development of Areas of Stability include:
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The “R1-M” – Residential Single-Family (Medium) zoning district requires a minimum lot area of 3,500 square feet. The applicant is requesting to establish two (2) lots, each with a lot area of 2,712 square feet. As such, a variance for lot area is required.
- Per the dimensional standards of the Zoning By-law, the required side yards for dwellings on the subject property are three (3) feet. The applicant is proposing a north side yard of two (2) feet on proposed Lot 78, and a south side yard of two (2) feet on proposed Lot 79. As such, variances for side yards are requested.
- Per the dimensional standards of the Zoning By-law, no accessory structure is permitted on any lot without the existence of the principal building to which it is accessory. A detached garage is considered an accessory structure, and as such, is not permitted to exist without a principal building (such as a single-family dwelling). The applicant is proposing to maintain the existing detached garage so that it may be accessory to a future single-family dwelling on proposed Lot 78. As such, a variance for maintaining this garage is requested.

ANALYSIS OF VARIANCES

- As noted above, the subject property is located in the Areas of Stability policy area under the *Complete Communities Direction Strategy*. Policies guiding development in Areas of Stability support the subdivision of a parcel of land into two or more lots when it is done in a context-sensitive manner.

Lot Area

- Typically with applications that seek to vary the lot area of proposed new residential lots, the Urban Planning Division will base support on existing examples of lots that are the same size as those proposed on the same block.
- On this block of Parkview Street, there are currently a total of 75 established residential lots zoned “R1-M” – Residential Single-Family (Medium). Of these, there are 37 lots with similar lot areas as those on the proposed Lot 78 and Lot 79, respectively.
- As such, the variances for lot width and lot area would facilitate the development of two (2) new single-family residential lots in a manner that is consistent with 49 percent of the existing established residential lots on this block of Parkview Street.
- Of these 37 lots of with similar area as those proposed, 16 lots contain residential dwellings which were constructed between the years 1913 and 1945. Seven (7) lots contain residential dwellings constructed between 1946 and 2010. As such, established residential lots of the proposed size may be considered a long-established feature of residential development on this block.
- Based on these examples, the Urban Planning Division is recommending that the variance for lot area be approved.

~~*Side Yards*~~

- The Urban Planning Division is **not** supportive of the variances for side yards of two (2) feet instead of the required (3) feet because it is generally expected that new single-family dwellings can comply with the dimensional standards for required yards on lots of the proposed sizes.

- In some cases, the Urban Planning Division will support variances for side yards of no less than two (2) feet for lot split applications when an existing dwelling is being maintained. In these cases, the existing dwelling was constructed prior to the enactment of the current Zoning By-law, and may be located between two (2) feet and three (3) feet from the proposed new lot line. As such, the side yard requirement is considered a hardship created by the Zoning By-law, and the Urban Planning Division will consider support of a variance in order for the existing dwelling to be maintained.
- The Urban Planning Division will also sometimes support variances for side yards of two (2) feet in lot split applications where the reduced yard is 'interior' to the overall site, and the opposite side yards (ie, the ones flanking adjacent properties) are increase to four (4) feet. In cases like this, the reduced 'interior' side yard enables an increased 'exterior' yard, thereby creating a more generous side yard next to adjacent properties, and allowing window openings.
- However, in the case of the subject application where two (2) new dwellings are being constructed, and the opposite side yards are three (3) feet, there is no hardship created by the dimensional standards of the Zoning By-law with regard to side yards for new dwellings.
- In recent years, the Public Service has received a significant number of similar proposals on lots that have similar dimensions to the proposed lots. In these cases, the proposed new dwellings conform to the required side yards. There is nothing indicating that the proposed new dwellings on the subject property can not comply with the side yard requirement of three (3) feet.
- For the above reasons, the Urban Planning Division is not supportive of the variance for reduced side yards.

Maintenance of a detached garage

- As noted above, the applicant intends to demolish the existing dwelling on the subject property and construct a single-family dwelling on each of the proposed established lots, Lots 78 and 79. However, the applicant wishes to maintain the existing detached garage on the proposed Lot 78, for use as an accessory structure to the future dwelling on this future lot.
- In order to ensure that the existing garage does not remain for an extended period of time without this proposed principal building, the Urban Planning Division recommends that the variance to maintain this detached garage be approved subject to a condition that this particular variance expire after one (1) year.
- This recommended time limit will ensure that the garage being maintained without a principal dwelling is a temporary situation that only allows the detached garage to exist until a new principal dwelling is constructed.

COMPATABILITY WITH SURROUNDING AREA

- In order to maintain the character of the existing built form in this residential area, a few conditions of approval are recommended. These include: that garages not be attached to the principal dwelling; that vehicle access to each property be directly from the rear public lane (i.e., no front approaches); that there be an entrance on the front wall of the building to face the street; and that building heights be limited to a maximum of 30 feet.

PLAN APPROVAL

- The Urban Planning Division is recommending a condition that final designs for the proposed dwellings be subject to plan approval by the Director of Planning, Property and Development. This is in order to review the cladding materials and colour renderings/elevations proposed for the dwellings to ensure the development complements the existing character of the street. It is also recommended to ensure that the dwellings have some distinguishing characteristics that set them apart from one another avoiding a “cookie cutter” style of development.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends **approval, in part,** for the following reasons:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

In that, the variances, in part, are consistent with the Complete Communities Direction Strategy*, which supports the subdivision of a parcel of land into two or more lots when done in a context-sensitive manner.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, the proposed variances, in part, do not have an adverse effect on adjacent properties, and are compatible with the surrounding neighbourhood.

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, the proposed variances, in part, will allow the applicant to introduce moderate intensification on the subject property that is consistent with Complete Communities Direction Strategy.

(d) is compatible with the area in which the property to be affected is situated.

In that, the proposal is consistent with existing established lots on the subject block.

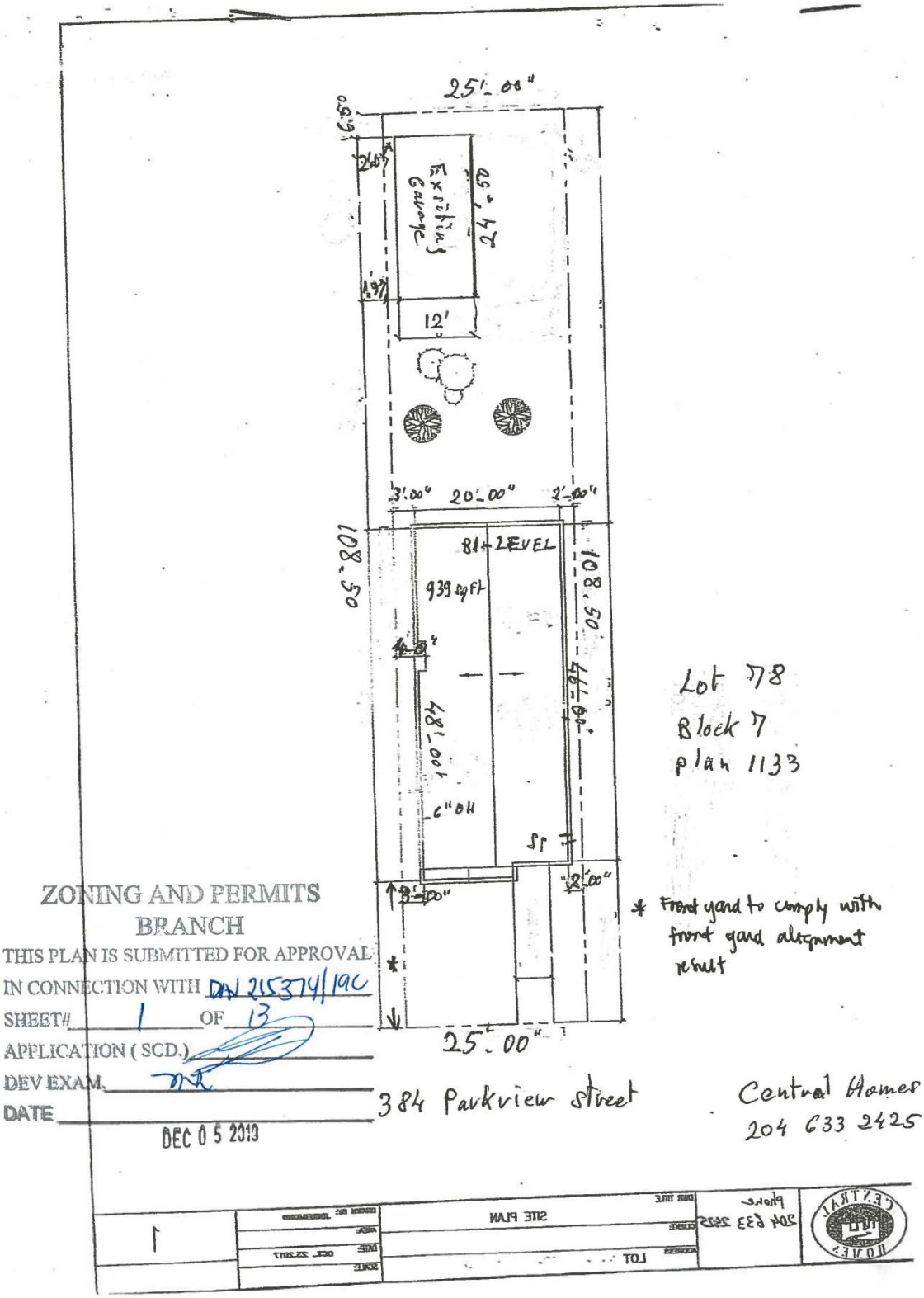
CONSULTATION

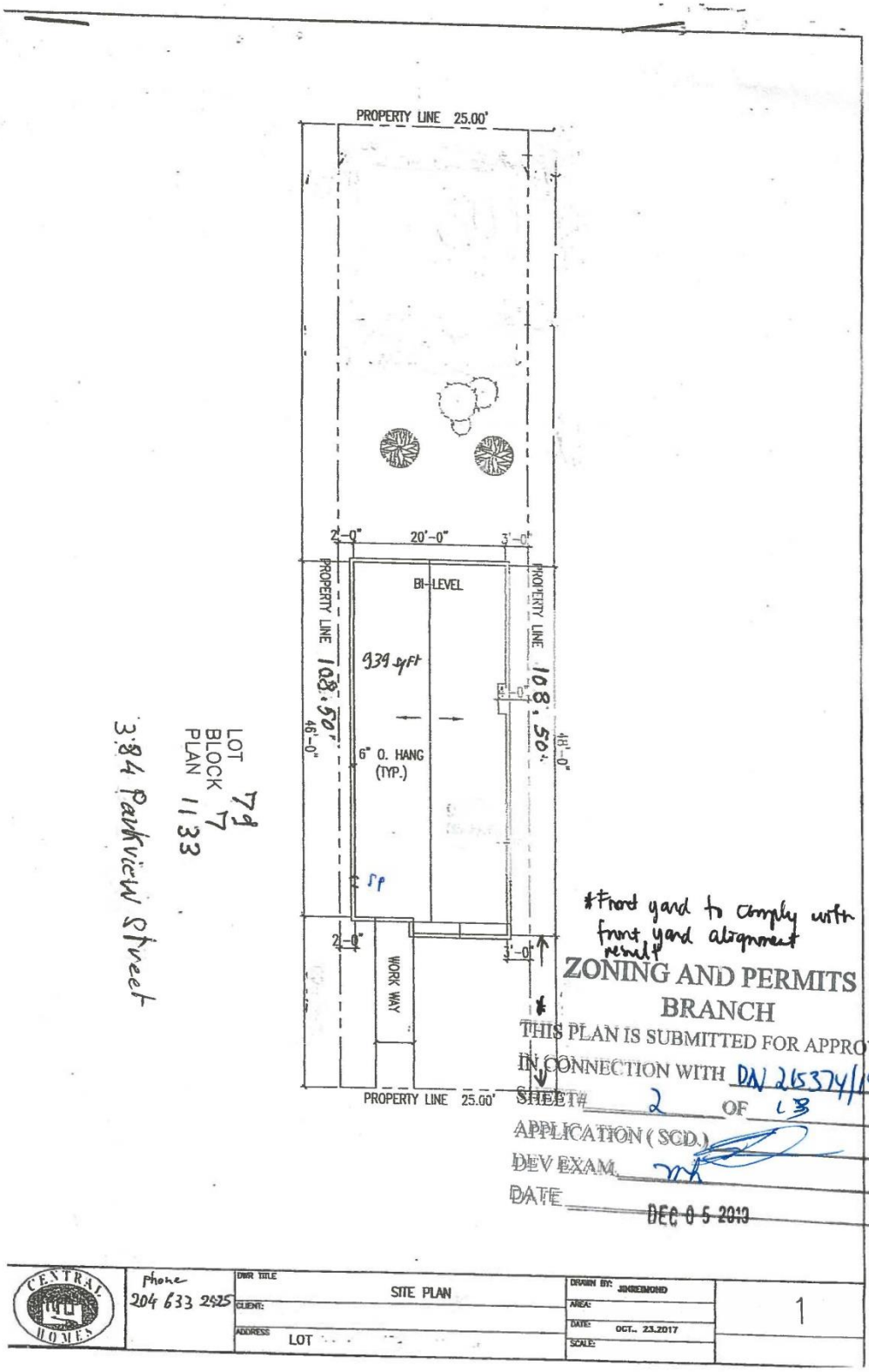
In preparing this report there was internal consultation with: N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Robert Galston, MCP
Date:	Thursday, December 19, 2019
File No.	DAV 19-215374/C

Exhibit "7" referred to in File DAV 215374/2019C

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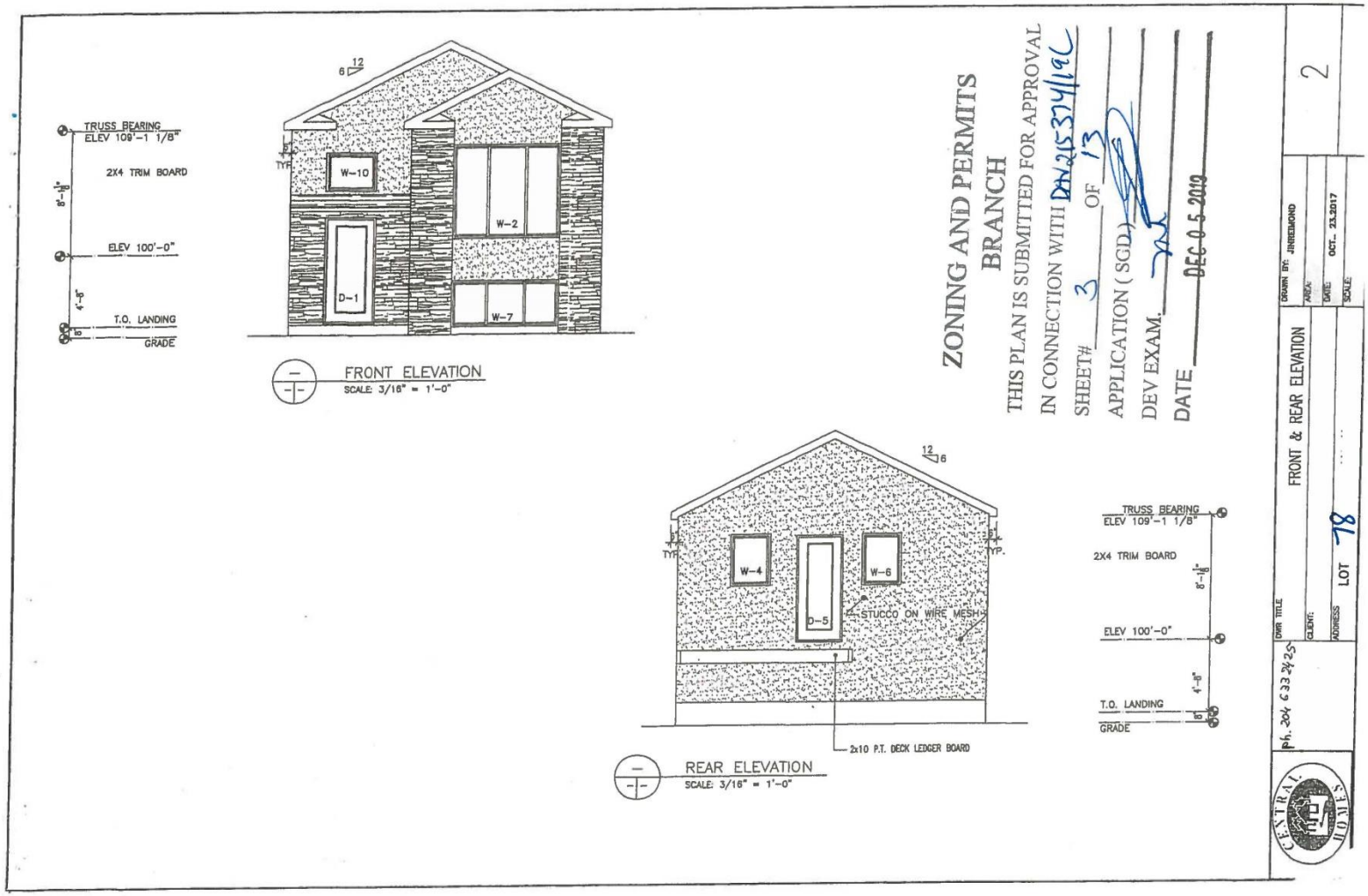
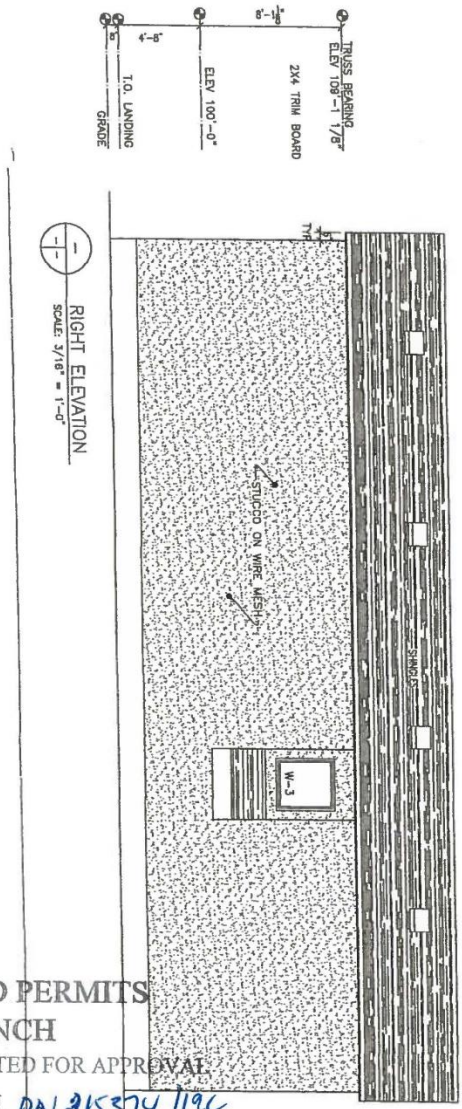
2'-0"
20'-0"
3'-0"
BI-LEVEL
939 sq ft
PROPERTY LINE 103.50'
PROPERTY LINE 103.50'
46'-0"
46'-0"
6" O. HANG (TYP.)
FF
2'-0"
3'-0"
WORK WAY
PROPERTY LINE 25.00'
LOT 79
BLOCK 7
PLAN 1133
384 Parkview Street
#Front yard to comply with front yard alignment result
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 215374/19C
SHEET# 2 OF 13
APPLICATION (SCD.)
DEV EXAM. MK
DATE DEC 0 5 2019
CENTRAL HOMES
Phone 204 633 2425
DWR TITLE SITE PLAN
CLIENT:
ADDRESS LOT
DRAWN BY: JSREDMOND
AREA:
DATE: OCT. 23.2017
SCALE:
1


TRUSS BEARING
ELEV 109'-1 1/8"
2X4 TRIM BOARD
8'-1 1/8"
ELEV 100'-0"
4'-8"
T.O. LANDING
GRADE
6 12
TYP.
W-10
W-2
D-1
W-7
FRONT ELEVATION
SCALE: 3/16" = 1'-0"
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW 215334/19C
SHEET# 3 OF 13
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 05 2019
12 6
W-4
W-6
D-5
STUCCO ON WIRE MESH
2x10 P.T. DECK LEDGER BOARD
REAR ELEVATION
SCALE: 3/16" = 1'-0"
TRUSS BEARING
ELEV 109'-1 1/8"
2X4 TRIM BOARD
8'-1 1/8"
ELEV 100'-0"
4'-8"
T.O. LANDING
GRADE
OWN TITLE
CLIENT:
ADDRESS LOT 78
Ph. 204 633 2425
FRONT & REAR ELEVATION
DRAWN BY: JIMREDMOND
AREA:
DATE: OCT. 23.2017
SCALE:
2
CENTRAL HOMES



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DA1215374/19C

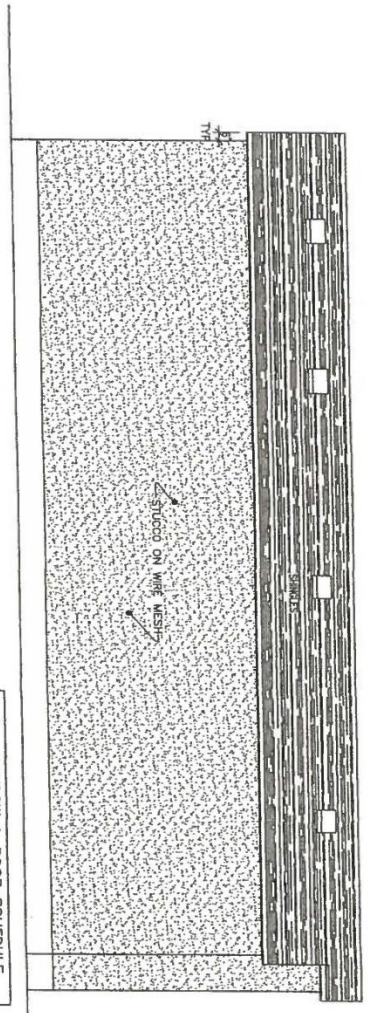
SHEET# 4 OF 13

APPLICATION (SGD.)

DEV EXAM. MR

DATE DEC 05 2019

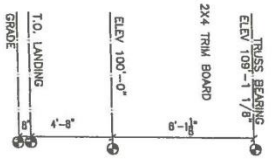
CENTRAL HOMES	1	DWG TITLE: RIGHT ELEVATION	DRAWN BY: JINREIMOND	3
		CLIENT:	AREA:	
		ADDRESS: SPEC HOME Lot 78	DATE: OCT., 23.2017	
			SCALE:	



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

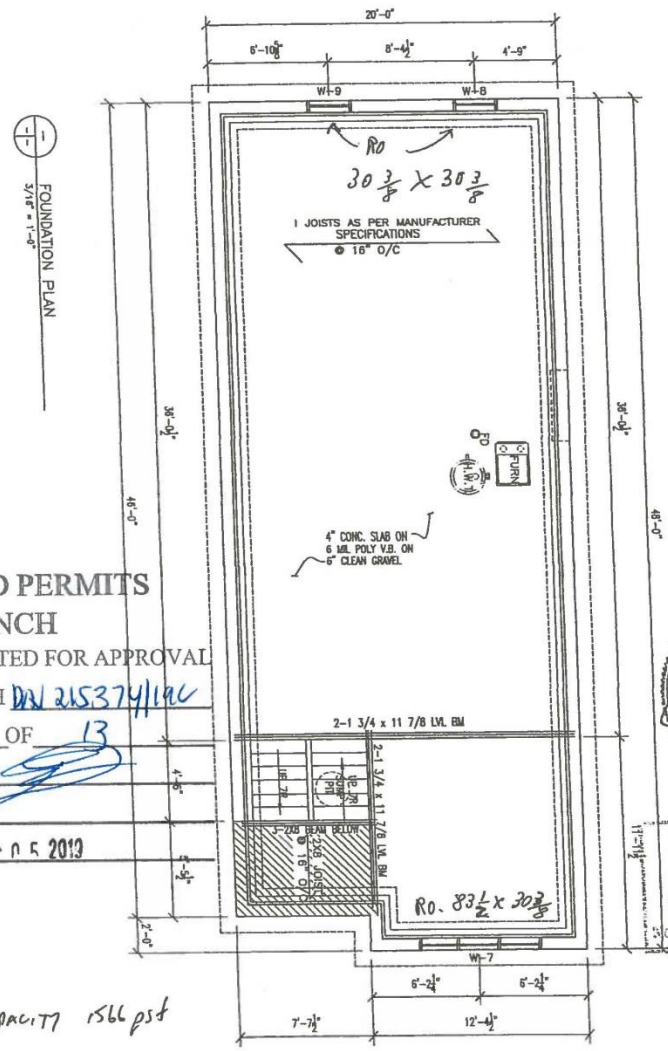
WINDOW & DOOR SCHEDULE		
NO.	TYPE	NOMINAL SIZE
D-1	SEEL ;DR	3/0 x 8/8
W-2	CUSTOMER DECIDE	83 1/2" x 73 3/4"
W-3	CUSTOMER DECIDE	30 3/8" x 40 1/4"
W-4	CUSTOMER DECIDE	30 3/8" x 40 1/4"
W-5	SEEL ;DR	2/8 x 8/8
W-6	CUSTOMER DECIDE	30 3/8" x 40 1/4"
W-7	BASEMENT	83 1/2" x 30 3/8"
W-8	AT PRICING/PLUS TRANS	30 3/8"x40 1/4"
W-9	AT PRICING/PLUS TRANS	30 3/8"x40 1/4"
W-10	AT PRICING/PLUS TRANS	38" x 30 3/8"

NOTE:
ROUGH OPENINGS TO BE PROVIDED BY WINDOW SUPPLIER



ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVA
IN CONNECTION WITH DAV 215374/19
SHEET# 5 OF 13
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 0 5 2019

CENTRAL HOMES	DWR TITLE: LEFT ELEVATION	DRAWN BY: JINREIMOND	4
	CLIENT:	AREA:	
	ADDRESS: SPEC HOME Lot 78	DATE: OCT.. 23.2017	
		SCALE:	



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DN 215374/19C

SHEET# 6 OF 13

APPLICATION (SGD.)

DEV EXAM.

DATE DEC 0 5 2019

PROVINCE OF MANITOBA
D. G. BELL
Member
7699
REGISTERED PROFESSIONAL ENGINEER
3-26-19

Certificate of Authorization
Mid Canada Reinforcing Inc.
No. 133 Date: 3-26-19

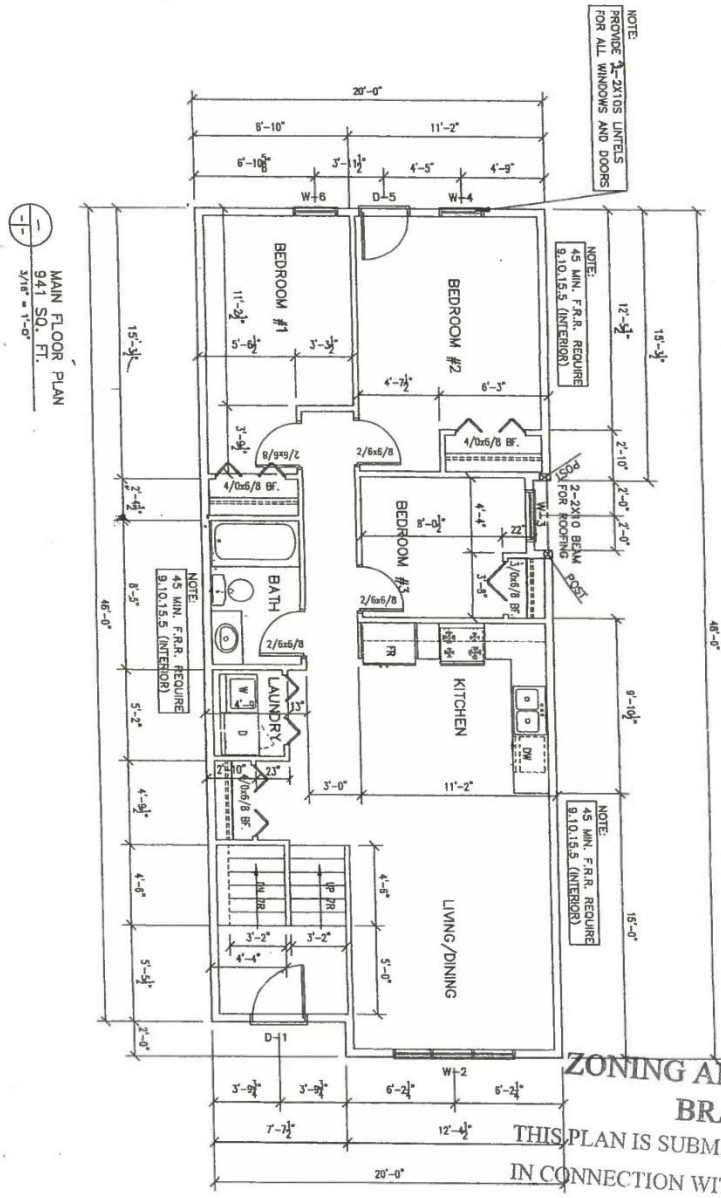
Soil capacity 1566 psf

Design per MBC 2011
Loads
D.L. 15 psf
L.L. 40 psf) Floors
D.L. 15 psf
L.L. 26 psf) Roof

Certificate of Authorization
Laurel Ridge Consulting Inc.
No. 4481 Date: 03-13-18

PROVINCE OF MANITOBA
D. G. BELL
Member
7699
REGISTERED PROFESSIONAL ENGINEER
03-13-18

CENTRAL HOMES	DWR TITLE: FOUNDATION PLAN	DRAWN BY: JINREIMOND	6
	CLIENT:	AREA:	
	ADDRESS: LOT lot 78	DATE: OCT. 23.2017	
		SCALE:	

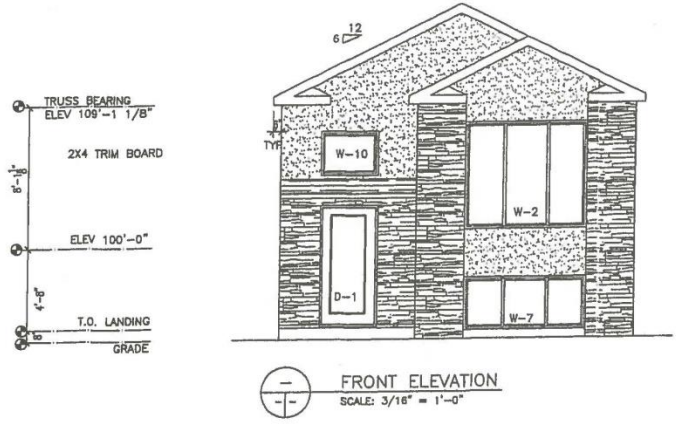


MAIN FLOOR PLAN
941 SQ. FT.
3/16" = 1'-0"

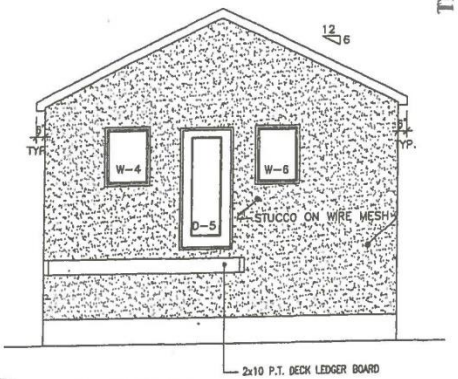
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN215374/19C
SHEET# 7 OF 13
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 0 5 2019

CENTRAL HOMES	DWR TITLE: FLOOR PLAN	DRAWN BY: JINREIMOND	5
	CLIENT:	AREA:	
	ADDRESS: LOT 78	DATE: OCT.. 23.2017	
		SCALE:	

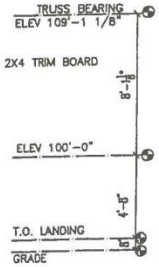
Reversed Plan



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW 3153741ac
SHEET# 3 OF 13
APPLICATION (SGD.)
DEV EXAM
DATE NOV 05 2019

2

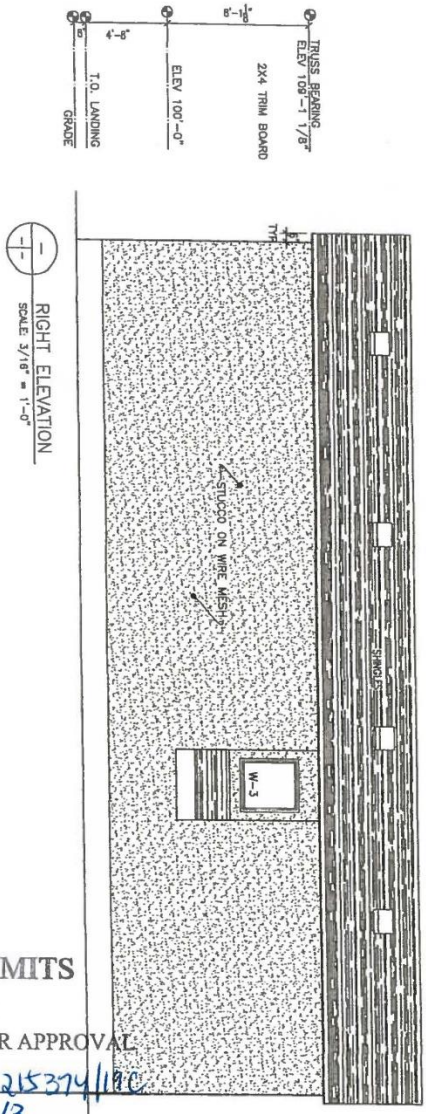
DRAWN BY: JINREMOND
AREA:
DATE: OCT., 23.2017
SCALE:

FRONT & REAR ELEVATION

OWN TITLE
CLIENT:
ADDRESS: LOT 19

Ph. 204 633 2425

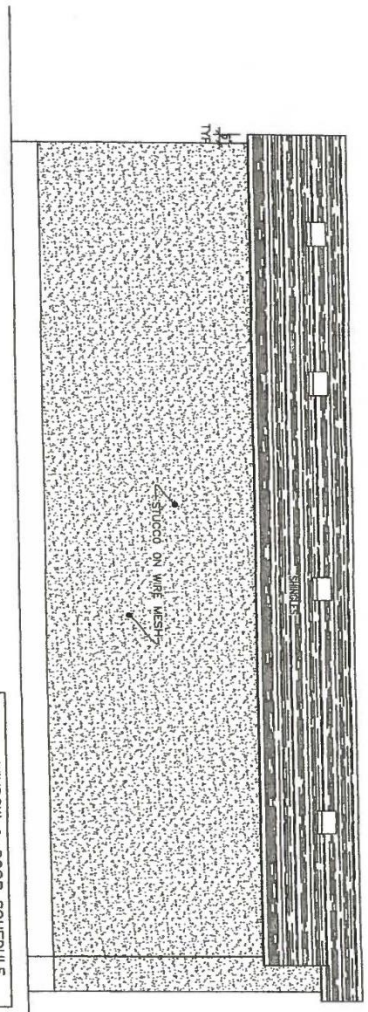
CENTRAL HOMES



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DNI 215374/19C
SHEET# 9 OF 13
APPLICATION (SGD.)
DEV EXAM. MH
DATE DEC 05 2019

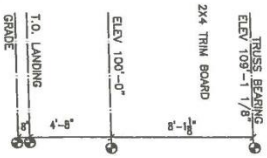
CENTRAL HOMES	DWR TITLE: RIGHT ELEVATION	DRAWN BY: JINREIMOND	3
	CLIENT:	AREA:	
	ADDRESS: SPEC HOME Lot 79	DATE: OCT.. 23.2017	
		SCALE:	



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

WINDOW & DOOR SCHEDULE		
NO.	TYPE	NOMINAL SIZE
D-1	SEEL JAR	3/0 x 6/8
W-2	CUSTOMER DECIDE	83 1/8" x 73 3/4"
W-3	CUSTOMER DECIDE	30 3/8" x 40 1/4"
W-4	CUSTOMER DECIDE	30 3/8" x 40 1/4"
W-5	SEEL JAR	2/8 x 6/8
W-6	CUSTOMER DECIDE	30 3/8" x 40 1/4"
W-7	BASEMENT	83 1/8" x 30 3/8"
W-8	AT FRAMING/PLUS TRANS	30 3/8"+40 1/4"
W-9	AT FRAMING/PLUS TRANS	39 3/8"+40 1/4"
W-10	AT FRAMING/PLUS TRANS	39" x 30 3/8"

NOTE: ROUGH OPENINGS TO BE PROVIDED BY WINDOW SUPPLIER



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAN 215374/19C

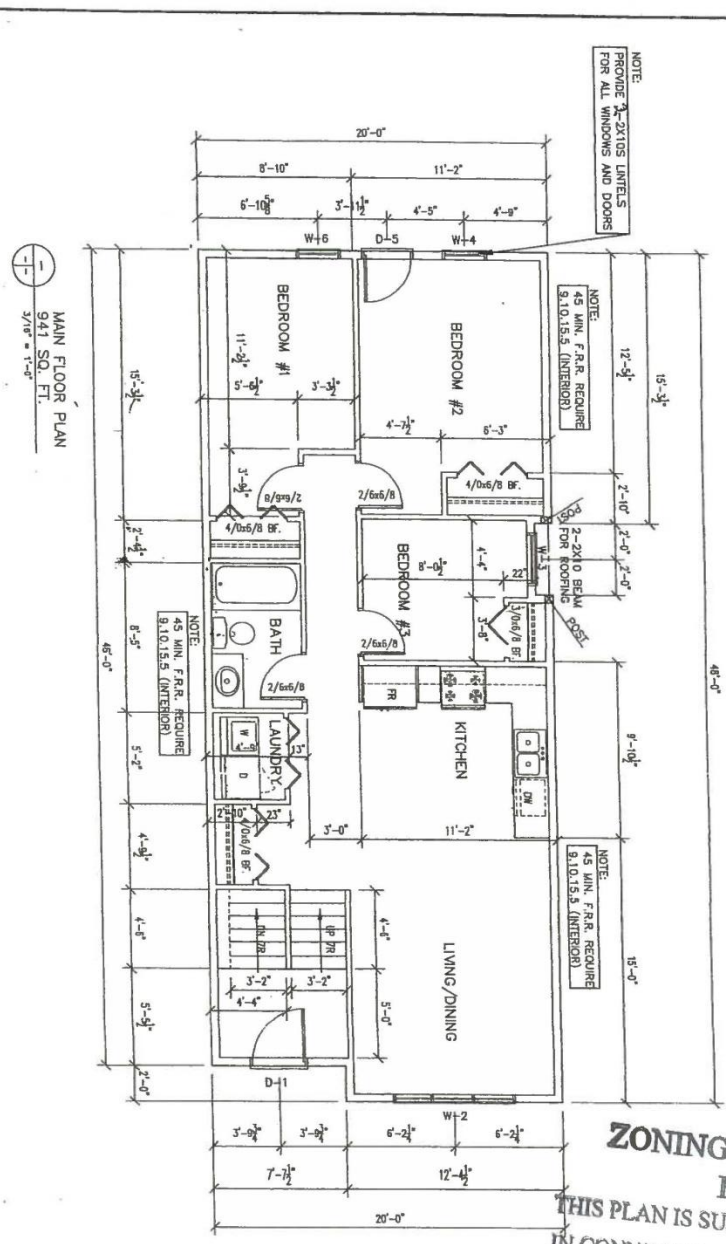
SHEET# 10 OF 13

APPLICATION (SGD.)

DEV EXAM.

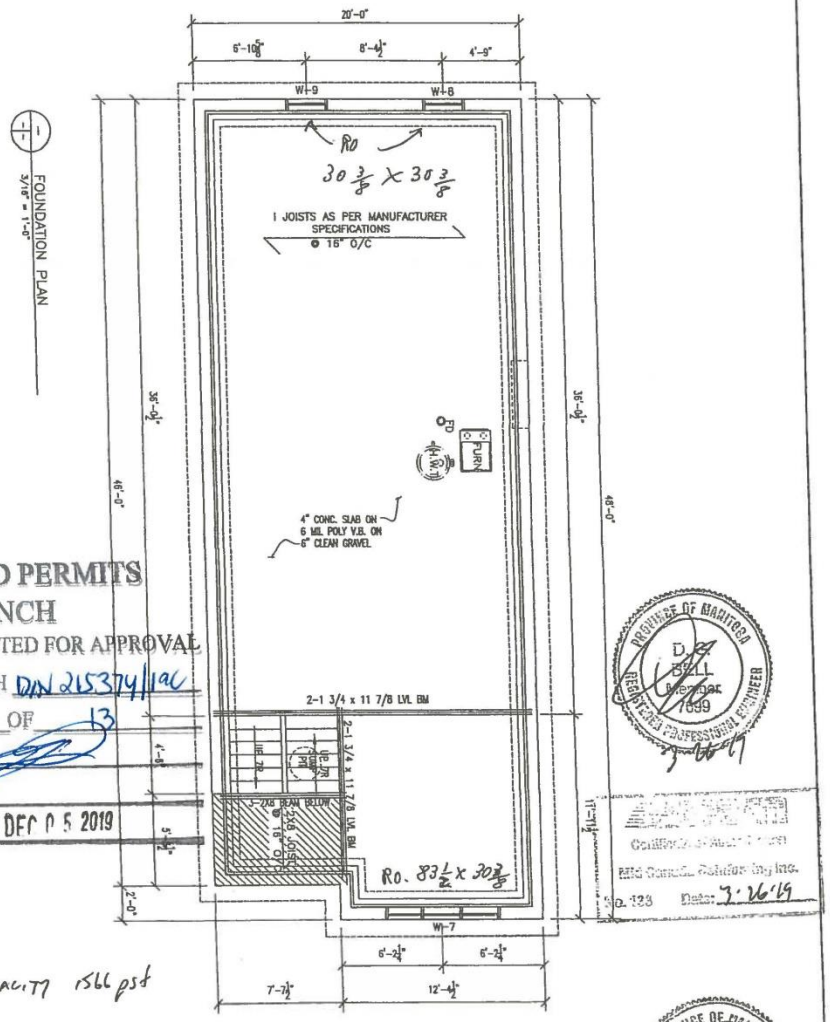
DATE

CENTRAL HOMES	DWR TITLE: LEFT ELEVATION	DRAWN BY: JINREIMOND	4
	CLIENT:	AREA:	
	ADDRESS: SPEC HOME Lot 79	DATE: OCT.. 23.2017	
		SCALE:	



ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 215374/19C
SHEET# 11 OF 13
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 0 5 2019

CENTRAL HOMES	DWR TITLE: FLOOR .PLAN	DRAWN BY: JINREMOND	5
	CLIENT:	AREA:	
	ADDRESS: LOT 79	DATE: OCT.. 23.2017	
		SCALE:	



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAN 215374/19C

SHEET# 12 OF 13

APPLICATION (SGD.)

DEV EXAM.

DATE DEC 05 2019

PROVINCE OF MANITOBA
D. C. BELL
Member
7699
REGISTERED PROFESSIONAL ENGINEER

Certificate of Authorization
Laurel Ridge Consulting Inc.
No. 123 Date: 3.26.19

Soil capacity 1561 psf

Design per MBC 2011
Loads
D.L. 15 psf } Floors
L.L. 40 psf }
D.L. 15 psf } Roof
L.L. 26 psf }

Certificate of Authorization
Laurel Ridge Consulting Inc.
No. 4401 Date: 03-13-18

PROVINCE OF MANITOBA
D. C. BELL
Member
7699
REGISTERED PROFESSIONAL ENGINEER

CENTRAL HB HOMES	DWG TITLE: FOUNDATION PLAN	DRAWN BY: JINREDMOND	6
	CLIENT:	AREA:	
	ADDRESS: LOT 79	DATE: OCT. 23.2017	
		SCALE:	



ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 215374/19C
SHEET# 13 OF 13
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 05 2019