Minutes – Board of Adjustment – February 5, 2020

PUBLIC HEARINGS

Item No. 12 Variance – 785 Buckingham Road
(Charleswood-Tuxedo-Westwood Ward)
File DAV 213307/2019C

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the establishment of two residential zoning lots to permit the following:

1. Lot widths of 50 feet (15.24 metres)

2. Lot areas of 12,690 square feet (1,178.9 square metres).

DECISION MAKING HISTORY:

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

Moved by Bill Evans,

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

Carried

Moved by Bill Evans,

That the receipt of public representations be concluded.

Carried

Moved by Bill Evans,

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 January 13, 2020.

Carried

DECISION MAKING HISTORY (continued):

Moved by Bill Evans,

That the recommendation of the Winnipeg Public Service be concurred in, and the Variance be approved.

Carried

Moved by Bill Evans,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
BOARD OF ADJUSTMENT

DAV 213307/2019C

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Evans Kara Bjornson
Hearing:	February 5, 2020 Council Building, 510 Main Street
Applicant:	ICAN Construction & Renovation (Ryan Ingimundson)
Premises Affected:	785 Buckingham Road
Legal Description:	LOT 89 PLAN 20351 45/48 ST C, hereinafter called “the land”
Property Zoned:	"R1-L" Residential Single-Family Large
Nature of Application:	To vary the Special Boundary Conditions of the Winnipeg Zoning By-Law No. 200/2006 for the establishment of two residential zoning lots to permit: A. lot widths of 50 feet (15.24 metres) instead of 63.47 feet (19.35 metres) B. lot areas of 12,690 square feet (1,178.9 square metres) instead of 16,308.5 square feet (1,515.1 square metres

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 January 13, 2020.

ORDER:

The Board of Adjustment orders that the provisions of the Special Boundary Conditions of the Winnipeg Zoning By-Law No. 200/2006 are varied on "the land" for the establishment of two residential zoning lots to permit the following:

1. Lot widths of 50 feet (15.24 metres)

2. Lot areas of 12,690 square feet (1,178.9 square metres).

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

DATE OF ORDER: February 11, 2020

CERTIFIED BY:



Leah Cowan
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 February 28, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Variance Order No. DAV 213307/2019C; 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

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Ryan Ingimundson

In Opposition:

Nil

For Information:

Nil

For the City:

J. Hildebrand, Planner, Planning Property and Development Department
R. Galston, Planner, Planning, Property and Development Departmen

EXHIBITS FILED FOR DAV 213307/2019C

1. Application dated December 3, 2019
2. Notification of Public Hearing dated January 10, 2020
3. Manitoba Status of Title 1582473/1
4. Letter of authorization dated June 4, 2019 from Peter and Carol Wiebe to ICAN Construction & Renovation Inc.
5. Surveyor's Building Location Certificate and sketch dated June 11, 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 2 inclusive dated December 2, 2019 and Sheets 3 to 12 inclusive dated November 29, 2019, for File DAV 213307/2019C
8. Report from the Urban Planning Division dated January 13, 2020
9. Inspection Report

Exhibit "8" referred to in File DAV 213307/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-213307/C – 785 Buckingham Road

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 of the application to vary the Special Boundary Conditions of Zoning By-Law No. 200/2006 for the establishment of two residential zoning lots to permit:

1. Lot widths of 50 feet (15.24 metres) instead of 63.47 feet (19.35 metres)
2. Lot areas of 12,690 square feet (1,178.9 square metres) instead of 16,308.5 square feet (1,515.1 square metres).

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 a two (2) single-family residential dwellings may be issued.

FILE/APPLICANT DETAILS

FILE:	**DAV 19-213307/C**
RELATED FILES:	**DASSF 572/19**
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.614 (Eric Coy)
SUBJECT:	To vary the Special Boundary Conditions of Zoning By-Law No. 200/2006 for the establishment of two residential zoning lots to permit : a) lot widths of 50 feet (15.24 metres) instead of 63.47 feet (19.35 metres) b) lot areas of 12690 square feet (1,178.9 square metres) instead of 16308.5 square feet (1,515.1 square metres).
LOCATION:	785 Buckingham RD
LEGAL DESCRIPTION:	LOT 89 PLAN 20351 45/48 ST C
APPLICANT:	Ryan Ingimundson Rosser , Manitoba R0H 1E0
OWNER:	PETER & CAROL M WIEBE 785 BUCKINGHAM RD Winnipeg , Manitoba R3R 1C3

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 east side of Buckingham Road, between Eldridge Avenue and Ridgewood Avenue, in the Eric Coy Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property is located within the Areas of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy*. The property is zoned "R1-L" – Residential Single-Family (Large).
- The subject property has a total area of 25,378 square feet and contains a one storey, 1,138 square foot single-family dwelling constructed in 1945.



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 "R1-L" – Residential Single-Family (Large).

South: Single-family residential uses zoned "R1-L" – Residential Single-Family (Large).

East: Single-family residential uses zoned "R1-L" – Residential Single-Family (Large) fronting onto Coventry Road.

West: Buckingham Road, then single-family residential uses zoned "R1-L" – Residential Single-Family (Large).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the subject property into two (2) lots, Lot 1 and Lot 2.
- Each of the proposed two (2) lots are to have a width of 50 feet, and a depth of 254 feet. Each will have frontage on Buckingham Road.
- The applicant proposes to demolish the existing single-family dwelling and all accessory structures located on the property. On each of the two (2) new lots, the applicant intends to construct a new single-family dwelling.
- Vehicular access to each of the proposed new lots is to be taken from private approaches from Buckingham Road.
- The subdivision is the subject of an associated short-form subdivision application (file no. DASSF 572/2019), which was circulated through City of Winnipeg departments with no concerns raised.

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 – Recent Community in *Complete Communities'* Urban Structure map. Areas of Stability accommodate low to moderate density infill development 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 in 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 Special Boundary Condition of Zoning By-law 200/2006 applies to any parcel of land in an “R1” or “R2” zoning district located within 200 feet of existing residential lots zoned “R1” or “R2”. Per this condition, the subject parcel must not be subdivided unless the proposed lot area and lot width is not less than the average lot area and lot width of these existing residential lots. This condition was developed by Council to ensure that new residential lots created through a subdivision are consistent with existing lot sizes and lot widths nearby.
- Per the Special Boundary Condition, the average lot area for properties within 200 feet of the subject property is 16,308.5 square feet feet. The applicant is proposing to create two (2) lots, each with areas of 12,690 square feet. As such, a variance for lot area is required.
- Per the Special Boundary Condition, the average lot width for properties within 200 feet of the subject property is 63.47 feet. The applicant is proposing to create two lots, each with widths of 50 feet. As such, a variance for lot width is required.

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.
- Typically with applications that seek to vary the lot area and lot width of 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 Buckingham Road, there are a total of 70 residential lots. Of these, there are:
    - Eighteen (18) residential lots with established lot areas with similar sizes as those of the proposed Lots 1 and 2, respectively
    - Eight (8) residential lots with established lot widths with similar widths as those of the proposed Lots 1 and 2, respectively

- Given that the proposed lot sizes and lot width are consistent with a number of existing residential properties on the same block of Buckingham Road, and given that the proposal meets policies for infill subdivision under the *Complete Communities Direction Strategy*, the Special Boundary Condition has an injurious effect on the site.
- Additionally, the proposed lot sizes of 12,690 square feet and lot widths of 50 feet are not less than the minimum bulk requirements for "R1-L" zoning districts, which permit a minimum lot area of 5,500 square feet and a minimum lot width of 25 feet.
- As such, the Urban Planning Division is recommending support of the variance for lot area.

REASONS FOR RECOMMENDATIONS

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

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

In that, the application is 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 lot areas and lot widths are compatible with the surrounding area.

(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 variances as applied for will allow the applicant to introduce moderate intensification on the subject property which is consistent with the 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 of Buckingham Road.

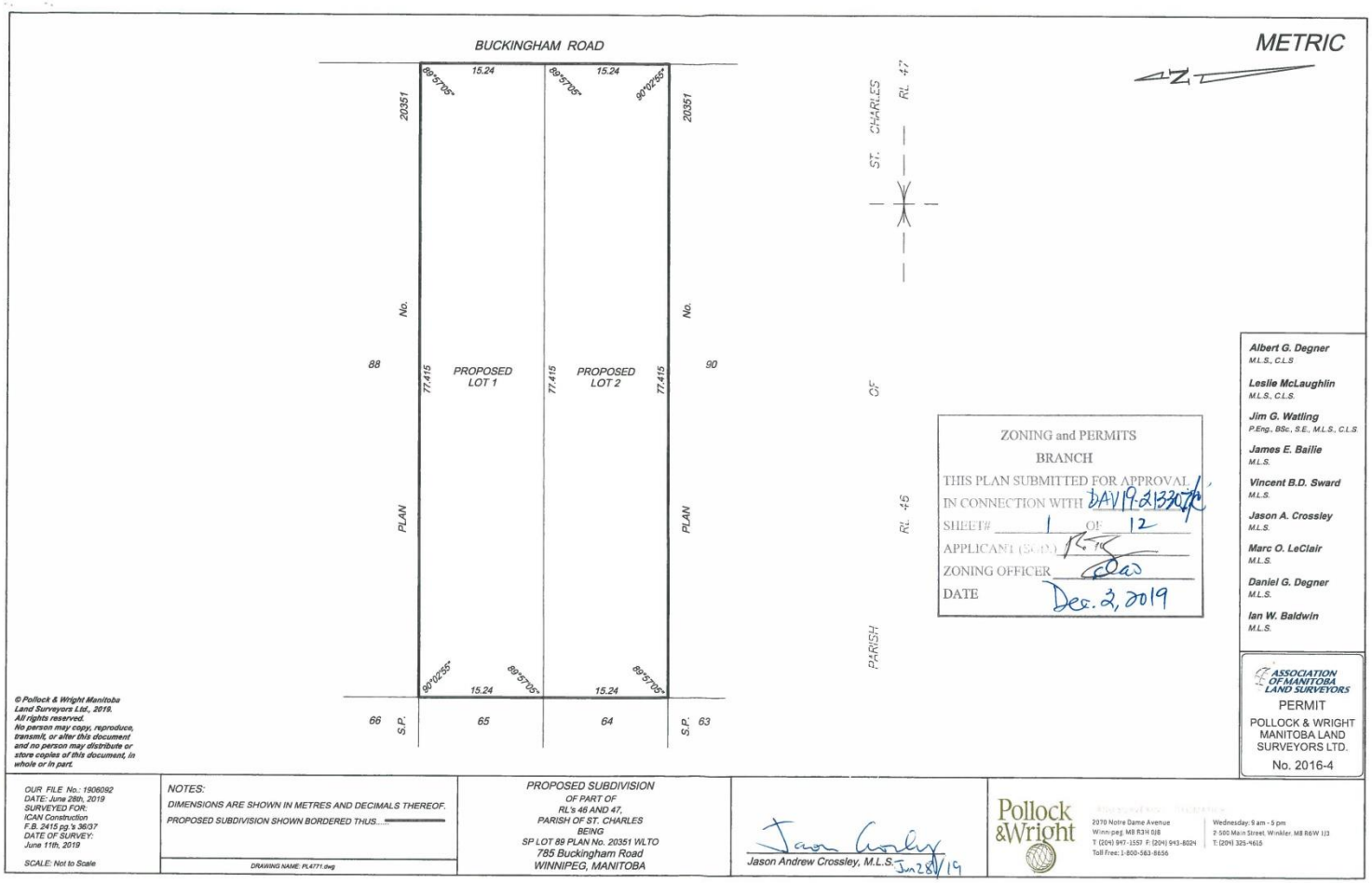
CONSULTATION

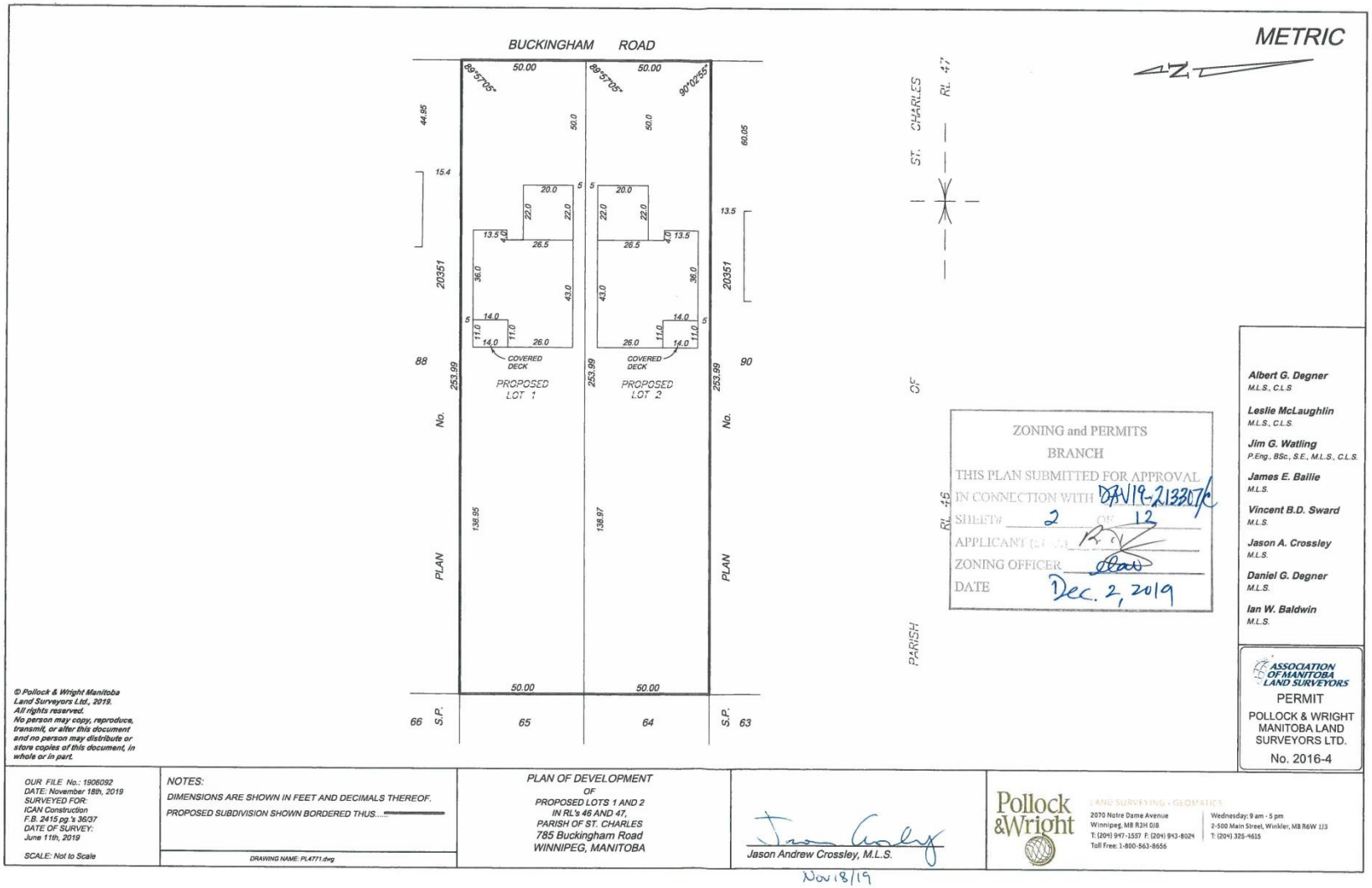
In preparing this report there was internal consultation with: N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Robert Galston, MCP
Date:	Monday, January 13, 2020
File No.	DAV 19-213307/C

Exhibit “7” referred to in File DAV 213307/2019C





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OUR FILE No.: 1906092
DATE: November 18th, 2019
SURVEYED FOR:
ICAN Construction
F.B. 2415 pg.'s 36/37
DATE OF SURVEY:
June 11th, 2019

SCALE: Not to Scale

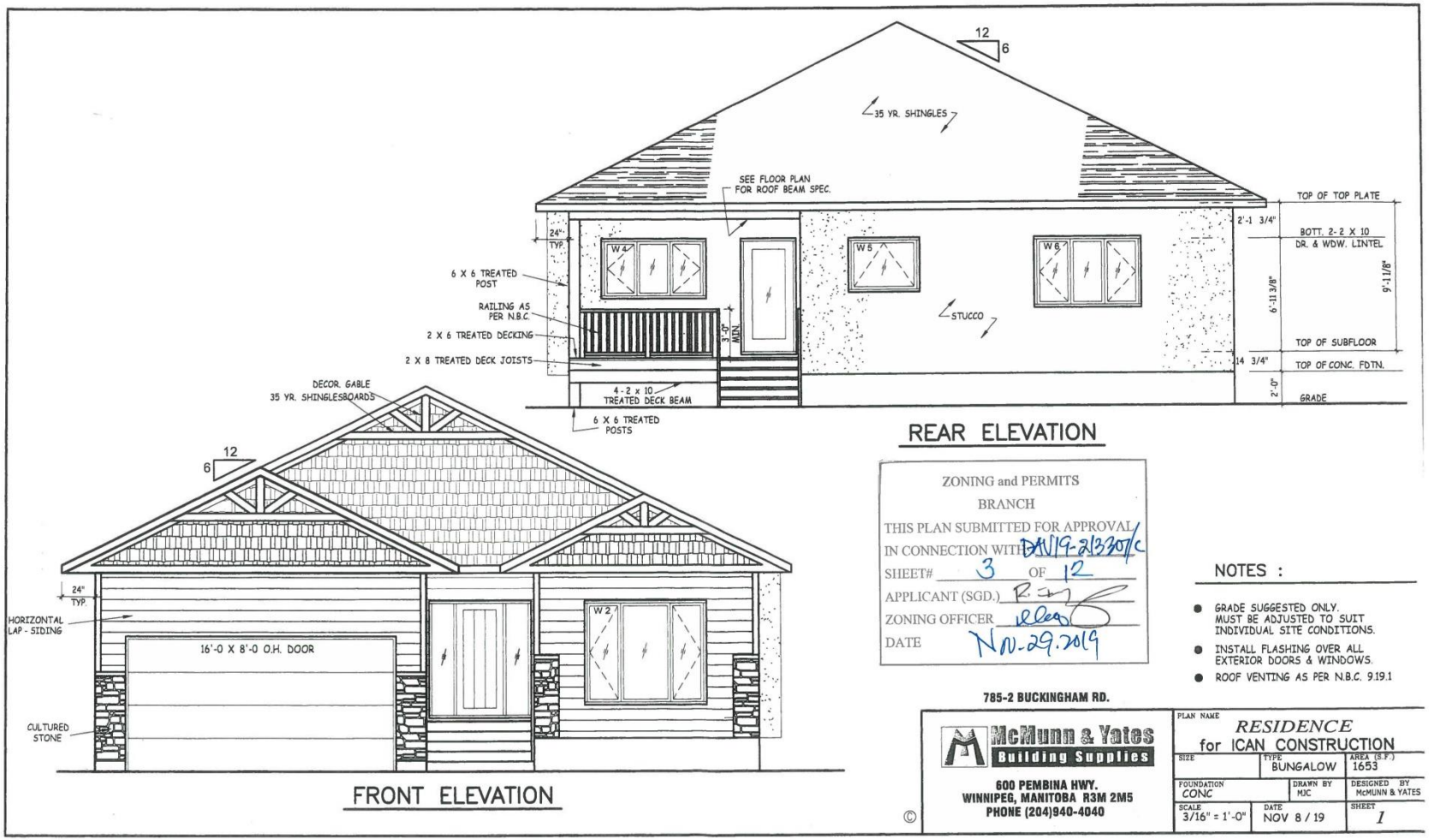
NOTES:
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
PROPOSED SUBDIVISION SHOWN BORDERED THUS.....

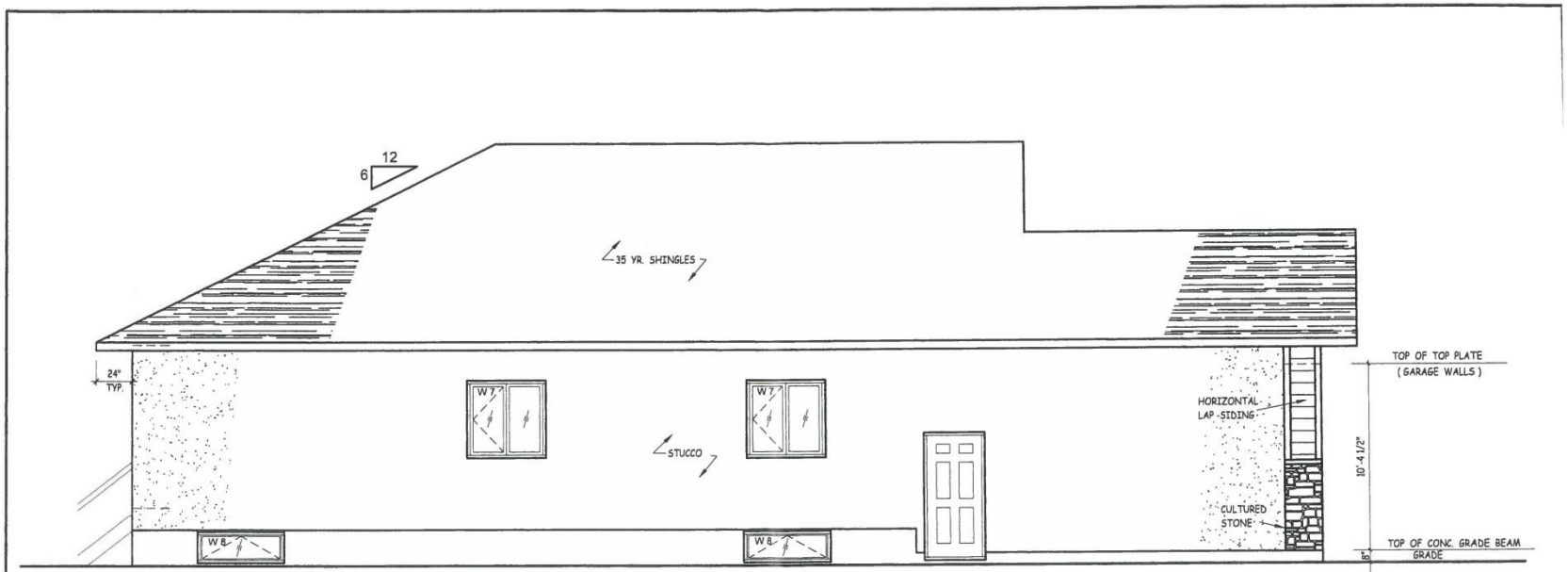
DRAWING NAME: PL4771.dwg

PLAN OF DEVELOPMENT
OF
PROPOSED LOTS 1 AND 2
IN RL's 46 AND 47,
PARISH OF ST. CHARLES
785 Buckingham Road
WINNIPEG, MANITOBA

Jason Andrew Crossley, M.L.S.
Nov 18/19

Pollock & Wright
LAND SURVEYING • GEOMATICS
2070 Notre Dame Avenue
Winnipeg, MB R3H 0J8
T: (204) 947-1557 F: (204) 943-8024
Toll Free: 1-800-563-8656
Wednesday: 9 am - 5 pm
2-500 Main Street, Winkler, MB R6W 1J3
T: (204) 325-4615


12
6
35 YR. SHINGLES
SEE FLOOR PLAN FOR ROOF BEAM SPEC.
TOP OF TOP PLATE
2'-1 3/4"
BOTT. 2- 2 X 10 DR. & WDW. LINTEL
9'-11 1/8"
6'-11 3/8"
24" TYP.
W 4
W 5
W 6
6 X 6 TREATED POST
RAILING AS PER N.B.C.
2 X 6 TREATED DECKING
3'-0" MIN.
STUCCO
TOP OF SUBFLOOR
2 X 8 TREATED DECK JOISTS
14 3/4"
TOP OF CONC. FDTN.
2'-0"
GRADE
4 - 2 x 10 TREATED DECK BEAM
6 X 6 TREATED POSTS
DECOR. GABLE 35 YR. SHINGLESBOARDS
12
6
24" TYP.
HORIZONTAL LAP - SIDING
16'-0 X 8'-0 O.H. DOOR
W 2
CULTURED STONE
FRONT ELEVATION
REAR ELEVATION
ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW19-213307C
SHEET# 3 OF 12
APPLICANT (SGD.)
ZONING OFFICER
DATE NOV-29.2019
NOTES :
GRADE SUGGESTED ONLY. MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
INSTALL FLASHING OVER ALL EXTERIOR DOORS & WINDOWS.
ROOF VENTING AS PER N.B.C. 9.19.1
785-2 BUCKINGHAM RD.
McMunn & Yates Building Supplies
600 PEMBINA HWY.
WINNIPEG, MANITOBA R3M 2M5
PHONE (204)940-4040
PLAN NAME
RESIDENCE
for ICAN CONSTRUCTION
SIZE
TYPE BUNGALOW
AREA (S.F.) 1653
FOUNDATION CONC
DRAWN BY MJC
DESIGNED BY McMUNN & YATES
SCALE 3/16" = 1'-0"
DATE NOV 8 / 19
SHEET 1



LEFT ELEVATION

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DBN19-213207C
SHEET# 4 OF 12
APPLICANT (SGD.)
ZONING OFFICER
DATE Nov.29.2019

NOTES :

- GRADE SUGGESTED ONLY. MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
- INSTALL FLASHING OVER ALL EXTERIOR DOORS & WINDOWS.
- ROOF VENTING AS PER N.B.C. 9.19.1

785-2 BUCKINGHAM RD.

©

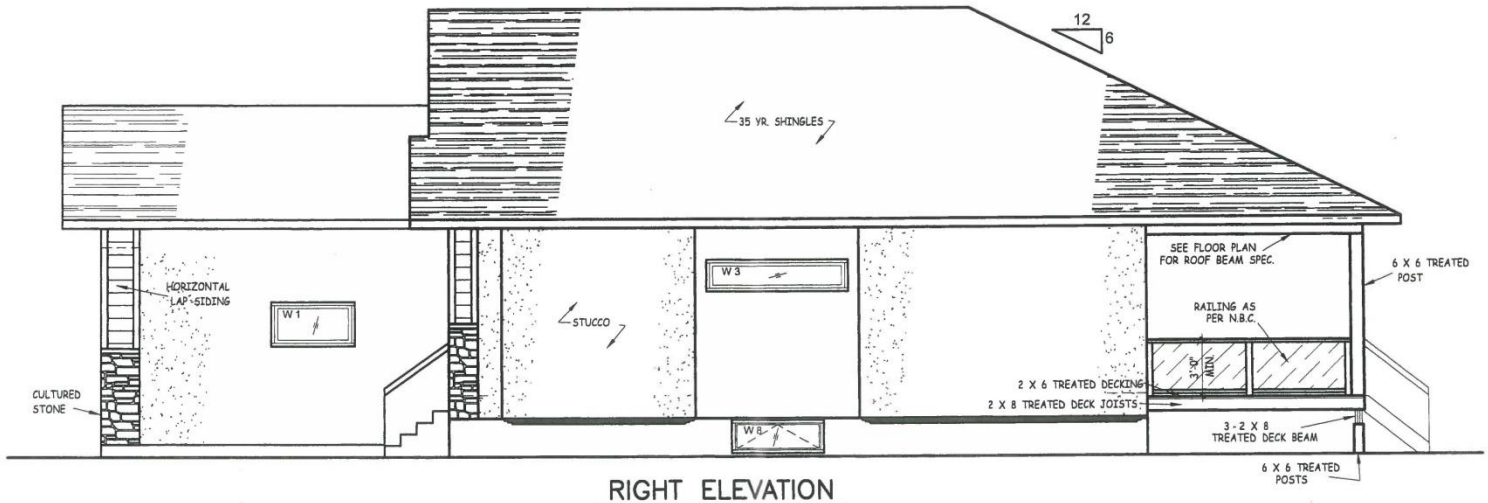
McMunn & Yates Building Supplies
600 PEMBINA HWY.
WINNIPEG, MANITOBA R3M 2M5
PHONE (204)940-4040

PLAN NAME: *RESIDENCE* for ICAN CONSTRUCTION

SIZE	TYPE	AREA (S.F.)
	BUNGALOW	1653

FOUNDATION	DRAWN BY	DESIGNED BY
CONC	MJC	McMUNN & YATES

SCALE	DATE	SHEET
3/16" = 1'-0"	NOV 8 / 19	2



RIGHT ELEVATION

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV19-273301/C
SHEET# 5 OF 12
APPLICANT (SGD.) R. T.
ZONING OFFICER elao
DATE Nov. 29, 2019

NOTES :

- GRADE SUGGESTED ONLY. MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
- INSTALL FLASHING OVER ALL EXTERIOR DOORS & WINDOWS.
- ROOF VENTING AS PER N.B.C. 9.19.1

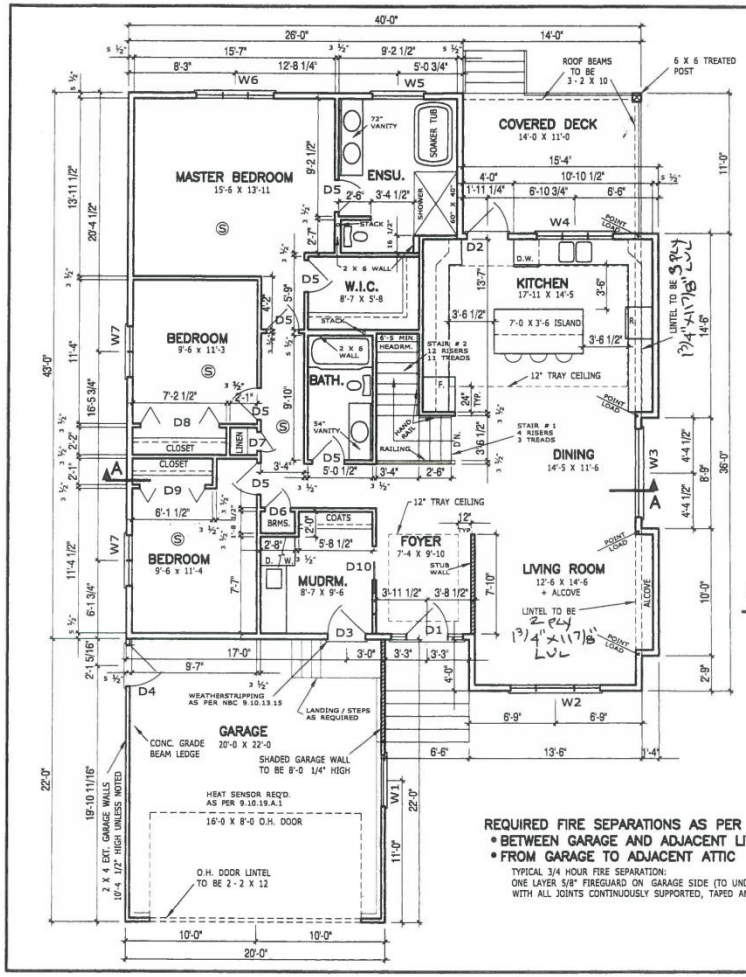
785-2 BUCKINGHAM RD.

McMunn & Yates Building Supplies
600 PEMBINA HWY.
WINNIPEG, MANITOBA R3M 2M5
PHONE (204)940-4040

PLAN NAME: *RESIDENCE* for ICAN CONSTRUCTION

SIZE	TYPE	AREA (S.F.)
	BUNGALOW	1653
FOUNDATION: CONC	DRAWN BY: MJC	DESIGNED BY: McMUNN & YATES
SCALE: 3/16" = 1'-0"	DATE: NOV 8 / 19	SHEET: 3

©



LEGEND

(S) – SMOKE ALARM

NOTES

- THE GENERAL CONTRACTOR AND ALL MATERIAL SUPPLIERS SHALL CHECK ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- THE EXACT LOCATION OF ALL HEATING AND ELECTRICAL OUTLETS AND FIXTURES IS THE RESPONSIBILTY OF THE INSTALLING CONTRACTOR.
- DIMENSIONS DO NOT INCLUDE EXTERIOR PLYWOOD WALL SHEETING.
- DO NOT SCALE BLUEPRINTS, DIMENSIONS TAKE PRECEDENCE.
- 2-2 X10 S-P-F #2 LINTELS UNLESS NOTED.
- BATHROOM AND KITCHEN VENTILATION AS PER BUILDING CODE AND LOCAL AUTHORITY HAVING JURISDICTION.
- BATHROOM FIXTURE DRAIN LOCATIONS TO BE CO-ORDINATED WITH FLOOR JOIST INSTALLER/SUPPLIER AND VERIFIED PRIOR TO PLACEMENT OF FLOOR JOISTS.
- ATTIC ACCESS HATCH REQUIRED AS PER 9.19.2.1 OF THE NATIONAL BUILDING CODE 2015.
- CARBON MONOXIDE ALARMS REQUIRED AS PER 9.32.3.9 OF THE NATIONAL BUILDING CODE 2015.
- HRV UNIT REQUIRED AS PER NBC 9.36.3.9

NOTE:

SMOKE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED AND LOCATED AS PER NATIONAL BUILDING CODE 9.10.19 :
- ON EVERY FLOOR LEVEL, INCLUDING BASEMENT;
- IN EVERY BEDROOM.
- IN THE HALLWAY SERVING THE BEDROOMS.
- IN A LOCATION BETWEEN THE BEDROOM AND THE REMAINDER OF THE STOREY.

DOOR SCHEDULE

CODE	QTY.	DESCRIPTION
D 1	1	3'-0 X 6'-8 EXT. DR.+SIDELITES R.O. - 66 1/2" X 82 1/2"
D 2	1	3'-0 X 6'-8 OUTSWING EXT. DR. R.O. - 38 5/8" X 82 1/2"
D 3 *	1	2'-8 X 6'-8 EXT.GAR/HOUSE DR. R.O. - 34 5/8" X 82 1/2"
D 4 *	1	3'-0 X 6'-8 EXT. GARAGE DR. R.O. - 38 5/8" X 82 1/2"
D 5	6	2'-6 X 6'-8 INT. DR. R.O. - 32" X 82"
D 6	1	2'-0 X 6'-8 INT. DR. R.O. - 26" X 82"
D 7	1	1'-6 X 6'-8 INT. DR. R.O. - 20" X 82"
D 8	1	6'-0 X 6'-8 BI - FOLD R.O. - 74" X 82"
D 9	1	5'-0 X 6'-8 BI - FOLD R.O. - 62" X 82"
D 10	1	2'-8 X 6'-8 POCKET DR. R.O. - BY SUPPLIER

* - c/w SELF CLOSING DEVICE AS PER MBC 9.10.13.15

WINDOW SCHEDULE

CODE	QTY.	DESCRIPTION
W 1 *	1	PICTURE # 12060 R.O. - 48 1/4" X 24 5/8"
W 2	1	CASEMENT #60-90-60/180 LPR R.O. - 83 5/8" X 71 7/8"
W 3	1	PICTURE # 21040 P R.O. - 83 5/8" X 16 3/4"
W 4	1	CASEMENT #60100 LPR R.O. - 71 7/8" X 40 3/8"
W 5	1	AWNING # 12090 A R.O. - 48 1/4" X 36 1/2"
W 6	1	CASEMENT # 60120 LPR R.O. - 71 7/8" X 48 1/4"
W 7	2	CASEMENT # 60120 LP R.O. - 48 1/4" X 48 1/4"
W 8	3	BASEMENT AWNING # 13552 R.O. - 54 1/8" X 21 5/8"

* - c/w 2 X 4 JAMB

ALL WEATHER ROUGH OPENINGS.
FLOOR PLAN DIMENSIONS AND WINDOW SCHEDULE ARE VOID IF ALL WEATHER WDWS. ARE NOT USED.

WINDOW MANUFACTURER TO ENSURE THAT ALL DOORS & WINDOWS HAVE A MAXIMUM U-VALUE OF 1.6 OR A MINIMUM ENERGY RATING OF 25.

FLOOR PLAN ~ 1653 S.F.

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV19-213307/C
SHEET# 6. OF 12
APPLICANT (SGD.) R. Tilley
ZONING OFFICER elas
DATE Nov. 29, 2019

REQUIRED FIRE SEPARATIONS AS PER 9.10.9.16 (3) MBC:
- BETWEEN GARAGE AND ADJACENT LIVING SPACE
- FROM GARAGE TO ADJACENT ATTIC

TYPICAL 3/4 HOUR FIRE SEPARATION:
ONE LAYER 5/8" FIREGUARD ON GARAGE SIDE (TO UNDERSIDE OF ROOF SHT'G.) WITH ALL JOINTS CONTINUOUSLY SUPPORTED, TAPED AND FINISHED.

PROVINCE OF MANITOBA
L.E. FROVICH
6489
REGISTERED PROFESSIONAL ENGINEER

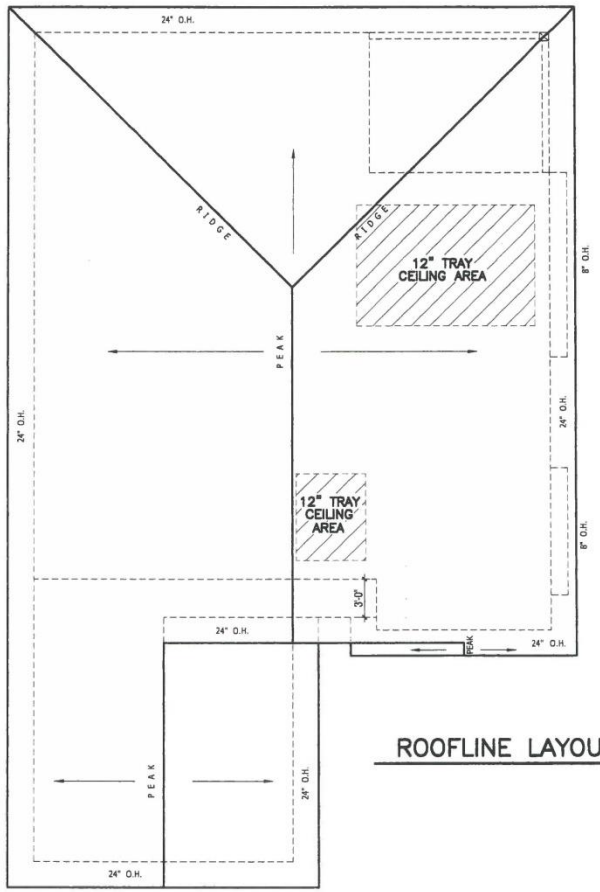
785-2 BUCKINGHAM RD.

©

McMunn & Yates Building Supplies
600 PEMBINA HWY.
WINNIPEG, MANITOBA R3M 2M5
PHONE (204)940-4040

PLAN NAME
RESIDENCE
for ICAN CONSTRUCTION

SIZE	TYPE	AREA (S.F.)
	BUNGALOW	1653
FOUNDATION: CONC	DRAWN BY: MJC	DESIGNED BY: McMUNN & YATES
SCALE: 1/8" = 1'-0"	DATE: NOV 8 / 19	SHEET: 4



ROOFLINE LAYOUT

LEGEND

——— - INDICATES DIRECTION OF 6 / 12 ROOF SLOPE.

NOTE:

ROOF TO BE SELF SUPPORTING AND BEARING ON EXTERIOR WALLS.

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV19-213307/C
SHEET# 7 OF 12
APPLICANT (SGD.) R. [illegible]
ZONING OFFICER [illegible]
DATE Nov. 29. 2019

785-2 BUCKINGHAM RD.

McMunn & Yates Building Supplies
600 PEMBINA HWY.
WINNIPEG, MANITOBA R3M 2M5
PHONE (204)940-4040

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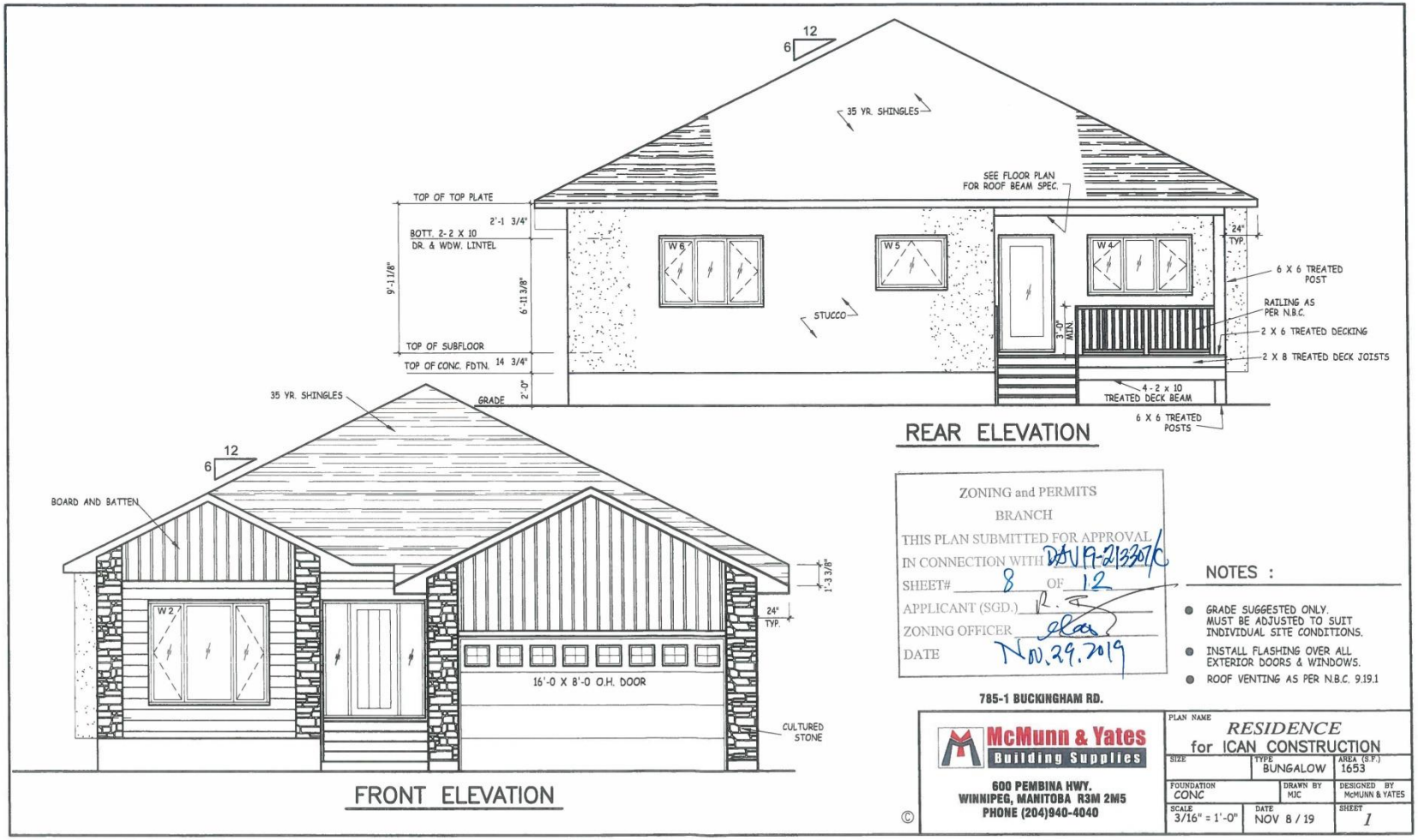
PLAN NAME: RESIDENCE for ICAN CONSTRUCTION

SIZE	TYPE	AREA (S.F.)
	BUNGALOW	1653
FOUNDATION: CONC	DRAWN BY: MJC	DESIGNED BY: McMUNN & YATES
SCALE: 1/8" = 1'-0"	DATE: NOV 8 / 19	SHEET: 6


12
6
35 YR. SHINGLES
SEE FLOOR PLAN FOR ROOF BEAM SPEC.
TOP OF TOP PLATE
2'-1 3/4"
BOTT. 2-2 X 10 DR. & WDW. LINTEL
9'-1 1/8"
6'-11 3/8"
TOP OF SUBFLOOR
TOP OF CONC. FDTN.
14 3/4"
2'-0"
W6
W5
W4
STUCCO
3'-0" MIN
24" TYP.
6 X 6 TREATED POST
RAILING AS PER N.B.C.
2 X 6 TREATED DECKING
2 X 8 TREATED DECK JOISTS
4 - 2 x 10 TREATED DECK BEAM
6 X 6 TREATED POSTS
REAR ELEVATION
35 YR. SHINGLES
GRADE
12
6
BOARD AND BATTEN
W2
1'-3 3/8"
24" TYP.
16'-0 X 8'-0 O.H. DOOR
CULTURED STONE
FRONT ELEVATION
ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAVP-213307
SHEET# 8 OF 12
APPLICANT (SGD.)
ZONING OFFICER
DATE Nov.29.2019
NOTES :
GRADE SUGGESTED ONLY. MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
INSTALL FLASHING OVER ALL EXTERIOR DOORS & WINDOWS.
ROOF VENTING AS PER N.B.C. 9.19.1
785-1 BUCKINGHAM RD.
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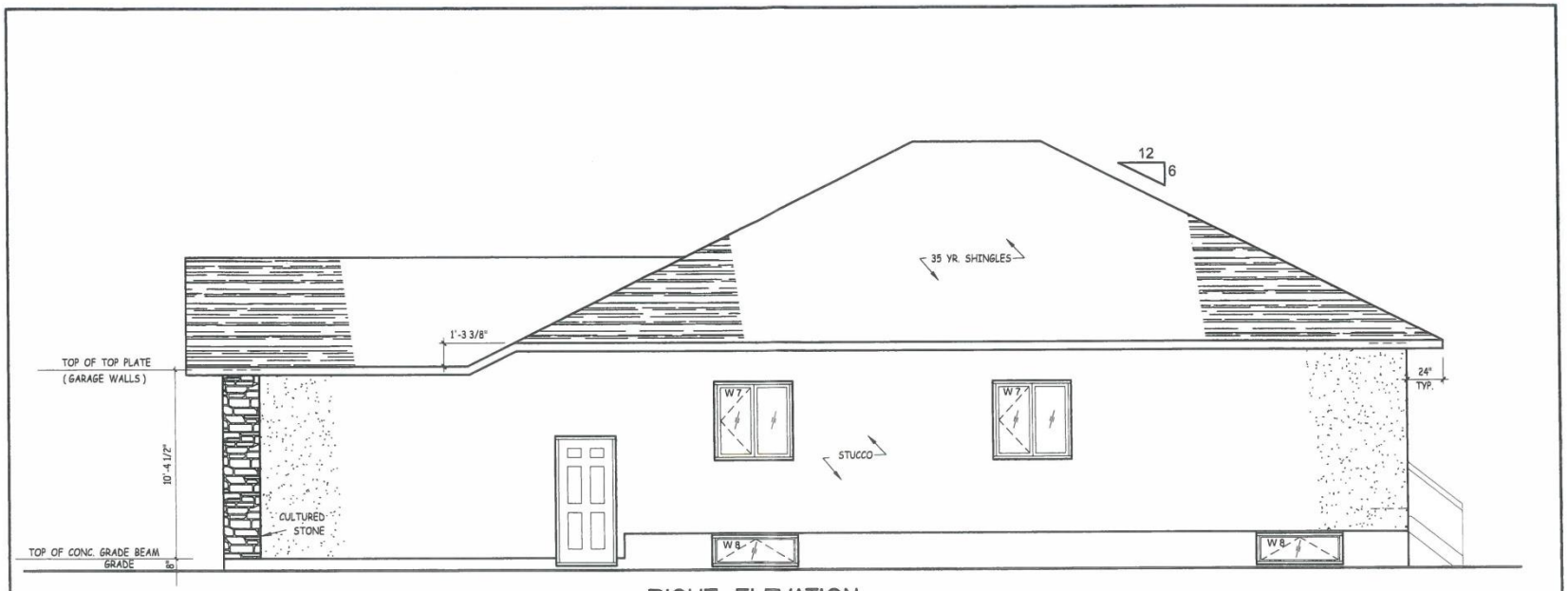
McMunn & Yates Building Supplies
600 PEMBINA HWY.
WINNIPEG, MANITOBA R3M 2M5
PHONE (204)940-4040
PLAN NAME
RESIDENCE
for ICAN CONSTRUCTION
SIZE
TYPE
BUNGALOW
AREA (S.F.)
1653
FOUNDATION
CONC
DRAWN BY
MJC
DESIGNED BY
McMUNN & YATES
SCALE
3/16" = 1'-0"
DATE
NOV 8 / 19
SHEET
1



RIGHT ELEVATION

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEVP-21-330/C
SHEET# 9 OF 12
APPLICANT (SGD.)
ZONING OFFICER
DATE Nov.29.2019

NOTES :

- GRADE SUGGESTED ONLY. MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
- INSTALL FLASHING OVER ALL EXTERIOR DOORS & WINDOWS.
- ROOF VENTING AS PER N.B.C. 9.19.1

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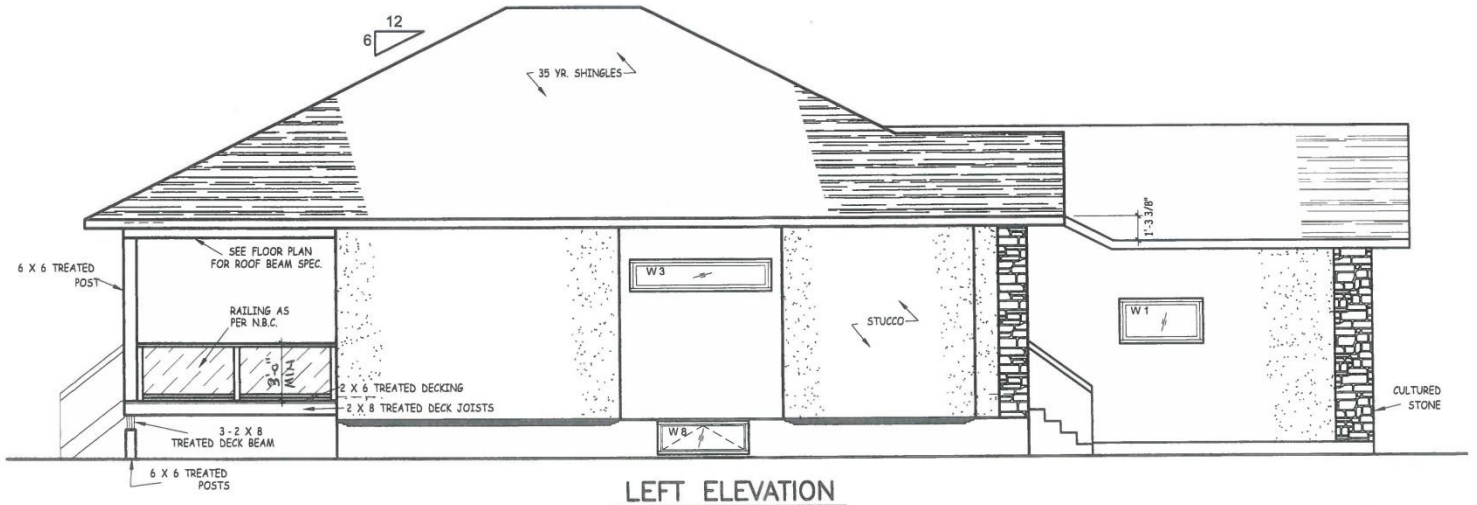
PHONE (204)940-4040

PLAN NAME: RESIDENCE for ICAN CONSTRUCTION			
SIZE	TYPE: BUNGALOW	AREA (S.F.): 1653	
FOUNDATION: CONC	DRAWN BY: MJC	DESIGNED BY: McMUNN & YATES	
SCALE: 3/16" = 1'-0"	DATE: NOV 8 / 19	SHEET: 2	



LEFT ELEVATION

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV19-213307C
SHEET# 10 OF 12
APPLICANT (SGD.)
ZONING OFFICER
DATE Nov.29, 2019

NOTES :

- GRADE SUGGESTED ONLY. MUST BE ADJUSTED TO SUIT INDIVIDUAL SITE CONDITIONS.
- INSTALL FLASHING OVER ALL EXTERIOR DOORS & WINDOWS.
- ROOF VENTING AS PER N.B.C. 9.19.1

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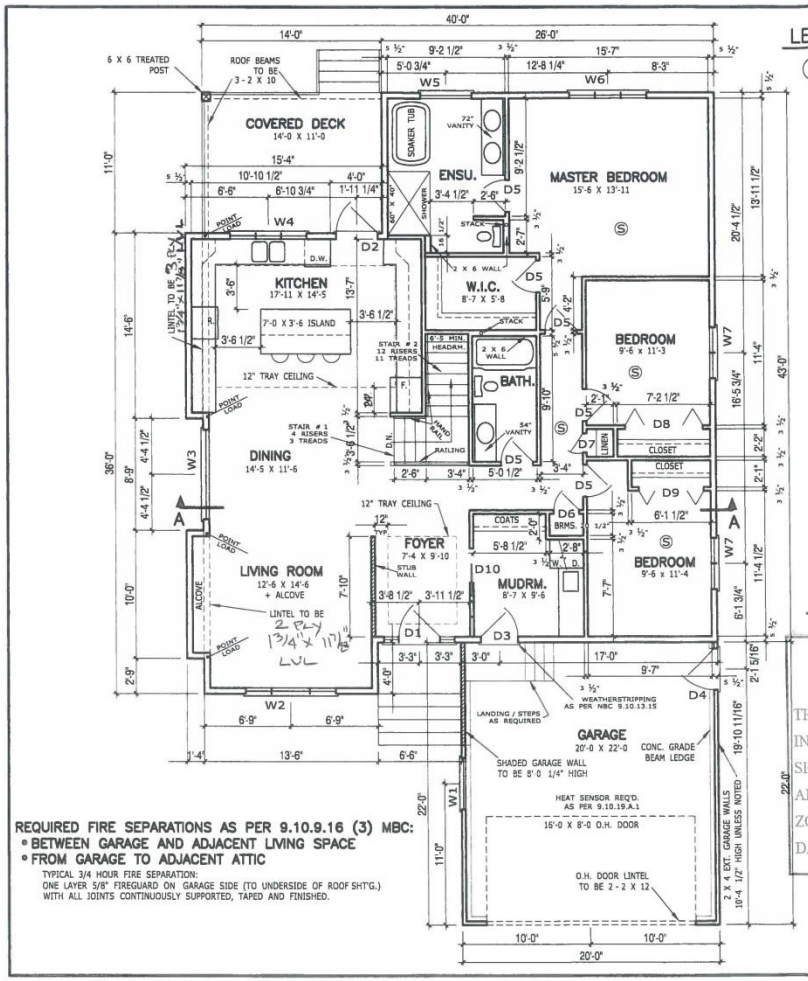
PHONE (204)940-4040

PLAN NAME: RESIDENCE for ICAN CONSTRUCTION			
SIZE	TYPE: BUNGALOW	AREA (S.F.): 1653	
FOUNDATION: CONC	DRAWN BY: MJC	DESIGNED BY: McMUNN & YATES	
SCALE: 3/16" = 1'-0"	DATE: NOV 8 / 19	SHEET: 3	



LEGEND

(S) – SMOKE ALARM

NOTES

- THE GENERAL CONTRACTOR AND ALL MATERIAL SUPPLIERS SHALL CHECK ALL DIMENSIONS AND INFORMATION ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- THE EXACT LOCATION OF ALL HEATING AND ELECTRICAL OUTLETS AND FIXTURES IS THE RESPONSIBILTY OF THE INSTALLING CONTRACTOR.
- DIMENSIONS DO NOT INCLUDE EXTERIOR PLYWOOD WALL SHEETING.
- DO NOT SCALE BLUEPRINTS, DIMENSIONS TAKE PRECEDENCE.
- 2-2 X10 S-P-F #2 LINTELS UNLESS NOTED.
- BATHROOM AND KITCHEN VENTILATION AS PER BUILDING CODE AND LOCAL AUTHORITY HAVING JURISDICTION.
- BATHROOM FIXTURE DRAIN LOCATIONS TO BE CO-ORDINATED WITH FLOOR JOIST INSTALLER/SUPPLIER AND VERIFIED PRIOR TO PLACEMENT OF FLOOR JOISTS.
- ATTIC ACCESS HATCH REQUIRED AS PER 9.19.2.1 OF THE NATIONAL BUILDING CODE 2015.
- CARBON MONOXIDE ALARMS REQUIRED AS PER 9.32.3.9 OF THE NATIONAL BUILDING CODE 2015.
- HRV UNIT REQUIRED AS PER NBC 9.36.3.9

NOTE:

SMOKE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED AND LOCATED AS PER NATIONAL BUILDING CODE 9.10.19 :
- ON EVERY FLOOR LEVEL, INCLUDING BASEMENT;
- IN EVERY BEDROOM.
- IN THE HALLWAY SERVING THE BEDROOMS.
- IN A LOCATION BETWEEN THE BEDROOM AND THE REMAINDER OF THE STOREY.

FLOOR PLAN ~ 1653 S.F.

REQUIRED FIRE SEPARATIONS AS PER 9.10.9.16 (3) MBC:
- BETWEEN GARAGE AND ADJACENT LIVING SPACE
- FROM GARAGE TO ADJACENT ATTIC

TYPICAL 3/4 HOUR FIRE SEPARATION:
ONE LAYER 5/8" FIREGUARD ON GARAGE SIDE (TO UNDERSIDE OF ROOF SHT'G.) WITH ALL JOINTS CONTINUOUSLY SUPPORTED, TAPED AND FINISHED.

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAVG-R13307/C
SHEET# 11 OF 12
APPLICANT (SGD.) R.B
ZONING OFFICER
DATE Nov. 29, 2019

PROVINCE OF MANITOBA
NOV 1 7 2019
L.E. FROVICH
6479
REGISTERED PROFESSIONAL ENGINEER

785-1 BUCKINGHAM RD.

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WINNIPEG, MANITOBA R3M 2M5
PHONE (204)940-4040

DOOR SCHEDULE

CODE	QTY.	DESCRIPTION
D 1	1	3'-0 X 6'-8 EXT. DR.+SIDELITES R.O. - 66 1/2" X 82 1/2"
D 2	1	3'-0 X 6'-8 OUTSWING EXT. DR. R.O. - 38 5/8" X 82 1/2"
D 3 *	1	2'-8 X 6'-8 EXT.GAR/HOUSE DR. R.O. - 34 5/8" X 82 1/2"
D 4 **	1	3'-0 X 6'-8 EXT. GARAGE DR. R.O. - 38 5/8" X 82 1/2"
D 5	6	2'-6 X 6'-8 INT. DR. R.O. - 32" X 82"
D 6	1	2'-0 X 6'-8 INT. DR. R.O. - 26" X 82"
D 7	1	1'-6 X 6'-8 INT. DR. R.O. - 20" X 82"
D 8	1	6'-0 X 6'-8 BI - FOLD R.O. - 74" X 82"
D 9	1	5'-0 X 6'-8 BI - FOLD R.O. - 62" X 82"
D 10	1	2'-8 X 6'-8 POCKET DR. R.O. - BY SUPPLIER

* - c/w SELF CLOSING DEVICE AS PER MBC 9.10.13.15
** - c/w 2x4 JAMB

WINDOW SCHEDULE

CODE	QTY.	DESCRIPTION
W 1 *	1	PICTURE # 12060 R.O. - 48 1/4" X 24 5/8"
W 2	1	CASEMENT #60-90-60/180 LPR R.O. - 83 5/8" X 71 7/8"
W 3	1	PICTURE # 21040 P R.O. - 83 5/8" X 16 3/4"
W 4	1	CASEMENT #60100 LPR R.O. - 71 7/8" X 40 3/8"
W 5	1	AWNING # 12090 A R.O. - 48 1/4" X 36 1/2"
W 6	1	CASEMENT # 60120 LPR R.O. - 71 7/8" X 48 1/4"
W 7	2	CASEMENT # 60120 LP R.O. - 48 1/4" X 48 1/4"
W 8	3	BASEMENT AWNING # 13552 R.O. - 54 1/8" X 21 5/8"

* - c/w 2 X 4 JAMB

ALL WEATHER ROUGH OPENINGS.
FLOOR PLAN DIMENSIONS AND WINDOW SCHEDULE ARE VOID IF ALL WEATHER WDWS. ARE NOT USED.

WINDOW MANUFACTURER TO ENSURE THAT ALL DOORS & WINDOWS HAVE A MAXIMUM U-VALUE OF 1.6 OR A MINIMUM ENERGY RATING OF 25.

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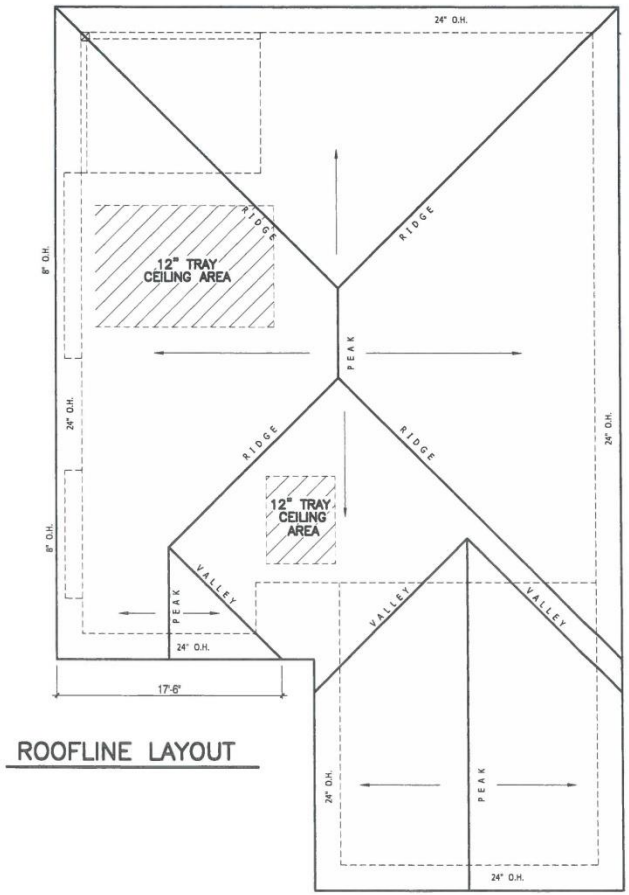

ROOFLINE LAYOUT

LEGEND

——— - INDICATES DIRECTION OF 6 / 12 ROOF SLOPE.

NOTE:

ROOF TO BE SELF SUPPORTING AND BEARING ON EXTERIOR WALLS.

ZONING and PERMITS BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAVIS-213307/C
SHEET# 12 OF 12
APPLICANT (SGD.)
ZONING OFFICER
DATE Nov. 29, 2019

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