Minutes – Assiniboia Community Committee – April 14, 2026

PUBLIC HEARINGS

Item No. 7 Variance – 561 Municipal Road
(Charleswood - Tuxedo - Westwood Ward)
File DAV 245099/2025D [c/r DASZ 51/2025]

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee 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 7460 square feet (693 square metres)

Subject to the following condition:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

DECISION MAKING HISTORY:

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

The Chairperson called Councillor Dobson to the Chair in order to move the following motions:

Moved by Councillor Duncan,

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

Carried

Moved by Councillor Duncan,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Duncan,

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 Reasons:

1. The proposed lot sizes fit within the context of the existing neighbourhood.

DECISION MAKING HISTORY (continued):

Supporting Reasons (continued):

2. There was no public opposition to the application.

Carried

Moved by Councillor Duncan,

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

Carried

Moved by Councillor Duncan,

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

Carried

Councillor Duncan resumed the Chair.

THE CITY OF WINNIPEG
VARIANCE ORDER
ASSINIBOIA COMMUNITY COMMITTEE

DAV 245099/2025D [c/r DASZ 51/2025]

Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Hearing:	April 14, 2026 Council Building, 510 Main Street
Applicant:	Breanne Batters
Premises Affected:	561 Municipal Road
Legal Description:	LOT 54 PLAN 20301 58/60 ST C, hereinafter called "the land"
Property Zoned:	"R1-E" (Residential Single-Family – Estate) Proposed "R1-L" (Residential Single-Family – Large)
Nature of Application:	To vary the Special Boundary Conditions and proposed "R1-L" development and design standards of the Winnipeg Zoning By-law No. 200/2006 for the establishment of two residential zoning lots to permit as follows: 1. Lot widths of 50 feet (15.24 metres) instead of 55 feet (16.76 metres); 2. Lot areas of 7460 square feet (693 square metres) instead of 8747 square feet (812.62 square metres).

It is the opinion of the Assiniboia Community Committee that subject to the 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 Reasons:

1. The proposed lot sizes fit within the context of the existing neighbourhood.

2. There was no public opposition to the application.

ORDER:

The Assiniboia Community Committee orders that the provisions of the Proposed "R1-L" development and design standards 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 7460 square feet (693 square metres)

Subject to the following conditions, which the Assiniboia Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

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

DATE OF ORDER: April 14, 2026

CERTIFIED BY:



L. 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 May 1, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 245099/2025D; 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:

Nil

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 245099/2025D

1. Application dated December 5, 2025
2. Notification of Public Hearing dated March 26, 2026
3. Manitoba Status of Title 3344909/1
4. Letter of authorization dated July 17, 2025, from 10223958 Manitoba Ltd. to Breanne Batters
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 8 inclusive, for File DAV 245099/2025D dated October 29, 2025
7. Report from the Urban Planning Division dated March 26, 2026
8. Inspection Report

Exhibit "7" referred to in File DAV 245099/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-245099\D – 561 Municipal Road

Issue: For consideration of Variances associated with lot width and lot area.

Critical Path: Assiniboia Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Sawyer Klassen, MCP	n/a	n/a	

RECOMMENDATION

The Urban Planning and Design Division **recommends approving** the application to vary the Special Boundary Conditions and proposed "R1-L" development and design standards of Winnipeg Zoning By-law 200/2006 for the establishment of two residential zoning lots to permit as follows:

1) Lot widths of 50 feet (15.24 metres) instead of 55 feet (16.76 metres);

2) Lot areas of 7460 square feet (693 square metres) instead of 8747 square feet (812.62 square metres).

Subject to the following condition(s):

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to subdivide and rezone a property and requires Variances for lot width and lot area requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-245099\D**
RELATED FILES:	DASZ 51/2025
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.633 - (BETSWORTH)
SUBJECT:	To vary the Special Boundary Conditions and proposed "R1-L" development and design standards of Winnipeg Zoning By-law 200/2006 for the establishment of two residential zoning lots to permit as follows: 1) Lot widths of 50 feet (15.24 metres) instead of 55 feet (16.76 metres); 2) Lot areas of 7460 square feet (693 square metres) instead of 8747 square feet (812.62 square metres).
LOCATION:	561 Municipal Rd
LEGAL DESCRIPTION:	LOT 54 PLAN 20301 58/60 ST C
APPLICANT:	Breanne Batters 98 Kinkora Dr Winnipeg, MB
OWNER:	10223958 MANITOBA LTD. 897 Corydon Ave 208 Winnipeg, MB R3M 0W7

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 Municipal Rd, in the Betsworth neighbourhood of the Charleswood - Tuxedo - Westwood ward.
- The subject site is 14,924 square feet (1,386.5 square metres) in area. The site is currently occupied by a single-family building built in 1945.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Recent Community policy area. The property is zoned “R1-E” Residential Single-Family Estate District.

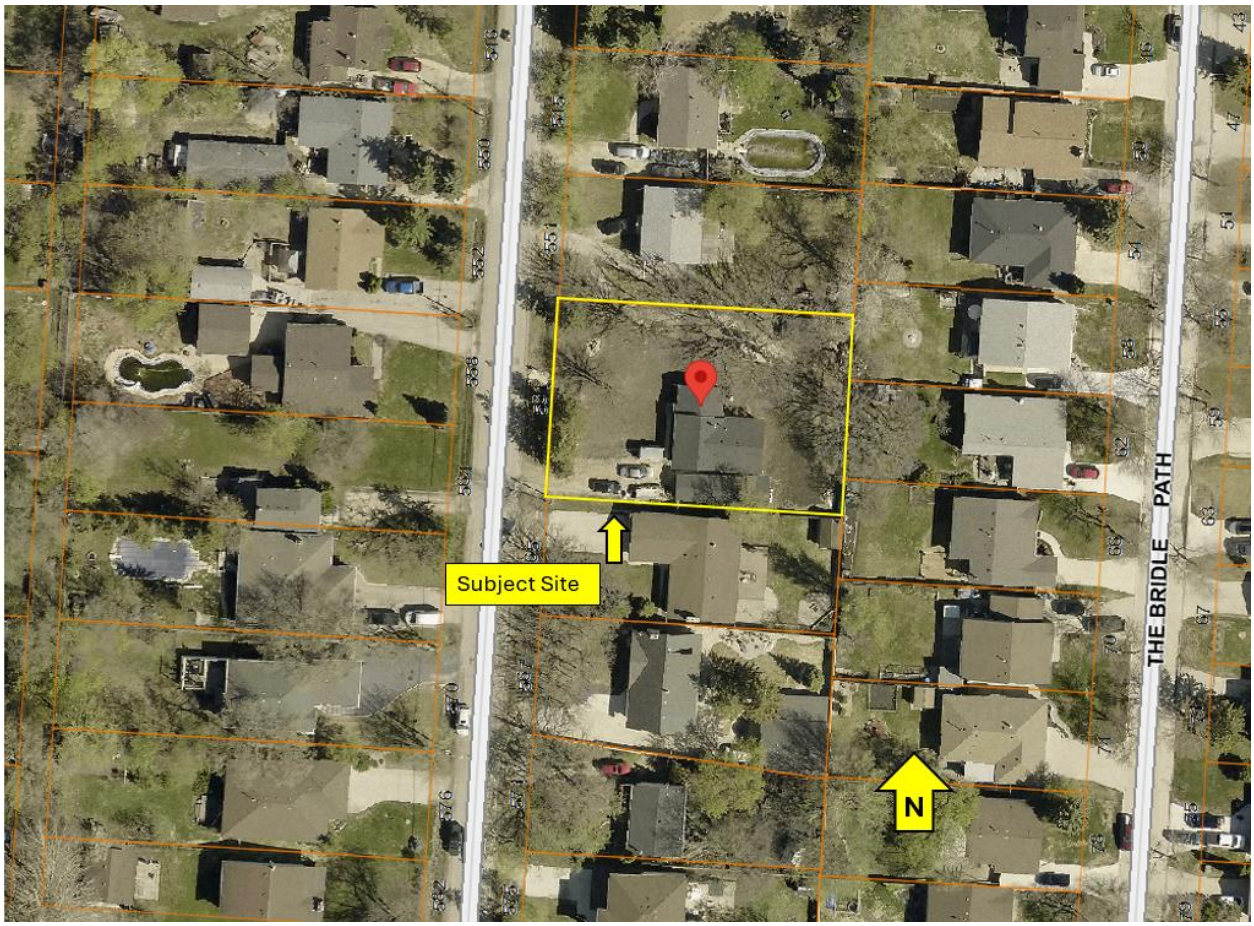


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential uses zoned “R1-E” Residential Single-Family Estate.

South: Residential uses zoned “R1-E” Residential Single-Family Estate.

East: Residential uses zoned “R1-L” Residential Single-Family Large.

West: Municipal Road, then 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 intends to subdivide the lot into two (2) separate lots and construct a single-family bungalow on each of these lots.
- The existing building on site will be demolished.
- The applicant is proposing two properties with lot areas of 7,460 square feet and a width of 50 feet.
- The proposed bungalows are approximately 1,700 to 1,800 square feet with attached garages.

Associated Subdivision and Rezoning (DASZ) Application

- The proposed Variance is also the subject of an associated Subdivision and Rezoning (DASZ) application concerning the Subdivision of a property into the two proposed lots, and the Rezoning of the properties from “R1-E” to “R1-L”. Please refer to the Administrative Report under file no. DASZ 51/2025 for more information.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The Complete Communities Direction Strategy 2.0 (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the City of Winnipeg.
- The subject property is located within the Recent Communities policy area under the Complete Communities' Urban Structure map. Key policies guiding the development of Recent Communities include:
- *Goal 1 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
    - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
        - *a. Applicable City-endorsed policies or guidelines;*
        - *b. Existing zoning of the property and adjacent properties;*
        - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
        - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
        - *e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
        - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
        - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
        - *h. The supporting transit, pedestrian and active transportation network; and*
        - *i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

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 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 8,747 square feet. The applicant is proposing to create two (2)

lots which will each have a lot area of 7,460 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 55 feet. The applicant is proposing to create two (2) lots which will each have widths of 50 feet. As such, a Variance for lot width is required.

ANALYSIS OF THE VARIANCES

Variances for Lot Area

As noted above, the subject property is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential density in a manner compatible with the surrounding context.

Regarding lot area, there is precedent on the block for lots as small as 6,704 square feet. The existing lot is out of character on the block in regards to its size and splitting it in half will bring it closer to the average property size on the block. For these reasons, the Variance is supportable.

Variances for Lot Width

The block of Municipal Road from Brookdale Street to Furlan Boulevard features a variety of lot widths. The smallest lot is 33 feet wide, there is one other lot that is 50 feet wide, multiple lots that are 55 feet wide, and several lots that are 75 feet wide. At 100 feet wide, the existing property is the largest lot on the block and the outlier from the rest of the street. Splitting the property into two 50-feet wide lots brings it in line with the existing character of the street. Furthermore, there is precedent for lots of 50 feet on the block. For these reasons, the Variance is supportable.

RECOMMENDED CONDITIONS OF APPROVAL

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **recommends approving the application** for the following reasons:

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

In that it is consistent with Complete Communities 2.0.

(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 will be no effects on the neighbouring properties.

(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 will allow the applicant to subdivide the property in a manner consistent with policies in Complete Communities 2.0..

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

In that the proposal makes the property more compatible than it currently is.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

- 6.2 *Complete Communities Characteristics*
  - *The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals*
- 6.6 *Intensification Target*
  - *Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.*
- 6.39 *Affordable and Supportive Housing Options*
  - *Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *WCAPA* and it was determined the *WCAPA* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

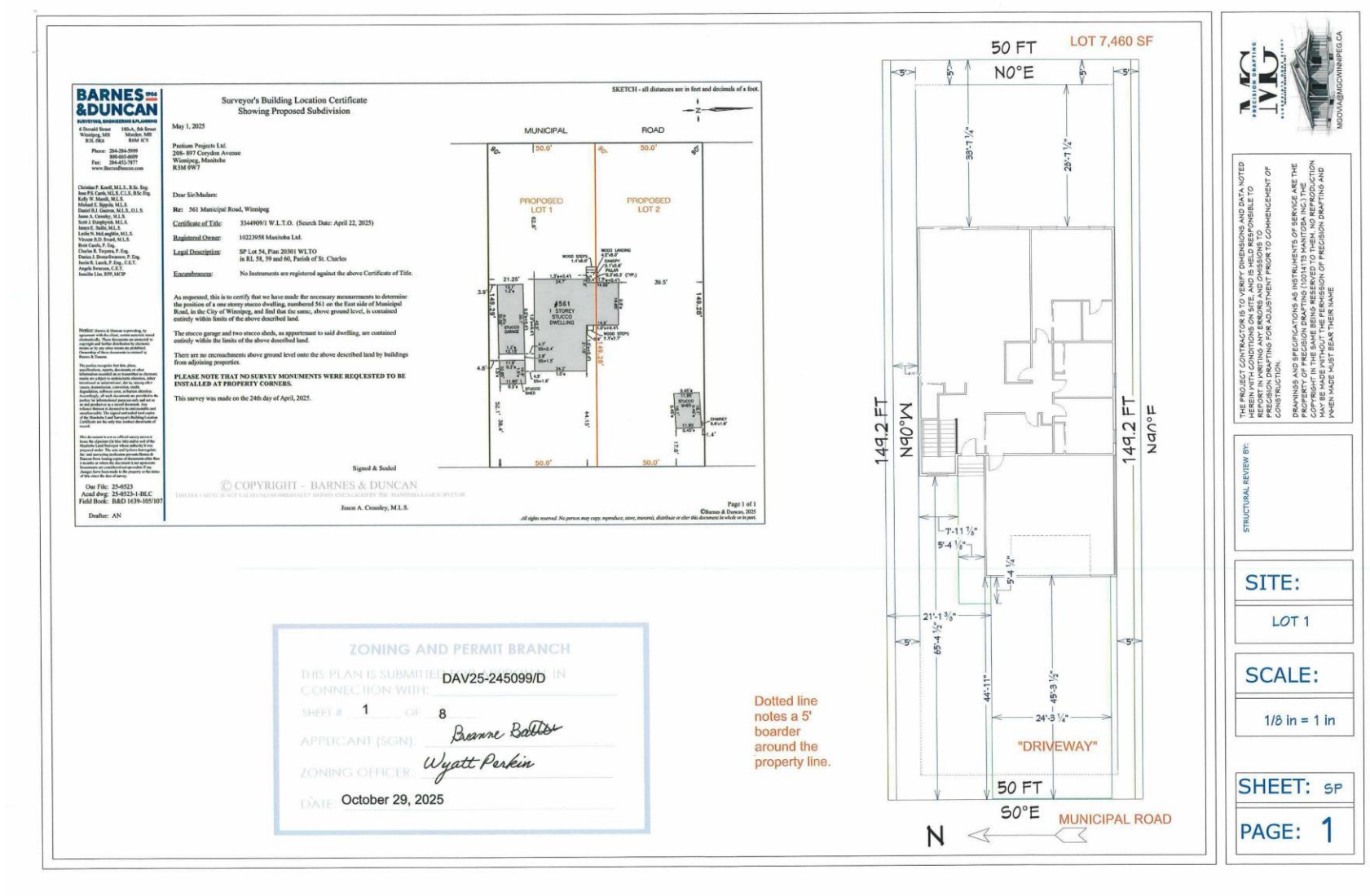
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Sawyer Klassen, MCP

Date: Thursday, March 26, 2026
File No. DAV 25-245099\D

Exhibit “6” referred to in File DAV 245099/2025D



FRAMING NOTES SCHEDULE	
1	HARDIE LAPSIDING OR AS PER BUILDER
2	ASPHALT SHINGLES
3	16' X 8' GARAGE DOOR
4	TYPICAL OVER HANG OF 1'6"
5	PITCH OF ROOF 5/12
6	RAILING PER MBC CODE



E1 EXTERIOR ELEVATION FRONT
1/8 IN = 1 FT

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-245099/D

SHEET # 2 OF 8

APPLICANT (SGN): Brianne Batter

ZONING OFFICER: Wyatt Perkin

DATE: October 29, 2025



E3 EXTERIOR ELEVATION BACK
1/8 IN = 1 FT

PRECISION DRAFTING

MGOVIA@MGCWINNIPEG.CA

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STRUCTURAL REVIEW BY:

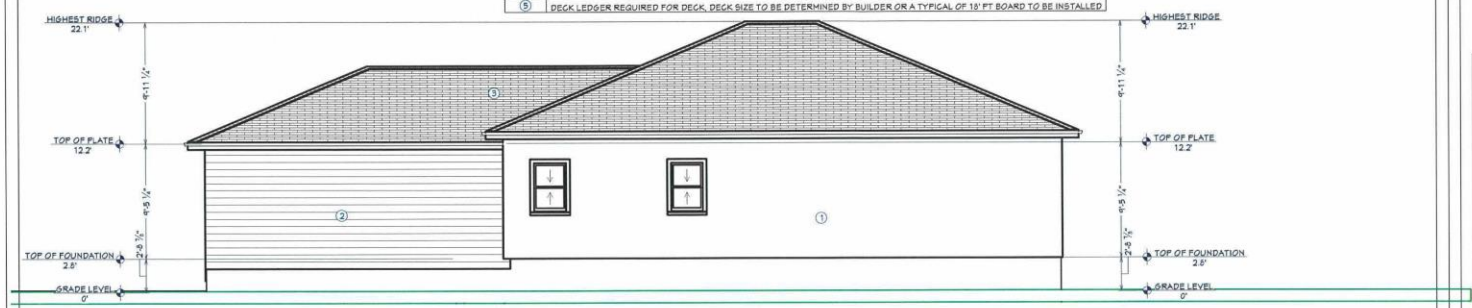
SITE:
LOT 1

SCALE:
1/8 in = 1 in

SHEET: A1

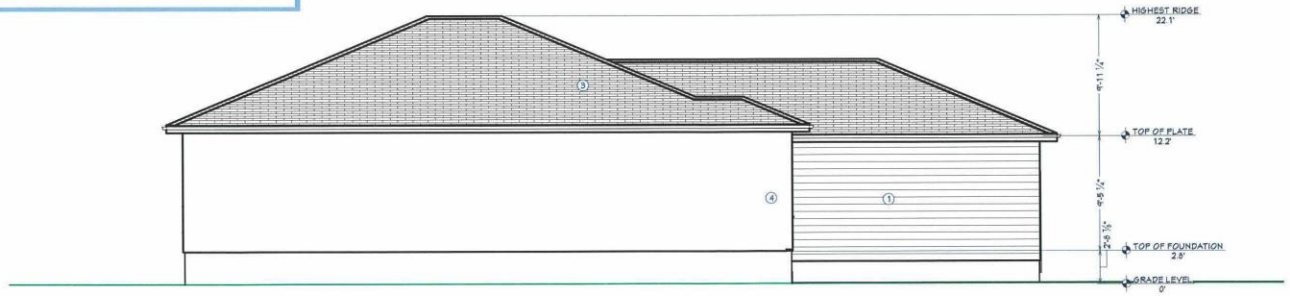
PAGE: 2

GENERAL NOTES SCHEDULE	
1	WHITE STUCCO OR AS PER BUILDER
2	HARDIE LAPSIDING OR AS PER BUILDER
3	ASPHALT SHINGLES
4	HARDIE LAPSIDING OR AS PER BUILDER
5	DECK LEDGER REQUIRED FOR DECK, DECK SIZE TO BE DETERMINED BY BUILDER OR A TYPICAL OF 18' FT BOARD TO BE INSTALLED



E2 EXTERIOR ELEVATION LEFT
1/8 IN = 1 FT

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-245099/D
SHEET # 3 OF 8
APPLICANT (SGN): Brianne Batts
ZONING OFFICER: Wyatt Perkin
DATE: October 29, 2025



E4 EXTERIOR ELEVATION RIGHT
1/8 IN = 1 FT

PRECISION DRAFTING
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STRUCTURAL REVIEW BY:

SITE: LOT 1

SCALE: 1/8 in = 1 in

SHEET: A2

PAGE: 3

WINDOWS ARE CASEMENT, OR PICTURE UNITS AS SPECIFIED. SUGGESTED OUTSIDE FRAME SIZES ARE GIVEN. THE WINDOW SUPPLIER IS TO PROVIDE ROUGH OPENING DIMENSIONS AND IS TO ENSURE ALL OPERABLE BEDROOM WINDOWS MEET EGRESS REQUIREMENTS.

TOP OF WINDOW INDICATED ON ELEVATIONS.

INSTALL GALVANIZED FLASHING OVER EXTERIOR DOOR AND WINDOW OPENINGS AS REQUIRED.
LINTELS AS SPECIFIED ON ROOF PLAN.

2 PLY 2"x10" LINTEL OVER DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.

EXTERIOR DIMENSIONS ARE O/O OF STUDS.

INTERCONNECTED SMOKE & CARBON MONOXIDE ALARMS ARE REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT AND EVERY BEDROOM. ALARMS TO BE LOCATED AS PER 9.10.19 OF THE 2024 MBC

CEILING HEIGHTS ARE INDICATED ON FLOOR PLAN, ROOF PLAN AND ELEVATIONS.

HEAT SENSOR'S REQUIRED IN ATTACHED GARAGE AS PER 9.10.19A.1

ANY WALLS WITHIN THE MINIMUM SIDE YARD SETBACK ARE REQUIRED TO HAVE 5/8" DRYWALL OR 1/2" TYPE 'X'

SITE MODIFICATIONS AND ADJUSTMENTS TO THE MAIN AND LOWER LEVEL DEVELOPMENT PLAN MAY HAVE TO BE MADE DURING CONSTRUCTION TO ACCOMMODATE MECHANICAL SYSTEMS, PLUMBING, STRUCTURAL CHASES AND BULKHEADS.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-245099/D

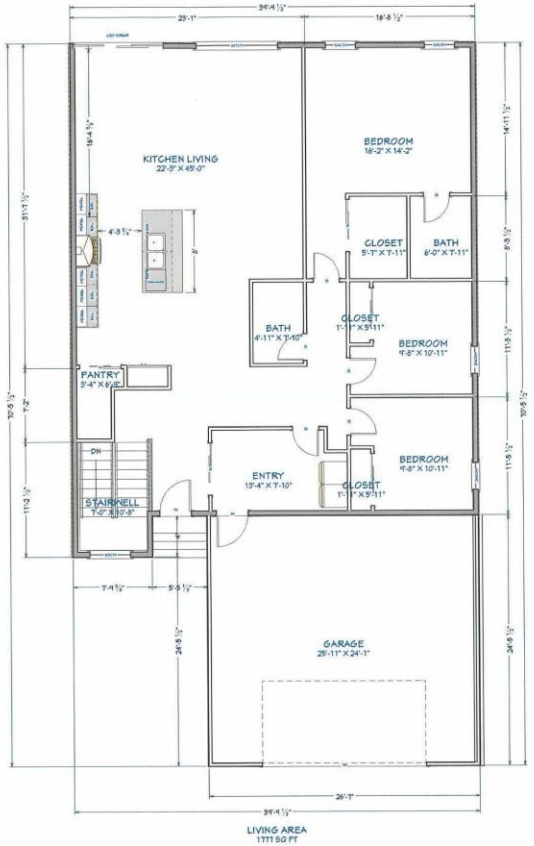
SHEET # 4 OF 8

APPLICANT (SGN): Brianne Batts

ZONING OFFICER: Wyatt Perkin

DATE: October 29, 2025

LOT 7,460 SF



MUNICIPAL ROAD

MGOVIA@MGCWINNIPEG.CA

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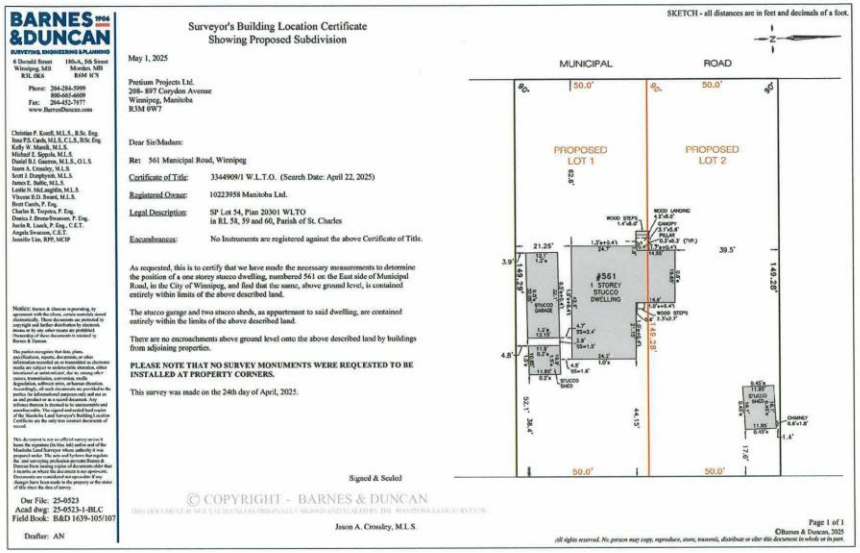
STRUCTURAL REVIEW BY:

SITE: LOT 1

SCALE: 1/8 in = 1 in

SHEET: A3

PAGE: 4



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Michael E. Sippola, M.L.S.
Daniel B.J. Gaurou, M.L.S., O.L.S.
Jason A. Crossley, M.L.S.
Scott J. Dunphyrah, M.L.S.
James E. Sadie, M.L.S.
Leslie N. McLaughlin, M.L.S.
Vincent B.D. Sweet, M.L.S.
Brett Cauch, P. Eng.
Charles B. Toupeta, P. Eng.
Danica J. Bruce-Swanson, P. Eng.
Jacob R. Lusch, P. Eng., C.E.T.
Angela Swanson, C.E.T.
Jennifer Lim, RPP, MCIP

Our File: 25-0523
Acad dwg: 25-0523-1-BLC
Field Book: B&D 1639-105/107

Drafter: AN

Surveyor's Building Location Certificate
Showing Proposed Subdivision

May 1, 2025

Pretium Projects Ltd.
208- 897 Corydon Avenue
Winnipeg, Manitoba
R3M 0W7

Dear Sir/Madam:

Re: 561 Municipal Road, Winnipeg

Certificate of Title: 3344909/1 W.L.T.O. (Search Date: April 22, 2025)

Registered Owner: 10223958 Manitoba Ltd.

Legal Description: SP Lot 54, Plan 20301 WLTO in RL 58, 59 and 60, Parish of St. Charles

Encumbrances: No Instruments are registered against the above Certificate of Title.

As requested, this is to certify that we have made the necessary measurements to determine the position of a one storey stucco dwelling, numbered 561 on the East side of Municipal Road, in the City of Winnipeg, and find that the same, above ground level, is contained entirely within limits of the above described land.

The stucco garage and two stucco sheds, as appurtenant to said dwelling, are contained entirely within the limits of the above described land.

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

PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.

This survey was made on the 24th day of April, 2025.

Signed & Sealed

Jason A. Crossley, M.L.S.

SKETCH - all distances are in feet and decimals of a foot.

MUNICIPAL ROAD

PROPOSED LOT 1

PROPOSED LOT 2

#561 1 STOREY STUCCO DWELLING

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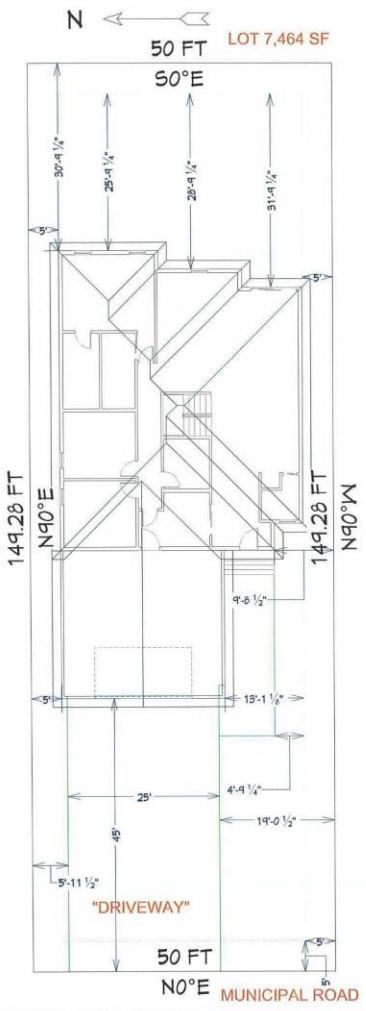

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-245099/D

SHEET # 5 OF 8

APPLICANT (SGN): Brianne Batter

ZONING OFFICER: Wyatt Perkin

DATE: October 29, 2025

Dotted line notes a 5' boarder around the property line.

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STRUCTURAL REVIEW BY:

SITE: LOT 2

SCALE: 1/8 in = 1 in

SHEET: SP

PAGE: 1



GENERAL NOTES SCHEDULE	
1	ASPHALT SHINGLES ROOF 5/12 PITCH
2	BOARD AND BATTEN SIDING
3	CORNER TRIMS
4	PARGING
5	EAVES THROUGH
6	STUCCO
7	DECK LEDGER BOARD

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV25-245099/D
SHEET # 6 OF 8
APPLICANT (SGN): Brianne Batter
ZONING OFFICER: Wyatt Perkin
DATE: October 29, 2025

E1 EXTERIOR ELEVATION FRONT
1/8 IN = 1 FT



E3 EXTERIOR ELEVATION BACK
1/8 IN = 1 FT

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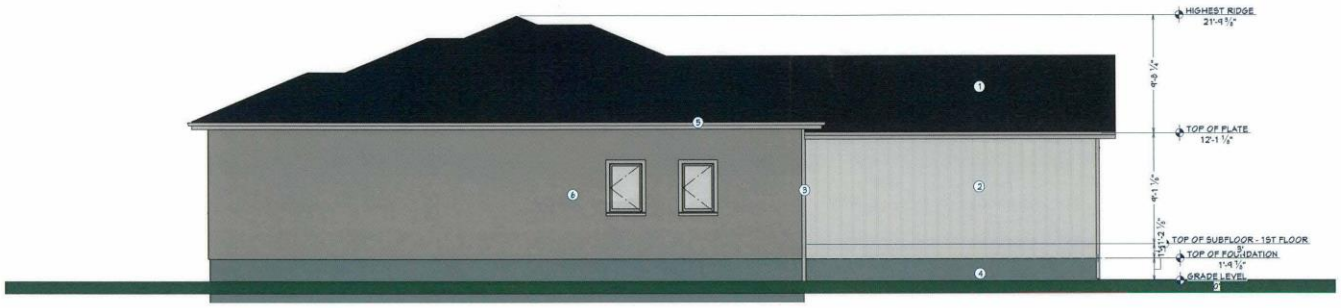
STRUCTURAL REVIEW BY:

SITE:
LOT 2

SCALE:
1/8 in = 1 in

SHEET: A1

PAGE: 2



ZONING AND PERMIT BRANCH
DAV25-245099/D
7 8
Brianne Batters
Wyatt Perkin
October 29, 2025

E2 EXTERIOR ELEVATION LEFT
1/8 IN = 1 FT



E4 EXTERIOR ELEVATION RIGHT
1/8 IN = 1 FT

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STRUCTURAL REVIEW BY:

SITE:
LOT 2

SCALE:
1/8 in = 1 in

SHEET: A2

PAGE: 3

WINDOWS ARE CASEMENT, OR PICTURE UNITS AS SPECIFIED. SUGGESTED OUTSIDE FRAME SIZES ARE GIVEN. THE WINDOW SUPPLIER IS TO PROVIDE ROUGH OPENING DIMENSIONS AND IS TO ENSURE ALL OPERABLE BEDROOM WINDOWS MEET EGRESS REQUIREMENTS.

TOP OF WINDOW INDICATED ON ELEVATIONS.

INSTALL GALVANIZED FLASHING OVER EXTERIOR DOOR AND WINDOW OPENINGS AS REQUIRED.
LINTELS AS SPECIFIED ON ROOF PLAN.

2 PLY 2"x10" LINTEL OVER DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.

EXTERIOR DIMENSIONS ARE O/O OF STUDS.

INTERCONNECTED SMOKE & CARBON MONOXIDE ALARMS ARE REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT AND EVERY BEDROOM. ALARMS TO BE LOCATED AS PER 9.10.19 OF THE 2024 MBC

CEILING HEIGHTS ARE INDICATED ON FLOOR PLAN, ROOF PLAN AND ELEVATIONS.

HEAT SENSOR'S REQUIRED IN ATTACHED GARAGE AS PER 9.10.19A.1

ANY WALLS WITHIN THE MINIMUM SIDE YARD SETBACK ARE REQUIRED TO HAVE 5/8" DRYWALL OR 1/2" TYPE 'X'

SITE MODIFICATIONS AND ADJUSTMENTS TO THE MAIN AND LOWER LEVEL DEVELOPMENT PLAN MAY HAVE TO BE MADE DURING CONSTRUCTION TO ACCOMMODATE MECHANICAL SYSTEMS, PLUMBING, STRUCTURAL CHASES AND BULKHEADS.

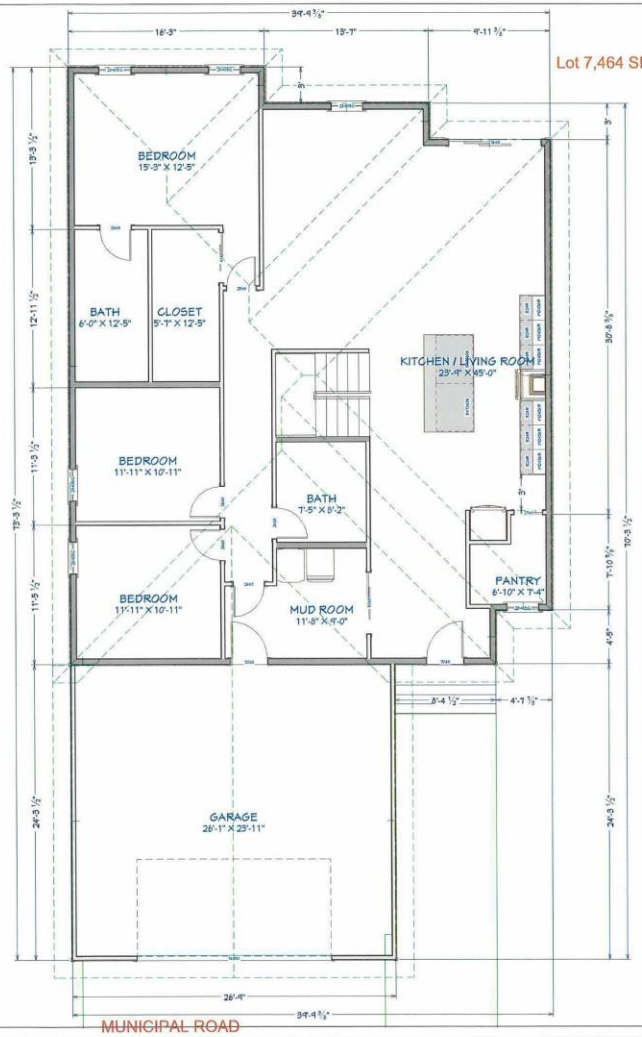
ZONING AND PERMIT BRANCH

DAV25-245099/D

8 8

Brianne Babbie
Wyatt Perkin

October 29, 2025



1ST FLOOR
1/8 IN = 1 FT

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STRUCTURAL REVIEW BY:

SITE:
LOT 2

SCALE:
1/8 in = 1 in

SHEET: A3

PAGE: 4