



**CITY OF BRANDON
UNDER THE PLANNING ACT**

VARIANCE ORDER NO: V-10-25

Under Section 95 of The Planning Act, ABH Construction on behalf of Town Car Rental Ltd. applied to the Planning Commission of the City of Brandon to vary Subsection 23(h) of the Zoning By-law by reducing the required rear yard from 7.6m to 3.0m at 110 Princess Avenue (Lots 17/ 20 Block 35 Plan 2 BLTO) in the CG Commercial General Zone.

After careful consideration of the application and any representation made for or against the variation sought by the applicant, the City of Brandon Planning Commission was satisfied that the application:

- (a) will be compatible with the general nature of the surrounding area;
- (b) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in 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
- (d) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Planning Commission therefore agreed to approve said Variance Application, whereby such approval was granted in accordance with the attached letter of intent (Attachment A) and site plan (Attachment B-3), subject to the following condition(s):

- a) The owner or successor entering into a development agreement with the City of Brandon.

Dated this 18th day of July, A.D. 2025.

This Order shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of constructing the proposed building constitutes acting upon this order.

Pursuant to Section 34 of The Planning Act, the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Buildings Department may appeal the decision to City Council. The appeal must be in writing and submitted within 14 days of the date on this decision to the Legislative Services Department at 410 – 9th Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.

Amber Chapil, Planning Commission Clerk



2 Oakview st
Brandon, MB, R7C 0C6

Email: [REDACTED]
Phone: 204 901 2177

From,
Shiju Antony
2 Oakview St
Brandon, MB, R7C0C6

To,
City of Brandon
Planning Department
Brandon, Manitoba

Re: Variance Application for 110 Princess Ave, Brandon

I am writing to submit a variance application for 110 Princess ave, in accordance with the City of Brandon's Zoning Bylaw. The purpose of this application is to request a variance to 3 meters from 7.5 meters, allow for a reduced setback.

The reason for this request is to build car rental building on the property. I believe that this variance will allow to build the proposed plan.

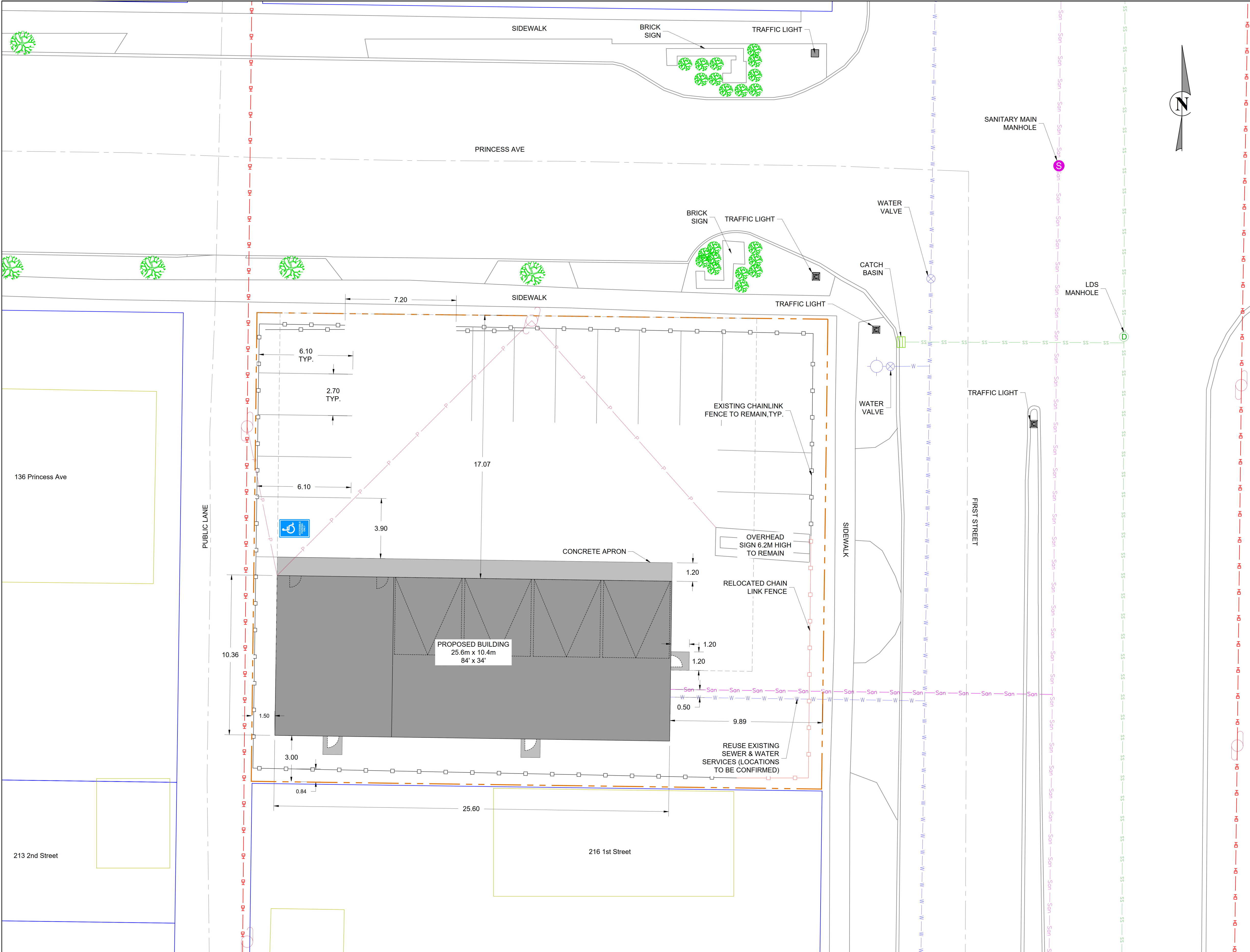
We have reviewed the City's Zoning Bylaw and believe that our proposal meets the intent of the bylaw. We are committed to working with the city to ensure that our proposal is consistent with the community's interests.

We would appreciate the opportunity to discuss this application further and provide additional information as required.

Thank you for considering our variance application.

Sincerely,
Shiju Antony





SITE NOTES:

- 1. THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 17/20 BLOCK 35 PLAN 2 BLTO.
- 2. A TOTAL OF 12 PARKING SPACES HAVE BEEN PROVIDED INCLUDING 1 ACCESSIBLE PARKING STALLS.
- 3. THE TOTAL SITE AREA IS 825m².
- 4. TOTAL BUILDING COVERAGE IS 32%.
- 5. ALL SITE LIGHTING WILL BE BUILDING MOUNTED. SITE ELECTRICAL DESIGN BY OTHERS.
- 6. PAVEMENT MARKINGS SHALL BE COLOURED WHITE. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA.

GENERAL NOTES:

- 1. DECIMAL NUMBERS INDICATE METRES AND WHOLE NUMBERS INDICATE MILLIMETRES UNLESS NOTED OTHERWISE.
- 2. EXISTING FEATURE LOCATIONS AND PROPERTY LINE INFORMATION IS DERIVED FROM SURVEY INFORMATION COLLECTED BY RICHMOND SURVEYS ON JANUARY 8, 2025.
- 3. ELEVATIONS ARE DERIVED FROM THE LEWIS NETWORK GPS REFERENCING STATION AT BRANDON CITY HALL, ELEVATION 389.613m.
- 4. LOCAL ELEVATION BENCHMARK TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTH WEST CORNER OF 1ST STREET AND PRINCESS AVE INTERSECTION, EL =380.99m
- 5. LOCATIONS OF UNDERGROUND STRUCTURES AND SERVICES AS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. NO GUARANTEE IS GIVEN THAT ALL UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT.
- 6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
- 7. ALL GRASSED LANDSCAPING OR REPAIRS WITHIN THE RIGHT-OF-WAY OR ON CITY PROPERTY ARE TO BE SODDED.
- 8. HORIZONTAL AND VERTICAL CONTROL TO BE PROVIDED ON SITE BY THE ENGINEER FOR CONTRACTOR AT TIME OF CONSTRUCTION.

COMMERCIAL GENERAL ZONE		
SITING REQUIREMENTS	MINIMUM	PROVIDED
FRONT YARD	0.0m	17.07m
SIDE YARD CORNER	4.6m	9.89m
SIDE YARD INTERIOR	1.5m	1.5m
REAR YARD	7.6m	3.0m*

VARIANCE IS REQUIRED FOR REAR YARD SETBACK

LEGEND	
PROPERTY LINE	---
PROPERTY SETBACK	- - - - -
ROAD CENTERLINE	=====
OVERHEAD POWER	--- OH --- OH --- OH ---
PROPOSED OVERHEAD POWER	--- P ---
HYDRO POLE	⌋
PROPOSED WATER MAIN	--- W --- W --- W ---
PROPOSED SANITARY MAIN	--- San --- San ---
LAND DRAINAGE SYSTEM	--- SS --- SS --- SS ---
PROPOSED FENCE LINE	--- □ --- □ ---
EXISTING FENCE LINE	--- □ --- □ ---

A	APRIL 15, 2025	R.J.	P.J.v.R.	ISSUED FOR CLIENT REVIEW
NO:	DATE	APP.	BY	DESCRIPTION
REVISIONS				

PRELIMINARY
FOR REVIEW AND COMMENT ONLY

DESIGNED BY: R.J.
DRAWN BY: P.J.v.R.
PROJECT START DATE: MAR 2025
PLOT SIZE: A1 (594x841)
SCALE: 1:125(m)

REVIEWED BY: R.J.

PROJECT NAME:
ABH CONSTRUCTION LTD.
TOWN CAR RENTAL EXPANSION
110 PRINCESS AVE, BRANDON, MB

BURNS MAENDEL
CONSULTING ENGINEERS LTD.
903 Rosser Ave.
Brandon, Manitoba
R7A 0L3
Tel: (204) 728-7364
Fax: (204) 728-4418

DRAWING TITLE: PROPOSED SITE PLAN	
PROJECT NUMBER: BMCE-25-032	DRAWING NO: C1.2