

**Variance to Zoning By-law No. 7124**

Name of Property Owner: Precision Holdings Ltd.  
 Name of Applicant: Precision Holdings Ltd.  
 Civic Address of Property: 424 -18<sup>th</sup> St. North  
 Legal Description of Property: Lot 1 Plan 23069 BMD

**References:**

BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

*\*\*Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Variance Request(s):**

Varying provision(s) of ZBL 7124: *proposed building*  
 ① Section 69(h)(1) to allow for the addition in Floodplain; and  
 ② Section 69(d)(3)(4) to allow the addition to not be built to the design flood level.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: [Signature] Date: AUG 28  
 Address: 404 18<sup>th</sup> ST. Postal Code: R7A 6P3  
 Phone No.: (Primary) 204 7250508 (Secondary) 204 761-2345  
 Email Address: Row@PRECISION TOYOTA .CA

Signature of Owner: [Signature] Date: AUG 28  
 Address: 404 18<sup>th</sup> ST. Postal Code: R7A 6P3  
 Phone No.: (Primary) 204 7250508 (Secondary) 204 761-2345  
 Email Address: Row@PRECISION TOYOTA .CA

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u>[Signature]</u>	Planning File No.: <u>V-12-17-B</u>	CityView No.: <u>PLVA20170000079</u>	
Date Application Received: <u>Sept 8/17</u>	Payment Date: <u>Sept 8/17</u>	Receipt No.: <u>17-5713</u>	Amount: <u>\$ 625.00</u>
Variance - Application			REV 05/2017



**PRECISION HOLDING LTD.**  
404 - 18th Street North  
Brandon, Manitoba, Canada R7A 7P3  
Telephone 204-725-0508 Fax 204-725-1690  
[www.precisiontoyota.ca](http://www.precisiontoyota.ca)

---

September 6, 2017

City of Brandon  
Planning and Property buildings Department  
638 Princess Ave  
Brandon, MB R7A 0P3

To whom it may concern,

Precision Holdings Ltd 424 18<sup>th</sup> Street North Brandon, MB R7A 7P3, Lot 1 plan 23069 BLTO IN SE ¼ 27-10-19WPM.

We are requesting a proposal to build a new 27,000 square foot car dealership in the flood plain and allow the proposed building to not be built to the flood level design. We have seen this area of Brandon grow into a successful business district and our proposed building will be an attribute to the surrounding area.

Precision Holdings has operated as an automotive dealership for over 40 years at this location. We are looking to modernize and expand our parts, service and sales department to further meet the needs of our growing economy. We currently employ approximately 40 people at Precision Holdings and moving forward our proposed expansion will allow us to grow that number and create future job opportunities in our community.

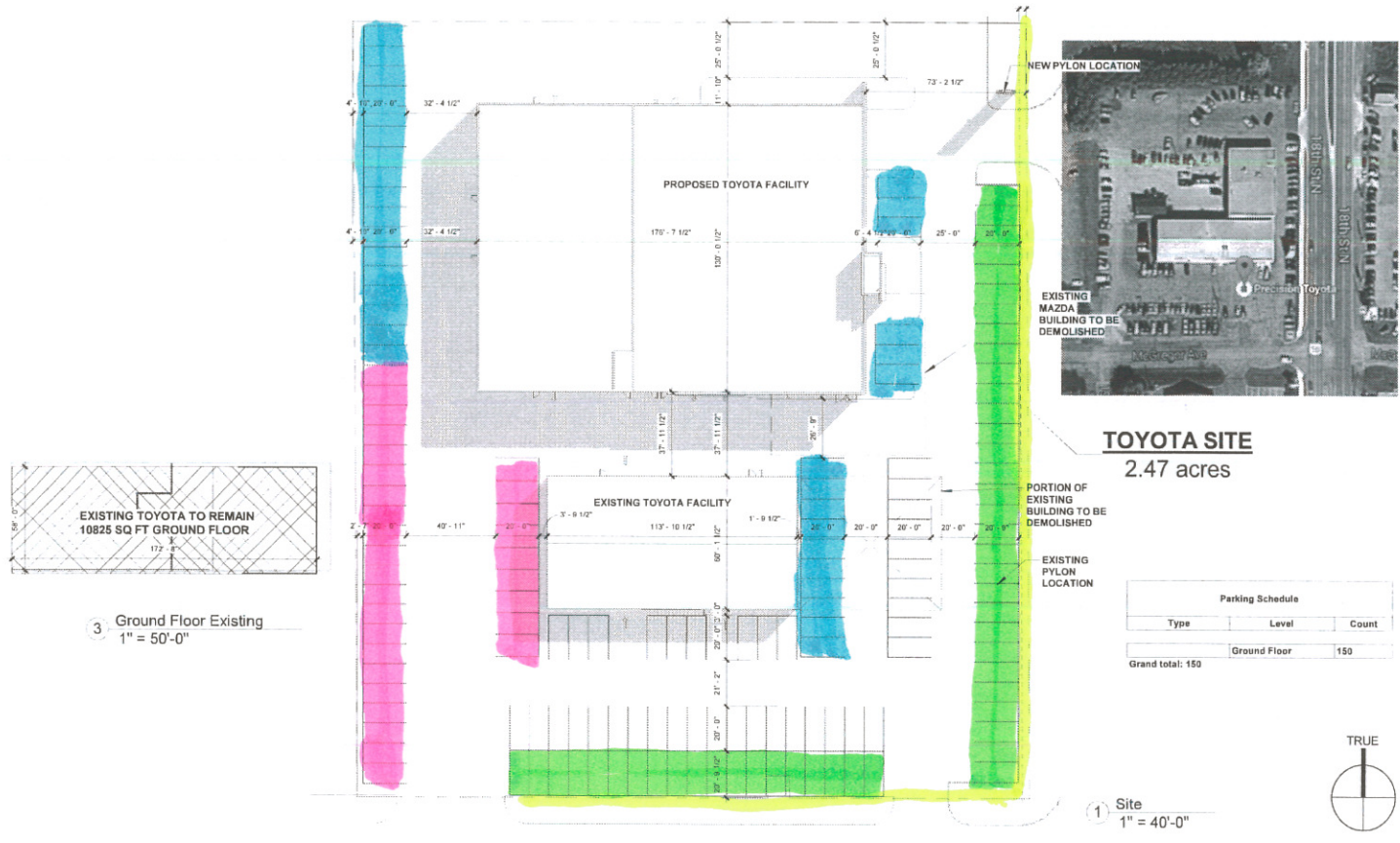
Thank you for your consideration of our application, we look forward to working with you in the future.

Sincerely,



Ronald Ball

- Customer parking
- Staff
- Display
- buffer zone



The purpose of these drawings is to convey the design intent and to all material specifications only. They are not to be used to obtain building permits or for actual construction of the project. Construction documents are to be prepared by licensed professionals who are willing to accept responsibility for these specifications.

NO.	DATE	ISSUED / REVISION	BY
1	MAY 12 2016	FOR CLIENT REVIEW	SH
2	NOV 18 2016	FOR CLIENT REVIEW	SH
3	NOV 18 2016	FOR CLIENT REVIEW	SH
13	JUNE 16 2017	FOR CLIENT REVIEW	SH
14	SEP 8 2017	FOR CLIENT REVIEW	SH

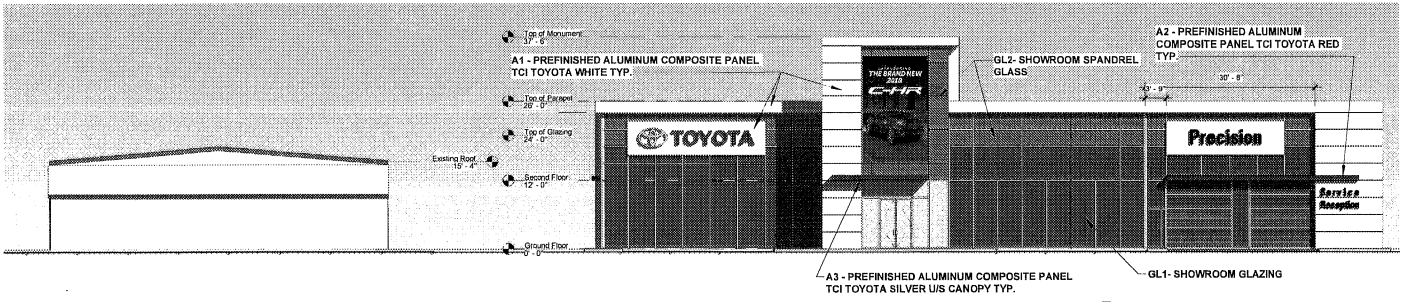


WEISS QUAPPAN  
Weiss & Associates Inc.  
1130 Main Street West  
London, Ontario N6G 1K1  
Tel: 519-885-2222  
www.wq.ca

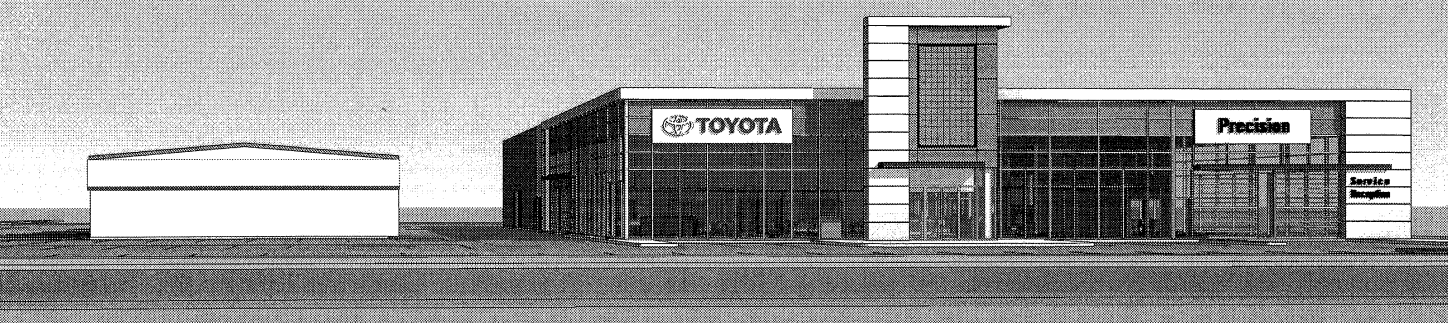
**PRECISION TOYOTA**  
**BRANDON, MANITOBA**  
Site Plan

SCALE		PROJ NO.
As indicated		34019
DRAWN	SUPERVISED	DRAWING NO.
SH	KC	1.0
DATE		VERSION
MAY 12 2016		V2R15





② East  
1/16" = 1'-0"



① 3D View 2

The purpose of these drawings is to convey the design intent and high material specifications only. They are not to be used to obtain building permits or for actual construction of the project. Construction documents are to be prepared by licensed professionals who are willing to accept responsibility for proper specifications.

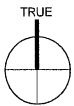
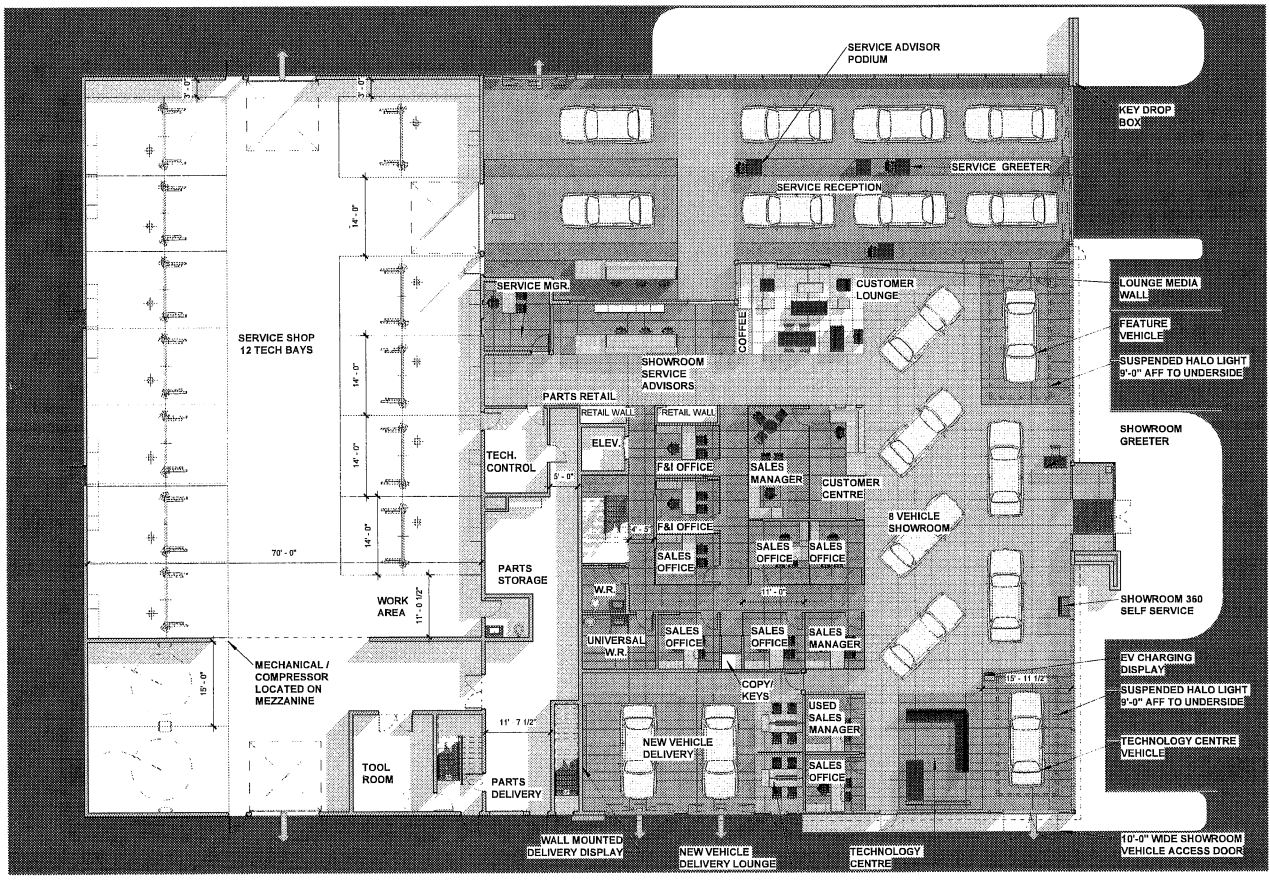
NO	DATE	ISSUED / REVISION	BY
1	MAY 12 2016	FOR CLIENT REVIEW	SH
2	NOV 18 2016	FOR CLIENT REVIEW	SH
3	NOV 18 2016	FOR CLIENT REVIEW	SH
13	JUNE 16 2017	FOR CLIENT REVIEW	SH



WE'VE COME AHEAD  
We're committed to  
excellence in service.  
Toyota Financial Services  
10000 14th Street, Suite 100  
Edmonton, Alberta T6C 0K1  
www.toyota.ca

PRECISION TOYOTA  
BRANDON, MANITOBA  
Elevations

SCALE 1/16" = 1'-0"	PROJ NO. 34019
DRAWN SH	SUPERVISED KC
DATE MAY 12 2016	DRAWING NO. 9 VERSION V2R15



This purpose of these drawings is to convey the design intent and their material specifications only. They are not to be used to obtain building permits or for actual construction of the project. Construction documents are to be prepared by licensed professionals who are willing to accept responsibility for their applications.

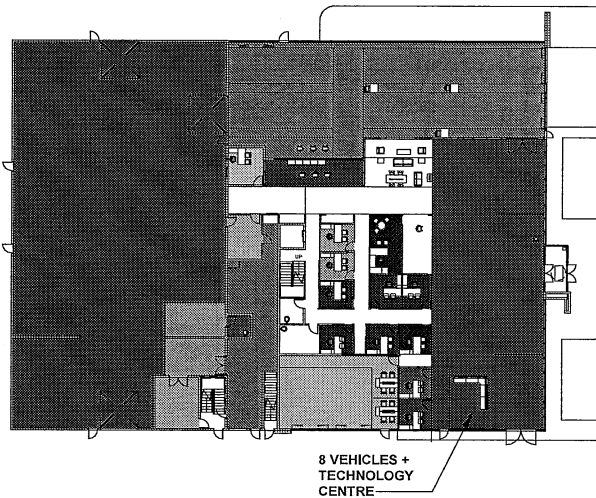
NO	DATE	ISSUED / REVISION	BY
1	MAY 12 2016	FOR CLIENT REVIEW	SH
2	NOV 13 2016	FOR CLIENT REVIEW	SH
3	NOV 18 2016	FOR CLIENT REVIEW	SH
13	JUNE 16 2017	FOR CLIENT REVIEW	SH



WEYSCOMPLAN  
 100-1000  
 416-416-8888  
 www.weyscoplan.com

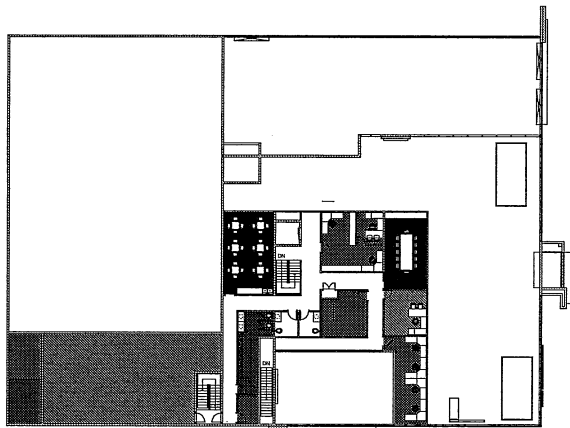
**PRECISION TOYOTA**  
 BRANDON, MANITOBA  
 Ground Floor

SCALE	1/16" = 1'-0"	PROJ. NO.	34019
DRAWN	SH	SUPERVISED	KC
DATE	MAY 12 2016	DRAWING NO.	2.0
		VERSION	V2R15



- Room Legend
- BUSINESS MGR./F&I
  - NEW SALES CONSULTANT
  - NEW SALES MANAGER
  - NEW VEHICLE DELIVERY
  - NEW VEHICLE DISPLAY
  - PARTS STORAGE
  - SERVICE ADVISORS
  - SERVICE DRIVE THRU
  - SERVICE MANAGER
  - SERVICE SHOP
  - SHOP TECH W/R
  - TECH CONTROL
  - TOOL ROOM
  - USED SALES
  - USED SALES MANAGER
  - WORK AREA
  - ☒ Calculating...

① Ground Floor Area Plans  
1" = 40'-0"



- Room Legend
- ADMINISTRATION
  - BOARDROOM
  - BULK FLUIDS
  - COMPRESSOR
  - DEALER PRINCIPAL
  - LUNCH ROOM
  - PARTS STORAGE
  - TECH LOCKER ROOM
  - ☒ Calculating...

③ Second Floor Area Plans  
1" = 40'-0"

INTERIOR AFTERSALES FACILITY PLANNING	400-599 REQUIRED		PROVIDED		DIFF.	
	No.	SF	No.	SF	No.	SF
SERVICE DRIVE THRU	4 VEHICLES	1800	8	3593	4	1793
SERVICE ADVISORS	2 ADVISORS		3	290	1	1
SERVICE MANAGER	1 OFFICE		1	143	0	0
FIXED OPS MANAGER	0 OFFICES		0	0	0	0
SERVICE RECEPTION AREA						
PARTS STORAGE		310		433		123
TECH CONTROL		1152		2434		1282
SERVICE SHOP		165		165		0
TECH BAYS	8 BAYS		12		4	
WASH AND DETAIL	2 BAYS	5740	2	8098	0	2358
TOOL ROOM		500		242		-258
WORK AREA		280		468		188
COMPRESSOR/VAC/PUMP		100		88		-12
BULK FLUIDS MEZZ.		135		163		28
INT. RECYCLING ROOM MEZZ.		150		163		13
SHOP TECH W/R		70		56		-14
AFTERSALES ANCILLARY		1395		617		-778
<b>TOTAL AFTERSALES GROUND FLOOR INTERIOR</b>		<b>11797</b>		<b>16520</b>		<b>4723</b>
<b>SECOND FLOOR</b>						
TECH W/R & CHANGEROOM		334		226		-108
2ND FL. ANCILLARY		86		361		275
<b>TOTAL AFTERSALES 2ND FL. INTERIOR</b>		<b>420</b>		<b>587</b>		<b>167</b>
<b>TOTAL AFTERSALES GROSS INTERIOR</b>		<b>12217</b>		<b>17107</b>		<b>4891</b>

16 242

INTERIOR SALES FACILITY PLANNING	400-599		PROVIDED		DIFF.	
	No.	SF	No.	SF		
NEW VEHICLE DISPLAY INCL. TECH. CENTRE	9 VEHICLES	3600	8+T.C.	3564	0	-36
RECEPTION	1 STATION		1		0	
NEW SALES MANAGER	2 OFFICES		2	317	0	
NEW SALES CONSULTANT	3 OFFICES		5	533	2	
USED SALES MANAGER	1 OFFICE		1	109	0	
USED SALES CONSULT.	1 OFFICE		1	106	0	
BUSINESS MGR./F&I	2 OFFICES		2	207	0	
SHOWROOM OFFICES		1075		1272		197
NEW VEHICLE DELIVERY	1 VEHICLE	500	2	943	1	443
SALES ANCILLARY		1967		819		-1148
<b>TOTAL SALES GROUND FLOOR</b>		<b>7142</b>		<b>6598</b>		<b>-544</b>
<b>SECOND FLOOR</b>						
DEALER OFFICE		150		209		59
CONFERENCE/TRAINING ROOM		250		359		109
LUNCH		200		459		259
ADMINISTRATION		1040		998		-42
2ND FLOOR ANCILLARY		459		2925		2466
<b>TOTAL SALES SECOND FLOOR</b>		<b>2099</b>		<b>4950</b>		<b>2851</b>
<b>TOTAL SALES GROSS INTERIOR</b>		<b>9241</b>		<b>12,413</b>		<b>2306</b>
<b>TOTAL GROSS AREA</b>		<b>21458</b>		<b>28655</b>		<b>7197</b>

The purpose of these drawings is to convey the design intent and finish material specifications only. They are not to be used to obtain building permits or for actual construction of the project. Construction documents are to be prepared by licensed professionals who are willing to accept responsibility for proper applications.

No.	DATE	ISSUED / REVISION	BY
1	MAY 12 2016	FOR CLIENT REVIEW	SH
5	NOV 15 2016	FOR CLIENT REVIEW	SH
8	NOV 18 2016	FOR CLIENT REVIEW	SH
13	JUNE 16 2017	FOR CLIENT REVIEW	SH



WEISSOMNIPAN  
Work & Associates Inc.  
899 Klondike Street West  
Toronto, Ontario M6J 1G9  
Tel: 416.597.9852 ext 347  
website: www.weissomnipan.com

PRECISION TOYOTA  
BRANDON, MANITOBA  
Area Plans

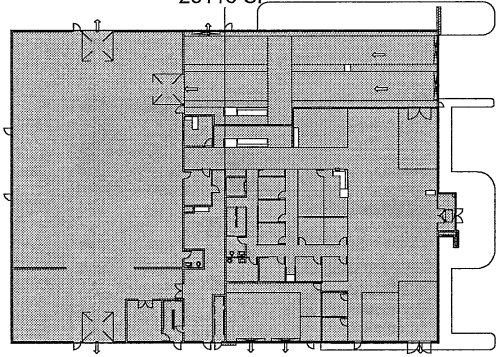
SCALE  
As indicated  
DRAWN  
SH  
DATE  
MAY 12 2016

PROJ NO:  
34019  
DRAWING NO.  
4  
VERSION  
V2R14

40 stalls required

**GROUND FLOOR**

23118 SF

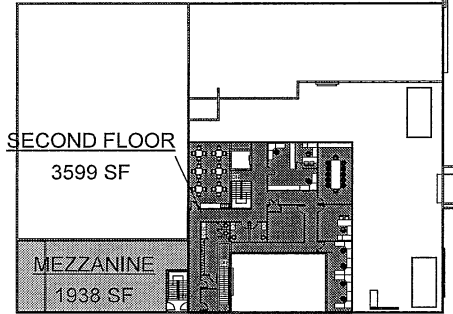


Building Area Legend

■ GROUND FLOOR

Area Schedule (Gross Building)	
Name	Area
GROUND FLOOR	23118 SF
SECOND FLOOR	3599 SF
MEZZANINE	1938 SF
Grand total: 3	28656 SF

② Ground Floor  
1" = 50'-0"



**SECOND FLOOR**

3599 SF

MEZZANINE

1938 SF

Building Area Legend

■ MEZZANINE

■ SECOND FLOOR

① Second Floor  
1" = 50'-0"

<b>TOYOTA IMAGE PROGRAM CLIENT APPROVAL</b>	
AUTHORIZED SIGNATURE	
TITLE	
DATE	

The purpose of these drawings is to convey the design intent and finish material specifications only. They are not to be used to obtain building permits or for actual construction of the project. Construction documents are to be prepared by licensed professionals who are willing to accept responsibility for proper applications.

No	DATE	ISSUED / REVISION	BY
1	MAY 12 2016	FOR CLIENT REVIEW	SH
8	NOV 15 2016	FOR CLIENT REVIEW	SH
9	NOV 18 2016	FOR CLIENT REVIEW	SH
13	JUNE 16 2017	FOR CLIENT REVIEW	SH



**WEISOMNIPAN**  
Weis & Associates, Inc.  
599 Queen Street West  
Toronto, Ontario M5G 1G8  
Tel: 416.967.9555 ext 47  
website: www.wa1.ca

**PRECISION TOYOTA  
BRANDON, MANITOBA**  
Gross Area Plans

SCALE  
**1" = 50'-0"**  
DRAWN: SH  
DATE: MAY 12 2016  
SUPERVISED: KC

PROJ NO:  
34019  
DRAWING NO:  
4.1  
VERSION:  
V2R14