



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

Name of Property Owner: TDEL Holdings Ltd.  
Name of Applicant: TDEL Holdings Ltd.  
Civic Address of Property: 1240 18th St  
Legal Description of Property: Lot 1 Plan 2256 BLTO in SE 1/4 15-10-19 WPM

**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):**

Parking zoning by law to reduce the number of parking spots from 80 to 41.

*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:  Date: 15 May 2018  
Address: Box 1570 Swan River, MB Postal Code: R0L 1Z0  
Phone No.: (Primary) 204-573-3604 (Secondary) 204-734-0810  
Email Address: toddszafron@gmail.com

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone No.: (Primary) \_\_\_\_\_ (Secondary) \_\_\_\_\_  
Email Address: \_\_\_\_\_

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 Houllhan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

**FOR PLANNING DEPARTMENT USE ONLY:**  
Community Planner: \_\_\_\_\_ Planning File No.: \_\_\_\_\_ CityView No.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Payment Date: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
Variance - Application REV 05/2017



Box 1570  
Swan River, MB R0L 1Z0  
(P) 204-734-0810

15 May 2018

City of Brandon  
Planning, Property & Buildings Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3

RE: Letter of Intent – Parking Zoning By Law Variance

1240 18<sup>th</sup> St Brandon, MB Lot 1 Plan 2256 BLTO in SE ¼ 15-10-19 WPM

We are planning to renovate the building at 1240 18<sup>th</sup> St to renovate it into a restaurant. According to City of Brandon zoning by laws an Eating and drinking place requires the following number of parking spots, “one for every four seats or one for every 4.6 m<sup>2</sup> of customer service area, whichever is greater, six spaces minimum.” The propose restaurant is to be a maximum 160 seats with 41 parking spots and 3,985 sq ft of customer service area. We do meet the requirement for having one parking spot for every four seats as 160 seats would require 40 parking spots but the requirement to have one parking for every 4.66 m<sup>2</sup> of customer service area would mean we would need 80 parking spots. We ask the department for you cooperation to provide us a variance on the parking zoning by law.

The proposal meets the four criteria set forth in Section 97 (1) of the planning act as follows:

Will I be compatible with the general nature of the surrounding area?

The proposed restaurant would be a great fit with the surrounding area as the area is mostly other restaurants and a great option for residences nearby.

Will it detrimental to the health of general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

No, the restaurant would be great for the local area and wouldn't negatively affect other properties

Is it the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property?

Yes, the minimum modification of the zoning by-law is required to the parking zoning bylaw to allow for it to be one parking for less than every 4.66 m<sup>2</sup> of customer service area.

Is it generally consistent with the applicable provisions of the development plan by-law and any secondary plan by-law?

Yes, considering the size of the customer service area is fairly spacious and contains a large buffet area that other restaurants would not have, when comparing the customer service area from one restaurant to another.

Yours truly,

TDEL Holdings Ltd.

Todd Szafron

President