

## Conforming Construction Agreements

### What is a conforming construction agreement (CCA)?

Under The Planning Act, a CCA is an agreement between the City of Brandon and property owners to address only the following matters:

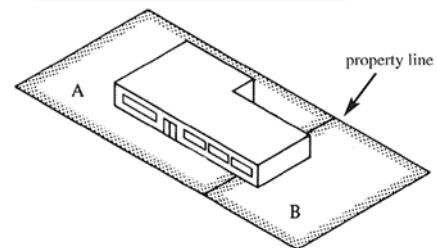
- Existing buildings or structures that are too close to or encroaching property lines, affecting setback requirements on a neighbouring property
- Site or building access through a neighbouring site to a public street

The City will register CCA's on all affected titles before issuing a development or building permit, or as a condition of a variance order, where applicable.

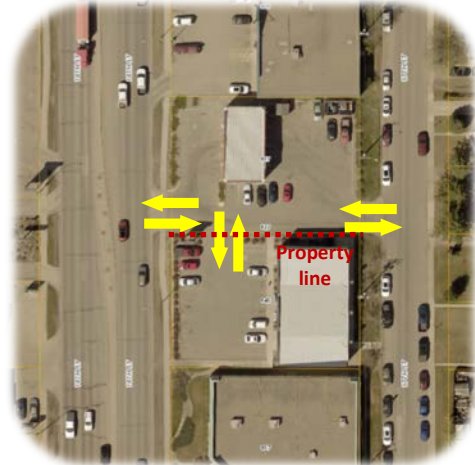
### How could a CCA help me as a builder or property owner?

A CCA can help you deal with situations involving pre-existing buildings or structures, or limited access to public streets. For example,

- A downtown building has a wall with windows along a property line shared with a parking lot and the building owner must maintain these windows for uses in the building
- A downtown building has an existing emergency access requiring people to go through a neighbouring property to get to a street
- An existing house is encroaching into a property prepared for infill development



- Two or more small commercial sites adjacent to each other want to have access to the frontage arterial street, but agree to share an approach onto a street as they are restricted by the presence of other pre-existing approaches close to these sites



### **Is a CCA mandatory?**

No, the City will not force a CCA on any property owner. We will work with builders and property owners to first find alternative design options to avoid entering into one. If unavoidable, it is up to the permit or variance applicant to facilitate negotiation of the CCA between all applicable parties. A fee applies to create and register it.

### **Why is the City a party to the CCA?**

The City is a party since we are the permitting authority under The Planning Act. The City needs to ensure all proposed work complies with the CCA, and it remains in effect as long as the circumstances requiring it exist.

### **Can I discharge a CCA from my title?**

As the permitting authority, only the City can discharge a CCA upon confirming the circumstances requiring it no longer exist. A property owner affected by it may submit a written request to the City to initiate a discharge.

### **What if I have more questions about CCA's?**

You may contact the

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