



Planning & Building Safety Department
638 Princess Avenue, Brandon MB, R7A 0P3
T: 204.729.2110 F: 204.728.2406

Conditional Use

Name of Property Owner: Best Buy Homes
Name of Applicant: Best Buy Homes -> Represented by Melanie White
Civic Address of Property: 1120 Highland Ave Brandon, MB.
Legal Description of Property: LOT 8 PLAN 1013 City of Brandon

References:

BAPD Development Plan By-law No. 78/01/04
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 6642

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

Conditional Use Request: Best Buy Homes would like to Expand their Existing Business @ 1190 Highland Ave Brandon MB. to Include 1120 Highland Ave. The Goal is to Utilize Existing Building for Sales Service & PARTS for Both Best Buy Homes (Mobile & Modular Homes) and Classic Trailers (RV - division of Sawatzky Group of Companies)

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 Owner: Don Sawatzky Date: JAN 30, 2015
Address: 4250 Portage Ave Wpg, MB R4H 1C6 E-Mail: _____
Home Phone: _____ Cell Phone: (204) 799-2808 Work Phone: 1-877-271-1111

Signature of Applicant: Melanie White Date: JAN 30, 2015
Address: 1190 Highland Ave Brandon, MB R7C 1A7 E-Mail: melanie@bestbuyhousing.com
Home Phone: 204-782-3963 Cell Phone: 204-724-3470 Work Phone: 1-204-729-8860

The personal information which you are providing & 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 Houlahan, PIPA Coordinator, City of Brandon Planning & Building Safety Department, 471 - 9th Street, Brandon, Manitoba, R7A 4A8, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: Waleed Planning File No.: C-04-15-B CityView No.: 2015-15
Date Application Received: Feb 2/15 Payment Date: Feb 2/15 Receipt No.: 2015-2546 Amount: \$ 555.00
Conditional Use - Application REV01/13



Planning & Building Safety Department
638 Princess Avenue, Brandon MB, R7A 0P3
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Letter of Authorization

Date: JANUARY 30, 2015

To: City of Brandon
Planning & Building Safety Department
421 - 9th Street
Brandon, MB
R7A 4A9

RE: 1120 Highland Ave (address or legal description of application)

I (We) hereby give authorization to:

Melanie White (Applicant's name)

To apply for a Development application for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

Best Buy Homes
CEO DON SAWATSKY

Name (Print)

Name (Signed)



JAN 30, 2015

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date



1190 Highlands Ave Brandon, Mb. R7C 1A7

The city of Brandon

Planning & Building Safety Department

638 Princess Ave

Brandon, Mb

R7A 0P3

Re: Conditional Use Application for 1120 Highland Ave Brandon , Mb.

We (Best Buy Homes) have purchased the land and building located at 1120 Highland Ave previously operated as Extreme Electronics.

Best Buy Homes would like to expand our existing operation and include one of our sister companies Classic Trailers. Our Plan is to re-configure our existing lot to have our Mobile& Modular homes along the west and south side of the property and remove our current office. We understand that we need to disconnect water and sewage services from the City's water and sewage system.

The building at 1120 Highland will become our new sales office for Best Buy Homes and will also contain office space for Classic Trailer as well as a parts and service area for RV's. We plan have a designated parking area in front of the building, provide new signage but in the same position that it is currently located. We plan to have a low fence in the front of both sales lots which we believe will close off our middle driveway. We don't want to take it out initially because sometimes moving a home around that is 80' long requires creativity...in the event that our drivers needed access to the lot at some time via the middle driveway...we would like to be able to open a gate and use it.

The plan is to erect a fence around the dumpsters and upgrade the landscaping at the north side of both lots.

The RV's will be set up on the east side of the building and the front north side of the parking lot at 1120 Highland.

We believe our business does compliment existing businesses in the area since we are currently selling mobile and modular homes on our existing lot at 1190 Highland Ave and both Advantage Trailers and Pik a Dily trailers are selling RV's on Highland just to the East of our new property 1120 Highland Ave.

Best Buy Homes plans to hire more employees as a result of the expansion...forecasting the addition of an additional six positions. The current building was used up until November 2014...we are confident that it is compliant with current codes to obtain an occupancy permit. We have hired a structural engineer and will obtain all necessary permits to move forward with renovations to utilize the building for our specific company requirements.

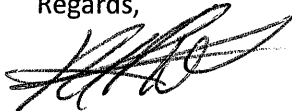
Brandon needs affordable housing...we have the solution however...we need more space to effectively demonstrate the options that manufactured homes present.

Our goal and vision for the expansion is to increase retail Clients to Brandon and attract highway traffic on the trans Canada Hwy.

Should you require any additional information please don't hesitate to contact me directly.

Thank You in advance for your consideration to our application.

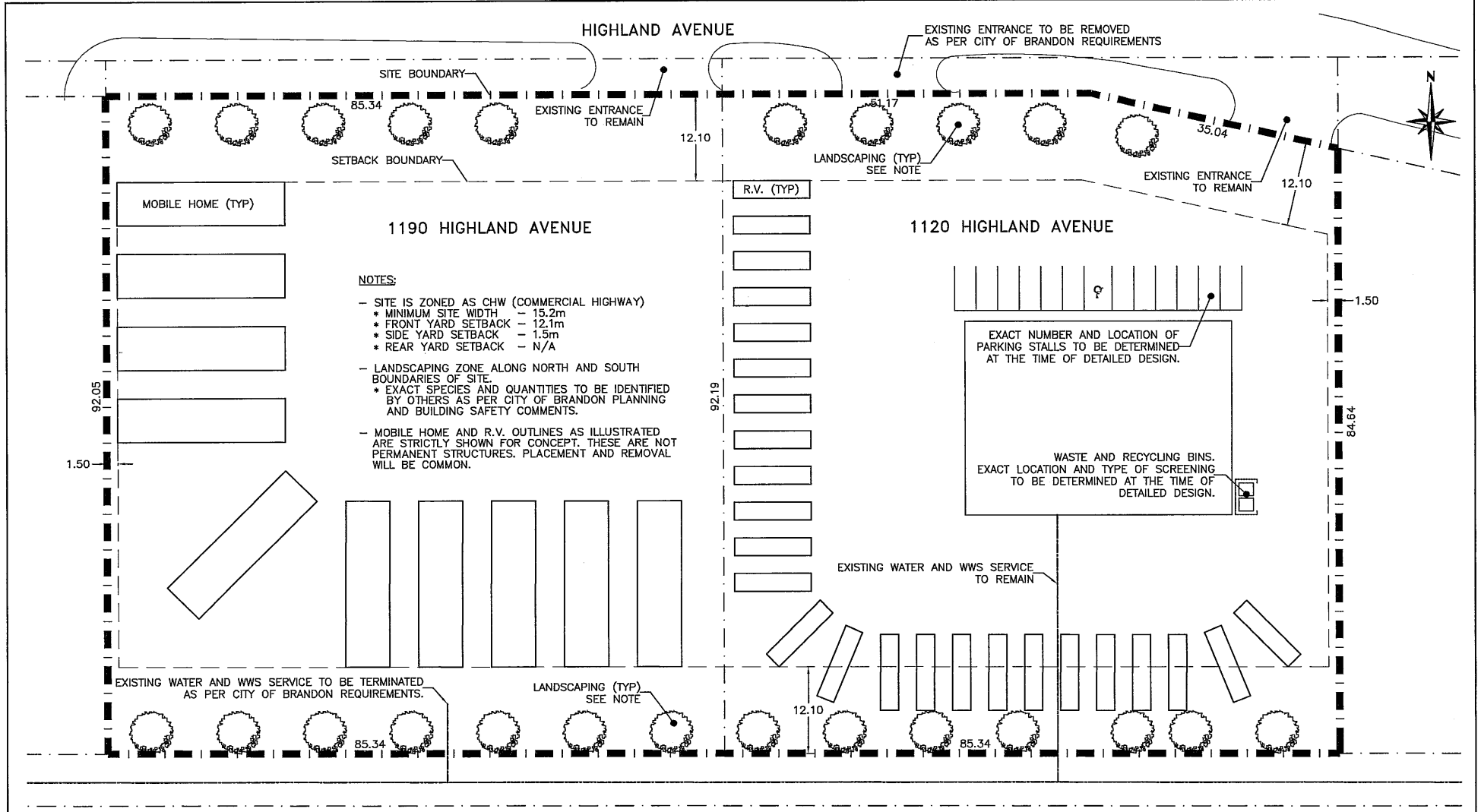
Regards,



Melanie Ransome-White

Outside Sales Manager

Best Buy Homes



- NOTES:**
- SITE IS ZONED AS CHW (COMMERCIAL HIGHWAY)
 - * MINIMUM SITE WIDTH - 15.2m
 - * FRONT YARD SETBACK - 12.1m
 - * SIDE YARD SETBACK - 1.5m
 - * REAR YARD SETBACK - N/A
 - LANDSCAPING ZONE ALONG NORTH AND SOUTH BOUNDARIES OF SITE.
 - * EXACT SPECIES AND QUANTITIES TO BE IDENTIFIED BY OTHERS AS PER CITY OF BRANDON PLANNING AND BUILDING SAFETY COMMENTS.
 - MOBILE HOME AND R.V. OUTLINES AS ILLUSTRATED ARE STRICTLY SHOWN FOR CONCEPT. THESE ARE NOT PERMANENT STRUCTURES. PLACEMENT AND REMOVAL WILL BE COMMON.

ALL DIMENSIONS ARE IN METRES

LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS	

G.D. NEWTON AND ASSOCIATES INC.
 727A 10TH STREET
 BRANDON, MANITOBA
 R7A 4G7

BEST BUY MOBILE HOMES
 1120 & 1190 HIGHLAND AVENUE
 CONCEPTUAL SITE PLAN

DATE: 2015/02/27 SCALE: 1:500

DRAWING 1