

**Conditional Use**

Name of Property Owner: PAUL AND GAIL CRANE & BOB AND BEVERLEY JENKINS  
 Name of Applicant: CENTRAL AUTOBODY SHOP BRANDON LTD.  
 Civic Address of Property: 1625, 1629, 1633 - 1<sup>ST</sup> STREET  
 Legal Description of Property: LOTS 19, 20, 21 PLAN 23179 BLTO

**References:**

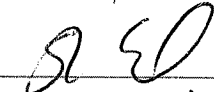
BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

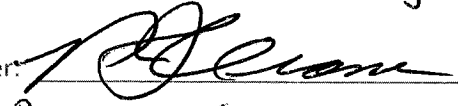
*\*\*Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**

DEVELOPMENT OF LANDS LOCATED AT 1625, 1629 & 1633 - 1<sup>ST</sup> STREET  
LOTS 19, 20, 21 PLAN 23179 BLTO.

*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: Nov 7 2016  
 Address: 1517 PRINCESS AVENUE Postal Code: R7A 0R7  
 Phone No.: (Primary) (204) 727-3630 (Secondary) \_\_\_\_\_  
 Email Address: shawn@centralautobody.ca

Signature of Owner:  Date: Nov. 7, 2016  
 Address: 934 DOUGLAS STREET Postal Code: R7A 7B2  
 Phone No.: (Primary) (204) 725-3588 (Secondary) \_\_\_\_\_  
 Email Address: info@cranesteel.com

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 & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3. Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner:	<u>S. Jan Huron</u>	Planning File No.:	<u>C-11-16-B</u>
Date Application Received:	<u>18 Nov 16</u>	CityView No.:	<u>PLCU2016-111</u>
Payment Date:	<u>Nov 22/16</u>	Receipt No.:	<u>2016-4912</u>
Conditional Use - Application		Amount: \$	<u>775.00</u>
			<u>2016-4913</u>
			REV 01/2016

October 24, 2016

RE: Letter of Authorization

To Whom It May Concern:

As representative and owner of lands located at 1625, 1629 & 1633 1<sup>st</sup> street in Brandon Manitoba, I give authorization to Central Auto body Shop Brandon Ltd to apply for Conditional Use status for the proposed future development of these lands.

I may be contacted anytime with any questions or concerns

Paul Crane

A handwritten signature in black ink, appearing to read 'P. Crane', written in a cursive style.

(204) 573-8888

paul@cranesteel.com



Letter of Authorization

Date: Oct 24, 16

To: City of Brandon  
Planning & Building Safety Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3

RE: 1625, 1629, 1633 - 1<sup>ST</sup> STREET (address or legal description of application)

I (We) hereby give authorization to:

CENTRAL AUTO BODY BRANDON LTD. (Applicant's name)

To apply for a development application for the above address.

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

<u>PAUL CRANE</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>OCT 24, 2016</u> Date
<u>GAIL CRANE</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>OCT 24, 2016</u> Date
<u>LESLIE R. JENKINS</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>OCT 24, 2016</u> Date
<u>BEV JENKINS</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>OCT 24, 2016</u> Date

November 7, 2016

City of Brandon Planning & Building Safety Department

638 Princess Avenue

Brandon Manitoba R7A 0P3

To Whom It May Concern;

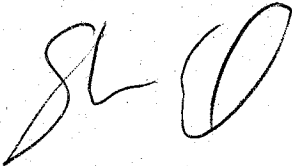
Central Autobody Shop Brandon has entered into an agreement to purchase the lands and would like to construct a new building and develop the lands located at 1625, 1629 and 1633 1<sup>st</sup> Street known as Lot 19, 20 and 21, Plan 23179 BLTO. Central Autobody would like a Conditional Use approved for the proposed development as this development would be a great fit for this area being complimentary to other commercial establishments while being relocated outside of the Downtown HUB of Brandon.

Since 1959, Central Autobody has been serving the Westman area as a family owned and operated business, who knows the importance of providing the cleanest and finest facility for detailing, bodywork and refinishing stations specially designed for all major collision repairs.

The overall plan is to develop the property to conform to all City of Brandon zoning By-Laws, Design guidelines and Rules. The expected size of building would be 6,000 – 8,000 square feet with the ability to expand in the future up to 10,000 square feet of usable space. The site plan is showing the maximum size of 10,000 square feet. An opaque fenced yard would be in place for the short term storage of vehicles being repaired and customer and staff parking located at the front of the business.

I am available for any questions or concerns.

Thank you in advance,

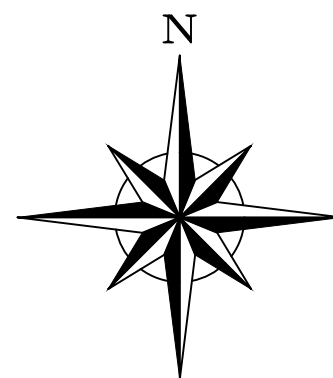
A handwritten signature in black ink, appearing to read 'SE', is written over a large, faint circular stamp or watermark.

Shaun Earl

Central Autobody

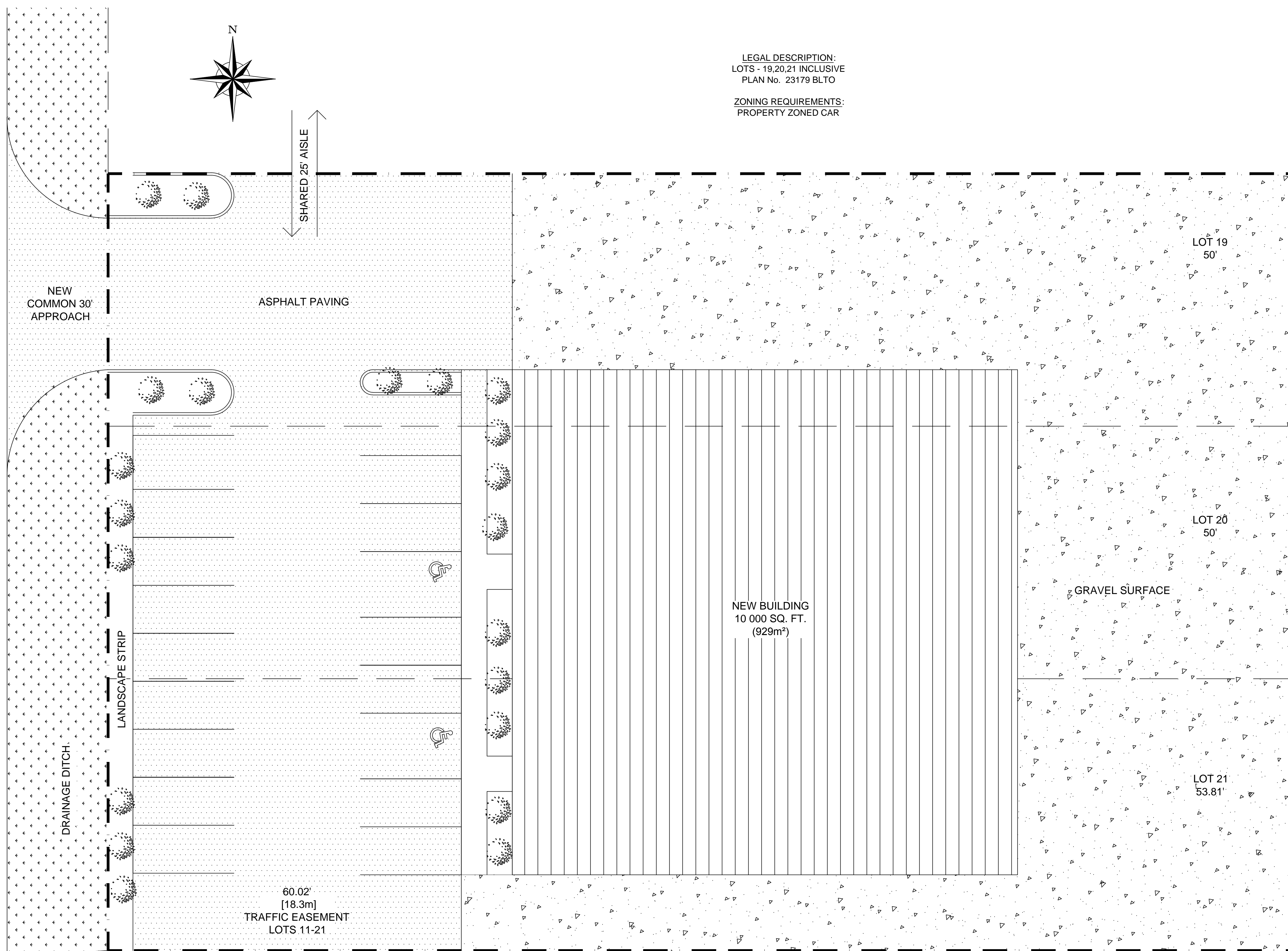
1 (204) 727-3630

[shaun@centralautobody.ca](mailto:shaun@centralautobody.ca)



LEGAL DESCRIPTION:  
LOTS - 19,20,21 INCLUSIVE  
PLAN No. 23179 BLTO

ZONING REQUIREMENTS:  
PROPERTY ZONED CAR



NEW BUILDING  
10 000 SQ. FT.  
(929m<sup>2</sup>)

LOT 19  
50'

LOT 20  
50'

LOT 21  
53.81'

SHARED 25' AISLE

ASPHALT PAVING

NEW  
COMMON 30'  
APPROACH

60.02'  
[18.3m]  
TRAFFIC EASEMENT  
LOTS 11-21

GRAVEL SURFACE

153.81'  
[46.9m]

235.86'  
[71.9m]

FAIRVIEW AVENUE

EXISTING 200 D.S.

EXTENDED 250 W.M.

EXTENDED 10" W.M.  
LOOP TO FIRST STREET

**GENERAL NOTES**

1. THESE DRAWINGS SHALL NOT BE SCALED.
2. DIMENSIONS ARE TO GRID LINE, FACE OF STUD, CONCRETE BLOCK OR CONCRETE UNLESS OTHERWISE NOTED.
3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF APPLICABLE CODES AND REGULATIONS IN EFFECT IN THE PLACE OF WORK.
4. ITEMS MARKED "NIC" ARE NOT INCLUDED IN CONTRACT.
5. THIS DRAWING WITH ASSOCIATED DOCUMENTS AND SPECIFICATION IS THE EXCLUSIVE PROPERTY OF CRANE STEEL STRUCTURES LTD., AND SHALL NOT BE MODIFIED, RE-USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF CRANE STEEL STRUCTURES LTD.

**DRAWING INDEX**

ARCHITECTURAL  
A1 PRELIMINARY SITE PLAN

NO.	REVISION	DATE	BY



934-A DOUGLAS STREET, BRANDON, MANITOBA R7A 7B2  
TEL (204) 725-3588 FAX (204) 728-8354

STAMP: **PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT:  
**PROPOSED NEW BUILDING FOR:**  
**CENTRAL AUTOBODY**  
**BRANDON, MANITOBA**

TITLE: SITE PLAN  
SCALE: 1" = 10.0'  
DATE: 26 OCTOBER 2016  
DRAWN BY: MS PROJECT MANAGER:  
JOB NO: B15-PRELIMINARY