



Planning & Building Safety Department
 638 Princess Avenue. Brandon MB. R7A 0P3
 T: 204.729.2110 F: 204.728.2406
 www.brandon.ca/planning

Variance to Zoning By-law No. 7124

Name of Property Owner: 5831645 Manitoba Ltd
 Name of Applicant: Birchwood Nissan Brandon
 Civic Address of Property: 3620 Victoria Avenue
 Legal Description of Property: Lots 1 to 10 Block 3 Plan 260 BLTO EXC Road Plan 557 BLTO IN NE 1/4 16-10-19 WPM

References:

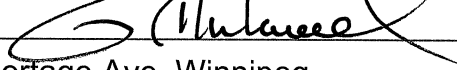
BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

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

Variance Request(s):

A freestanding identification sign, located in the northeast corner of the property, was placed with insufficient setbacks from both the north and east site lines when it was installed in 2009. We (the new tenants) request a variance to allow the sign to remain as is. The current code states that the sign must be at least 1.5m from all property lines. The existing sign is 0.11m too close to the north site line and 1.0m too close to the east site line.

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: April 8, 2016
 Address: 35D - 3965 Portage Ave, Winnipeg Postal Code: R3K 2H7
 Phone No.: (Primary) 204-831-4209 (Secondary) 204-228-2513
 Email Address: rene.nicholson@birchwood.ca

Signature of Owner: Attached Date: April 8, 2016
 Address: 404 - 18th Street North BRANDON Postal Code: R7A 6Z2
 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 Houlihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Jim Planning File No.: V-08-16-B CityView No.: PLVA2016-45
 Date Application Received: Apr 8/16 Payment Date: Apr 8/16 Receipt No.: 2016-3656 Amount: \$1,100.00
 Variance - Application REV 01/2016

Birchwood Nissan Brandon
3620 Victoria Avenue
Brandon, MB R7B 2Z5

Date: March 16, 2016

City of: Brandon

Reference: Sign Permit Variance Application

Property Location:

3620 Victoria Avenue, Brandon, MB, R7B 2Z5

Legal Address (On Title):

Lots 1 to 10 Block 3 Plan 260 BLTO EXC Road

Plan 557 BLTO IN NE ¼ 16-10-19 WPM.

Registered Property Ownership:

5831645 Manitoba Ltd

To Whom It May Concern:

We are the owners of the subject property.

Please accept this letter as our authorization hereby granted to the Birchwood Automotive Group or their representative to act as our agent in the matter of submitting application for all necessary sign permits and/or a variance from the sign By-law, if and when required, to cover the existing and proposed new exterior signage at the aforementioned location.

Sincerely, 5831645 Manitoba Ltd.

[Signature]
Per: _____
Name Steve Ball

March 23, 2016
Date

Title manager / owner

BAG Real Estate Inc.

April 8, 2016

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

Applicant: Birchwood Nissan Brandon
3620 Victoria Avenue, Brandon

Variance Request: Letter of Intent

There currently exists a Nissan manufacturer pylon sign located on the south east corner of the property. When it was constructed in 2009, the setbacks from the property lines were not adhered to in error. The south portion of the sign is 0.11 meters too close to the property line and the east portion is 1.0 meters too close to the property line. We are formally requesting a variance to the setback bylaw for this property to solve this issue.

The sign currently does not impact any parking areas or access/egress related to the site. There is no impact to any surrounding properties or to the health or general welfare of people in the area. This is the minimum modification to the zoning by-law that will allow the sign to remain, if approved.

To clarify, BAG Real Estate Inc is a wholly owned operating division of the Birchwood Automotive Group which is directly responsible for all properties and building owned or leased. The Birchwood Automotive Group wholly owns Birchwood Nissan Brandon which operates on this property in Brandon leased from 5831645 Manitoba Ltd.

Thank you in advance for your attention to this matter.

Sincerely,



Rene Nicholson
Director of Facility Management
Birchwood Automotive Group

SURVEYOR'S BUILDING LOCATION CERTIFICATE



3620 VICTORIA AVENUE, BRANDON
LOTS 1-10 BLOCK 3 AND LOTS 1-11 BLOCK 4
AND PT. 37TH STREET (CLOSED) PLAN NO. 260 BLTO

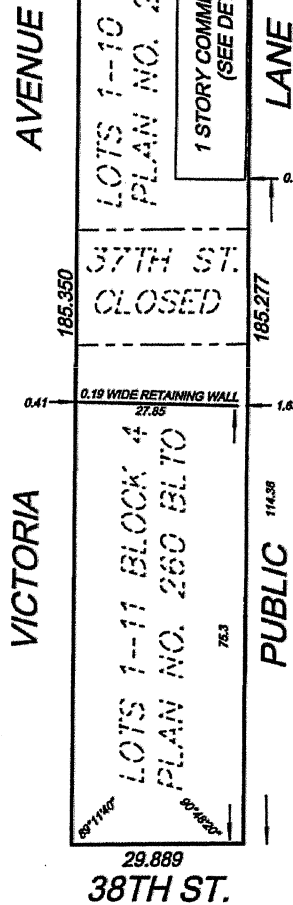
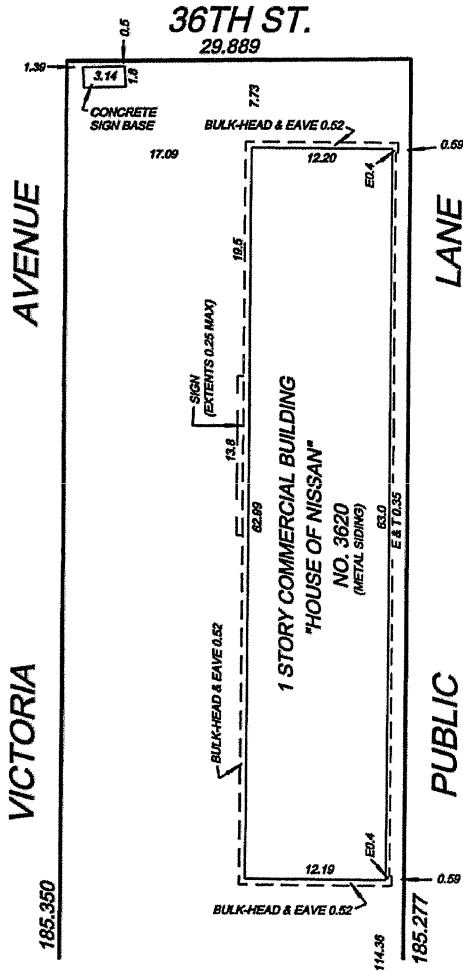
FILE NUMBER: 116592

METRIC UNITS

NOTE: E=EAVE
 T=TROUGH

36TH ST.
 29.889

DETAIL
 NOT TO SCALE



CERTIFIED A TRUE COPY

DATED July 6, 2009
Ken Bely M.L.S.

SCALE 1:1000
 Fb/Pg 450/32
 MT
 Page 3 of 3

Ken Bely
 Manitoba Land Surveyor authorized to practice
 under the "Land Surveyors Act" of Manitoba
 Signed and Sealed this 6th day of July, 2009



100-158-11TH STREET
 BRANDON, MB R7A 4J4
 PHONE: (204)727-0651
 TOLL FREE: 1-800-365-0755
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 EMAIL: info@lennontrilogy.com

280 ASHBURTON STREET EAST
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 WEB: www.lennontrilogy.com

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