

October 16, 2023

Public Consultation Report

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; Prior to the public hearing, the applicant shall provide a community participation report to Administration. The report shall include the following:

- (I) Method(s) of notification;
- (II) A list of the properties that were notified;
- (III) A summary of comments or concerns;
- (IV) A summary of any efforts made to address those comments or concerns; and
- (V) If a public meeting was held, the date and location of the meeting.

Method(s) of notification:

- Notification was provided by hand delivered mail on Friday October 13th between 3pm and 4:30pm.

A list of the properties that were notified:

- The list of properties is attached to this report. A list was provided by the City of Brandon Planning Department and neighbourhood homes in the area were delivered to match the list.

A summary of comments or concerns along with any efforts to address those comments or concerns:

- I received an email from one homeowner from the east side of the 500 block of 38th Street. She had questions related to access to the property and fencing. She was informed that the main entrance would be shared with Hyundai from Victoria Avenue but that a second access would be from 38th Street. She requested that the access not line up with her home or that fencing be installed.
- I spoke with two property owners in the area who both had no issues with the development and were happy to see something happen to the property and the potential to stop walkthrough traffic in the area.

If a public meeting is held, the date and location of the meeting:

- No public meeting was held.

The above information is a true representation of the public consultation process completed. If there are any questions from the City of Brandon Planning Department regarding this information, please let me know.

Sincerely,



Steve McMillan, B.Sc., MCIP, RPP
VP Planning Services
VBJ Developments

October 11, 2023

NOTICE OF REZONING & VARIATION APPLICATION

Dear Area Resident,

Fowler Holdings Ltd. has applied for a Rezoning application to the City of Brandon to develop an Automotive Dealership at 530-38th Street and 513, 525, 537, 559, 902 39th Street along with the closed portion of the 39th Street right-of-way between Victoria Avenue and McTavish Avenue. The Rezoning Application is to change the zoning from Residential Low Density (RLD) and Development Reserve (DR) to Commercial Arterial Zone (CAR).

The majority of the property is currently vacant and is in the process of consolidation into one new property. The property will be the new home to the Nissan Dealership that is currently located at 3620 Victoria Avenue.

As a resident of the area the owner wants to inform you of the application and provide additional information to the notice you will or have received from the City of Brandon and the notice posters that have been installed on the property.

A site plan and copy of our letter of intent to the City of Brandon has been included in this mailout.

If you require more information or have any questions, please feel free to contact **Steve McMillan @ 204-761-0904** or **Steve@VBJDevelopments.ca**.

Sincerely,



Steve McMillan, RPP
VP of Planning Services
VBJ Developments Ltd.

July 28, 2023

Letter of Intent

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

Re: Zoning and Subdivision for Nissan Dealership, Brandon MB

VBJ Developments is applying on behalf of the owner Fowler Holdings Ltd., to rezone 513, 525, 537 & 559 39th Street along with Part of 902 38th Street and Part of City of Brandon 39th Street ROW from DR Development Reserve Zone to CAR Commercial Arterial Zone. VBJ is also applying to subdivide Part of 902 38th Street which is currently a closed City of Brandon rear laneway and consolidate it and all properties included in the zoning application, along with 530 38th Street to create one new lot for the development of a new Nissan Vehicle Dealership.

The development of this property will infill this previously undeveloped area as the owner has worked hard over the years to acquire the fragmented parcels in the area. Now that all parcels have been acquired the City of Brandon was able to close the adjacent street and rear lane to consolidate all properties to allow development to happen. The new dealership will have a similar setback from the neighbouring Hyundai Dealership at 3900 Victoria Avenue to create a uniform look from Victoria Avenue that will blend well with the surrounding area.

Development Plan & Zoning

The property is currently designated Commercial as per MAP 1: Urban Land Use in the Brandon & Area Planning District Development Plan (BAPDDP) 2013. The proposed zoning for the lands meets the requirements of the Development Plan. The properties included in the zoning application are currently zoned Development Reserve (DR) and Residential Low Density (RLD) as per Schedule B, *Map 4, as part of the City of Brandon Zoning Bylaw No. 7124.*

Secondary Plan & Neighbourhood Plan

The property doesn't fall within a Secondary or Neighbourhood Plan area.

There are no environmental concerns on this property, and the approval of this application will not have any detrimental effects on the surrounding area.

If there are any questions related to the above information, please don't hesitate to contact me for clarification. We hope to receive your support on this development and look forward to working with the planning department on this endeavor.

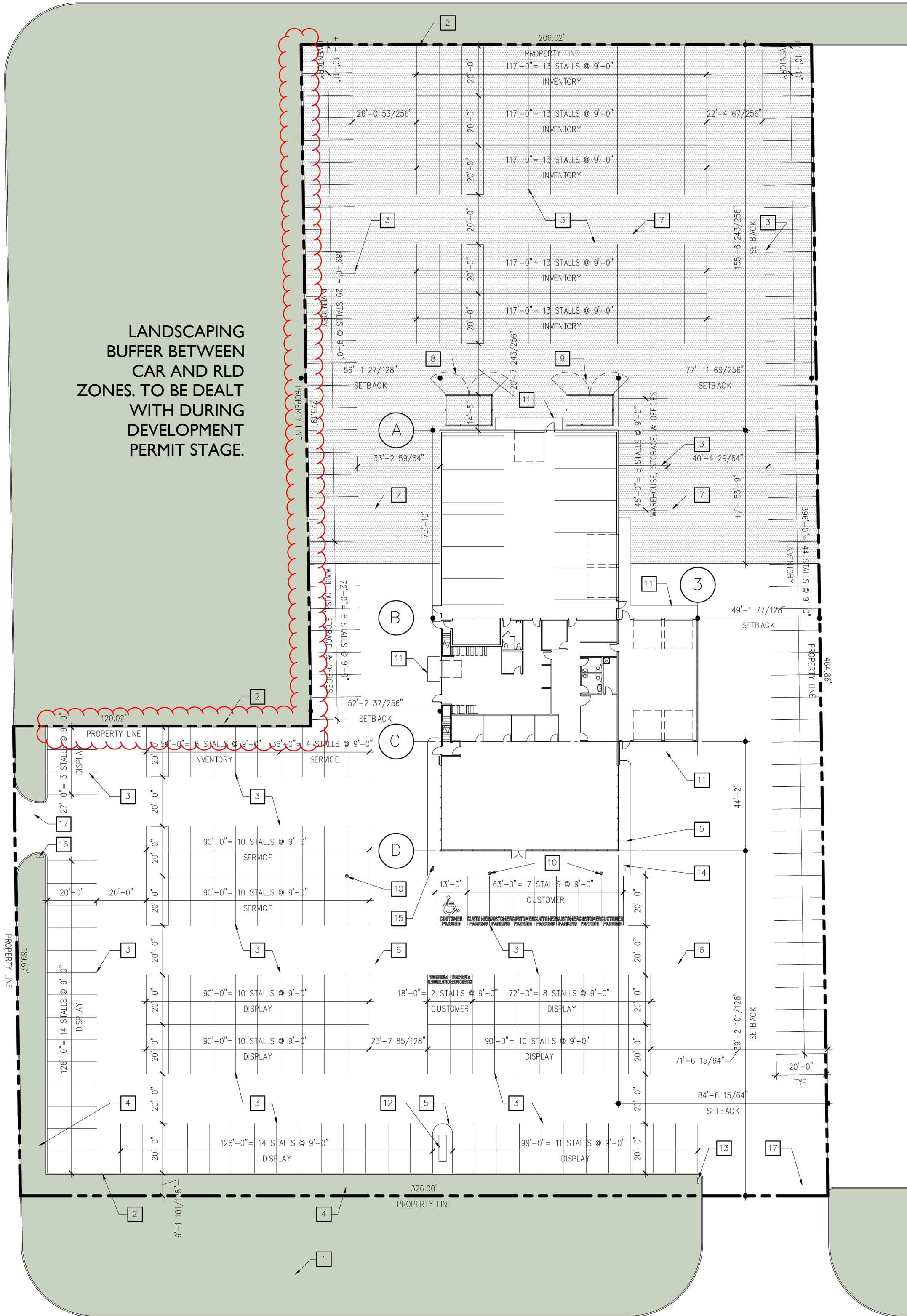
Sincerely,



Steve McMillan RPP
VBJ Developments Ltd.

McTAVISH AVENUE

38TH STREET



VICTORIA AVENUE

PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	3620 VICTORIA AVE	BRANDON	MB	R7B 2Z5
PROPERTY OWNER	3900 VICTORIA AVE	BRANDON	MB	R7B 3X3
PROPERTY OWNER	529 38TH ST	BRANDON	MB	R7B 2T2
PROPERTY OWNER	535 38TH ST	BRANDON	MB	R7B 2T2
PROPERTY OWNER	538 38TH ST	BRANDON	MB	R7B 2S6
PROPERTY OWNER	540 38TH ST	BRANDON	MB	R7B 2S6
PROPERTY OWNER	541 38TH ST	BRANDON	MB	R7B 2T2
PROPERTY OWNER	542 38TH ST	BRANDON	MB	R7B 2S6
PROPERTY OWNER	546 38TH ST	BRANDON	MB	R7B 2S6
PROPERTY OWNER	547 38TH ST	BRANDON	MB	R7B 2T2
PROPERTY OWNER	551 38TH ST	BRANDON	MB	R7B 2T2
PROPERTY OWNER	555 38TH ST	BRANDON	MB	R7B 2T2
PROPERTY OWNER	560 38TH ST	BRANDON	MB	R7B 2S6
PROPERTY OWNER	602 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	603 38TH ST	BRANDON	MB	R7B 2S5
PROPERTY OWNER	604 38TH ST	BRANDON	MB	R7B 2S7
PROPERTY OWNER	605 38TH ST	BRANDON	MB	R7B 2S5
PROPERTY OWNER	605 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	606 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	608 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	609 38TH ST	BRANDON	MB	R7B 2S5
PROPERTY OWNER	609 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	610 38TH ST	BRANDON	MB	R7B 2S7
PROPERTY OWNER	610 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	612 39TH ST	BRANDON	MB	R7B 4E2
PROPERTY OWNER	614 38TH ST	BRANDON	MB	R7B 2S7
PROPERTY OWNER	615 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	617 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	618 38TH ST	BRANDON	MB	R7B 2S7
PROPERTY OWNER	619 39TH ST	BRANDON	MB	R7B 4E1
PROPERTY OWNER	621 39TH ST	BRANDON	MB	R7B 4E2
PROPERTY OWNER	622 38TH ST	BRANDON	MB	R7B 2S7