

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 39<sup>th</sup> Street along with Part of 902 38<sup>th</sup> Street and Part of City of Brandon 39<sup>th</sup> Street ROW from DR Development Reserve Zone to CAR Commercial Arterial Zone. VBJ is also applying to subdivide Part of 902 38<sup>th</sup> 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 38<sup>th</sup> 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.

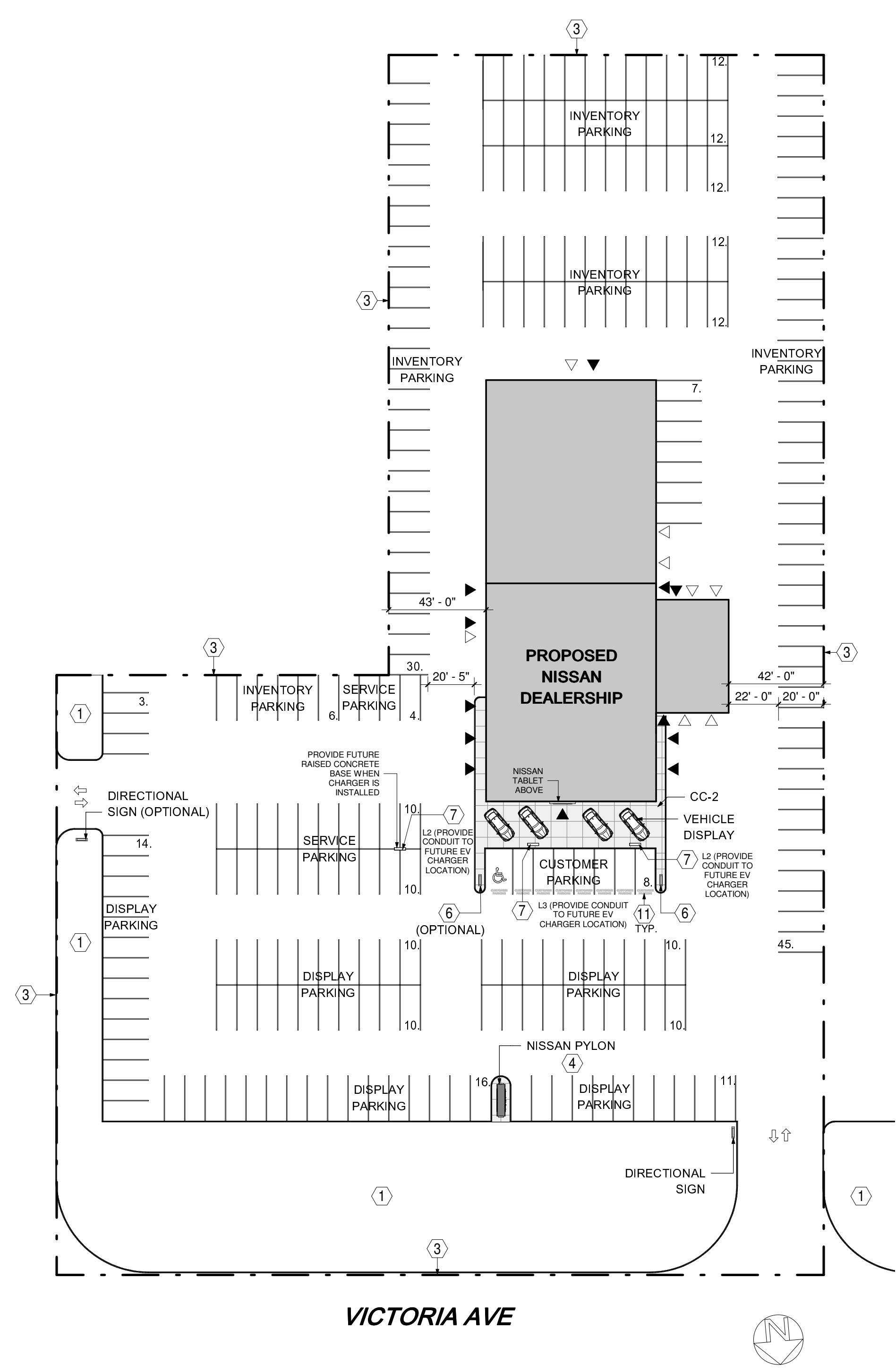
There are no environmental concerns on this property, and the approval of this application will not have any detrimental effects on the surrounding area.

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.



1 SITE PLAN  
1" = 40'-0"

LEGEND	
#	NOTE DESIGNATOR REFER TO DRAWING NOTES ON THIS SHEET
?-#	FINISH DESIGNATOR REFER TO INTERIOR FINISH SCHEDULE

CODE	DESCRIPTION
CC-2	CONCRETE

- | #   | DRAWING NOTES  |
|-----|--|
| 1.  | GREEN SPACE / LOW LANDSCAPING.   |
| 2.  | CONCRETE CURB.   |
| 3.  | PROPERTY LINE.   |
| 4.  | MAIN BRAND SIGN PYLON.   |
| 5.  | CERTIFIED PRE-OWNED (CPO) TOTEM SIGN   |
| 6.  | CUSTOMER PARKING TOTEM SIGN - MINIMUM 1 REQUIRED. BALANCE OF SIGNS INDICATED ARE OPTIONAL. SIGN VENDORS TO DETERMINE APPROPRIATE SIZE AND CONFIGURATION OF ALL CUSTOMER PARKING SIGNAGE BASED UPON MUNICIPAL CODES AND BUILDING ARCHITECTURE.)   |
| 7.  | EV CHARGING STATION REQUIREMENTS: <ul style="list-style-type: none"> <li><b>EV CERTIFIED DEALERS:</b> TO INSTALL CONDUIT AND EV CHARGING STATIONS TO ALL LOCATIONS AS INDICATED. REFER TO NCI STANDARDS MANUAL FOR FURTHER DETAILS ON THE EV CHARGER TYPES AND LOCATIONS.</li> <li><b>LEAF DEALERS W/ PV ≥400</b> TO PROVIDE MIN. 2 EXTERIOR LEVEL 2 EV CHARGERS (1 SERVICE CUSTOMER PARKING &amp; 1 SALES CUSTOMER PARKING.) 1 ADDITIONAL LEVEL 3 CHARGER IS RECOMMENDED.</li> <li><b>LEAF DEALERS W/ PV &lt;400</b> TO PROVIDE MIN. 1 EXTERIOR LEVEL 2 EV CHARGER (SALES CUSTOMER PARKING.) 1 ADDITIONAL LEVEL 3 CHARGER IS RECOMMENDED.</li> <li><b>ARIYA DEALERS W/ PV ≥400</b> TO PROVIDE MIN. 2 EXTERIOR LEVEL 2 EV CHARGERS (1 SERVICE CUSTOMER PARKING &amp; 1 SALES CUSTOMER PARKING.) 1 ADDITIONAL LEVEL 3 CHARGER IS REQUIRED.</li> <li><b>ARIYA DEALERS W/ PV &lt;400</b> TO PROVIDE MIN. 1 EXTERIOR LEVEL 2 EV CHARGER (SALES CUSTOMER PARKING.) 1 ADDITIONAL LEVEL 3 CHARGER IS REQUIRED.</li> </ul> |
| 8.  | EV TOTEM SIGN. (SIGN VENDORS TO DETERMINE APPROPRIATE SIZE AND CONFIGURATION OF ALL EV PARKING TOTEMS BASED UPON MUNICIPAL CODES AND BUILDING ARCHITECTURE.)   |
| 9.  | GARBAGE ENCLOSURE. PAINT EP-5.   |
| 10. | TIRE STORAGE CONTAINERS. PAINT EP-5.   |
| 11. | CUSTOMER PARKING STENCIL.  |

PROJECT No.:  
**9990.069**

SCALE:  
1" = 40'-0"

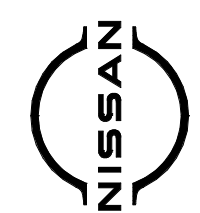
BY	CHECK	ISSUED	No.	DATE
L.R.	K.O.	2022 05 20	1	2022 05 20
B.N.	K.O.	2022 07 27	2	2022 07 27
B.N.	K.O.	2022 09 12	3	2022 09 12
B.N.	K.O.	2022 10 27	4	2022 10 27
B.N.	K.O.	2022 12 12	5	2022 12 12

DISCLAIMER:  
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**\*SITE PLAN IS APPROXIMATE.  
DRAWINGS NOT PROVIDED**

**FOWLER NISSAN**  
BRANDON, MB  
DLR CODE: 31069



SITE PLAN