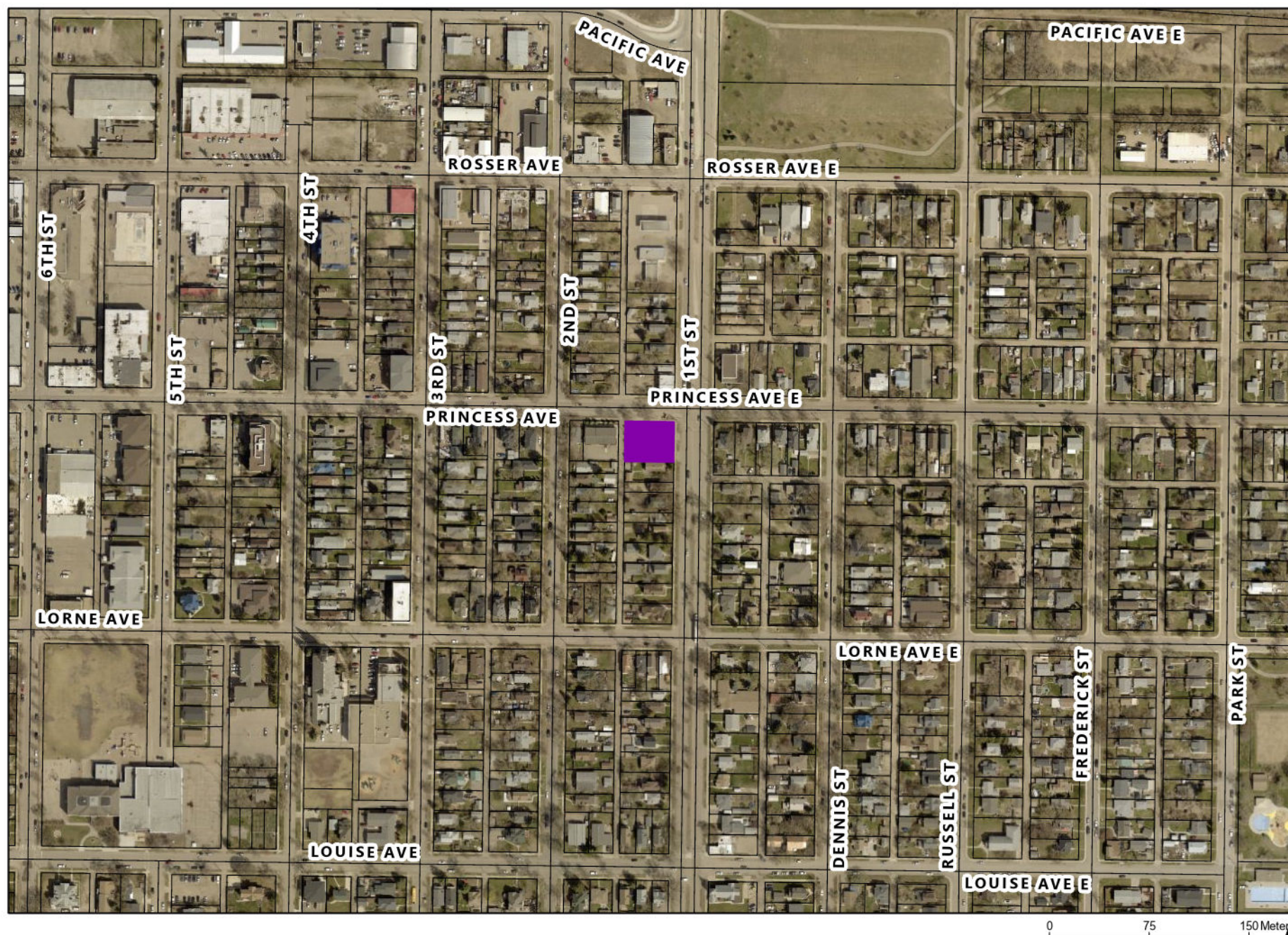


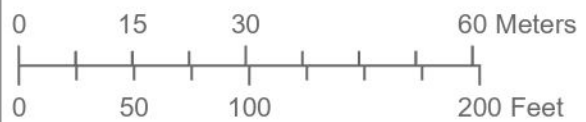
Variance Application V-10-25 - 110 Princess Avenue



Variance Application



Variance Application V-10-25
110 Princess Avenue
Lots 17-20 Block 35 Plan 2 BLTO
In SE 1/4 23-10-19 WPM



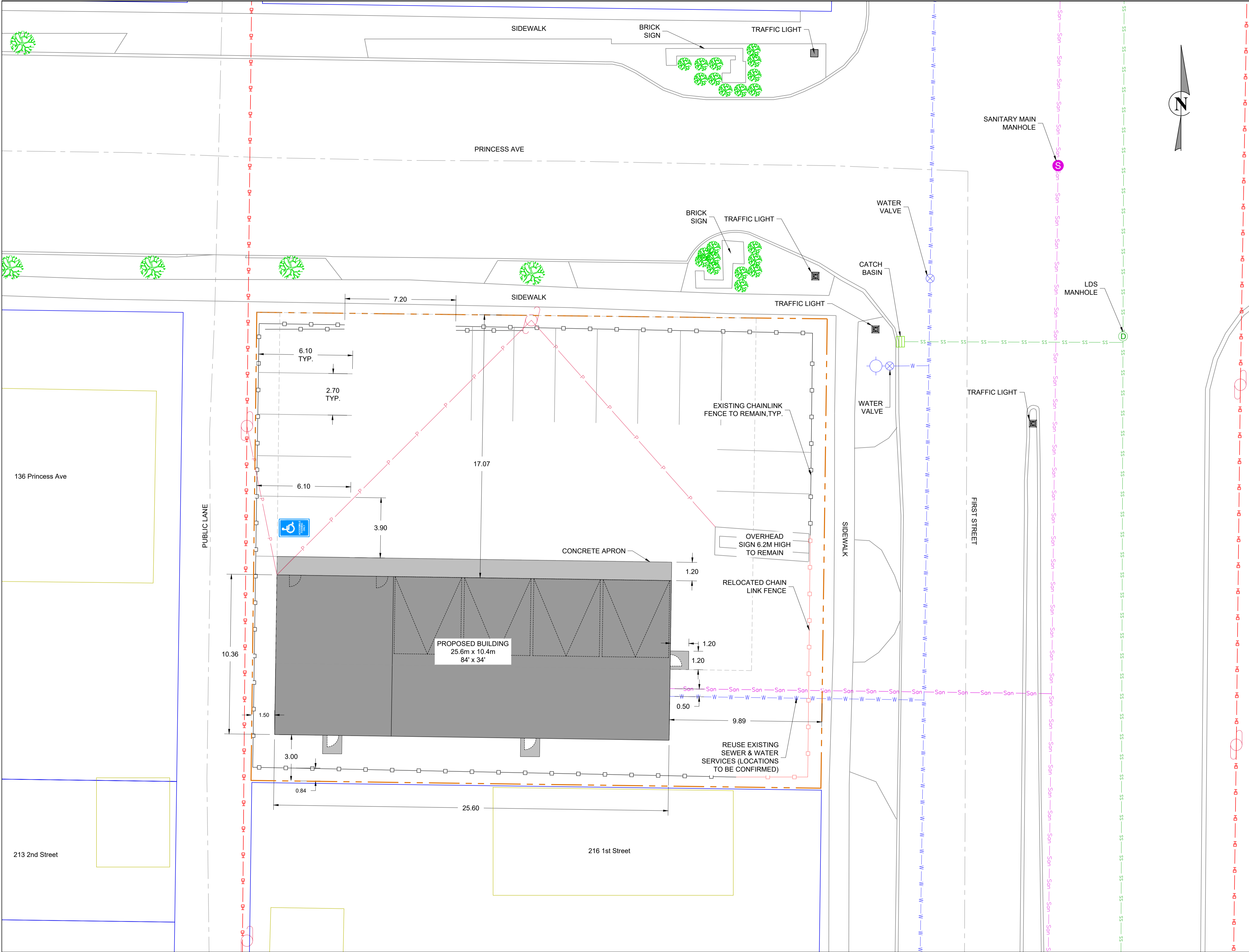
LEGEND

 Affected Lot

**Planning & Buildings
Department**



Map Created: 05/29/2025
Revised:



SITE NOTES:

1. THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 17/20 BLOCK 35 PLAN 2 BLTO.
2. A TOTAL OF 12 PARKING SPACES HAVE BEEN PROVIDED INCLUDING 1 ACCESSIBLE PARKING STALLS.
3. THE TOTAL SITE AREA IS 825m².
4. TOTAL BUILDING COVERAGE IS 32%.
5. ALL SITE LIGHTING WILL BE BUILDING MOUNTED. SITE ELECTRICAL DESIGN BY OTHERS.
6. PAVEMENT MARKINGS SHALL BE COLOURED WHITE. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA.

GENERAL NOTES:

1. DECIMAL NUMBERS INDICATE METRES AND WHOLE NUMBERS INDICATE MILLIMETRES UNLESS NOTED OTHERWISE.
2. EXISTING FEATURE LOCATIONS AND PROPERTY LINE INFORMATION IS DERIVED FROM SURVEY INFORMATION COLLECTED BY RICHMOND SURVEYS ON JANUARY 8, 2025.
3. ELEVATIONS ARE DERIVED FROM THE LEWIS NETWORK GPS REFERENCING STATION AT BRANDON CITY HALL, ELEVATION 389.613m.
4. LOCAL ELEVATION BENCHMARK TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTH WEST CORNER OF 1ST STREET AND PRINCESS AVE INTERSECTION, EL ≈380.99m
5. LOCATIONS OF UNDERGROUND STRUCTURES AND SERVICES AS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. NO GUARANTEE IS GIVEN THAT ALL UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND ON PRIVATE PROPERTY SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
7. ALL GRASSED LANDSCAPING OR REPAIRS WITHIN THE RIGHT-OF-WAY OR ON CITY PROPERTY ARE TO BE SODDED.
8. HORIZONTAL AND VERTICAL CONTROL TO BE PROVIDED ON SITE BY THE ENGINEER FOR CONTRACTOR AT TIME OF CONSTRUCTION.

COMMERCIAL GENERAL ZONE		
SITING REQUIREMENTS	MINIMUM	PROVIDED
FRONT YARD	0.0m	17.07m
SIDE YARD CORNER	4.6m	9.89m
SIDE YARD INTERIOR	1.5m	1.5m
REAR YARD	7.6m	3.0m*

VARIANCE IS REQUIRED FOR REAR YARD SETBACK

LEGEND	
PROPERTY LINE	---
PROPERTY SETBACK	- - - - -
ROAD CENTERLINE	=====
OVERHEAD POWER	--- OH --- OH --- OH ---
PROPOSED OVERHEAD POWER	--- P ---
HYDRO POLE	⌋
PROPOSED WATER MAIN	--- W --- W --- W ---
PROPOSED SANITARY MAIN	--- San --- San ---
LAND DRAINAGE SYSTEM	--- SS --- SS --- SS ---
PROPOSED FENCE LINE	--- □ --- □ ---
EXISTING FENCE LINE	--- □ --- □ ---

A	APRIL 15, 2025	R.J.	P.J.v.R.	ISSUED FOR CLIENT REVIEW
NO:	DATE	APP.	BY	DESCRIPTION
REVISIONS				

PRELIMINARY
FOR REVIEW AND COMMENT ONLY

DESIGNED BY: R.J.	REVIEWED BY: R.J.	PROJECT NAME: ABH CONSTRUCTION LTD. TOWN CAR RENTAL EXPANSION 110 PRINCESS AVE, BRANDON, MB
DRAWN BY: P.J.v.R.		
PROJECT START DATE: MAR 2025		
PLOT SIZE: A1 (594x841)		903 Rosser Ave. Brandon, Manitoba R7A 0L3 Tel: (204) 728-7364 Fax: (204) 728-4418
SCALE: 1:125(m)		

DRAWING TITLE: PROPOSED SITE PLAN	
PROJECT NUMBER: BMCE-25-032	DRAWING NO: C1.2