



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

Conditional Use

Name of Property Owner: Kit Harrison

Name of Applicant: Canadian Tire

Civic Address of Property: 1624 - 18th Street

Legal Description of Property: lots 13/21 + lots 22 to 33 Block 10 Plan 276
 Parcels B + C Plan 2548 BLTO CT# 2356617

References:

BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642

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: _____

To allow Canadian Tire to use the open space for inventory
 storage of non hazardous and non combustible products.

To allow for a warehouse + storage facility in the CAR
 Commercial Arterial Zone

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 Owner: [Signature] Date: March 17, 2015

Address: Unit 50, 99 - 18th Street Brandon, MB R7A 0VA E-Mail: kith@jutton.com
Street Address City/Province Postal Code

Home Phone: _____ Cell Phone: 204-721-1455 Work Phone: 204-571-5909

Signature of Applicant: [Signature] Date: March 17, 2015

Address: 1655 - 18th Street Brandon, MB R7A 5C6 E-Mail: SFC@use@mynts.net
Street Address City/Province Postal Code

Home Phone: _____ Cell Phone: 204-721-1455 Work Phone: 788-5801 ext: 640

Canadian Tire Mgr. Stuart Cruse

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: <u>[Signature]</u>	Planning File No.: <u>C-06-15-B</u>	CityView No.: <u>PLCU2015-30</u>	
Date Application Received: <u>18/3/15</u>	Payment Date: <u>Mar 23/15</u>	Receipt No.: <u>2015-2645</u>	Amount: <u>\$ 555.⁰⁰</u>
Conditional Use - Application			REV01/13



SUTTON-HARRISON REALTY
EMAIL: KITH@SUTTON.COM

WWW.SUTTONHARRISON.COM

March 17, 2015

City of Brandon Planning & Building Safety Department

Re: 1624 13th Street Brandon, MB
Lot 13/21 & Lots 22 to 33 Block 10 Plan 276 Parcels B & C Plan 2548 BL To
CT #2356617

To Whom It May Concern,

My name is Kit Harrison owner/broker of Sutton-Harrison Realty. With regards to the space we are renting at 1624-13th Street, this space has served Canadian Tires purposes in the last two years. This storage facility has allowed them to remove several mobile storage containers from their present location at 1655-18th Street. They would prefer to have access to this facility for the next five years in order for them to make long term plans for their retail operation.

The remaining portion of the building is being occupied by Winmar.

The surrounding businesses are of retail and have not changed in the past several years. Access to the building will be from the 14th Street entrance of the site and ship/receiving will be conducted on the west side of the building to an existing overhead door.

Canadian Tire employees from the main store will be the only staff on site to manage the product on a need be basis. The products to be stored will be of a non-hazardous, non-explosion type. The only vehicle to deliver good to the building is a small cube van, otherwise there will be no negative impact on the existing traffic on this dead end street, which presently services Sobeys, MLCC, Staples Business Depot and Murray Chevrolet Cadillac Buick GMC.

Sincerely,

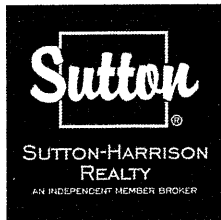
A handwritten signature in black ink, appearing to read "Kit Harrison", with a long, sweeping underline.

Kit Harrison

Unit 50, 99-18th Street, Brandon, Manitoba, Canada R7A 0N2

Telephone: (204) 571-5900 Fax: (204)-571-5905

REAL PEOPLE. REAL SERVICE. REAL ESTATE.



March 17, 2015

Brandon and Area Planning District
421-9th Street
Brandon, MB
R7A 4A9

Re: Conditional Use Application for 1624 13th Street
City of Brandon

To Whom It May Concern,

My name is Stuart Cruse (General Manager) of the Canadian Tire store on 1655-18th Street. With regards to the space we are occupying at 1624-13th Street this space has served our purposes very nicely in the last two years. This storage facility has allowed us to remove several mobile storage containers from our present location at 1655-18th Street. We would prefer to have access to this facility for the next five years in order for us to make long term plans for our retail operation. As we have new ownership this year these decisions will help us in our long term planning.

The remaining portion of the building will be occupied by Winmar.

The surrounding businesses are of retail and have not changed in the past several years. Access to the building will be from the 14th Street entrance of the site and ship/receiving will be conducted on the west side of the building to an existing overhead door.

Canadian Tire employees from the main store will be the only staff on site to manage the product on a need be basis. The products to be stored will be of a non-hazardous, non-explosion type. The tractor trailers delivering the goods will have no negative impact on the existing traffic on this dead end street which presently services Sobeys, MLCC, Staples Business Depot and Murray Chevrolet Cadillac Buick GMC.

Sincerely,

A handwritten signature in cursive script that reads "Stuart Cruse".

Stuart Cruse



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

Date: March 17 2015

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

RE: 1624 - 13th Street (address or legal description of application)

I (We) hereby give authorization to:

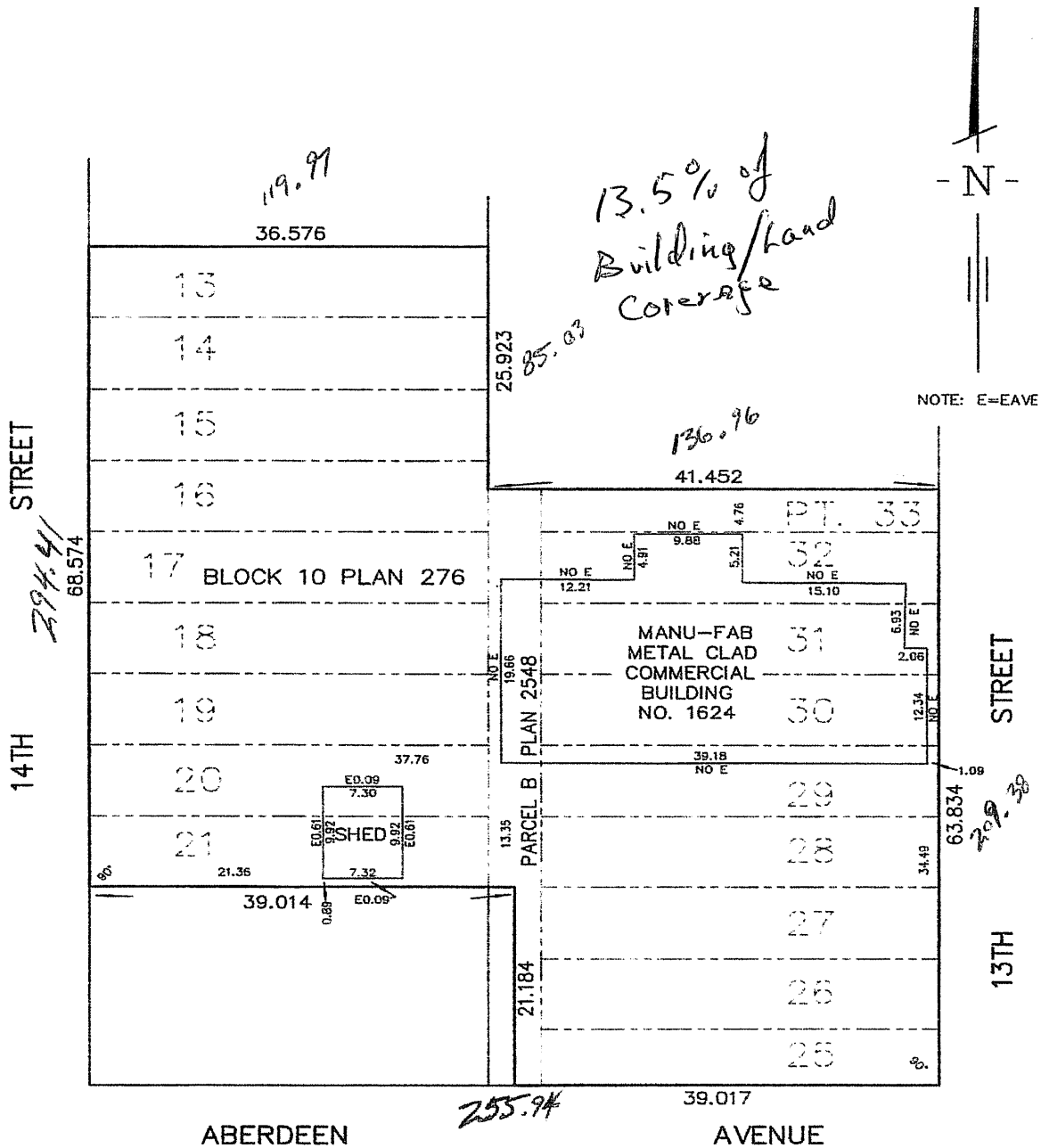
Kit Harrison (Applicant's name)

To apply for a Development application for the above address.

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

<u>Ajay Dhingra</u> Name (Print)	<u>Ajay Dhingra</u> Name (Signed)	<u>March 18, 2015</u> Date
<u>Jayne Dhingra</u> Name (Print)	<u>J Dhingra</u> Name (Signed)	<u>March 18, 2015</u> Date
<u>Kit Harrison</u> Name (Print)	<u>KCC</u> Name (Signed)	<u>March 17/15</u> Date
<u>Sue Harrison</u> Name (Print)	<u>Sue Harrison</u> Name (Signed)	<u>March 17/15</u> Date

1624 - 13TH STREET



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130' 13TH STREET

41.452

PT. 33

4.76

5 PARKING STALLS

NO E 15.10

174.93 M²

WINMAR

6.93

2.06

COMMERCIAL BUILDING

30

620.56 M²
6664.84 FT²

CANADIAN TIRE

39.18

NO E

170

FURNACE ROOM - 4 x 16 = 64

ROOM - 7 - 5 x 8 = 40

WASHROOM - 6 x 6 = 36

(140-55-00)

A N

276

17.76

PLAN 2548

19.66

NO E

16.23

12.34

NO E

2.06