



Planning, Property & Buildings 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: Darryl / Heather Andrews 5242950 MB LTD.  
 Name of Applicant: Cardinal Signs c/o Brandon Area Community Foundation  
 Civic Address of Property: 2830 Victoria Ave.  
 Legal Description of Property: Lot 1, Block - , Plan 44855

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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

Variance Request(s): To install a 3' x 8' sign on the existing freestanding pylon below the minimum clearance height of 2.5m.

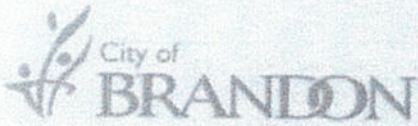
As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: [Signature] Date: Sept 27/18  
 Address: 335 Park Ave East Postal Code: R7A 5Y1  
 Phone No.: (Primary) (204) 728-0865 (Secondary) \_\_\_\_\_  
 Email Address: JASON.CARDINAL@mymts.net

Signature of Owner: Heather D. Andrews [Signature] Date: Sept. 28, 2018  
 Address: 2830 Victoria Ave Brandon Postal Code: R7B 3X1  
 Phone No.: (Primary) 204-724-2602 (Secondary) \_\_\_\_\_  
 Email Address: dbandrews72@gmail.com

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 Houtman, PIPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2110.

Am for ST V-17-18-B PLVA 2018-149  
Oct. 2/18 10/10/18 2018-6887 625.00



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

**Letter of Authorization**

Date: Sept. 13/18

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

RE: 2830A Victoria Ave. (address or legal description of application)

I (We) hereby give authorization to:

CARDINAL Signs Ltd. (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>DARRYL ANDREWS</u>	<u>Darryl Andrews</u>	<u>Sept. 13, 2018</u>
Name (Print)	Name (Signed)	Date

<u>Heather Andrews</u>	<u>Heather D. Andrews</u>	<u>Sept 13/18</u>
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date



# Cardinal SIGNS Ltd.

335 Park Ave. E. Brandon, MB. R7A 7A4

Ph: (204)728-0865 Fax: (204)726-1806

Office E-mail: cardinal1@mts.net Art Dept: cardinal@mts.net

October 27, 2018

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

To whom it may concern,

Brandon Area Community Foundation is looking to add a 3'x8' sign to their existing freestanding pylon along their north property line at 2830 Victoria Avenue, Brandon; Lot 1, Plan 44855.

The variance that is being requested is for the clearance height to be lowered from the allowed 2.5m to 1.8m. This existing pylon was installed with a zero setback from the property line and is located 5.2m from the existing walking path and 10.4m back from the existing curb line on Victoria Avenue. The sign will advertise the onsite business with a standard, static, printed image.

The standard clearance high of 2.5m is in place to help keep clear site lines around freestanding sign for vehicular and pedestrian traffic. Because of this we have 2 points, pedestrian and cross lane traffic visibility that we would like to address as possible issues.

While this structure is 5.2m from a walking path, we feel that having more than a car lengths distance will provide more than enough adequate visibility for pedestrians to the vehicles that need to stop for this path and traffic on Victoria. We also wish to note that our request, if granted, will still have clearance under this sign the height of an average person.

Victoria is a wide, double lane roadway with a large centre median. Because of this, the 'needed' site line is to the west or away from the freestanding sign. While there is still enough area to 'check' traffic to the east, this would generally be done while in the median area.

Due to these points, we feel this system will not have any detrimental effects to the health or general welfare to people living or working in the surrounding area, nor will it have any negative effect to the properties themselves or their potential development. Overall it is generally consistent with the applicable by-laws with the exception that we are applying for a variance on the overall clearance height of 1.8 meters (2.5 meters is the allowable clearance height).

If you have any questions or we can be of assistance, please feel free to contact us at the information below.

Thank you,



- ILLUMINATED NEON, PLASTIC SIGNS & CANOPIES • COMMERCIAL SIGNS
- SHOW CARDS, POSTERS • TRUCK & WINDOW LETTERING • MAGNET SIGNS • SILK SCREENING-DECALS
- PERMA STAMPS-RUBBER STAMPS



335 Park Ave. East  
Brandon, Mb. R7A 7A4  
Ph: (204)728-0865  
Fx: (204)726-1806

### 2830 Victoria Ave - Site Plan



Location of existing, freestanding pylon with 0 setback from property line. Pylon is 5.2m (17') from walking path and 10.4m (34') from Victoria Avenue curb

DATE:  
09/27/2018

CLIENT:  
Brandon Area Community Foundation

- ILLUMINATED:**
- Freestanding
  - Canopies
  - Awnings
  - Neon
  - LEDs
  - Channel Letters
  - LED Animation

- DIGITAL PRINTING:**
- Banners
  - Decals
  - Posters
  - Wall Murals

- COMMERCIAL:**
- Computerized Routing
  - Window Graphics
  - Vehicle Wraps
  - Bus Benches
  - Hwy Billboards
  - Wide Format Digital Printing
  - Logo & Graphic Design

Westman's  
ONLY Certified  
LED MFG.

### SKETCH OR COPY APPROVAL

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

- In Person     Via Phone  
 Via E-mail     Via Fax

**ACTION REQUIRED** →

PLEASE "X" ONE APPROVED

CHANGES



Art proof must be signed and approved by customer before job proceeds. Once final approval is given, clients are then responsible for any errors in spelling, size and quantity. Cardinal Signs is responsible for producing items as they are approved by the client. First proof and one revision are included in the quoted price, any further revisions will be billed accordingly. Colors in this proof are for artistic representation only. Each computer monitor is calibrated differently and accurate colors may not be viewed on your screen.

FILE NAME & LOCATION: NAS://Art Dept/BACF/ \_pylon faces



335 Park Ave. East  
Brandon, Mb. R7A 7A4  
Ph: (204)726-0865  
Fx: (204)726-1806

DATE:  
08/31/2018

CLIENT:  
Brandon Area  
Community  
Fdn.



Option #1 REV 01

3' x 8'



ILLUMINATED:

- Freestanding
- Canopies
- Awnings
- Neon
- LEDs
- Channel Letters
- LED Animation

DIGITAL PRINTING:

- Banners
- Decals
- Posters
- Wall Murals

COMMERICAL:

- Computerized Routing
- Window Graphics
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## STATUS OF TITLE

Title Number       **2150341/2**  
Title Status        **Accepted**  
Client File

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

5242950 MANITOBA LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON  
IN THE FOLLOWING DESCRIBED LAND

LOT 1 PLAN 44855 BLTO  
EXC ALL MINES AND MINERALS AS SET  
FORTH IN TRANSFER NO. R12572

IN NW 1/4 15-10-19 WPM.

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type:       **Caveat**  
Registration Number:   **1178850/2**  
Instrument Status:     **Accepted**

Registration Date:     2006-03-14  
From/By:               THE CITY OF BRANDON  
To:                      TANYS MARSHALL AS AGENT

Amount:                  
Notes:                  No notes  
Description:            DEVELOPMENT AGRT DATED 7 MAR 2006

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Instrument Type:       **Mortgage**  
Registration Number:   **1180206/2**  
Instrument Status:     **Accepted**

Registration Date:     2006-04-11  
From/By:               5242950 MANITOBA LTD.  
To:                      WESTOBA CREDIT UNION LIMITED

Amount:                \$1,500,000.00  
Notes:                  No notes  
Description:            No description

Instrument Type: **Personal Property Security Notice**  
Registration Number: **1180207/2**  
Instrument Status: **Accepted**

Registration Date: 2006-04-11  
From/By: WESTOBA CREDIT UNION LIMITED  
To: 5242950 MANITOBA LTD.

Amount:  
Notes: No notes  
Description: EXPIRES 2012-04-03 PAUL EUGENE ROY, AGENT

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Instrument Type: **Personal Property Security Notice**  
Registration Number: **1180208/2**  
Instrument Status: **Accepted**

Registration Date: 2006-04-11  
From/By: WESTOBA CREDIT UNION LIMITED  
To: 5242950 MANITOBA LTD.

Amount:  
Notes: No notes  
Description: EXPIRES 2012-04-03 PAUL EUGENE ROY, AGENT

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Instrument Type: **Caveat**  
Registration Number: **1253219/2**  
Instrument Status: **Accepted**

Registration Date: 2009-10-30  
From/By: THE LIQUOR CONTROL COMMISSION  
To: RICHARD H.G. ADAMS, AGENT

Amount:  
Notes: No notes  
Description: LEASE EFFECTIVE APRIL 1, 2007, 5 YR TERM & RENEWAL OPT

Instrument Type: **Caveat**  
Registration Number: **1282571/2**  
Instrument Status: **Accepted**

Registration Date: 2011-02-17  
From/By: MB HYDRO-ELECTRIC BOARD, MTS ALLSTREAM, WESTMAN MEDIA  
To: J. QUINN MENEK, B. K. MATTE & ROB BAZILEWICH AS AGENTS

Amount:  
Notes: PT RE: PL 50958  
Description: EASEMENT AGREEMENT DATED 23 MAY 2006 RE: PLAN 50958

**3. ADDRESSES FOR SERVICE**

5242950 MANITOBA LTD.  
2412-B VICTORIA AVENUE  
BRANDON MB  
R7B 0M5

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Brandon

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2146297/2      All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Transfer Of Land**  
Registration Number: **1180205/2**

Registration Date: 2006-04-11  
From/By: 5068216 MANIOTBA LTD.  
To: 5242950 MANITOBA LTD.  
Consideration: \$800,000.00



**10. LAND INDEX**

Lot 1 Plan 44855  
EXC M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2150341/2