

April 4, 2019

To:  
City of Brandon  
Planning, Property & Building Development  
638 Princess Avenue  
Brandon, MB R7A 0P3  
T 204-729-2110 F 204-728-2406  
[www.brandon.ca/planning](http://www.brandon.ca/planning)

From:  
4894571 Manitoba Ltd.  
150 5<sup>th</sup> Street  
Brandon, MB  
R7A 3K5

Regarding a variance application for the property

120 5<sup>th</sup> Street  
Brandon, MB  
R7A 3K5

The Owner would like to rebuild the commercial structure at this location that was destroyed in a fire in the summer of 2018. The new building will be sited and designed in accordance with the requirements of the City of Brandon bylaws except that the Owner wishes to apply for a variance to Section 59 of the Zoning Bylaw to reduce the building height from two storeys to one storey.

The reasons for this request are:

1. Establishing rental units are not feasible, as the main floor is to be a beer vendor, which does not appeal to most renters.
2. Raising the building by adding a second floor will impede the exposure to sunlight by other properties.
3. The subject property is near the boundary of the HUB Mixed Use Zone and diagonally opposite the HUB Transitional Zone-the HUB Transitional Zone permits one storey buildings to be developed.

It is our belief that the proposed development is compatible with the general nature of the surrounding area and will not be detrimental to the health or general welfare of the living or working in the surrounding area nor negatively affect other properties or potential development in the surrounding area. It is also our belief that this application is the minimum modification the zoning bylaw required to relieve the injurious effect of the zoning bylaw on the Owner's property.

Drawings that detail the description of this project are attached.

Thank you for your consideration in this matter.

Allen Shalwani  
Allen Shalwani Construction

A handwritten signature in black ink, appearing to read 'AS', is written over a horizontal line.