

### Variance to Zoning By-law No. 7124

Name of Property Owner: Seleshe Kebede Mulaw and Etagegnehu Danial Mulaw  
Name of Applicant: Samson Engineering Inc.  
Civic Address of Property: 1031 College Avenue, Brandon, MB  
Legal Description of Property: LOTS 21 AND 22 BLOCK 38 PLAN 16 BLTO IN NW 1/4 14-10-19 WPM

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

#### Variance Request(s):

To use the site at 1031 College Avenue as a gravel parking lot as a temporary use for a maximum of 2 years.

*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: 5 Nov 2017  
Address: 162-10th Street Brandon, MB Postal Code: R7A 4E6  
Phone No.: (Primary) (204) 727-0747 (Secondary) \_\_\_\_\_  
Email Address: info@samsonengineering.com

Signature of Owner: [Signature] Date: 5 Nov 2017  
Address: 229-17th Street Brandon Postal Code: R7A 4Z3  
Phone No.: (Primary) (204) 717-1911 (Secondary) (204) 720-4848  
Email Address: drivingabc@yahoo.ca

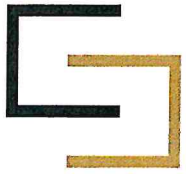
The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions 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 & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

#### FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: S. Tembo Planning File No.: V-15-14-B CityView No.: PLVA20190000115  
Date Application Received: 11/06/19 Payment Date: 11/06/19 Receipt No.: 2019008061 Amount: \$ 650

Variance - Application

REV 12/2018



# SAMSON

ARCHITECTURE | ENGINEERING

Samson Engineering Inc.  
162 - 10<sup>th</sup> Street,  
Brandon, Manitoba R7A 4E6  
Phone: (204) 727-0747  
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INNOVATIVE  
SOLUTIONS  
BY  
DESIGN

October 31, 2019

Brandon & Area Planning District  
638 Princess Avenue  
Brandon, MB R7A 0P3

Attention: Ryan Nickel  
Reference: 1031 College Avenue, Brandon, MB  
Subject: Letter of Intent – Variance Order

Dear Mr. Nickel,

Please accept this letter of intent on behalf of Seleshe (Sam) Mulaw regarding a variance request on his property at 1031 College Avenue in Brandon, MB.

The property has a frontage of 50' and encompasses 6,000 sq. ft. There are presently no buildings on the property and it is vacant. It is zoned CG and presently is being listed for sale with Don Mitchell of Century 21.

It is the intention of Mr. Mulaw to sell the property and use the funds to invest in other holdings. Nevertheless, and in the interim, Mr. Mulaw has a prospective tenant for the property upon which to display and sell used cars. This would facilitate for some income from the property for Mr. Mulaw until such time as the property sells.

Given these circumstances, Mr. Mulaw is requesting a variance, until the property sells, or for two years, whichever is less, within which he can rent the property to a third party to display and sell used cars. The intent is to engage the property as is, with the configuration as outlined in the attached sketch, C-101.

If you have any questions or require any further information, please do not hesitate to contact our office.

Yours very truly,  
Samson Engineering Inc.

Phil Dorn, P. Eng.