



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: McDonald's Restaurants of Canada
 Name of Applicant: Priority Permits (Ryan Matthews)
 Civic Address of Property: 1907 Richmond Ave.
 Legal Description of Property: Lot 3, Plan 2419 BLTO

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: Replace existing readograph sign box on existing freestanding sign with full colour Electronic Message Board. See attached Plans for details

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: see attached Date: _____
 Address: 4400 Still Creek Dr Burnaby, BC V5C 6C6 E-Mail: _____
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: _____ Work Phone: _____

Signature of Applicant: [Signature] Date: 03/04/2015
 Address: 25 Begbie St. New Westminister, BC V3M 1B2 E-Mail: _____
Street Address City/Province Postal Code
 Home Phone: 289-389-8951 Cell Phone: 778-397-1394 Work Phone: _____

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>As for RZ</u>	Planning File No.:	<u>C-11-15-B</u> CityView No.: <u>2015-72</u>
Date Application Received:	<u>14/30/15</u>	Payment Date:	<u>July 31/15</u> Receipt No.: <u>2015-3037</u> Amount: <u>\$260.00</u>
Conditional Use - Application			REV01/13



Planning & Building Safety Department
 638 Princess Avenue. Brandon MB. R7A 0P3
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Variance to Zoning By-law 6642

Name of Property Owner: McDonald's Restaurants of Canada
 Name of Applicant: Priority Permits Ltd. (Ryan Matthews/Jeff Sudnicki)
 Civic Address of Property: 1907 Richmond Ave.
 Legal Description of Property: Lot 3, Plan 2419 RLTO

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

Variance Request:

Variance to section 23 (h) (i) – A electronic sign cannot be within 92m of a residential zone (the proposed sign is within ~~89~~m).

46m 07/31/15
 RJ

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: SEE ATTACHED Date: 07/24/2015

Address: 4400 Still Creek Dr, Burnaby, BC V5C 6G9 E-Mail: _____

Home Phone: (604) 294-2181 Cell Phone: _____ Work Phone: _____

Signature of Applicant: [Signature] Date: 07/24/2015

Address: 25 Begbie St. New Westminister, BC V3M 1B2 E-Mail: ryan@prioritypermits.com

Home Phone: 289-389-8951 Cell Phone: 778-397-1394 Work Phone: _____

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 Houllihan, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Ann for RZ Planning File No.: V-22-15-B CityView No.: 2015-73
 Date Application Received: July 30/15 Payment Date: July 31/15 Receipt No.: 2015-3038 Amount: \$525.00

Variance - Application

REV01/13



Priority Permits
Signage Division

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

Re: McDonald's - 1907 Richmond Ave.

We are proposing to replace the existing readograph sign on the existing freestanding sign for McDonald's located at 1907 Richmond Ave.

Replacing the existing readograph sign allows McDonald's to advertise multiple promotions at the same time without requiring employees to change the letters on the sign manually.

The size of the proposed Electronic Message Board is significantly smaller than the readograph that is replacing. Because of this smaller size, the proposed sign will not draw excessive attention, and maintains the overall character of the surrounding area. Additionally, the LED lighting can be set to a level that shall not distract motorists of 1907 Richmond Ave. Because of this, public safety is not jeopardized in any way, and the proposed sign shall not impinge on the general welfare of those in the surrounding area.

The proposal is generally consistent with the provisions of the development plan by-law.

For these reasons and more, we are seeking to allow for the addition of an Electronic Message Board to replace the existing readograph for McDonald's at 1907 Richmond Ave.

Thank you,



0724.15

Jeff Sudnicki on behalf of Ryan Matthews,
Priority Permits
Ph: 778-397-1394
Fax: 1-888-738-3846
Email: jordan@prioritypermits.com



Priority Permits
Signage Division

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

Re: McDonald's - ~~1408~~ Richmond Ave.

We are proposing to replace the existing readograph sign on the existing freestanding sign for McDonald's located at ~~1408~~ Richmond Ave. The existing sign is located 89 metres from the neighbouring residential zone.

Replacing the existing readograph sign allows McDonald's to advertise multiple promotions at the same time without requiring employees to change the letters on the sign manually.

The size of the proposed Electronic Message Board is significantly smaller than the readograph that is replacing. Because of this smaller size, the proposed sign will not draw excessive attention, and maintains the overall character of the surrounding area. Additionally, the LED lighting can be set to a level that shall not distract motorists of 'Richmond Ave. Because of this, public safety is not jeopardized in any way, and the proposed sign shall not impinge on the general welfare of those in the surrounding area.

Because the freestanding is existing, it would not be economically feasible to move the sign, especially a distance as small as 3 metres.

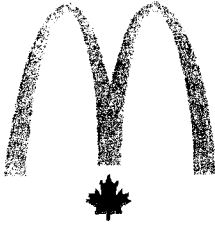
For the above reasons, we request a variance to section 23 (h) (1), to allow an electronic sign within 92 metres of a residential zone.

Thank you,



07/24/15

Jeff Sudnicki on behalf of Ryan Matthews,
Priority Permits
Ph: 778-397-1394
Fax: 1-888-738-3846
Email: jordan@prioritypermits.com



McDonald's Restaurants of Canada Limited
4400 Still Creek Drive
Burnaby, BC
V5C 6C6

LANDLORD LETTER OF APPROVAL

Name: McDonald's Restaurants of Canada Ltd.
(Company Name or Full Name of Property Owner)

Date: 03/04/2015
(mm/dd/yy)

Site Address: 1907 Richmond Ave.
(Civic No., Street Name, Street Type)

Phone: _____

Brandon, MB
(City, Province, Postal Code)

Fax: _____

City of Brandon - Planning Department
(To Whom It May Concern: City of.... Building or Permit Department)

With this letter, we/ I McDonald's Restaurants of Canada confirm ownership of the above mentioned project address
(Landlord Name or Company Name)

and give authorization to Priority Permits to apply and pull necessary permits for the installation of
(permit expeditor / installation company)

new signage at the above said address.

This letter shall also serve as authorization for Brandon Signs to proceed with the installation of signage.
(Name of Installer / contractor)

Regards,

Ian Seton
Regional Construction Manager
604-297-4310
McDonald's Restaurants of Canada Limited

GS-022130B

PRESENTATION

Installation: Interior: Exterior:

Descriptions:

1 EXISTING PYLON SIGN WITH PROPOSED DRB
SEE FOLLOWING PAGES



#	Revision(s)	By:	Date:
1	REVISED TO SMALLER DRB	CV	07.03.2014

Date: / /
Customer Approval:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs contain fluorescent, neon and/or LED lamps. These lamps contain mercury vapor. Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE CLIENT REFERRED HEREIN, SUCH SIGNAGE SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A SIGNAGE IS TO BE BUILT OR PROVIDED BY THE CLIENT FOR HIS OWN USE, USE NOT BY PATTISON SIGN GROUP, THE CLIENT SHALL ENSURE THAT THE BATTERY AND LIGHT ARE INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY PATTISON SIGN GROUP FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, PENALTIES, FINES, AND ANY OTHER FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CLIENT TO COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS.

ISO 9001:2008 Certified Enterprise

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Tel (506) 735-5506 - Fax (877) 737-1734 - Toll Free 1-800-561-9798

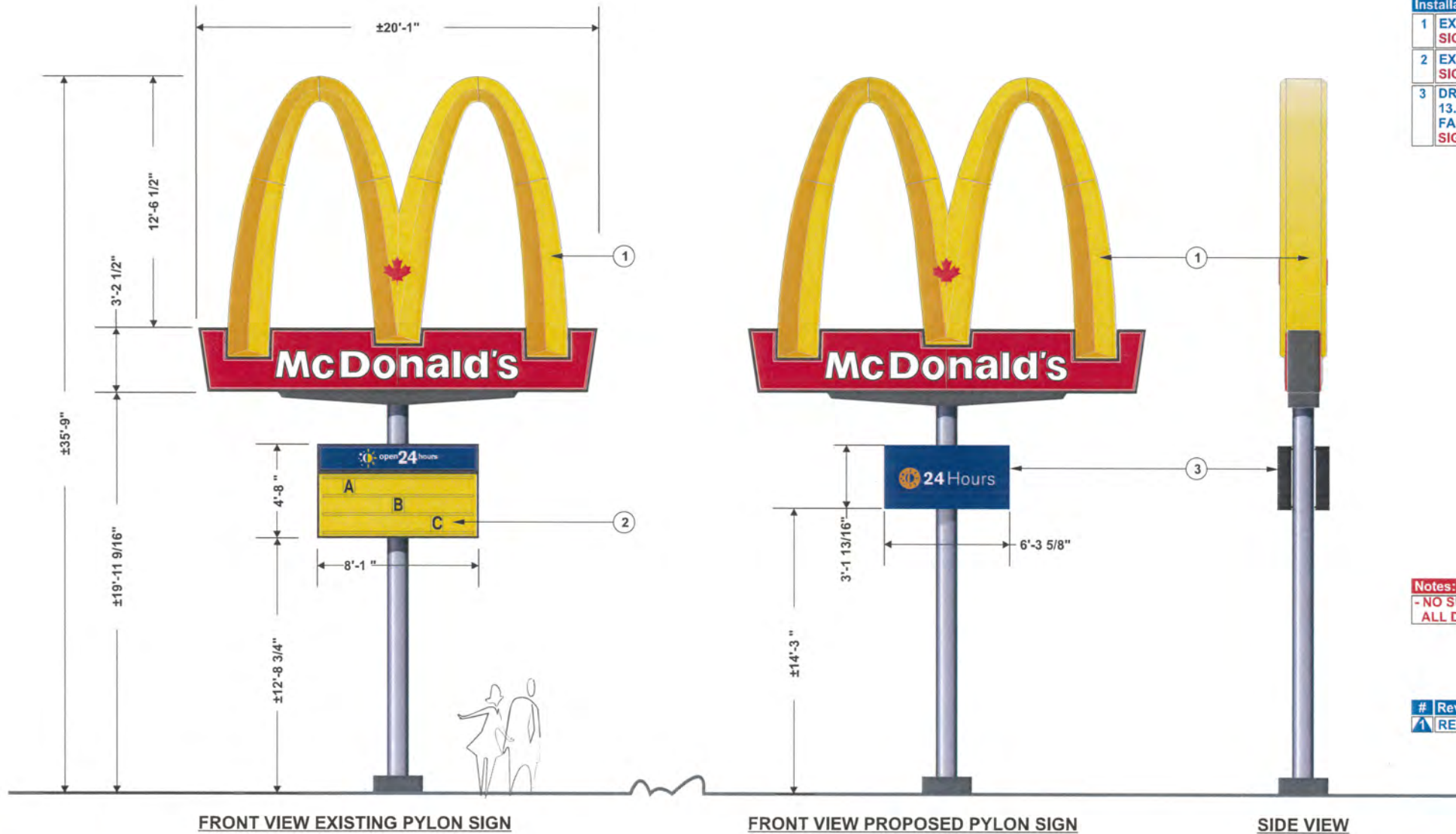
Client:	MC DONALD'S S/S 2248
Site:	1906 RICHMOND AVE., BRANDON, MB
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	05.26.2014
Page:	1/3
Scale:	N.T.S.

www.pattisonsign.com

GS-022130B

NEW DRB

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
1	EXISTING 90-200 PYLON SIGN SIGNAREA: 147.26FT ² (HEADCONTOUR)	
2	EXISTING ROG TO BE REMOVED SIGNAREA: 37.72 FT ²	
3	DRB # 120601502 - VISION IQ COLOR EMB 13.3MM 72X144 PIXEL, FULL COLOR DOUBLE FACED DIGITAL READER BOARD SIGNAREA: 19.89 FT ²	



Notes:
- NO SURVEY AVAILABLE @ TIME OF PROPOSAL
ALL DIMENSIONS ARE ILLUSTRATIVE

#	Revision(s)	By:	Date:
1	REVISED TO SMALLER DRB	CV	07.03.2014

Date: / /
Customer Approval:

The sign is intended to be installed in accordance with the requirements of Article 503 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group Illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury Vapor. Disposal of these lamps according to Local, Provincial, State or Federal Laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGNAGE BY PATTISON SIGN GROUP FOR THE LOCAL COUNCILS, THE LOCAL COUNCILS SHALL BE RESPONSIBLE FOR THE SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, PROVINCIAL, STATE AND FEDERAL LAWS AND REGULATIONS. PATTISON SIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, PROVINCIAL, STATE AND FEDERAL LAWS AND REGULATIONS. PATTISON SIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, PROVINCIAL, STATE AND FEDERAL LAWS AND REGULATIONS.

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Client:	MC DONALD'S S/S 2248
Site:	1906 RICHMOND AVE., BRANDON, MB
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	05.26.2014
Page:	2/3
Scale:	3/16" = 1'-0"

www.pattisonsign.com



EXISTING



PROPOSED

GS-022130B

PRESENTATION

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	EXISTING PYLON SIGN WITH PROPOSED DRB	

#	Revision(s)	By:	Date:
1	REVISED TO SMALLER DRB	CV	07.03.2014

Date: _____
Customer Approval: _____

<p>The sign is intended to be installed in accordance with the requirements of Article 608 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</p>		
<p>Pattison Sign Group illuminated signs contain fluorescent, neon and/or LED lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.</p>		
<p><small>IF THIS AGREEMENT INCLUDES THE REPAIR/REPLACE AND/OR INSTALLATION OF A SIGNAGE BY PATTISON SIGN GROUP FROM THE SIGN OPERATOR, SUCH SERVICE SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A SIGNAGE IS TO BE BUILT OR REPAIRED BY THE CUSTOMER, THE SIGNAGE SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD A PATTISON SIGN GROUP INSTALLATION AND MAINTENANCE CONTRACT AND SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THIS AGREEMENT IS BY PATTISON SIGN GROUP AND FROM THE SIGNAGE OF THE CUSTOMER TO A SIGNAGE OPERATOR.</small></p>		

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www.pattisonsign.com

ENSEIGNES
PATTISON
SIGN GROUP

Tel (506) 735-5506 - Fax (877) 737-1734 - Toll Free 1-800-561-9798

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Site:	1906 RICHMOND AVE., BRANDON, MB
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