

### Conditional Use

Name of Property Owner: Renaissance Station Inc.  
Name of Applicant: Tyler Rice  
Civic Address of Property: 417 9th Street  
Legal Description of Property: Lot 11/13 Block 8 Plan 2 BLTO

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

#### Conditional Use Request:

Conditional use within the HMU zone for an unserviced parking lot. This parking lot would be used by tenants of Renaissance Station, commercial tenants and their customers and by employees of near by businesses

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: <sup>Owner</sup> [Signature] Date: May 10/17  
Address: Unit A-1340 10th Street Postal Code: R7A 6Z3  
Phone No.: (Primary) 204 725 7189 (Secondary) \_\_\_\_\_  
Email Address: stephen@vhproperties.ca

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Phone No.: (Primary) \_\_\_\_\_ (Secondary) \_\_\_\_\_  
Email Address: \_\_\_\_\_

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: S. Van Huizen Planning File No.: C-05-17-6 CityView No.: 2017-41  
Date Application Received: Jun 1/17 Payment Date: Jun 1/17 Receipt No.: 17-5363 Amount: \$1550.00  
Conditional Use - Application

REV 01/2016

### Letter of Authorization

Date: May 10/17

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

RE: 417 9th Street (address or legal description of application)

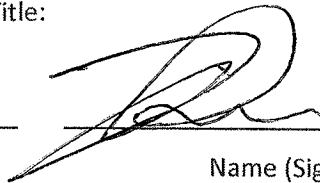
I (We) hereby give authorization to:

Vionell Holdings Partnership (Stephen Montague or Jason Roblin) Applicant's name

To apply for a development application for the above address.

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

Tyler Rice  
Name (Print)

  
Name (Signed)

May 10/17  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

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

May 10, 2017

Dear Sir/Madam;

Renaissance Station consists of 27,000 square feet of commercial business space and sixty-six condo owners. We are looking to expand our parking capacity on site as our businesses require adequate parking for their employees and customers and most of the condo owners own two vehicles, requiring additional parking for forty-five additional vehicles.

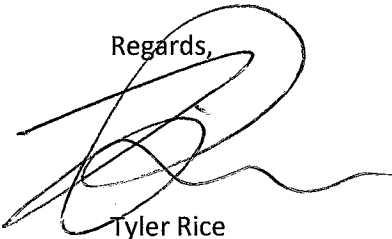
417 9<sup>th</sup> Street is very close to the Renaissance Station building, providing a convenient and accessible parking location. This would reduce the amount of street parking currently being done by these owners and business employees.

The intent is to develop a temporary gravel parking lot with thirty-one unserviced parking stalls. The site would be regularly maintained to maintain a neat and tidy appearance. The parking lot will not be out of place within the surrounding area, as large service parking lots exist currently at City Hall and the Provincial Building, both on the neighbouring blocks. Given the established parking lots already existing on neighbouring properties, we do not feel this development would be detrimental to the surrounding area or provide any negative impact. With the need for additional parking in the area, it will be a benefit to the surrounding area.

With future development planned at 417 9<sup>th</sup> Street, this parking lot is a temporary solution to address the parking requirements for the area. The requirement for asphalt in this temporary parking lot will make the development too cost prohibitive and unfeasible. The site will be properly graded and maintained through its existence as a parking lot.

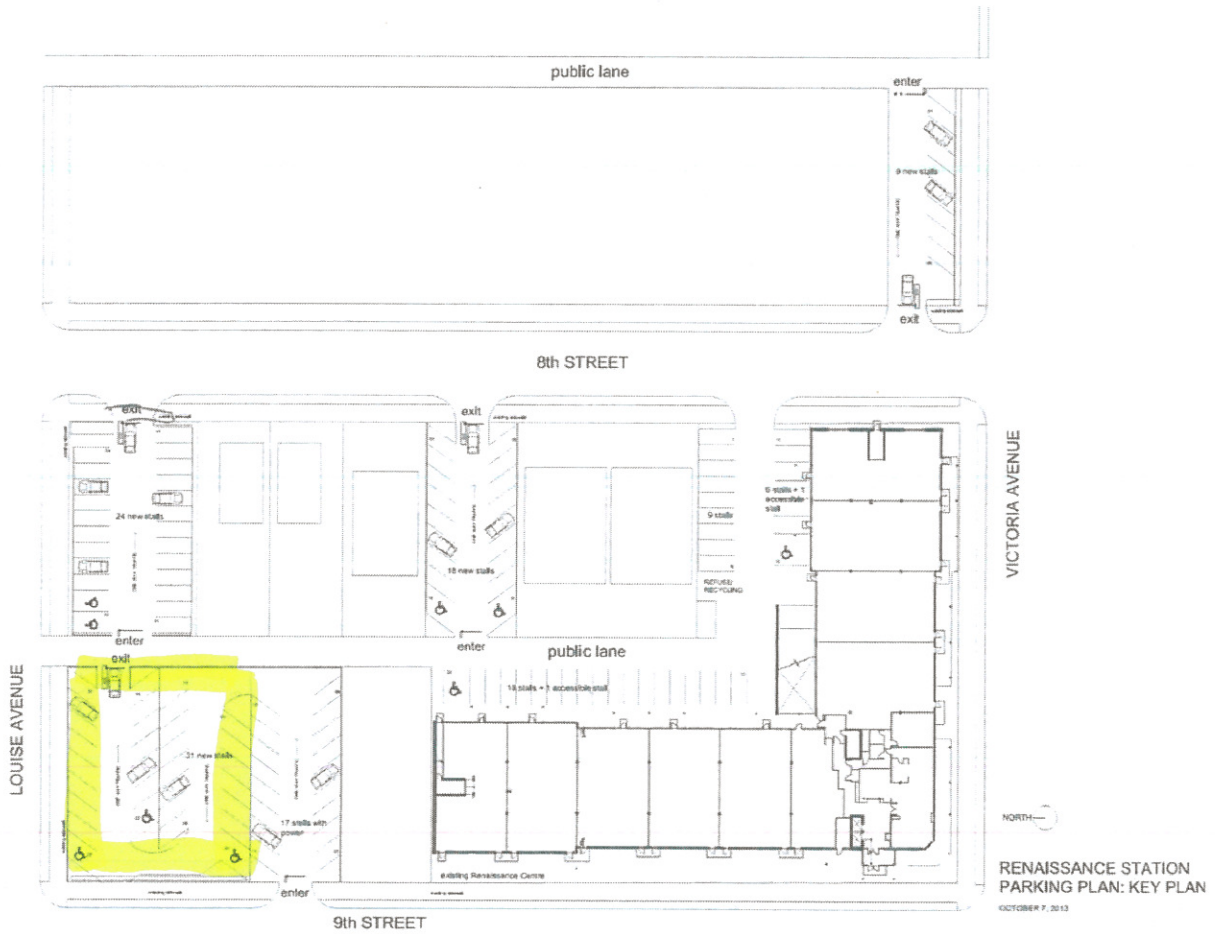
We welcome any further discussion pertaining to this application.

Regards,

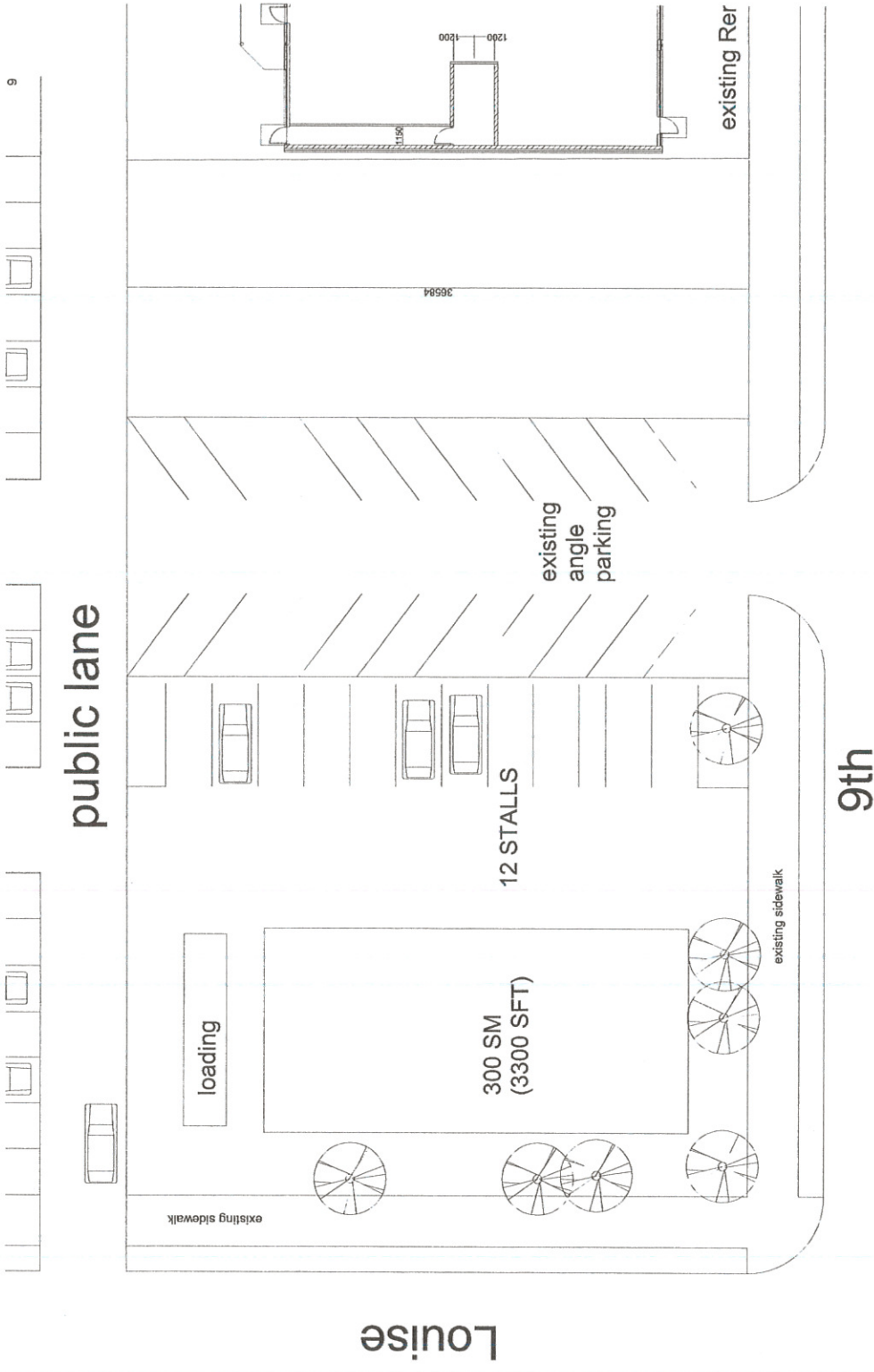
A handwritten signature in black ink, appearing to be 'Tyler Rice', written over the word 'Regards,'.

Tyler Rice

Renaissance Station Inc.



RENAISSANCE STATION  
PARKING PLAN: KEY PLAN  
OCTOBER 7, 2013



NORTH

OFFICE BUILDING;  
CORNER OF 9TH AND LOUISE,  
BRANDON