



Planning & Building Safety 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: Army, Navy, Air Force Veterans in Canada, Brandon Unit No. 10
 Name of Applicant: Eric Seniuk, Pattison Outdoor Advertising
 Civic Address of Property: 1340 Pacific Avenue
 Legal Description of Property: Lots 13 to 18 Both Inclusive Block 81 Plan 2 W/2 23-10-19

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

Variance Request(s):

We are requesting a variance to Zoning By-Law 7124 to permit a free-standing advertising sign within a HUB Mixed Use property.

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: Eric Seniuk Date: July 8 2016
 Address: Suite 100, Portage Ave E, Winnipeg MB Postal Code: R3B 3N3
 Phone No.: (Primary) 204 285 3525 (Secondary) _____
 Email Address: esenjuk@pattisonoutdoor.com

Signature of Owner: _____ Date: _____
 Address: Unit 10, 31 - 14th Street, Brandon MB Postal Code: R7A 6R2
 Phone No.: (Primary) 204 727 4747 (Secondary) _____
 Email Address: anavets10@wcgwave.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 & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>S. Van Huizen</u>	Planning File No.: <u>V-18-16-13</u>	CityView No.: <u>PLVA2016-80</u>	
Date Application Received: <u>25 July 16</u>	Payment Date: <u>July 25/16</u>	Receipt No.: <u>2016-4017</u>	Amount: <u>\$550.00</u>
Variance - Application			REV 01/2016



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

SUBJECT: 1340 Pacific Avenue, Lots 13 to 18 both inclusive Block 81, Plan 2, BLTO in W 1/2 23-10-19 WPM, excepting firstly: Out of the portion of said Lot 13 formerly taken for Road Plan 545 BLTO (now closed) shown on Plan 1162 all mines and minerals as forth in transfer R148547, and secondly: All mines and minerals other than those firstly excepted herein as set forth in Transfer R148548, Brandon, Manitoba Army, Navy, Air Force Veterans in Canada, Brandon Unit No. 10

Please be advised that, as owner(s) of the above mentioned property, I/we authorize **PATTISON Outdoor Advertising** to apply for any and all Third Party Sign Permits for the above mentioned property.

I/we further agree to immediately notify the City of Brandon, in writing, of any changes regarding the above information.

I am registered owner of the land.

OR

I am authorized agent of the registered owner(s).

Date Signed: June 10, 2016

Authorized Representative: Margaret Wedgwood
(signature)

MARGARET WEDGEWOOD
(print name)

PATTISON OUTDOOR ADVERTISING

999 King Edward Street, Unit 4, Winnipeg, Manitoba R3H 0R1 | Telephone : 204 - 285 - 3500 Fax : 204 - 285 - 3509



July 20, 2016

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

RE: Letter of Intent for 1340 Pacific Avenue, Brandon MB

As discussed with Community Planner Andrew Mok, **Pattison Outdoor Advertising** propose to convert our existing vertically-oriented advertising sign at 1340 Pacific Avenue into one that is horizontally-oriented. The surface area of each face of the existing sign is 192 square feet (12' long x 16' tall). The surface area of each face of our proposed horizontal sign would be 200 square feet (20' long x 10' tall). The existing pole would be used, and the total height, from the ground to the top of the sign, would decrease from 26' to 24'. Each face of the proposed horizontal sign would be oriented in the same direction as the existing faces of the vertical sign.

Pattison is proposing to convert to a horizontal sign because that orientation is preferred by advertisers and, as a result, vertical signs are being phased out throughout Manitoba. Therefore, the existing sign at 1340 Pacific Avenue, in its vertical form, will be removed if we are unable to convert it to a horizontal sign. Conversion to a horizontal design would enable Pattison to preserve its partnership with the **Army, Navy, Air Force Veterans in Canada, Brandon Unit No. 10**.

The existing sign was constructed with **Development and Building Permit 102 / 98**, approved on March 12, 1998. Since the existing sign was constructed, 1340 Pacific Avenue has been designated HUB Mixed-Use. For a horizontal conversion, Pattison is requesting a Variance to Zoning By-Law 7124 to permit a free-standing advertising sign within a HUB Mixed-Use property. Pattison consulted with community members residing at 1300 Pacific Avenue and 1400 Pacific Avenue, and have included eight letters of support with this application. Our opinion is that neither the welfare of nearby residents, nor the aesthetics of Pacific Avenue, will be adversely affected.

I have included Variance and Building Application Forms, a Status of Title, a Letter of Authorization, a Site Survey, and Stamped Engineering Drawings. Please do not hesitate to contact me if you have any questions or concerns.

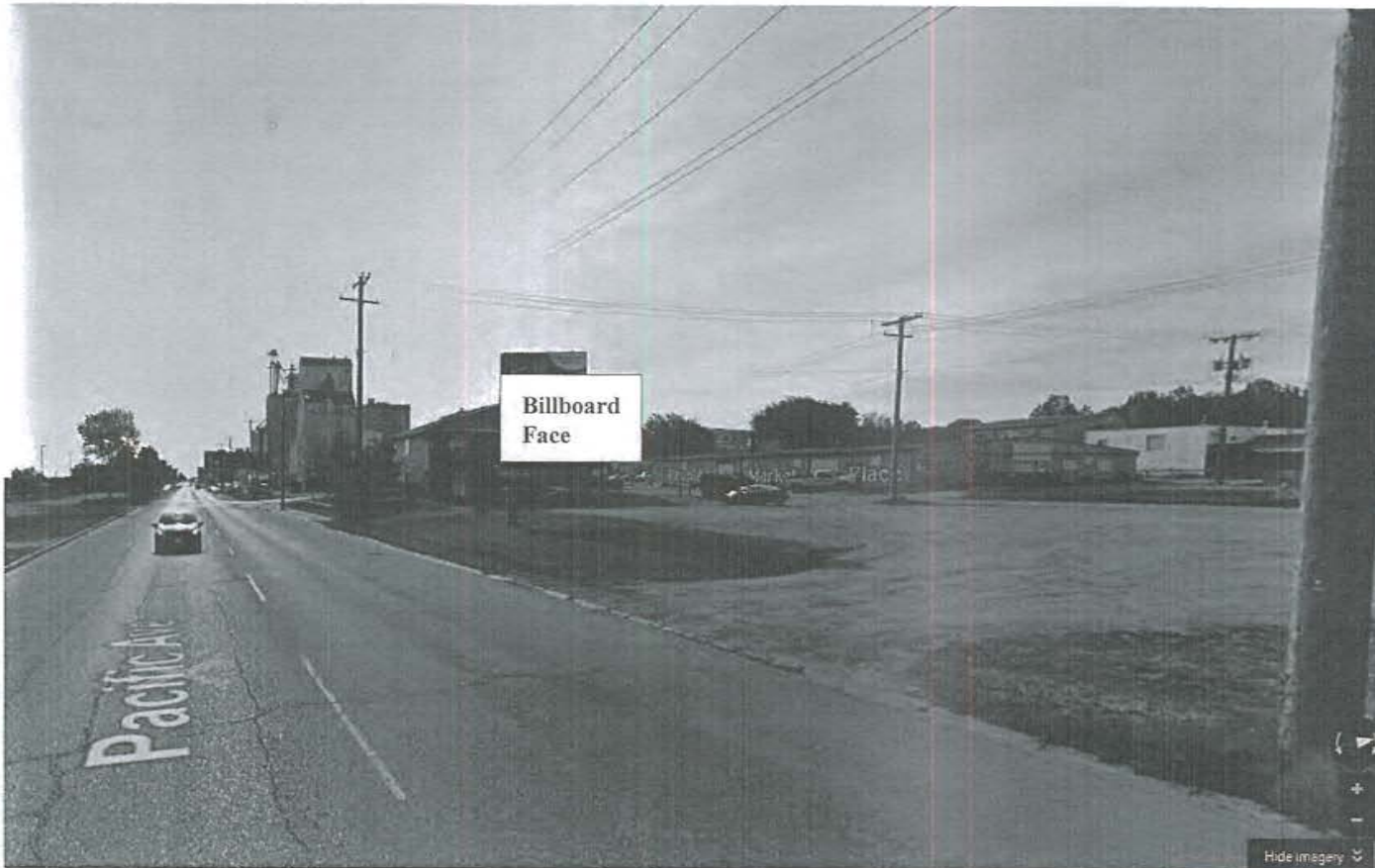
Sincerely,

A handwritten signature in cursive script that reads "Eric Seniuk".

Eric Seniuk
Account Executive – Leasing

RESIDENTS OF 1300 AND 1400 PACIFIC AVENUE WERE CONSULTED ON JULY 19, 2016.
THEY WERE PROVIDED WITH THIS INFORMATION:

PATTISON Outdoor Advertising



Mock-up of Billboard facing traffic driving East on Pacific Avenue

Prepared by Eric Seniuk
July 11, 2016

Civic Address: 1340 Pacific Avenue

Legal Description: Lots 13 to 18 Both Inclusive
Block 81 Plan 2 BLTO
In W 1/2 23-10-19-WPM

Zoning: CG, HUB Mixed-Use

Structure: Back-to-Back Flag-Mount
Horizontal Static Poster (10' x 20')
Total Height of 24'

For Questions Regarding This Proposal:
Eric Seniuk, Account Executive – Leasing
PATTISON Outdoor Advertising
eseniuk@pattisonoutdoor.com
204-285-3525



Altus Geomatics
Manitoba

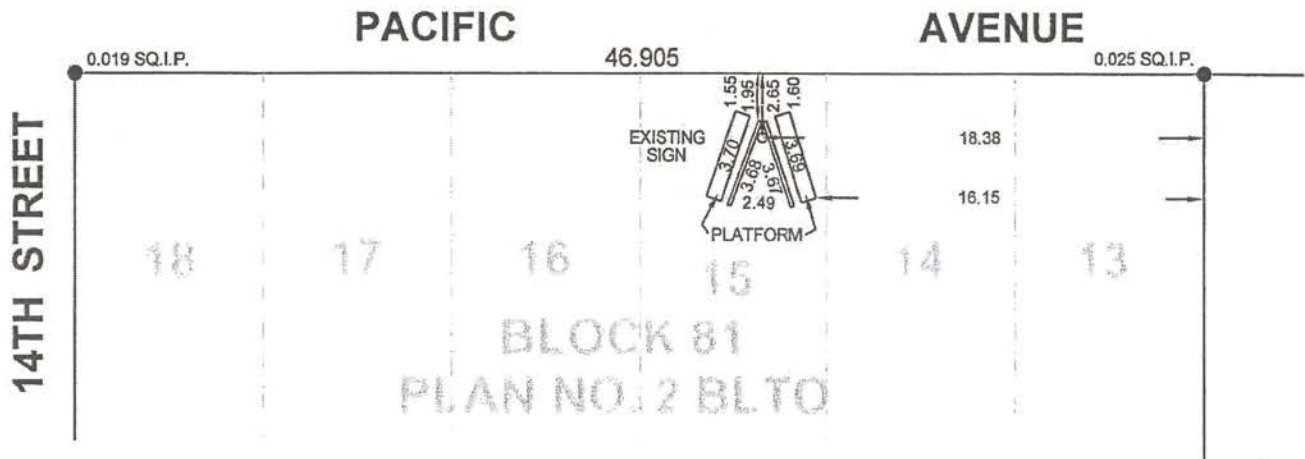
100-158 11th Street
Brandon, Manitoba, R7A 4J4
www.altusgeomaticsmb.com

Toll Free 800.366.9755
Phone 204.727.0651
Fax 204.727.5247

SURVEYOR'S SKETCH

SURVEY IRON POSTS WERE FOUND OR PLACED AT ALL POINTS SHOWN THUS ●

1340 PACIFIC AVENUE
BRANDON MB
LOTS 13-18 BLOCK 81
PLAN NO. 2 BLTO



Dated at Brandon, Manitoba

This 26th day of SEPTEMBER, 2011

CERTIFIED A TRUE COPY

DATED 2011-09-26

SR

M.L.S.

S. Richmond

Manitoba Land Surveyor

Authorized to practice under the "Land Surveyors Act" of Manitoba



METRIC

Scale - 1: 300

FB: 444 P: 106

DRAFTER: MT

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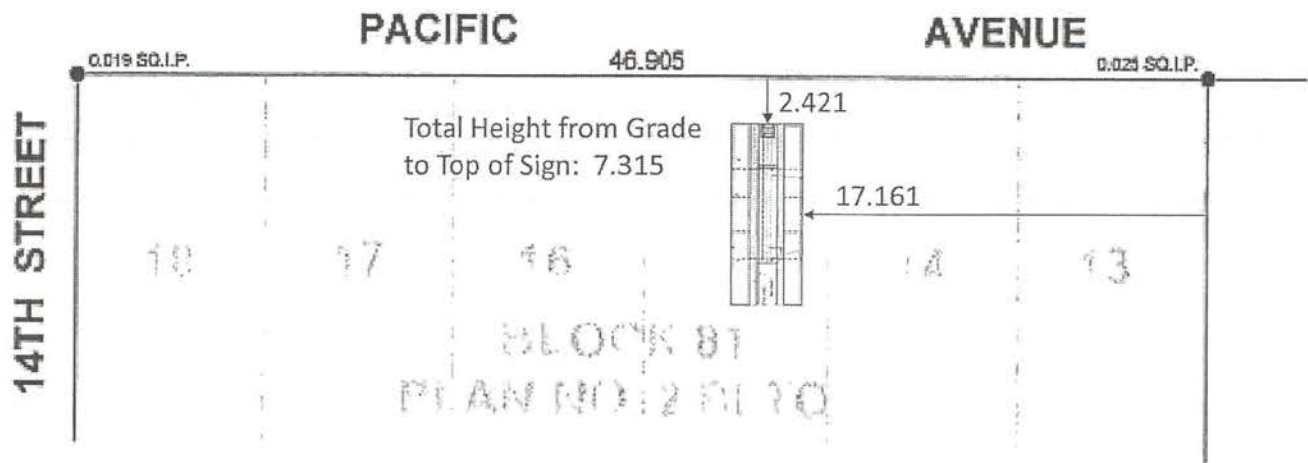
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Job No.: 144069B

SURVEYOR'S SKETCH

SURVEY IRON POSTS WERE FOUND OR PLACED AT ALL POINTS SHOWN THIS ●

1340 PACIFIC AVENUE
 BRANDON MB
 LOTS 13-18 BLOCK 81
 PLAN NO. 2 BLTO



Proposed New Sign

Dated at Brandon, Manitoba

This 26th day of September, 2011



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