



Planning, Property & Buildings 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: B. J. Nelson Development Ltd.  
 Name of Applicant: Eric Seniuk Pattison Outdoor Advertising  
 Civic Address of Property: 845 18<sup>th</sup> Street  
 Legal Description of Property: Lots 11-14, Block 4 Plan 16 in NW 1/4 14-10-12 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, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**

To install an Electronic Advertising Sign (with a Static backside) on a CAR-Zoned site.

*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: \_\_\_\_\_  
 Address: Unit 100, 1 Portage Ave East, Winnipeg MB Postal Code: R3B 3N3  
 Phone No.: (Primary) 204 285 3525 (Secondary) 204 479 3500  
 Email Address: esenik@pattisonoutdoor.com

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: P.O. Box 22055 Brandon MB Postal Code: R7A 6Y9  
 Phone No.: (Primary) 204 725 3147 (Secondary) 204 730 0115  
 Email Address: bcnelson@westman.wave.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, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u>Am</u>	Planning File No.: <u>C-16-18-B</u>	CityView No.: <u>PLCV2018-151</u>	
Date Application Received: <u>Oct. 23/18</u>	Payment Date: <u>10/23/18</u>	Receipt No.: <u>2018-6936</u>	Amount: <u>\$780.00</u>
Conditional Use - Application			REV 05/2017



Zoning Development Officer  
Planning Department  
City of Brandon

SUBJECT: 827 - 18 Street, Lots 7 - 10, Block 4, Plan 16 BLTO in NW 1/4 14-10-18 WPM

B.J. NELSON DEVELOPMENT LTD.

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: July 5 / 2017

Authorized Representative: B. J. Nelson Development Ltd.  
(signature)

Brian Nelson  
(print name)  
BRIAN NELSON



Zoning Development Officer  
Planning Department  
City of Brandon

SUBJECT: 845 - 18 Street, Lots 11 - 14, Block 4, Plan 16 BLTD in NW 1/4 14-10-19 WPM

B.J. NELSON DEVELOPMENT LTD.

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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:

July 5 / 2017

Authorized Representative:

B. J. Nelson Development Ltd.

(signature)

BRINN NELSON

(print name)

# PATTISON

October 23, 2018

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

**RE: Letter of Intent for 845 18<sup>th</sup> Street in Brandon, MB**

Dear Mr. Ryan Nickel, Mr. Andrew Mok, and Mr. Sam Van Huizen:

Thank you for taking the time to discuss our company's new proposal for 845 18<sup>th</sup> Street. As you are aware, we recently underwent an extensive application process for a proposed Electronic Advertising Sign at 601 18<sup>th</sup> Street in Brandon. That application was ultimately rejected by Brandon's City Council.

Throughout that process, we listened to your concerns, as well as those of members in the Community. While we were disheartened to see that project rejected, and disagree with the result, we respect and appreciate the Public Hearing process. We, as a company, learned valuable lessons in that process.

We are proud to submit, as a result, an application for 845 18<sup>th</sup> Street that we are confident you will find to be more appropriate for your City. We have deliberately looked for a more suitable property further South, closer to larger-scale signage and more intensive commercialization and auto-orientation. More importantly, we have selected a new property that is not near the pedestrian crosswalk adjacent to Earl Oxford School.

Please note our following comments on the Conditional Use Requirements regarding our new application for an Electronic Advertising Sign:

1. Will it be compatible with the general nature of the surrounding area?

Yes. 18<sup>th</sup> Street is Brandon's most highly commercialized, high-traffic thoroughfare. There are a number of static and electronic signs nearby with a large surface area. An Electronic Advertising Sign of the same dimensions and smaller Front Yard setback, also operated by Pattison, is located nearby, on the CN-owned property South of 905 18<sup>th</sup> Street. The subject property is zoned CAR, as well as the adjacent properties to the North, South, and West.

2. Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?

**PATTISON**

No. The Electronic Advertising Sign would not be visible from any nearby residential properties. Its view would be entirely blocked by buildings on 18<sup>th</sup> Street. The digital sign face would be angled toward Northbound vehicular traffic only, and operated within the Lighting Standards of the IESNA (Illuminating Engineering Society of North America). The digital face would utilize automatic dimming technology, and comply with illumination, hold times and transition rules stipulated in Zoning By-Law 7124, as well as Regulatory and Road Safety Guidelines recommended for DPADs by the Transportation Association of Canada.

Potential development of surrounding properties would not be adversely affected. As Identification Signs and Advertising Signs are regulated separately under Zoning By-Law 7124, the ability to establish Identification Signage for nearby businesses on 18<sup>th</sup> Street would be unaffected.

3. Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law?

Yes. If the intention of the Zoning By-Law is to have Electronic Advertising Signs only on the most highly-commercialized, auto-intensive properties in the City, then the subject property fits that intention for the City.

Mr. Mok asked us in our pre-application discussions if we would be willing to move the existing freestanding Tenant Identification Pylon Sign to 827 18<sup>th</sup> Street (the neighboring property to the North also owned by B.J. Nelson Development Ltd). Yes, we intend to move this ID Sign if we are granted a Conditional Use for our Electronic Advertising Sign. We have been authorized by B.J. Nelson Development Ltd. to move the ID Sign, and I have enclosed for your reference the land titles for both properties, as well as authorization forms for both properties. We have discussed the relocation of the ID Sign with Off The Wall Signs, a local Brandon company, and intend to hire them to complete this work.

Thank you for your time and consideration. Please do not hesitate to contact me with any additional questions or concerns.

Sincerely,



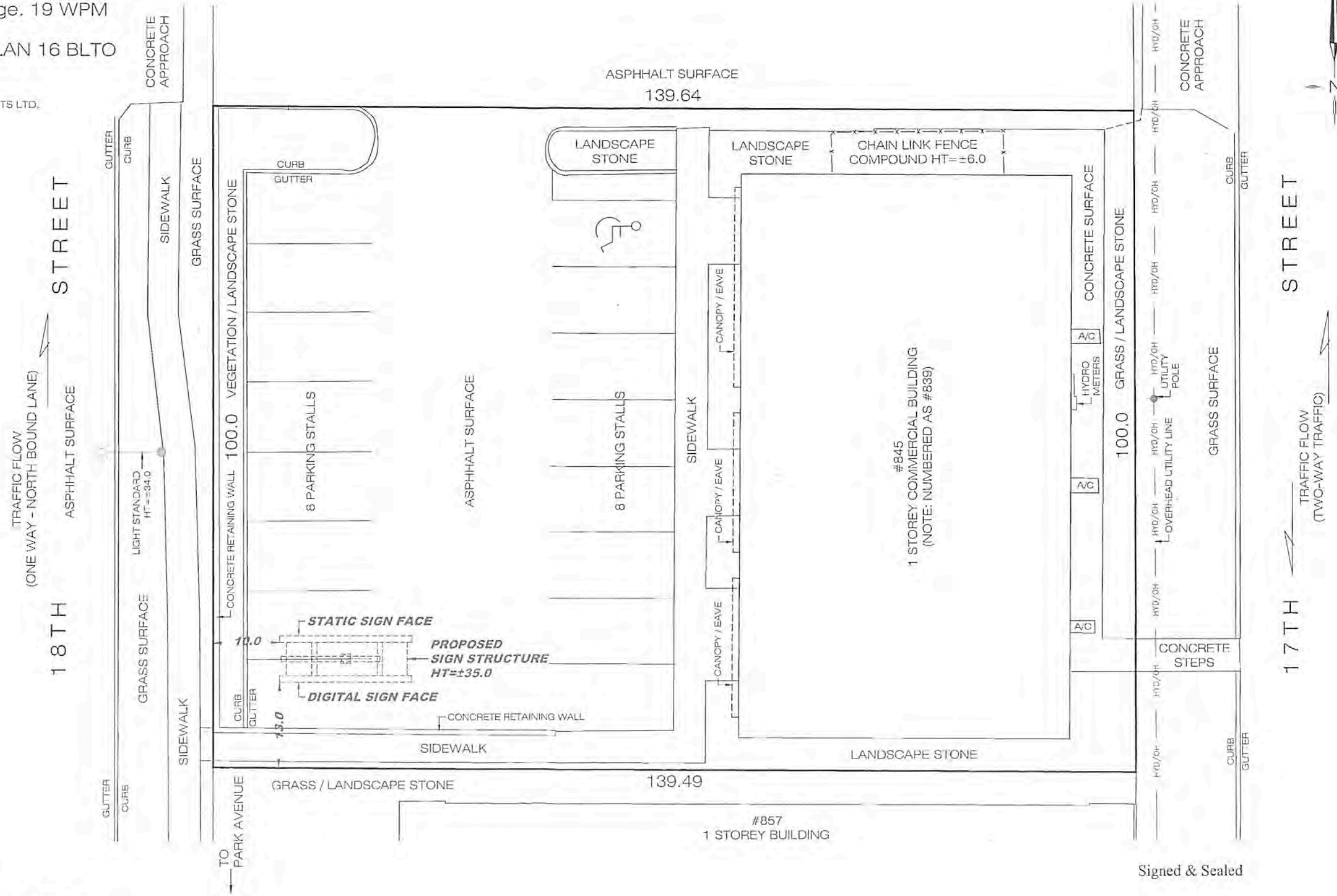
Eric Seniuk  
Account Executive - Leasing  
204-285-3525  
eseniuk@pattisonoutdoor.com

SKETCH FOR PATTISON OUTDOOR ADVERTISING  
 #845 18th STREET, BRANDON, MANITOBA

OF PART OF  
 NW 1/2 Sec. 14, Twp. 10, Rge. 19 WPM  
 BEING  
 LOTS 11 to 14, BLOCK 4, PLAN 16 BLTO

CERTIFICATE TITLE No. : 2540479/2

REGISTERED OWNER: B.J. NELSON DEVELOPMENTS LTD.



**BARNES & DUNCAN** 1906

SURVEYING, ENGINEERING & GEOMATICS

6 Donald Street  
 Winnipeg, Manitoba  
 R3L 0K6

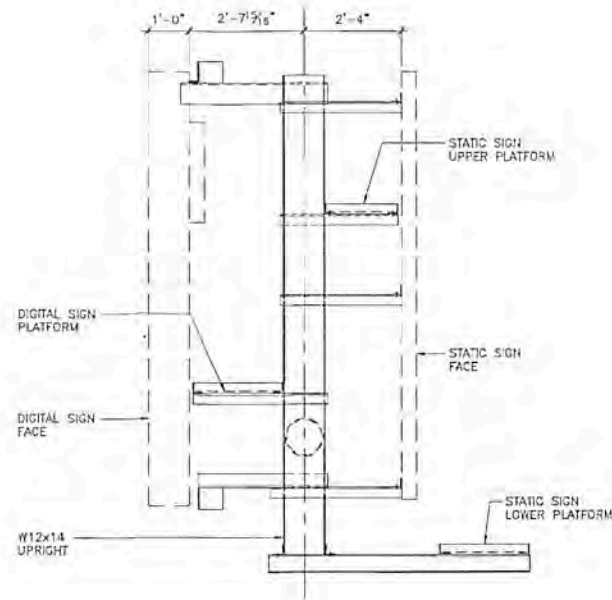
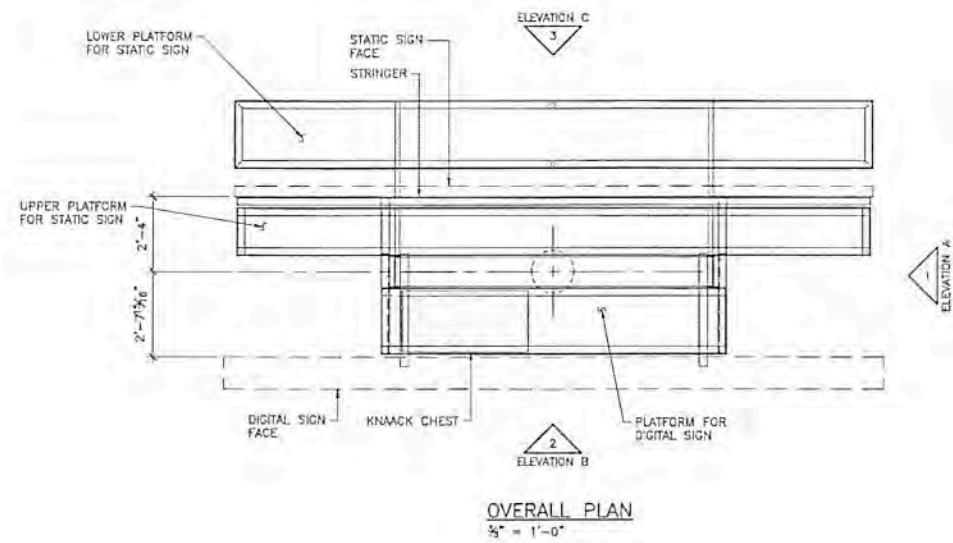
180-A, 5th Street  
 Morden, Manitoba  
 R6M 1C9

Our File: 2018/0932  
 Acad dwg: 18-0932 sketch  
 Field Book: 1343/76-77 BD  
 Drafter: Stu

SKETCH - all distances are in feet and decimals of a foot.  
 This survey was made on the 8th day of August, 2018.

Kelly W. Mantik, M.L.S.  
 this 10th day of October, 2018

Page 1 of 1



**A** ELEVATION  
1/2" = 1'-0"

**GENERAL NOTES**

- LOADS**
- DESIGN CONFORMS TO THE 2011 MANITOBA BUILDING CODE.
  - DESIGN LOADS:  
DESIGN WIND PRESSURE = 1.03 kPa (21.5 psf)  
1/50 YEAR WIND: 0.49 kPa (10.2 psf)  
PLATFORM LIVE LOAD: 1.47 kPa (30 psf) OR 500 lbs CONCENTRATED LOAD  
SIGN FACE LOADS: STATIC FACE: 2.2 kN (500 lbs)  
DIGITAL FACE: 13.4 kN (3000 lbs)
- FOUNDATION**
- EMBELEMENT DEPTH FOR THE PILE DOES NOT APPLY TO LOCATIONS WHERE WALLS OF THE HOLE WILL NOT STAND UN SUPPORTED (IF CASINO REQUIRED) OR WHERE UNCOMPACTED FILL OR ORGANIC SOILS EXIST.
  - DESIGN IS BASED ON THE FOLLOWING ULTIMATE LATERAL SOIL RESISTANCE, TOGETHER WITH A SAFETY FACTOR OF 1.5:  
CLAY SOILS - 450 kPa (9900 psf) BASED ON UNRAINED SHEAR STRENGTH OF 55 kPa (1000 psf), TYPICAL FOR FIRM TO STIFF CLAY.  
GRAVELLY SANDS - COEFFICIENT OF PASSIVE EARTH PRESSURE = 3.4, TYPICAL FOR COMPACT TO DENSE SAND, AS DEFINED BY ALBERTA BUILDING CODE, PART 9.
  - VERIFY SOIL TYPE DURING EXCAVATION. NOTIFY ENGINEER IF SOIL DOES NOT SATISFY THE ABOVE REQUIREMENTS.
- STRUCTURAL STEEL**
- STRUCTURAL STEEL SHALL CONFORM TO CSA G40.20 AND CSA G40.21 GRADE 350W EXCEPT PLATES TO 200W, PIPE TO ASTM A352 GRADE 2 WITH MINIMUM 35 ksi (240 MPa) YIELD STRENGTH.
  - ALL WELDING SHALL CONFORM TO CSA W39.
  - ALL BOLTS SHALL CONFORM TO ASTM A307 OR AS25 AS NOTED. TIGHTEN A307 BOLTS SNUG TIGHT AND A325 BOLTS USING THE TURN OF THE NUT METHOD. ALL BOLTS TO BE OAD PLATED.
  - SIGN STRUCTURE TO BE PAINTED TO PATISSON SPECIFICATIONS TO PREVENT CORROSION.
- CAST-IN PLACE CONCRETE**
- CONCRETE FOR THE PILE SHALL HAVE A 1/2" MAXIMUM AGGREGATE SIZE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4800 psi (33 MPa), 4 - #5 @ 48", 4" SLUMP AND TYPE HS CEMENT.
- ERECTOR**
- THE PIPE COLUMN SHALL BE EXTENDED TO THE BOTTOM OF THE PILE.
  - NOTIFY THE ENGINEER IF THE SIGN IS TO BE LOCATED NEAR BUILDINGS.
- HORIZONTAL LIFE LINE SYSTEMS**
- HORIZONTAL LIFELINE REFER TO DRAWING 1 OF 1 BY CHARDON INDUSTRIAL SOLUTIONS LTD DATED 03/02/2008 TITLED "5000 LB SIGN POST FALL ARREST CABLE SYSTEM". HORIZONTAL LIFELINE TO BE INSTALLED AND USED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MAXIMUM CAPACITY OF HORIZONTAL LIFELINE IS ONE PERSON. THE MAXIMUM WEIGHT OF EACH PERSON, INCLUDING TOOLS AND CLOTHING, IS 310 LBS.
  - THE USER'S CONNECTING SUBSYSTEM MUST MEET FALL ARREST FORCES TO 600 LBS OR LESS.
  - ANCHORAGE STRENGTH REQUIREMENTS: 5000 LBS. MINIMUM ALONG THE AXIS OF THE HORIZONTAL LIFELINE, AND 3600 LBS. MINIMUM IN DIRECTIONS OF FALL ARREST THAT ARE PERPENDICULAR TO THE HORIZONTAL LIFELINE.
  - THE HALL SYSTEM SHALL BE INSPECTED BY WORKER AS REQUIRED BY THE MANUFACTURER BEFORE IT IS USED ON EACH WORK SHIFT.
  - THE HALL SYSTEM SHALL ALSO BE INSPECTED EACH TIME IT IS SUBJECTED TO A FALL ARREST EVENT AND REPAIRS SHALL BE MADE ACCORDINGLY.

No.	DATE	ITEM	BY
0	OCT 10, 2018	ISSUED FOR CONSTRUCTION	JMcC

**REVISIONS**

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**SEAL**

**APCCM**  
Certificate of Authorization  
BPTec Engineering Ltd.  
No. 5745 Date: 2018 Oct 16

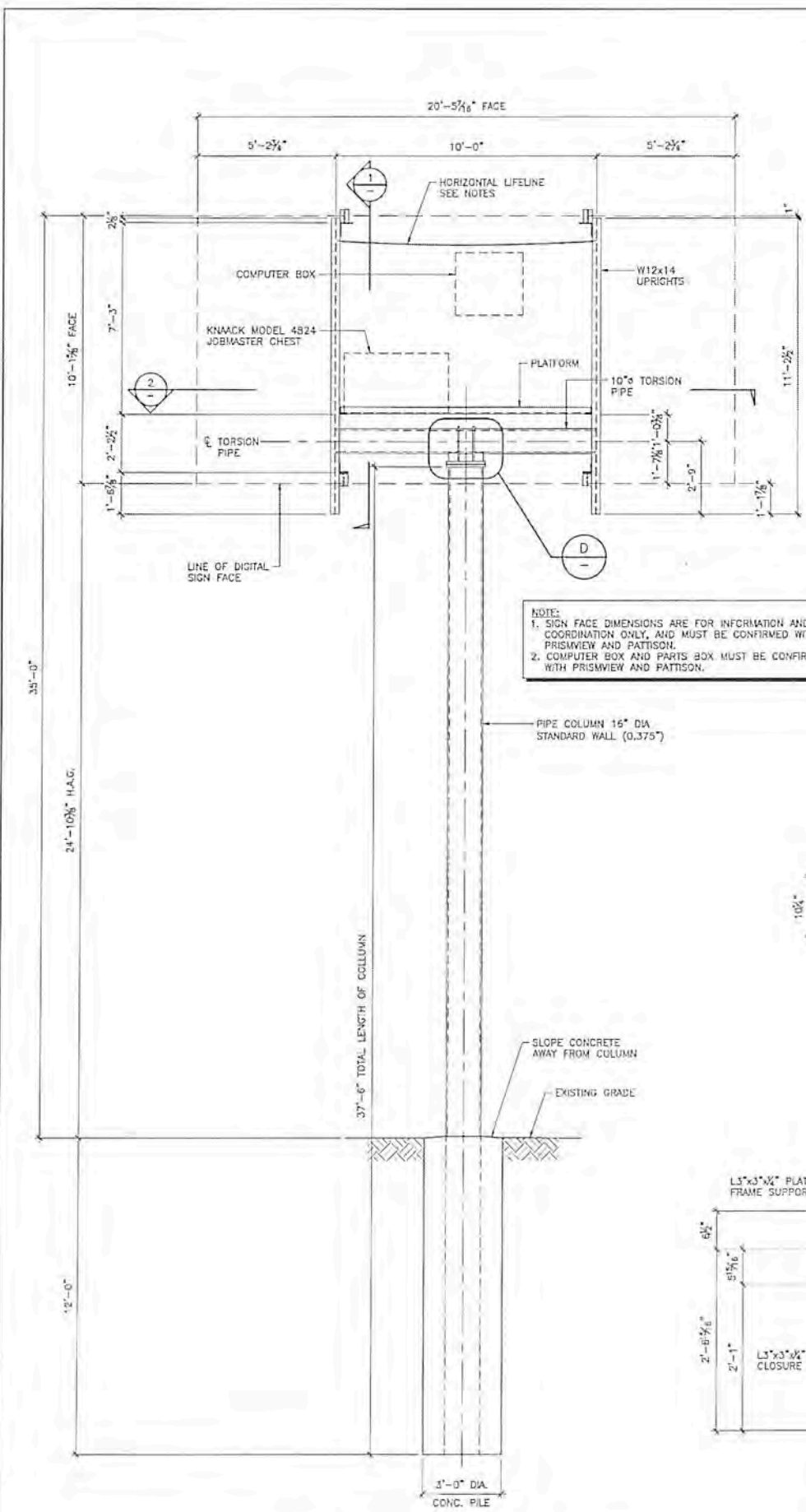
**CLIENT**  
**PATTISON OUTDOOR GROUP**

**PROJECT**  
**10x20 HORIZONTAL SIGN STRUCTURE - ONE FACE STATIC ONE FACE DIGITAL 845 - 18th STREET BRANDON, MB**

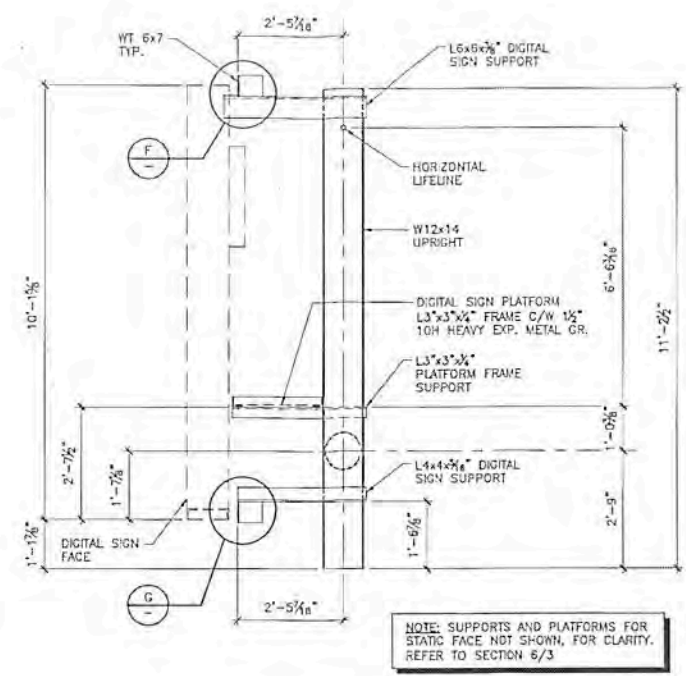
**DRAWING TITLE**  
**GENERAL ARRANGEMENT AND GENERAL NOTES BACK TO BACK CENTREMOUNT 25' HAG**

<b>DRAWN BY</b>	AD	<b>CHECKED BY</b>	JMcC
<b>DESIGNED BY</b>	JMcC	<b>FILE No.</b>	576-486
<b>SCALE</b>	AS NOTED	<b>DATE</b>	OCT 2018
<b>DRAWING No.</b>	<b>576-486-1 OF 3</b>		<b>REV.</b> 0

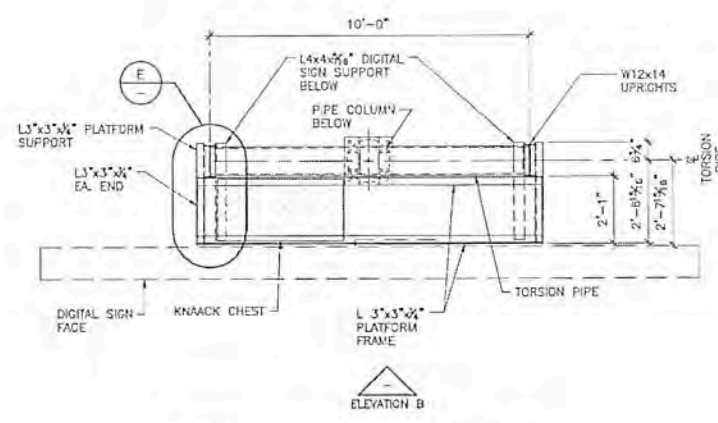
Issue: Oct 10, 2018 - 4:28pm



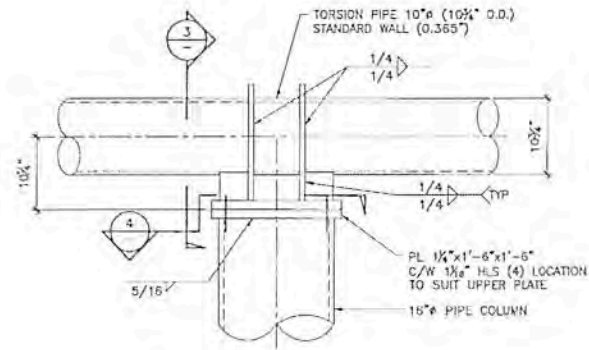
NOTES:  
 1. SIGN FACE DIMENSIONS ARE FOR INFORMATION AND COORDINATION ONLY, AND MUST BE CONFIRMED WITH PRISMVIEW AND PATTISON.  
 2. COMPUTER BOX AND PARTS BOX MUST BE CONFIRMED WITH PRISMVIEW AND PATTISON.



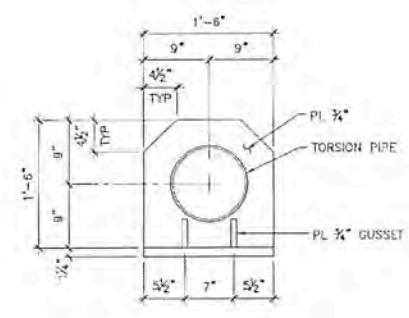
1 SECTION-DIGITAL FACE  
 1/2" = 1'-0"



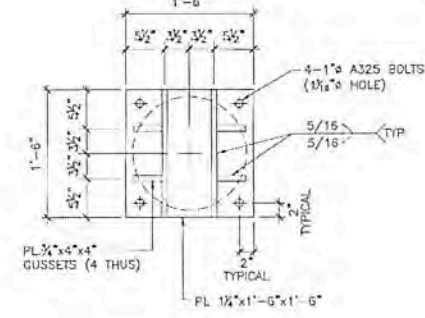
2 SECTION-DIGITAL FACE  
 3/8" = 1'-0"



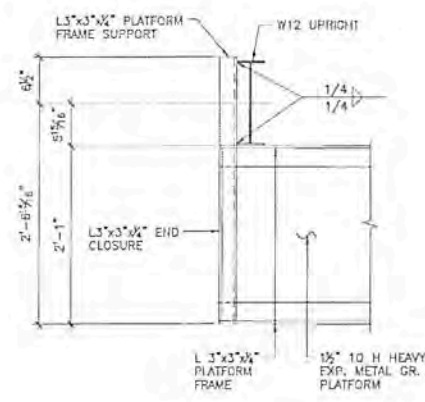
D DETAIL  
 2, 3 1" = 1'-0"



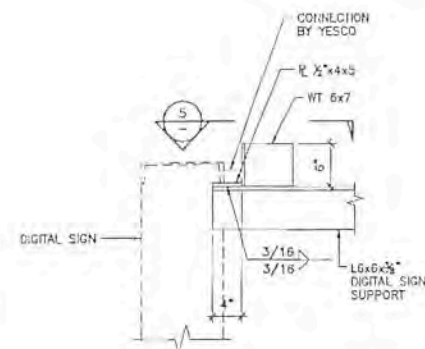
3 SECTION  
 1" = 1'-0"



4 SECTION  
 1" = 1'-0"

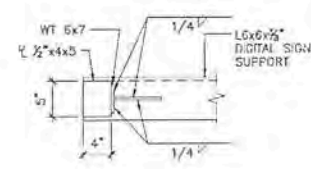


E DETAIL  
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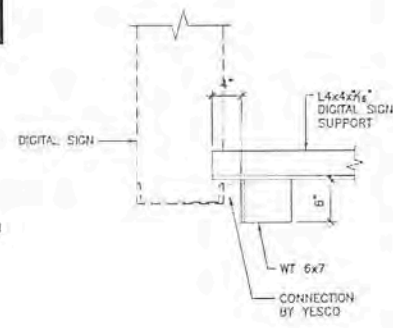


F DETAIL  
 1" = 1'-0"

WELDING NOTE:  
 MINIMUM WELD TO BE 1/2" FILLET UNLESS SHOWN OTHERWISE



5 SECTION  
 1" = 1'-0"



G DETAIL  
 1" = 1'-0"

B ELEVATION - DIGITAL FACE  
 3/8" = 1'-0"

No.	DATE	ITEM	BY
0	OCT 16, 2018	ISSUED FOR CONSTRUCTION	JMcC

**REVISIONS**

**BPTec ENGINEERING**  
 Suite 200, 4220-38 Street NW Edmonton, AB T6E 6R1 (780) 436-5375  
 www.bptec.ca

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**SEAL**

**J. C. McCOY**  
 P. Eng.  
 20024  
 2018 Oct 16

**APECM**  
 Certificate of Authorization  
 BPTec Engineering Ltd.  
 No. 5745 Date: 2018 Oct 16

CLIENT  
**PATTISON OUTDOOR GROUP**

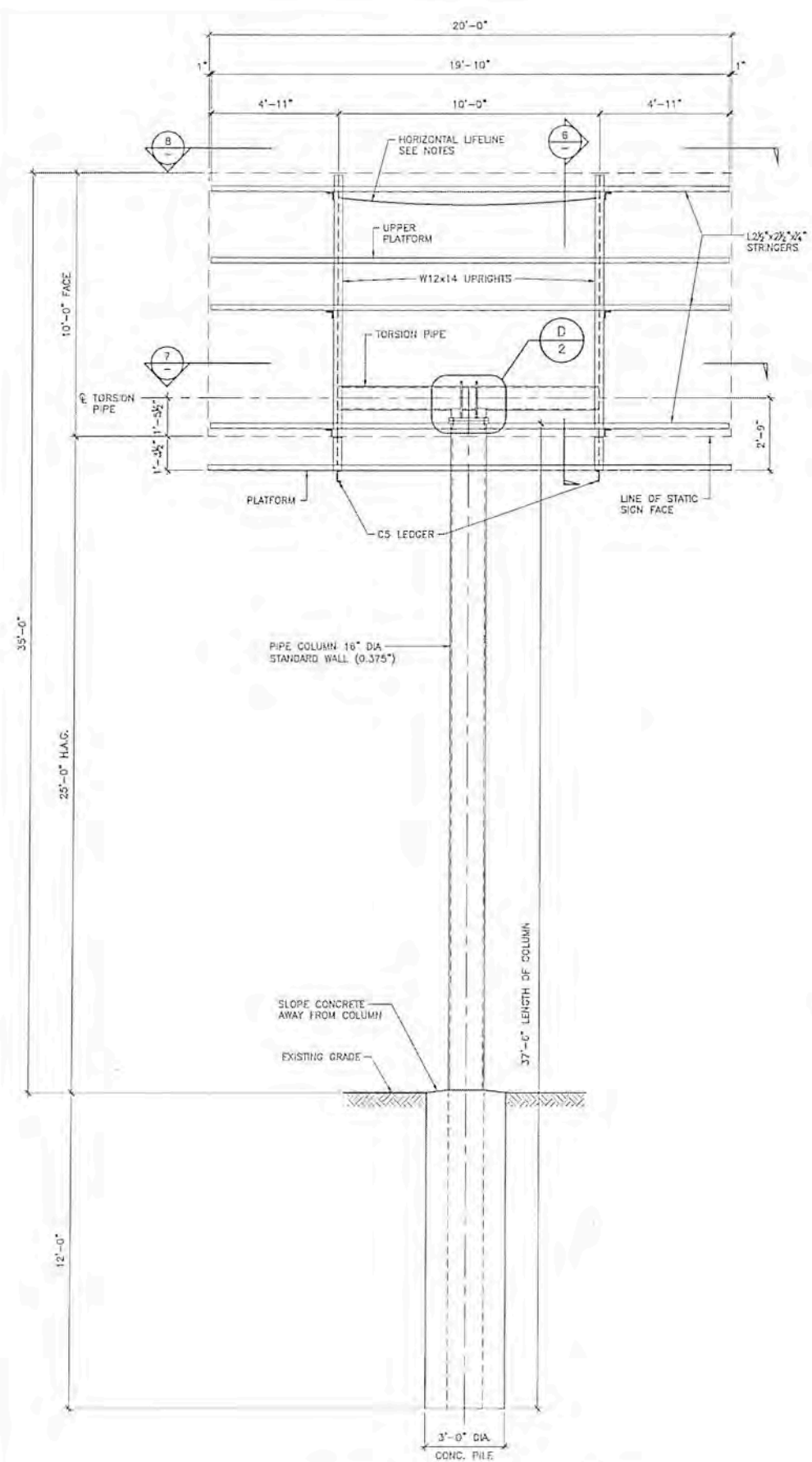
PROJECT  
**10x20 HORIZONTAL SIGN STRUCTURE - ONE FACE STATIC ONE FACE DIGITAL 845 - 18th STREET BRANDON, MB**

DRAWING TITLE  
**DIGITAL FACE ELEVATION AND DETAILS BACK TO BACK CENTREMOUNT, 25' HAG**

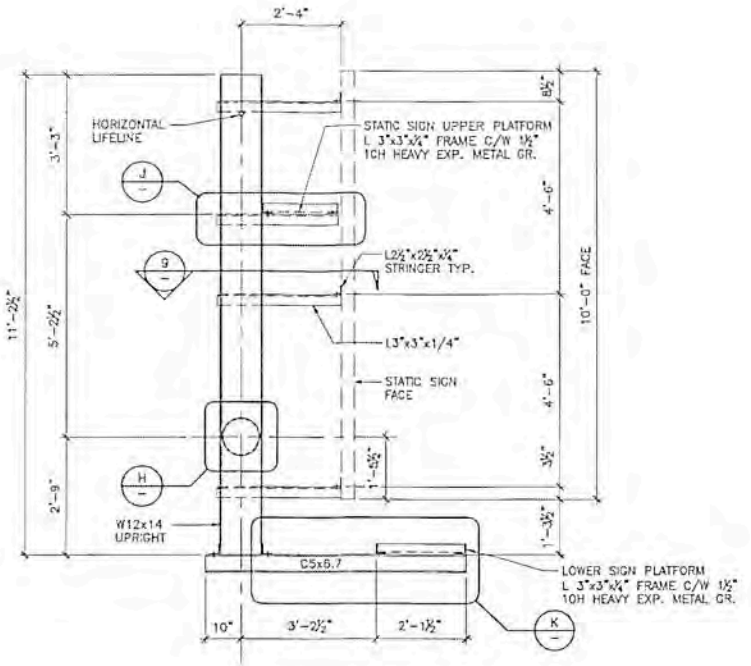
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AD	JMcC
DESIGNED BY	FILE No.
JMcC	576-486
SCALE	DATE
AS NOTED	OCT 2018
DRAWING No.	REV.
576-486-2 OF 3	0

2018 Oct 16 2:16:43 PM



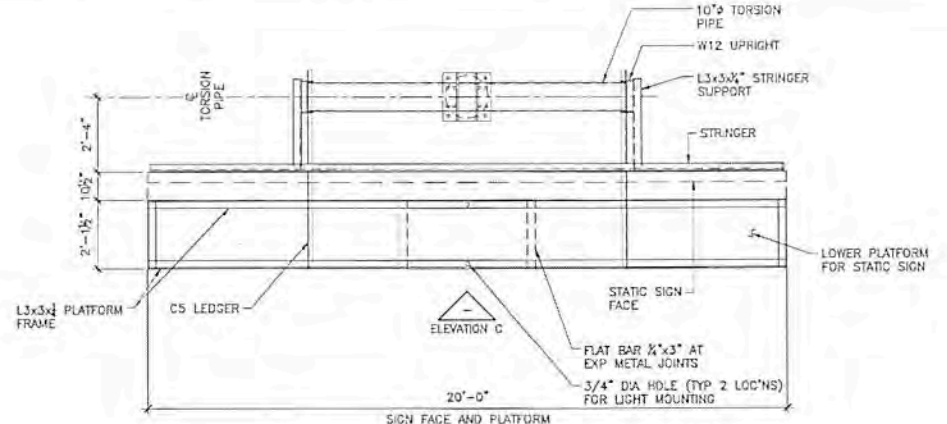


**C**  
ELEVATION - STATIC FACE  
3/8" = 1'-0"

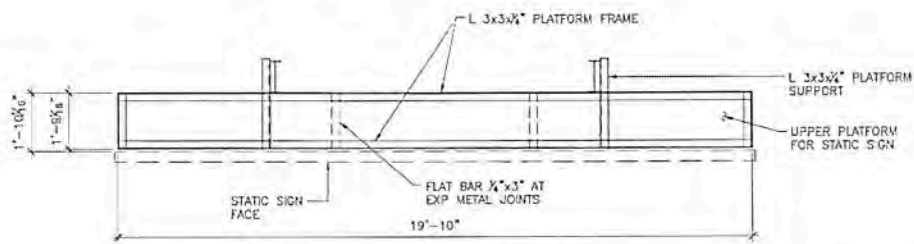


**6**  
SECTION - STATIC FACE  
1/2" = 1'-0"

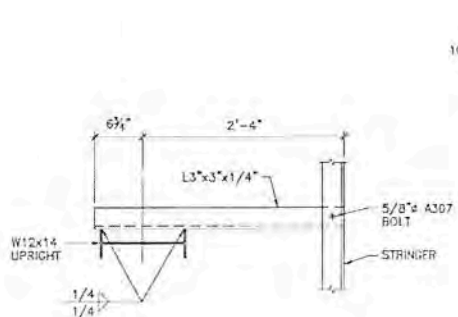
NOTE:  
SUPPORTS FOR DIGITAL FACE  
NOT SHOWN, FOR CLARITY.  
REFER TO SECTION 1/2



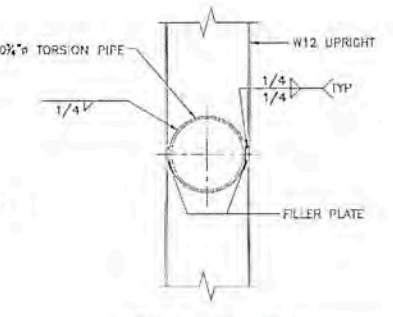
**7**  
STATIC FACE - LOWER PLATFORM  
3/8" = 1'-0"



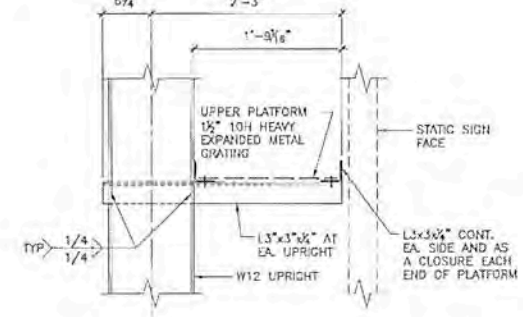
**8**  
STATIC FACE - UPPER PLATFORM  
3/8" = 1'-0"



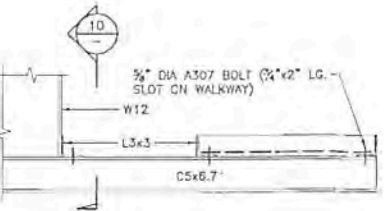
**9**  
SECTION  
1" = 1'-0"



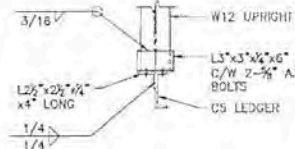
**H**  
DETAIL  
1" = 1'-0"



**J**  
DETAIL  
1" = 1'-0"



**K**  
DETAIL  
1" = 1'-0"



**10**  
SECTION  
1" = 1'-0"

WELDING NOTE:  
MINIMUM WELD TO BE 1/4" FILLET  
UNLESS SHOWN OTHERWISE

No.	DATE	ITEM	BY
D	OCT 15, 2018	ISSUED FOR CONSTRUCTION	JMcC

**REVISIONS**

2500 4220 98 Street NW  
Edmonton, AB T5E 6M1  
(780) 430-5375  
www.bptec.ca

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**SEAL**

**APECM**  
Certificate of Authorization  
BPTec Engineering Ltd.  
No. 5745 Date: 2018 Oct 18  
2018 Oct 18

CLIENT  
**PATTISON OUTDOOR GROUP**

PROJECT  
**10x20 HORIZONTAL SIGN  
STRUCTURE - ONE FACE  
STATIC ONE FACE DIGITAL  
845 - 18th STREET  
BRANDON, MB**

DRAWING TITLE  
**STATIC FACE ELEVATION  
AND DETAILS  
BACK TO BACK  
CENTREMOUNT, 25' HAG**

DRAWN BY	AD	CHECKED BY	JMcC
DESIGNED BY	JMcC	FILE No.	576-486
SCALE	AS NOTED	DATE	OCT 2018
DRAWING No.	576-486-3 OF 3		REV. 0