



CITY OF BRANDON

UNDER THE PLANNING ACT

CONDITIONAL USE DECISION NO: C-05-16-B

Pursuant to Section 104 of The Planning Act, MCM Architects on behalf of The Manitoba Housing and Renewal Corporation applied to the Planning Commission of the City of Brandon for approval of a Conditional Use as provided for in City of Brandon Zoning By-law No. 7124 to permit the establishment of a Planned Unit Development at 30 – 3rd Street (Lots 5/8 & 19/22, Block 71, Plan 2 BLTO and Parcel “A”, Plan 53413 BLTO) in the HTR Hub Transitional Zone.

After careful consideration of the application and any representation made for or against the variation sought by the applicant, the City of Brandon Planning Commission was satisfied that the application:

- (a) will be compatible with the general nature of the surrounding area;
- (b) will not 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; and
- (c) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Planning Commission therefore agreed to approve said Conditional Use Application in accordance with the intent of the application (Attachment A-1), the alternative standards in the letter of intent (Attachment A-2), and the site design analysis (Attachment C-1 to C-6), subject to the owner or successor, prior to the issuance of a building permit:

- a) Entering into a development agreement with the City of Brandon attached to the report of the Community Planner dated May 18, 2016; and
- b) Submitting written confirmation to the City of Brandon Planning & Building Safety Department that the Brandon School Division has received a cash-in-lieu contribution for school purposes.

Dated this 20th day of May, A.D. 2016.

This Order shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of construction the proposed building constitutes acting upon this order.

Pursuant to Section 34 of The Planning Act, a decision may be appealed to City Council by the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Building Safety Department. The appeal must be in writing and submitted within 14 days of the date on this order to the City Clerk's Department at 410 9th Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.

Ryan Nickel, Principal Planner