

MARKED

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 21, 2016 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

4.0 PUBLIC HEARING

b. Variance

1340 Pacific Avenue

Owner: Army, Navy, Air Force

Veterans In Canada – Unit No. 10

Applicant: Eric Seniuk, of Pattison Outdoor Advertising

Mr. van Huizen indicated that the applicant, Eric Seniuk of Pattison Outdoor Advertising, on behalf of the property owner, Army, Navy, Air Force Veterans in Canada – Unit no. 10, is applying to vary Table 7 of Part II, Division, IV, Section 31 of the City of Brandon Zoning By-law No. 7124 to permit a free-standing advertising sign for property located at 1340 Pacific Avenue in the HMU HUB Mixed Use zone. Approval of this application will allow for the replacement and enlargement of a legally non-conforming free-standing advertising sign.

Upon presentation by staff, Commissioners requested confirmation of a non-conforming use and requested confirmation of previous approvals for signs in the HUB.

Eric Siniuk and Jeff Pinchin (applicant), made a presentation to support their application.

Commissioners asked how long the sign has been unrented, the orientation of the sign at 285 Pacific Ave, and alternatives to the proposal.

IN FAVOUR

Al Dunham, (vice-president of Army and Navy Air Force Veterans Canada Unit 10), stated the sign is a critical source of revenue.

Commissioners confirmed the Planning Commission, in rejecting the application, is not removing the sign. The removal of the existing sign is at the discretion of the sign company.

2016-076 Sieklicki-Lindsay
That the Public Hearing for Variance Application V-18-16-B at 1340 Pacific Avenue be concluded.

CARRIED 4/0

2016-077 Lindsay
That Variance Application V-18-16-B to allow a freestanding advertising sign in the HMU HUB Mixed Use zone be **rejected**.

Motion not Seconded

New motion:

2016-078 Sieklicki – Abbott

That Variance Application V-18-16-B to allow a freestanding advertising sign in the HMU HUB Mixed Use zone be approved.

2/2

FOR

Commissioner Sieklicki
Commissioner Abbott

AGAINST

Commissioner Lindsay
Commissioner Boyd

ABSTAIN

Prior to the above motion being voted on, the following comments were made: Commissioners stated the proposal is similar in nature to another sign in the area, the sign is located at the edge of the HUB in a less developed area, the sign has been there for 18 years, it is not detrimental to the health and well-being of residents in the area, the proposal is a minimal modification and is reducing the height of the sign, and the area is not likely to become a major pedestrian corridor given the proximity to the rail lines.

Commissioner Lindsay stated if the application is approved a precedent will be set, the direction of council for the HUB should be respected, an appeal process is available to the applicant, the existing sign is grandfathered and can continue to exist.

2016-079

Sieklicki – Lindsay

That the decision on the application be deferred to a later date.

CARRIED 4/0