



## **CITY OF BRANDON**

### **UNDER THE PLANNING ACT**

#### **CONDITIONAL USE DECISION NO: C-05-17-B**

Pursuant to Section 104 of The Planning Act, Stephen Montague of Vionell Holdings Partnership on behalf of Renaissance Station Inc., 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 unimproved surface lot parking facility at 417 9<sup>th</sup> Street (Lot 11, 12, and 13, Block 8, Plan 2 BLTO) in the HMU Hub Mixed Use Zone.

After careful consideration of the application and any representation made for or against the conditional use 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 attached letter of intent (Attachment A-2) subject to the owner or successor:

- 1. Prior to five (5) years after the date of approval, the site must be either:
  - a) Developed so that the existing parking lot conforms with all applicable standards in the Zoning By-law and the Urban & Landscape Design Standards, or
  - b) Redeveloped so that the site includes a principal building accommodating uses in accordance with the intent of the HUB mixed-use zone.

Dated this 18th day of August, A.D. 2017.

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 constructing 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, Property & Buildings 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 9<sup>th</sup> 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.

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Ryan Nickel, Chief Planner

### 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: *[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

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.

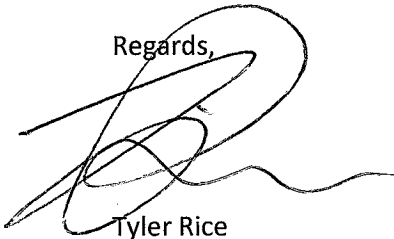
417 9<sup>th</sup> Street is very close to the Renaissance Station building, providing a convenient and accessible parking location. This would reduce the amount of street parking currently being done by these owners and business employees.

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 read 'Tyler Rice', with a large, stylized flourish extending from the end of the signature.

Tyler Rice  
Renaissance Station Inc.

### 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)

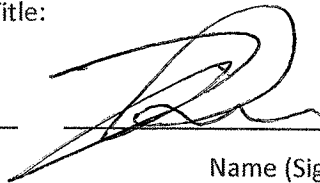
I (We) hereby give authorization to:

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)

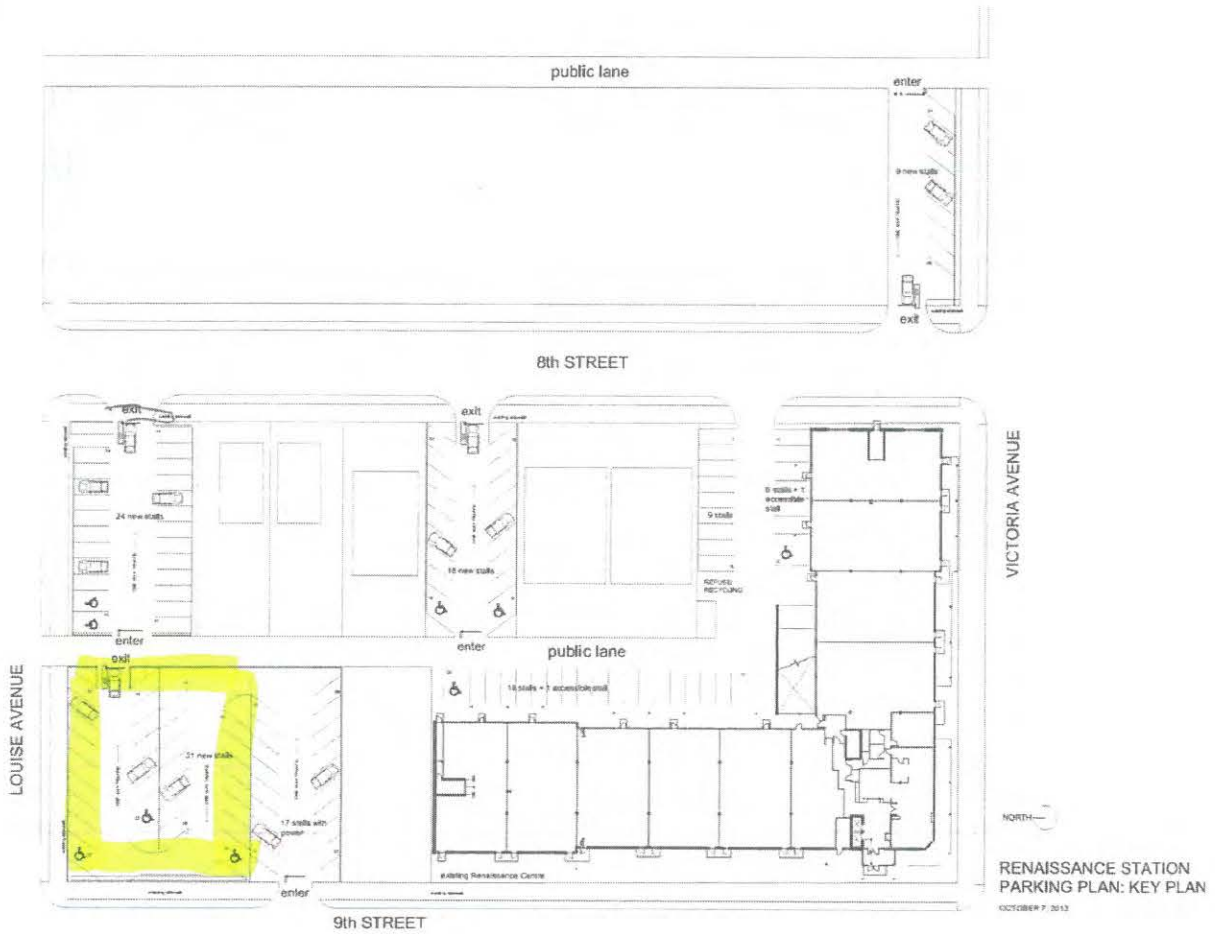
\_\_\_\_\_  
Name (Signed)

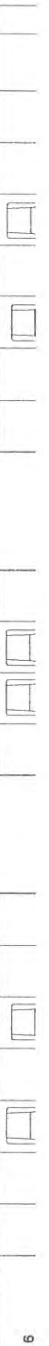
\_\_\_\_\_  
Date

# Conditional Use Application



<p>Application C-05-17-B 417 9th Street Lot 11/13 Block 8 Plan 2 BLTO</p>	<p>0 5 10 20 Meters</p> <p>0 15 30 60 Feet</p>	
<p><b>LEGEND</b></p> <p> Affected Lot(s)</p>	<p>City of Brandon Planning, Property &amp; Buildings Department</p>	<p>N</p> 
	<p>Map Created: 06/05/2017</p> <p>Revised:</p>	

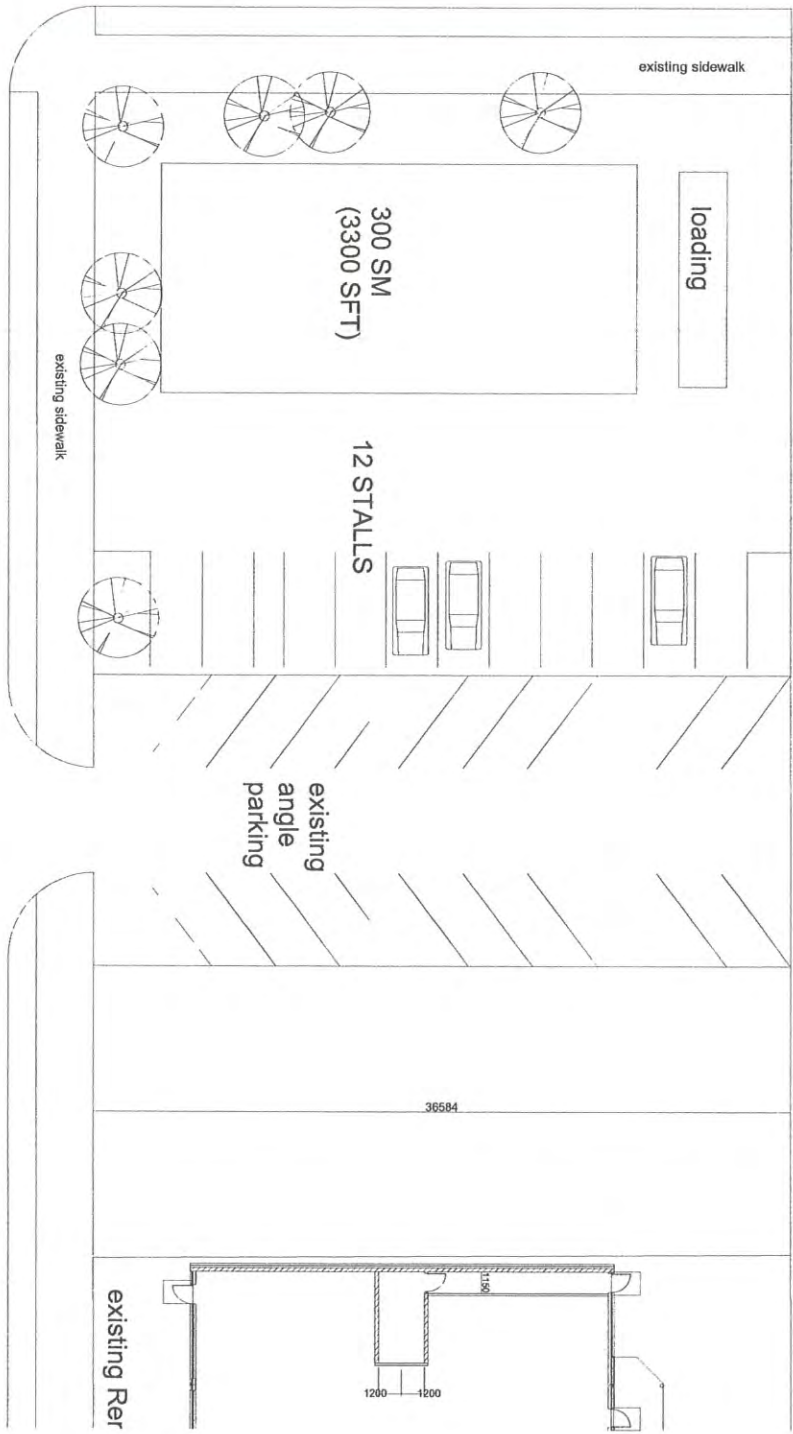




public lane



Louise



9th



OFFICE BUILDING;  
CORNER OF 9TH AND LOUISE,  
BRANDON