

Conditional Use

Name of Property Owner: 6061087 Manitoba Ltd
 Name of Applicant: Cam Wirch
 Civic Address of Property: 2340 Rosser Ave Brandon, MB R7B0E8
 Legal Description of Property: Lot: 19/20, Block: 20, PLAN: 15

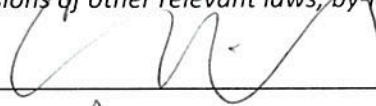
References:


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 develop a portion of the property at 2340 Rosser Ave into a public bookkeeping/accounting office space.

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:  Date: April 8, 2018
 Address: 2402 Rosser Ave Postal Code: R7B0E5
 Phone No.: (Primary) 204.725.7992 (Secondary) 204.727.5817
 Email Address: camwirch@gmail.com

Signature of Owner:  Date: April 8, 2018
 Address: 201 Rosser Ave Postal Code: R7A0J8
 Phone No.: (Primary) 204.725.7992 (Secondary) 204.727.5817
 Email Address: camwirch@gmail.com

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

FOR PLANNING DEPARTMENT USE ONLY:
 Community Planner: Robert Zille Planning File No.: C-07-18-B CityView No.: 2018-46
 Date Application Received: 04/09/18 Payment Date: 04/10/18 Receipt No.: 2018-6257 Amount: \$ 780
 Conditional Use - Application REV 05/2017

6061087 Manitoba Ltd.

201 Rosser Ave. Brandon, MB R7A 0J8

4/8/2018

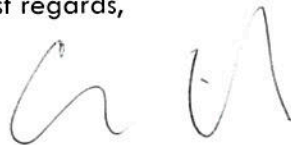
City of Brandon Planning & Building Safety Department
638 Princess Ave. Brandon, MB R7A 0P3

Re: 2340 Rosser Ave Lot:19/20, Block:20, Plan:15

Dear Robert Zilke,

We are looking to develop a portion of the property at 2340 Rosser Ave into a public bookkeeping/accounting office space. The property is presently zoned CN. Our request is for a conditional use of this property to develop the office space. This development is in keeping with the surrounding area which is a mixture of single family houses, duplexes as well as larger apartments. Other than the addition of a door and a few windows, there will be no changes to the exterior of the existing building. For now, the convenience store would continue to operate from the north portion of the property.

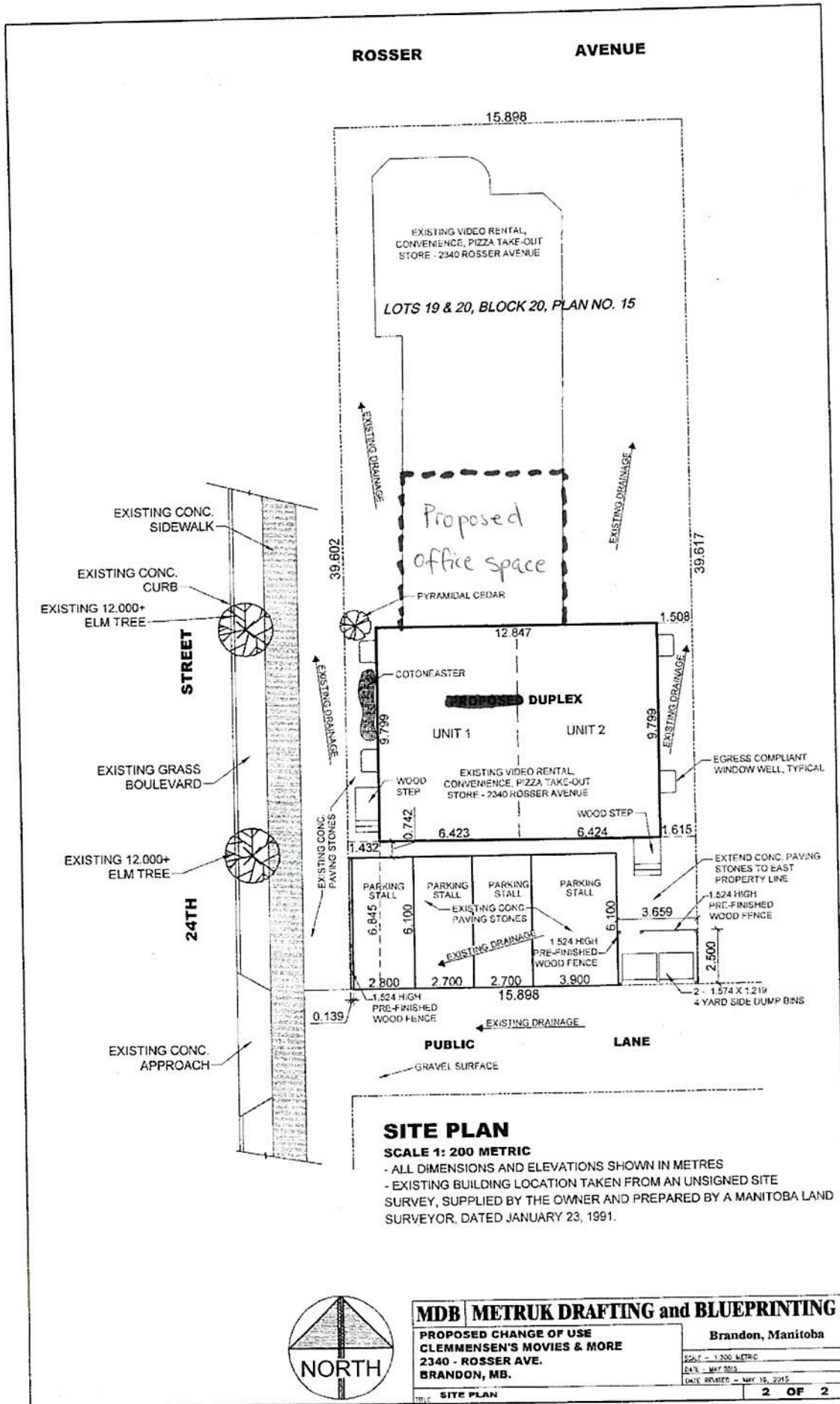
Best regards,

A handwritten signature in black ink, appearing to read 'Cam Wirch', written in a cursive style.

Cam Wirch

ROSSER

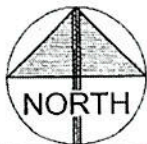
AVENUE



SITE PLAN

SCALE 1: 200 METRIC

- ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES
- EXISTING BUILDING LOCATION TAKEN FROM AN UNSIGNED SITE SURVEY, SUPPLIED BY THE OWNER AND PREPARED BY A MANITOBA LAND SURVEYOR, DATED JANUARY 23, 1991.



MDB METRUK DRAFTING and BLUEPRINTING

PROPOSED CHANGE OF USE
 CLEMMENSEN'S MOVIES & MORE
 2340 - ROSSER AVE.
 BRANDON, MB.

Brandon, Manitoba

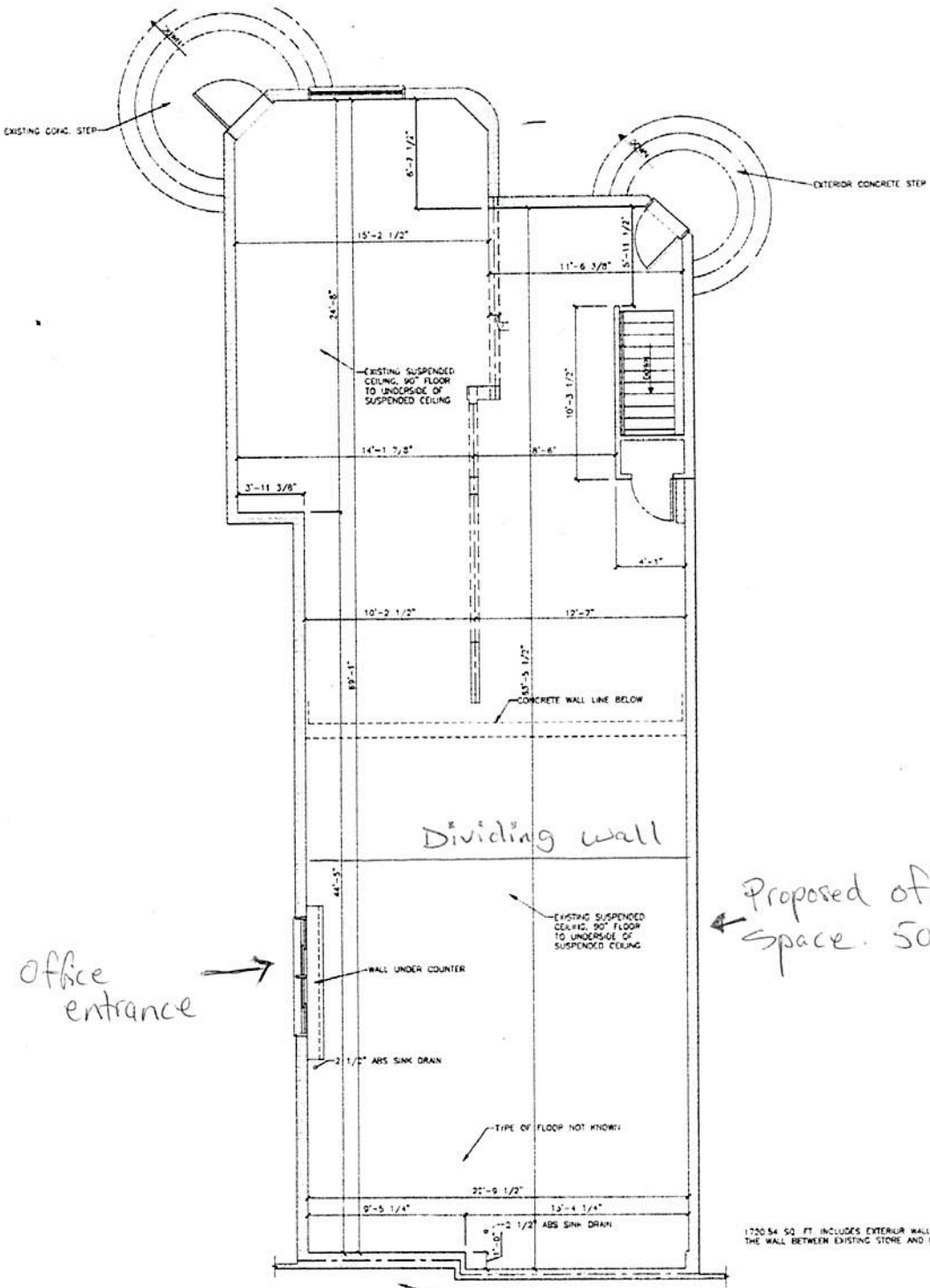
SCALE - 1:200 METRIC

DATE - MAY 2015

DATE REVISED - MAY 15, 2015

TITLE SITE PLAN

2 OF 2



Office entrance →

← Proposed office space. 500 sq. ft.

1720.54 SQ. FT. INCLUDES EXTERIOR WALLS AND TO THE CENTRELINE OF THE WALL BETWEEN EXISTING STORE AND EXISTING DU-PLEX.

NOTE:
IF ANY OF THE BEAMS SHOWN ON THIS PLAN ARE RESIZED OR CHANGED IN ANY WAY BY THE FLOOR OR ROOF PREFABRICATOR, THE OWNER OR THE OWNER'S CONTRACTOR MUST BE NOTIFIED BEFORE CONSTRUCTION BEGINS.

0 1 2 3 4 5 6 7 8 9 10 15 20
SCALE IN FEET

NOTE:
DIMENSIONS FOR THIS DRAWING TAKEN FROM AN UNDATED AND UNDATED SURVEYORS CERTIFICATE ANY REQUIRED CRITICAL OR PRECISE MEASUREMENTS SHOULD BE TAKEN ON SITE.



MDB METRUK DRAFTING and BLUEPRINTING
EXISTING MAIN & LOWER FLOOR PLANS
CLEMENSEN'S MOVIES & MORE
2340 - ROSSETT AVENUE
BRANDON, MB.

BRANDON, MANITOBA
 SCALE - 1/4" = 1'-0" OR AS SHOWN
 DATE - OCTOBER 2014
 DATE REVISED - OCTOBER 17, 2014

111 EXISTING MAIN & LOWER FLOOR PLANS **1 OF 1**