

<b>TITLE:</b> EXTENSION—CONDITIONAL USE 1328 ROSSER AVENUE & 115 – 14 <sup>TH</sup> STREET OWNER: 6347470 MANITOBA LTD. APPLICANT: BURNS MAENDEL CONSULTING ENGINEERS LTD. (DANIEL BURNS)		
<b>MEETING DATE:</b> March 16, 2026		Page 1 of 2
<b>DEPARTMENT:</b> Planning & Buildings	<b>ATTACHMENTS:</b> A. Extension request letter B. Original Conditional Use Decision C. Original public hearing report	
<b>PRESENTER:</b> Emmanuel Owusu Ansah, Community Planner	<b>MANAGER:</b> Sonikile Tembo, Principal Planner	

**RECOMMENDATIONS:**

That the approval deadline of Conditional Use Decision C-01-25 be extended to February 20, 2027.

**BACKGROUND:**

The applicant, Daniel Burns of Burns Maendel Consulting Engineers Ltd., on behalf of the property owner, 6347470 Manitoba Ltd., is requesting a deadline extension to Conditional Use Decision C-01-25 to allow for the development of a three-storey, 24 dwelling unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in the Downtown Brandon Secondary Plan.

**ANALYSIS:**

This is the applicant’s first extension request. The applicant did not begin development on the site before the decision’s expiry date because additional time was needed to finalize the building design and update the business plan.

Planning & Buildings has no concerns with this request. If approved, the new deadline for this conditional use would be February 20, 2027.

LEGISLATIVE REQUIREMENTS:

Subsection 110(1) of The Planning Act states that conditional use decisions expire and cease to have any effect if not acted upon within 12 months of the date of the decision. However, Subsection 110(2) of The Planning Act allows the Planning Commission to extend the deadline under for an additional period not longer than 12 months if an application is received before the original deadline, or a second 12-month period if an application is received before the first extension deadline. The Planning & Buildings Department was in conversation with the applicant regarding the extension before the original deadline.