

Conditional Use

Name of Property Owner: Manly + Cherise Arnason
Name of Applicant: Manly + Cherise Arnason
Civic Address of Property: 1015 13th Street Brandon
Legal Description of Property: Lot 25/26 Block 11 Plan 193.


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:

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: Cherise Arnason  Date: Sept 6/18
Address: Site 405 Box 17 RRY Brandon MB Postal Code: R7A 5Y4
Phone No.: (Primary) 204-901-1752 (Secondary) 204-570-3167
Email Address: maca@mymts.net

Signature of Owner: Cherise Arnason  Date: Sept 6/18
Address: Site 405 Box 17 RRY Brandon MB Postal Code: R7A 5Y4
Phone No.: (Primary) 204-901-1752 (Secondary) 204-570-3167
Email Address: maca@mymts.net

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: Am ST Planning File No.: C-14-18-B CityView No.: PLC02018-126
Date Application Received: Sept 7/18 Payment Date: Sept 7/18 Receipt No.: M53739 Amount: \$ 780.00
Conditional Use - Application REV 01/2016

Amendment to Zoning By-law No. 7124

Name of Property Owner: Manly + Cherise Arnason
Name of Applicant: Manly + Cherise Arnason
Civic Address of Property: 1015 13th Street Brandon.
Legal Description of Property: Lot 25/26 Block 11 Plan 193


References:

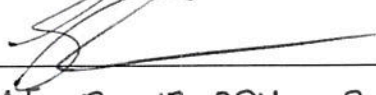
BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

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

Proposal: Zoning By-law Amendment to zone property as Commercial
Neighbourhood to be used as an office for our residential plumbing
and heating business.

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:  Cherise Arnason Date: Sept 6/18
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Phone No.: (Primary) 204-901-1752 (Secondary) 204-570-3167.
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Signature of Owner:  Cherise Arnason Date: Sept 6/18
Address: Site 405 Box 17 RRY Brandon MB Postal Code: R7A 5Y4
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FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: AM ST Planning File No.: 2-05-18-B CityView No.: PLZBLA2018-125
Date Application Received: Sept 7/18 Payment Date: Sept 7/18 Receipt No.: M53738 Amount: \$3,600.00
Re-Zoning - Application REV 05/2017

September 6, 2018

City of Brandon Planning
Property & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

To Whom It May Concern:

We are applying for a Zoning By-law Amendment to have our property at 1015 13th Street (Lot 25/26, Block 11, Plan 193) classified as Neighborhood Commercial. We are applying for the amendment with the intention to use the property as the office for our residential plumbing and heating business.

The property is located directly to the south of a few commercial establishments (Kellington Floors, 31 Studio hair salon and Jack's Maytag appliance store) and across from the Keystone grounds.

The house building would be used as office space and the garage behind it would be used for shop space to store materials and equipment for the jobs we do. The activities at the office would be business administration and receiving customers needing to make payments who were not home at the time our technicians were at their homes. We expect a flow of customer traffic of between 0 to 5 visits per day on average.

We are planning to do some landscaping around the property to improve the appearance, but we have no plans for any future construction on the property.

We have contacted the property owners in the surrounding area as per the attached spreadsheet to notify them of the proposed re-zoning and use of the property. We have only received positive feedback to date from those who we have discussed with in person or received a response.

If you have any questions or concerns about this proposed amendment and the conditional office use of the property, we would love to discuss with you.

Please call us at 204-570-3167 or email maca@mymts.net.

Thank you,

A handwritten signature in black ink, appearing to read "Manly and Cherise Arnason". The signature is stylized with a large, looping initial "M" and "A".

Manly and Cherise Arnason