

Conditional Use

Name of Property Owner: Matthew David Bootsman and William Douglas Bootsman
 Name of Applicant: 7313331 Manitoba Ltd.
 Civic Address of Property: 1323- 8th Street
 Legal Description of Property: Lot 26, 27, + 28, Block 15, Plan 7 BLTO in SE 1/4 14-10-19W

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:

Refer to letter of intent.

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: January 4, 2017
 Address: 340 Park Avenue EAST Brandon, MB Postal Code: R7A 7A7
 Phone No.: (Primary) 204-729-9245 (Secondary) 204-573-9600
 Email Address: darcy@westmanpremierhomes.com

Signature of Owner:  Date: January 4, 2017
 Address: 2 Lakeview Dr Postal Code: R7B 4G9
 Phone No.: (Primary) 725 0070 (Secondary) 573 3341
 Email Address: Matt.Bootsman@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 & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Patricia Zell Planning File No.: C-02-17-B CityView No.: 2017-6
 Date Application Received: 1/16/17 Payment Date: 1/16/17 Receipt No. 17-5030 Amount: \$ 775.00
 Conditional Use - Application REV 01/2016



Planning & Building Safety Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Letter of Authorization

Date: January 4, 2017

To: City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3



RE: 1323 - 8th Street (address or legal description of application)

I (We) hereby give authorization to:

7313331 Manitoba Ltd. (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u>Matthew David Bootsman</u>		<u>January 4, 2017</u>
Name (Print)	Name (Signed)	Date
<u>William Douglas Bootsman</u>		<u>January 4, 2017</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date

Letter of Intent

January 4, 2017

City of Brandon Planning & Building Safety Department
639 Princess Avenue
Brandon MB
R7A 0P3

RE: Conditional Use request for 1323-8th Street in Brandon Manitoba (Lots 26, 27, & 28, Block 15, Plan 7 BLTO in SE ¼ 14-10-19 WPM)

Name of Applicant: 7313331 Manitoba Ltd.

The project we are proposing for this property would fall under the "Special Needs Housing" definition as per your existing by-laws. Currently this property is zoned RLD which specifically requires a conditional use to complete our project. It is the intent of this letter to completely demonstrate our proposal meets the three criteria set forth in Section 106(1) of The Planning Act to approve a conditional use.


The "baby-boomer" generation has reached post-retirement age and are nearing the final phases of their lives. This is having a significant effect on our hospitals, seniors housing, and personal care residences. There are waiting lists for personal care homes, yet at the same time, if you ask those waiting if they want to go to a personal care home almost invariably you get the same response – "No". We would like to change that. One of the single biggest factors is the "institutional" feel of the personal care home which is significantly different than what most of these aging seniors called their home for most of their life. We are proposing to build a single-story home which would have inside of it 6 individual bedrooms that would each have their own sink and toilet. The home will have one big common area which is where all of the kitchen/dining/living area would be. This home would be staffed by one licensed person 24 hours per day offering cooking, cleaning, and all of the care each individual would require. The 6-suite personalized care model we are proposing will fill a void as the interim step between a place like Riverheights Terrace (independent senior's living complex) and the Personal Care Home (like Fairview). There is a need in our community for this model. We have completed our market research and have a waiting list of potential clients. We have also secured an agency to provide the 24-hour care.

This is NOT a 3-plex or 4-plex filled with low rental type situations. The home is only a single-story and would be a nice complement to any part of our city. We have been waiting for the right lot to build on and always felt that even though 50' was probably doable, 75' offers us the ability to have some greenspace, trees, and nice landscaping to further make our property attractive and NON-institutional in its feel. 1323-8th Street has a small old home on it that is in serious need of repair. We would knock it down and start from scratch. Please refer to our conceptual site plan to see how we would take advantage of the beautiful old existing trees on the South edge of the property.

The home will be compatible with the general nature of the surrounding area. It will be an improvement to the existing property which will enhance the general welfare of the people in the area. As well, our proposal is consistent with all applicable provisions of the development plan by-law, the zoning by-law, and any secondary plan by-laws.

As a director on behalf of 7313331 Manitoba Ltd., thank you for your attention to our application,

Darcy Oakden.



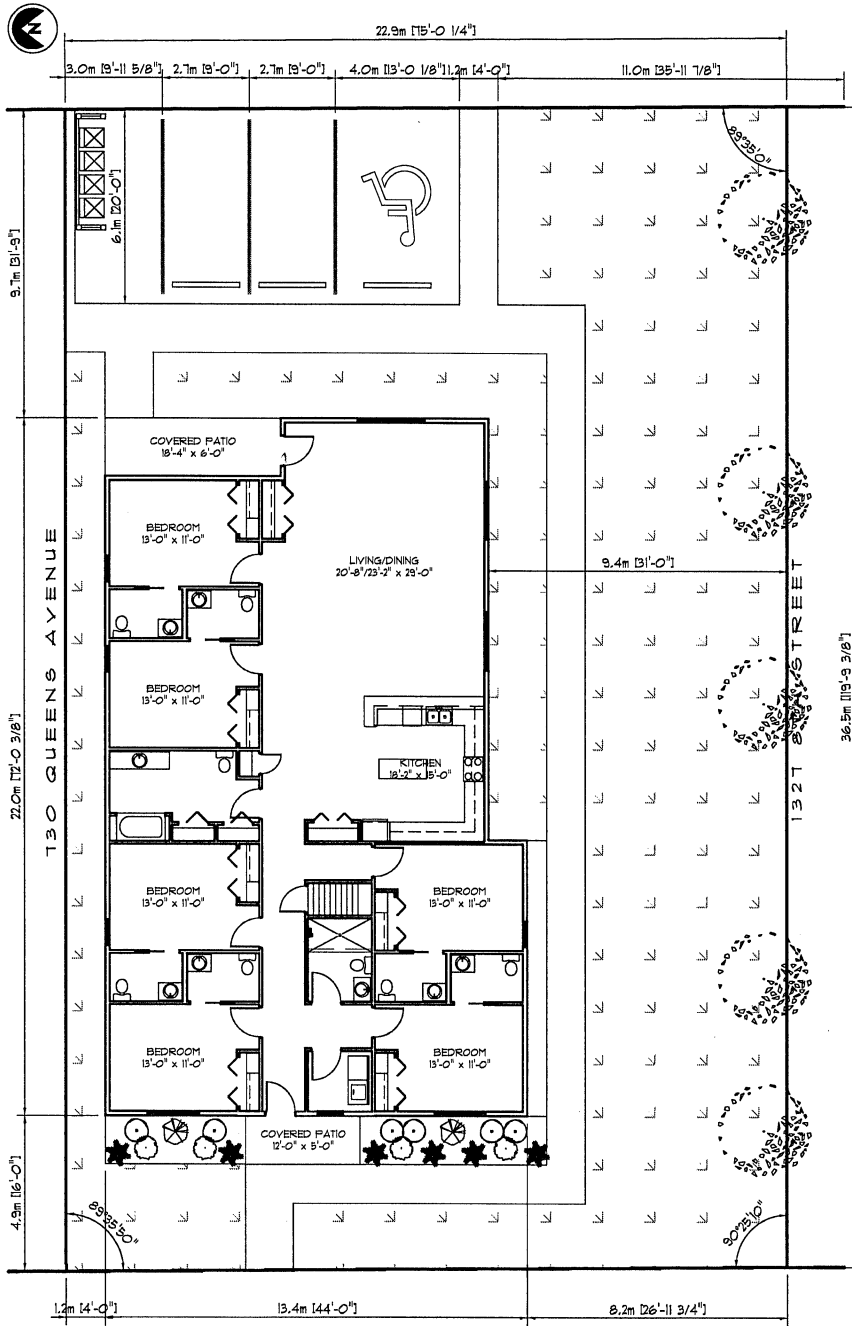
Darcy Oakden signature

Jan 18, 2017
Date

1323 8TH STREET

LOT:26/28 BLOCK: 15 PLAN: 1

PUBLIC LANE



8TH STREET



SITE PLAN

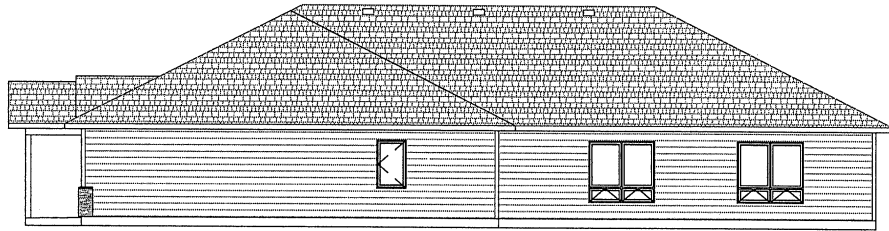
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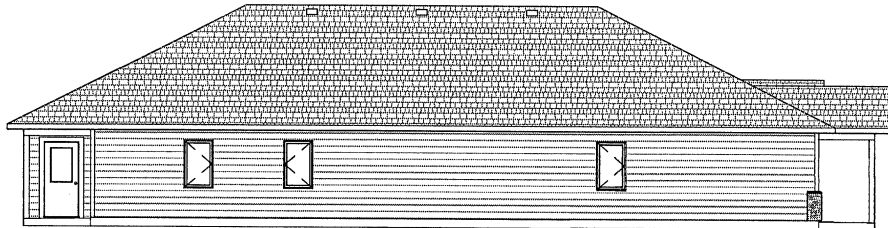
YBRDESIGN

833-4TH STREET N, BRANDON, MB R7A 2M9
204.727.4049 + RBURGESS@YBRDESIGN.CA

1323 8TH STREET
LOT:26/28 BLOCK: 15 PLAN: 1



(E3) SOUTH EXTERIOR ELEVATION
1/100



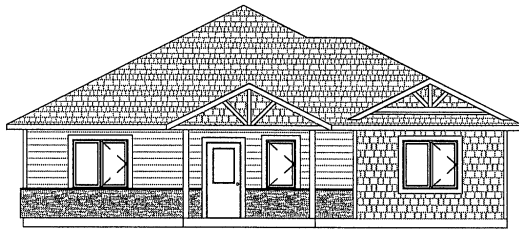
(E4) NORTH EXTERIOR ELEVATION
1/100



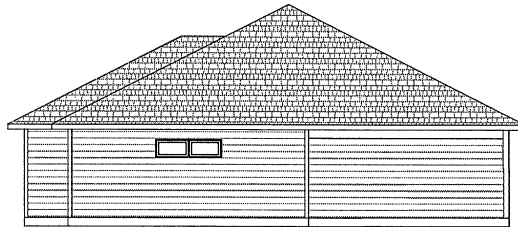
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1323 8TH STREET
LOT:26/28 BLOCK: 15 PLAN: 1



E1 WEST EXTERIOR ELEVATION
1:100



E2 EAST EXTERIOR ELEVATION
1:100



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