

Conditional Use

Name of Property Owner: 7111231 MANITOBA LTD.
 Name of Applicant: TONY BEATONE
 Civic Address of Property: 427 - 23RD STREET.
 Legal Description of Property: LOTS 26/28 BLOCK 46 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 & 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: *[Signature]* Date: Apr. 1/16
 Address: 46 GARWOOD DR. Postal Code: R7A2K4
 Phone No.: (Primary) 761-9778 (Secondary) 727-4287
 Email Address: TONY BEATONE@HOTMAIL.CA
 Signature of Owner: *[Signature]* Date: Apr. 1/16
 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:	<u>AK</u>	Planning File No.:	<u>C-04-16-B</u> CityView No.: <u>2016-42</u>
Date Application Received:	<u>Apr 5/16</u>	Payment Date:	<u>Apr 5/16</u> Receipt No.: <u>2016-3646</u> Amount: <u>\$775.00</u>
Conditional Use - Application			REV 01/2016

April 5, 2016

Community Planner
City of Brandon Planning & Building Department
638 Princess Avenue
Brandon, MB R7A 0P3

Dear Sirs:

Re: 427 23rd Street, Brandon, MB - Conditional Use Application

We, 7111231 Manitoba Ltd., would like to request conditional use approval, on the above noted property, to allow for the construction of a special needs housing project for five (5) ambulatory residents in a single story dwelling.

The property in question is located mid-block on 23rd Street directly across from Sioux Valley School and ½ block north of Victoria Avenue, in Brandon. The immediate residences within the area are a mixed range of single family and multi-family housing with single story bungalow, bi-level, 2 storey and 1.5 storey style homes, of varied age.

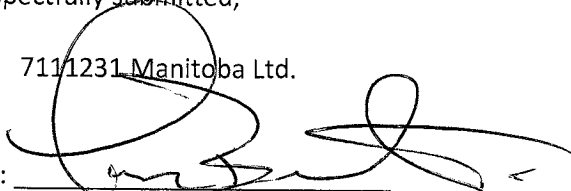
The proposed project would consist of one single story, residential dwelling of approximately 2990 square feet. It will consist of six (6) bedrooms (5 special needs clients plus one 24 hour supervisor), fully wheel chair accessible with alarmed security. We feel this type of construction would be consistent with the neighboring homes, although current zoning only allows for less than four (4) residents without conditional use requirements. Our proposal, in our opinion, does meet all other zoning and bylaw requirements as set forth in the City of Brandon Zoning By-law 7124, including all required setbacks and parking requirements.

We appreciate your time and consideration for this condition use approval application.

It is therefore, our request that this condition use be approved to allow for five (5) ambulatory residents for this special needs housing project.

Respectfully submitted,

7111231 Manitoba Ltd.

Per: 
Tony Bertone, Director & Officer