

**Conditional Use**

Name of Property Owner: Marnie Thompson  
 Name of Applicant: Westman Premier Homes  
 Civic Address of Property: 2534 McTavish Ave, Brandon  
 Legal Description of Property: Lot 123 Block 9 Plan 720.

**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:**

*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: [Signature] Date: June 6, 2018.  
 Address: 340 Park Avenue East Brandon, MB. Postal Code: R7A 7A7  
 Phone No.: (Primary) 204-573-9600 (Secondary) 204-573-9775.  
 Email Address: scott@westmanpremierhomes.com.

Signature of Owner: \* Marnie Thompson Date: June 5, 2018.  
 Address: 14 Winchester Drive Brandon, MB. Postal Code: R7B 4E4.  
 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, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>Shengxu Li</u>	Planning File No.: _____	CityView No.: <u>PLCU2018-82</u>	
Date Application Received: <u>06/08/18</u>	Payment Date: <u>06/11/18</u>	Receipt No.: <u>2018-6452</u>	Amount: \$ <u>780-</u>
Conditional Use - Application			REV 05/2017

## LETTER OF INTENT

Date: June 6, 2018

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

RE: Conditional Use request for 2534-McTavish Avenue in Brandon MB (Lots 1-3, Block 9, Plan 720)

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Name of Applicant: Westman Premier Homes

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 RSD 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 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 communal area, which is where the kitchen/dining/living area would be. This home would be staffed by one licensed person 24 hours per day offering cooking, cleaning, and 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 or Dinsdale). There is a further need in our community for this model. The building that was built for this purpose last year at 1323 8<sup>th</sup> Street is full, and now has a waiting list.


The home is a simple single-story bungalow and will be a very nice complement to the neighborhood. We have been waiting for the right lot to build on and a 75’ lot offers us the ability to have some greenspace, trees, and nice landscaping to further make our property attractive and NON-institutional in its feel. We plan to take advantage of the beautiful old existing trees on the North edge of the property on the boulevard, so they will remain. We will add more trees along the West side and various landscaping elements throughout the site. Please see our conceptual site plan attached. This is currently a vacant lot, and we feel it is the perfect fit for our project.

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 Owner/General Manager of the Building Company, Westman Premier Homes, on behalf of the owner of the property, I thank you for your attention to our request.

Scott Bromley

A handwritten signature consisting of several overlapping, sweeping lines that form a stylized, elongated shape.

Scott Bromley signature

A handwritten date "6 June 18" written in a cursive style.

Date