



Mini Me Daycare  
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June 17th, 2020

City of Brandon Planning Department  
Planning & Buildings Department

RE: LETTER OF INTENT – MINI ME DAYCARE

Dear City of Brandon Planning Department:

We are pleased to be given the opportunity to share with you our vision and plans for opening our home group daycare for up to 12 children under 12 years of age (including our own children), this September on Dominion Way in Brandon's west end. About us; we are a married couple that both have extensive experience in childcare and emergency medicine. Megan, has over a decade of experience as an Early Childhood Educator (ECE) Level II, working at Magical Memories Learning Centre on 26<sup>th</sup> street, much as a floor supervisor for that dynamic center of 80 children. Dustin, has over a decade of experience as an advanced life support Paramedic for the province as well as 3 years of experience as a Child Care Assistant (CCA) also at MMLC daycare in a part-time substitute role. Combined, we bring together a vast array of the necessary ingredients to successfully run our own daycare with the highest standard of safety and early childhood education.

Our home at 11 Dominion Way in the west end, is perfectly suited to this vision. When purchasing the home 5 years ago, we already had this plan in mind, carefully envisioning where such a space could fit into the dwelling. The massive amount of square footage, the large second living room, adjacent bathroom, and main floor bedroom, all combine to provide a perfect dedicated space for the daycare while allowing us to have the large majority of untouched personal space left in the house, and not requiring us to do any significant renovation to bring the plan to fruition. The property's close proximity to 3 largely under-utilized city parks, allows us ample opportunity for safe outdoor play. Our large lot also provides ample greenspace to stay & play when the weather is less advantageous for walking to city parks.

Licensed home daycares based within residential neighborhoods are a preferred industry practice as they resemble the kind of home atmosphere that families would want their kids in if they could only stay at home with their children themselves. Our own personal experience and education on the matter tells us that home daycares offer a safer model of providing daycare than larger centers. Less incidents and injuries are experienced in licensed home daycares than in larger centers that have more kids and less preferable

ratios. Keeping in mind that our center would be a 'licensed' home group daycare, subject to thorough regulation, policy and oversight, differentiating our model from un-licensed home daycares, which are much less desirable and not subject to any thorough licensing process.

To answer the three questions outlined in Section 106(1) of The Planning Act;

1. **Will it be compatible with the general nature of the surrounding area?** This is absolutely what we will be aiming for and trying to achieve. From the outside looking in, our home daycare will present just like every home around it. Minimal signage, traffic, noise or other nuisance affects will be felt by the neighborhood. With a model allowing up to 12 children, including our own, and the industry norm of having some sets of siblings among the daycare children, pick-ups and drop offs will cause next to no increase in traffic on our street. Our liberal estimates place between 6-8 extra visitors down our street on open days, depending on attendance, which would be an extremely low percentage increase in traffic within our neighborhood. The fundamental attraction to home based daycare is to blend into the neighborhood around it.
2. **Will it be detrimental to the health or welfare of people living or working in the area, or negatively affect other properties or potential development in the area?** Partly answered in question 1, we would strive to keep our effect on the neighborhood only positive. Indoor play, as well as utilization of city parks, will keep noise level at our own dwelling and yard minimal. We have already spoken with our only 2 neighbors who we share fences with (corner lot), and they are both very supportive of our venture and have no concerns. Having 2 staff allows us to break the kids into 2 groups when needed, making for smaller footprints so to speak, when out in the yard or on the way to city parks. Our aim would be for our presence to not be any more obvious than any other home that has 3 or 4 children, and we are certain we can achieve that.
3. **Is the plan generally consistent with applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law?** Partly answered above, our research shows no foreseeable breaches to any existing city by-laws and poses no infringement on what would be expected in our zoning area. Our initial site inspections from city fire and the building inspector both went incredibly positive and it was expressed that we have "the perfect home for this".

We look forward to working with you to further our plan through the process.

Sincerely,

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