



CITY OF BRANDON

UNDER THE PLANNING ACT

CONDITIONAL USE DECISION NO: C-01-23

Pursuant to Section 104 of The Planning Act, J&G Homes Ltd., on behalf of Bellafield Holdings Ltd., applied to the Planning Commission of the City of Brandon for approval of a Conditional Use as provided for in City of Brandon Zoning By-law No. 7124 to permit the establishment of special needs housing for four (4) persons at 1 Ferraro Drive (Lot 1, Block 5 Plan 67620 BLTO) in the Residential Single Detached (RSD) Zone.

After careful consideration of the application and any representation made for or against the conditional use sought by the applicant, the City of Brandon Planning Commission was satisfied that the application:

- (a) will be compatible with the general nature of the surrounding area;
- (b) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and
- (c) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Planning Commission therefore agreed to approve said Conditional Use Application in accordance with the attached letter of intent (Attachment A-1), site plan (Attachment B-3), and elevation plan (Attachment B-4).

Dated this 16th day of March, A.D. 2023.

This Decision shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of constructing the proposed building constitutes acting upon this decision.

Pursuant to Section 34 of The Planning Act, the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Buildings Department may appeal the decision to City Council. The appeal must be in writing and submitted within 14 days of the date on this decision to the Legislative Services Department at 410 – 9th Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.

James Maxon, Planning Commission Clerk

January 16 2023

Letter of Intent

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon Manitoba
R7A 0P3

Re: Conditional Use for 1 Ferraro Drive

VBJ Developments is applying on behalf of the owners Bellafield Holdings LTD to apply for a conditional use for special needs housing. The potential owners Ray & Cindy Brownlee, Gord & Joanne Campbell, and Marci Crissanti are requesting that VBJ apply for this conditional use for the home. This conditional use would increase the permitted number of people residing from three to four in a Residential Low Density Zone. The property is located at 1 Ferraro Drive (Lot 1 Block 5 Plan 67620 BLTO).

Development Plan & Zoning By-Law

Special needs housing is defined in the City of Brandon Zoning By-Law as:

"The use of any dwelling unit which is advertised, announce, or maintained for the express or implied purpose of providing lodging, meals, care, supervision, and other service for a transitional period to persons not related by blood, marriage or adoption to the operator or each other, but does not include a personal care, retirement, or convalescent home."

The proposed development fits this definition, and will be the transitional home of the children of the three owners until such time that they require to be moved for more assistance.

The location of the proposed building is zoned RLD as per the SW Brandon secondary plan and neighborhood plan. In Table 9: Residential Use Table found in the zoning by-law, special needs housing with four or more people in the dwelling are conditionally allowed. VBJ is applying for the conditional use allowance of 4 people to dwell within the building.

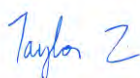
Proposed Use of the Property

The proposed use of this property is to provide safe, comfortable housing for the children of the owners, who have special needs requiring assisted living accommodation. The property will consist of a four bedroom house, with two bedrooms on the first floor, two on the second floor, and one large shared kitchen and living area. There will be one support staff member available 24/7 on site to aid the tenants in their day-to-day life.

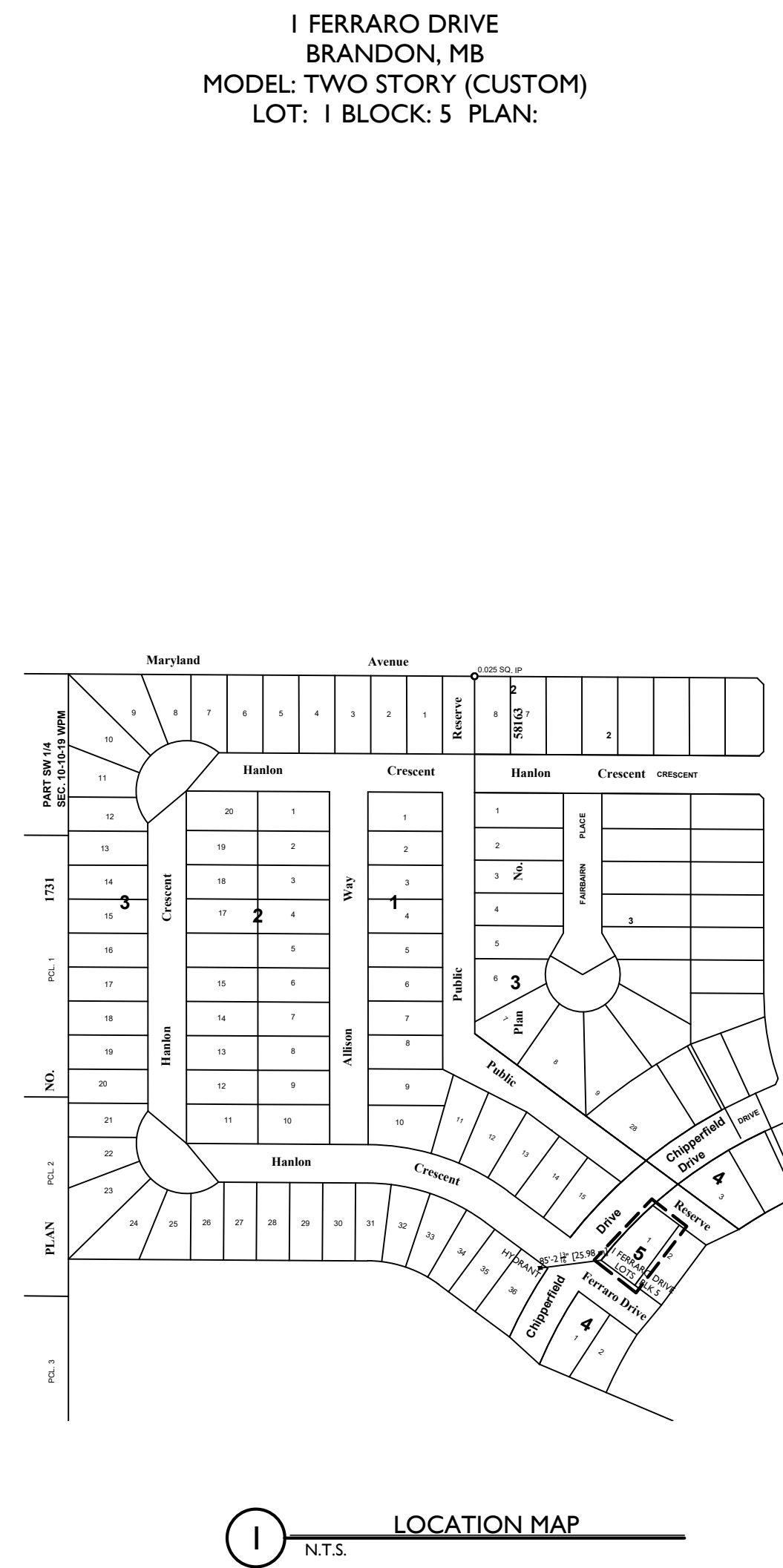
The property is located within a new residential development in the south of Brandon. The addition of this multi-unit building will be a great addition to the neighborhood, and will provide housing for a portion of the population that is often overlooked. This unit will back onto a public reserve and is connected to Brandon's multi-use trail. It is the hope that this assisted living building provides the residents with a place to call home.

If there are any questions related to these applications, please feel free to contact me.

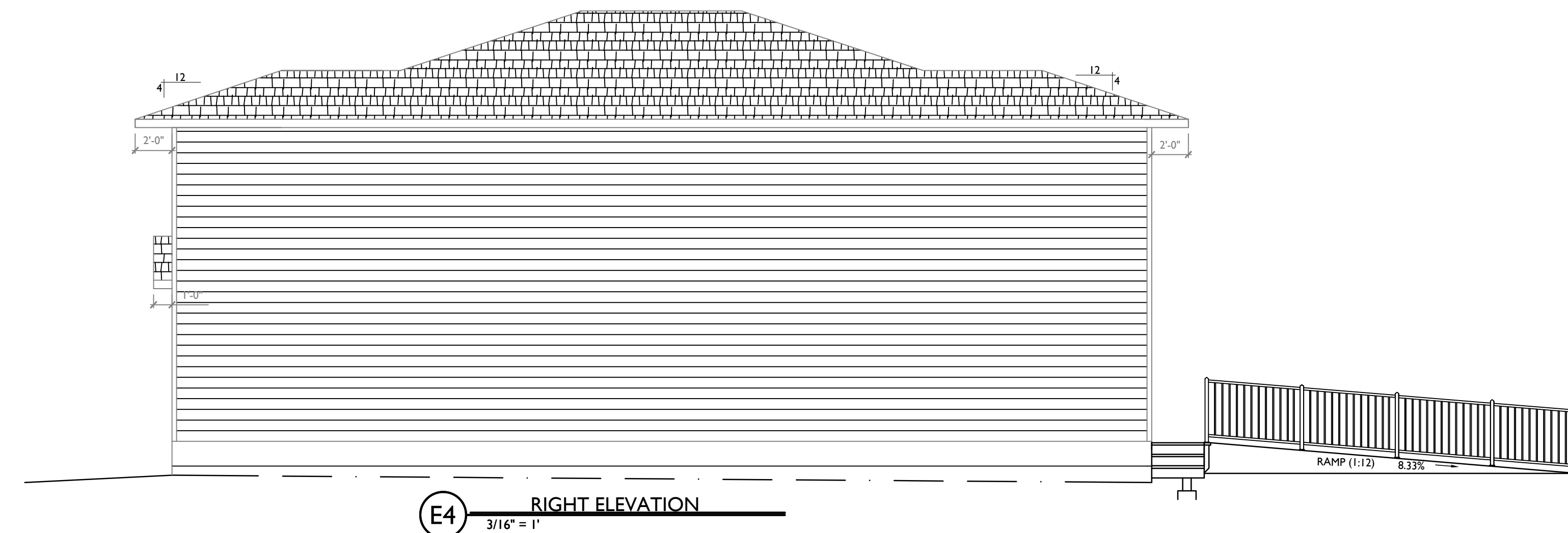
Sincerely,



Taylor Eisner
VBJ Developments Ltd









CITY OF BRANDON

UNDER THE PLANNING ACT

VARIANCE ORDER NO: V-01-23

Under Section 95 of The Planning Act, J&G Homes Ltd., on behalf of Bellafield Holdings Ltd., applied to the Planning Commission of the City of Brandon to vary Subsection 27 (e) of City of Brandon Zoning By-law No. 7124 by allowing parking, including a required parking space, between the front site line and the principal building at 1 Ferraro Drive (Lot 1, Block 5 Plan 67620 BLTO) in the Residential Single Detached (RSD) Zone.

After careful consideration of the application and any representation made for or against the variation sought by the applicant, the City of Brandon Planning Commission was satisfied that the application:

- (a) will be compatible with the general nature of the surrounding area;
- (b) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;
- (c) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Planning Commission therefore agreed to approve said Variance Application, whereby such approval was granted in accordance with the attached letter of intent (Attachment A-2), site plan (Attachment B-3), and elevation plan (Attachment B-4), subject to the following condition(s):

- a) The applicant ensuring the driveway width be at least 6.6m within private property to accommodate the required parking spaces (one accessible and regular parking space each).

Dated this 16th day of March, A.D. 2023.

This Order shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of constructing the proposed building constitutes acting upon this order.

Pursuant to Section 34 of The Planning Act, the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Buildings Department may appeal the decision to City Council. The appeal must be in writing and submitted within 14 days of the date on this decision to the Legislative Services Department at 410 – 9th Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.


James Maxon, Planning Commission Clerk

January 17 2023

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon Manitoba
R7A 0P3

Re: Variance for 1 Ferraro Drive

VBJ Developments is applying on behalf of the owners Bellafield Holdings LTD for a variance to permit parking between the front property line and principal building that is to be located at 1 Ferraro Drive.

Development Plan & Zoning By-Law

The zoning by law Section 27 (e) states that

"Parking is not permitted in any area between a front site line and a principal building in R zones, except in a non-required parking space on a driveway used to gain direct access to a required parking space, garage, or carport of a detached, semi-detached or row how dwelling."

This variance application wishes to permit parking on a paved driveway between the front of the building and the front property line.

Proposed Use of the Property

The proposed use of this property is to provide safe, comfortable housing for people with special needs who require assisted living accommodations. There will be one support staff member available 24/7 on site to aid the tenants in their day-to-day life.

Since there will be a staff member on site at all times, with employees rotating shifts, there will always be one vehicle parked at this residence. It would be best to keep the street in front of 1 Ferraro free for visitor parking, and also create less headache for snow clearing in the winter.

In addition, given the proposed use of the house, a handivan or similar vehicle will come to the house to pick up the residents to transport them to an activity or errand. The lot has been designed such that there is a paved porch and concrete pad leading to the proposed driveway, which allows for easy loading and unloading. Extending the ramp straight out from the porch to the front of the lot, through the boulevard, over the sidewalk, and to the street is not user friendly for the residents. It will also create challenges in the winter as well.

Conclusion:

VBJ believes that this property, given the nature of the proposed use, justifies varying Section 27 (e) of the zoning by law to improve the usability of the property for the residents. The purpose of this project is to provide housing for those who need assisted living accommodations, and to create the most user-friendly accommodation as possible. We hope that the City supports us in this variance request and this project as a whole.

If there are any questions related to these applications, please feel free to contact me.

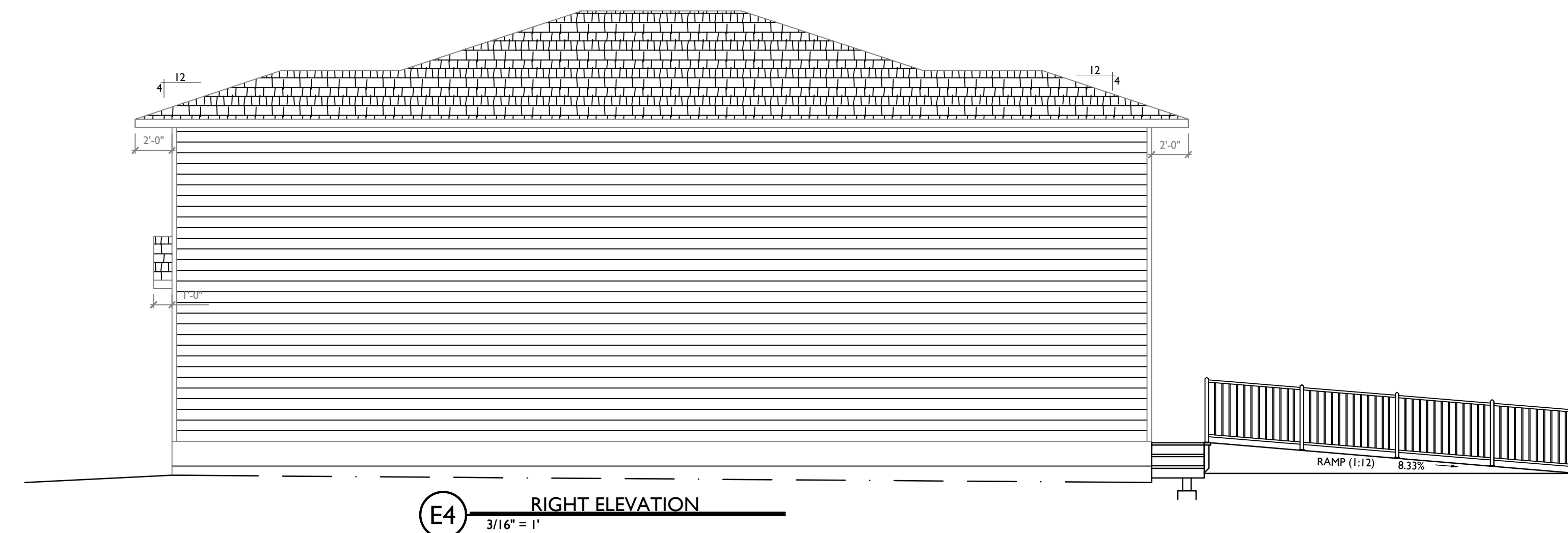
Sincerely,



Taylor Eisner
Engineer-in-Training
VBJ Developments Ltd



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2404 PARK AVE - BRANDON, MB
R7B 0S3
P.204.728.2235 - F.204.728.5036
E.landG@landGhomes.ca

[illegible]

DIRECTION:

DESIGNED: BY:

DRAWN: 12/12/2022 BY: ID

REVIEWED: BY:

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN BY DESIGNER. CONTRACTOR TO NOTIFY DESIGNER FOR ANY CLARIFICATIONS IF REQUIRED. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ANY OCCURRING DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF RESUMPTION OF WORK.

PROJECT NAME:

1 FERRARO DRIVE
LOTS 1 BLOCK 5

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A8

FILE NUMBER: 2022-042

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