

Aurora Reunification Village
345 18th Street North
Brandon, MB, R7A 6Z2



Legislative Services Department
410- 9th Street
Brandon, MB, R7A 6A2

RE: Appeal of Variance Order No: V-07-23

Dear Members of the City Council,

We are writing to appeal the decision outlined in Variance Order No: V-07-23 issued by the City of Brandon Planning Commission, regarding the application made by Michael Bruneau on behalf of Munyeol & Mia Lee to vary Table 11, Section 54 of City of Brandon Zoning By-law No.7124. We believe the decision to reject the variance was made in error, and we respectfully request a reconsideration of the matter. We present the following arguments in support of the appeal:

a) Compatibility with the Surrounding Area

Firstly, the Commission stated that the proposed land use as a Family Reunification centre would not be compatible with the general nature of the surrounding area. However, we argue that the prior motel at 345-18th Street North was formerly deemed appropriate for family use. Therefore, using the existing infrastructure and local recreational resources for a similar purpose should not be considered incompatible with the surrounding areas. The proximity of the property to parks, playgrounds, Riverbank Discovery Centre, green spaces, baseball diamonds, bike and walking trails provides additional recreational opportunities for the residents. Since such recreational amenities are intended for general family use, and presumably approved by the planning council itself, it would be contradictory to state that the surrounding area and said amenities are now not appropriate for families.

b) Impact on Health and General Welfare; Effects on Surrounding Properties and Potential Development:

Furthermore, the Planning Commission expressed concerns regarding the potential negative impacts on the health, general welfare of people living or working in the surrounding areas, as well as negative effects on other properties or potential development. It is important to note that the proposed use as a Family Reunification center is intended to provide a vital service to the community by accommodating families in need of a temporary residence during times of recovery and reunification. This is a beneficial and socially responsible initiative that aims to support and strengthen family

bonds while positively affecting the area through gentrification. The operation of this facility will not be detrimental to the health or general welfare of people in the surrounding area anymore than the former motel was – which held a beer vendor and did not screen for drug and alcohol use as our centre does. The Family Reunification centre will be a catalyst for positive change by promoting sobriety, reducing substance abuse-related issues, and decreasing crime rates associated with addiction. By virtue of the centre's programs, the parents are equipped with the tools to create a safe, stable and nurturing environment for their families. Contrary to the concerns raised, the Aurora Family Reunification Village also has trained staff present on-site 24/7 to ensure the well-being and safety of the residents. These dedicated staff are equipped to address any issues promptly and maintain a secure environment within the local area. Further proactive steps have been taken to ensure the safety of children, families, and surrounding areas by implementing safety measures such as beginning construction of a privacy fence (see attached) and limiting access to and from the building to main entrances, among others. By reuniting parents with their children, the facility will contribute to the creation of stronger, healthier families, which in turn fosters a more stable and harmonious neighbourhood.

c) Minimum Modification of Zoning By-law

The Commission stated that the proposed variance is not the minimum modification of the zoning by-law required to relieve the injurious effect on the applicant's property. However, it is crucial to consider the unique circumstances presented by our application. The existing motel infrastructure can be repurposed for a long-term stay Family Reunification centre with minimal modifications, ensuring congruent use of the resources. The intended property use can be achieved without significant structural changes or extensive renovations. Thus, the proposed variance represents a reasonable and proportionate solution to address our centre's needs while sustaining the integrity of the property.

d) Consistency with Applicable Development and Zoning Plans:

Lastly, the Planning Commission claimed that the proposed variance is not generally consistent with the applicable provisions of the development plan by-law, the zoning by-law, and any secondary plan by-law. However, it is important to recognize that the proposed use as a Family Reunification centre is similar in use to the prior motel, as previously stated. Our facility will not be a permanent residence, but rather, provide temporary housing solutions similar to the recently approved transitional housing project adjacent to our property, assumingly within a comparable zoning designation.

In light of the above arguments, we firmly believe that the Planning Commission erred in their decision to reject the variance application. We kindly request the City Council to

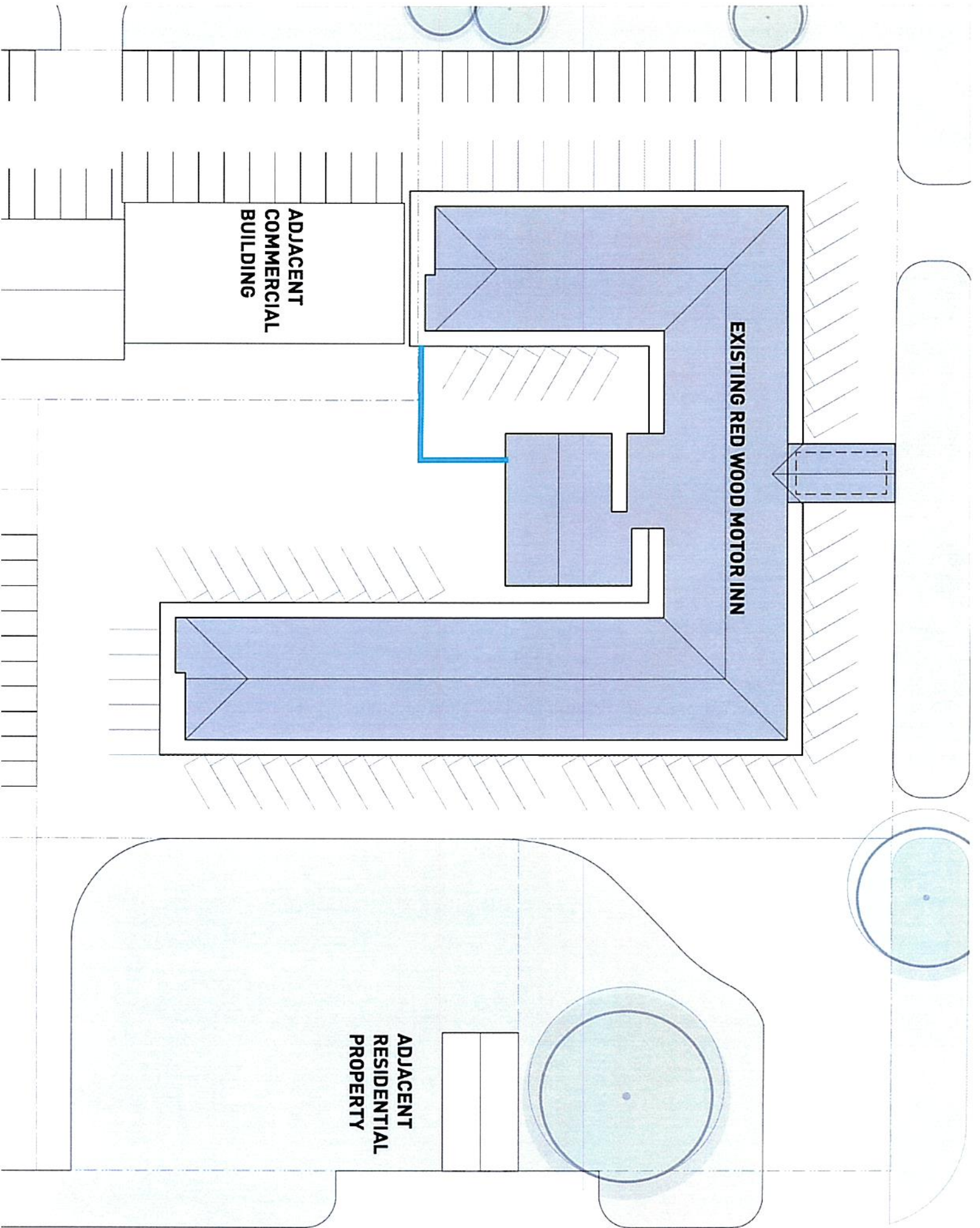
reconsider the matter to overturn the decision made by the Planning Commission. By granting the request variance, the City of Brandon would demonstrate its commitment to supporting families in need and fostering a compassionate and thriving community. This facility is designed to meet the unique needs of parents in recovery, ensuring they receive the specialized care and support necessary to rebuild their lives and regain custody of their children. If the appeal were to be denied, this would hinder the progress of these individuals, prolong their separation from their children, and impede their chances of successful reintegration into society.

Thank you for your time and consideration. We look forward to a favorable resolution of this appeal. Please do not hesitate to contact us if you require any information or clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Bruneau', with a stylized flourish at the end.

Michael Bruneau



**ADJACENT
COMMERCIAL
BUILDING**

EXISTING RED WOOD MOTOR INN

**ADJACENT
RESIDENTIAL
PROPERTY**

16TH ST. N