



Planning, Property & Buildings Department  
 638 Princess Avenue, Brandon MB. R7A 0P3  
 T: 204.729.2110 F: 204.728.2406  
 www.brandon.ca/planning

**Conditional Use**

Name of Property Owner: 6325450 MANITOBA LTD.  
 Name of Applicant: 6325450 MANITOBA LTD.  
 Civic Address of Property: 138 27TH STREET BRANDON, MANITOBA  
 Legal Description of Property: LOT 34, 35 ,36 BLOCK 80 PLAN 15 BLTO SW 22-10-19 WPM

**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:**

PLEASE 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: *Jan Sparrow* Date: SEPTEMBER 12, 2018  
 Address: 29 OUTBACK DRIVE BRANDON, MANITOBA Postal Code: R7C 0C2  
 Phone No.: (Primary) 204-570-2174 (Secondary) 204-570-2171  
 Email Address: sparrowhomes@gmail.com

Signature of Owner: *Jan Sparrow* Date: SEPTEMBER 12, 2018  
 Address: 29 OUTBACK DRIVE BRANDON, MANITBA Postal Code: R7C 0C2  
 Phone No.: (Primary) 204-570-2174 (Secondary) 204-570-2171  
 Email Address: sparrowhomes@gmail.com

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>An In ST</u>	Planning File No.:	<u>C-15-18-B</u> CityView No.: <u>PLCU2018-129</u>
Date Application Received:	<u>Sept 13/18</u>	Payment Date:	<u>9/13/18</u> Receipt No.: <u>2018-6781</u> Amount: <u>\$780.00</u>
Conditional Use - Application			REV 05/2017



Planning, Property & Buildings Department  
638 Princess Avenue. Brandon MB. R7A 0P3  
T: 204.729.2110 F: 204.728.2406  
www.brandon.ca/planning

Letter of Authorization

Date: SEPTEMBER 12, 2018

To: City of Brandon  
Planning, Property & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

RE: 138 27TH STREET BRANDON, MANITOBA (address or legal description of application)

I (We) hereby give authorization to:

6325450 MANITOBA LTD. (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

6325450 MANITOBA LTD.

*Jan Sparrow*

12 Sept 2018

Name (Print)

Name (Signed)

Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

## LETTER OF INTENT

Date: 12 September 2018

City of Brandon Planning, Property & Buildings Department  
639 Princess Ave  
Brandon, Manitoba  
R7A 0P3

Re: Conditional Use Request for 138 27<sup>th</sup> Street Brandon, Manitoba (Lots 34, 35 & 36 Block 80 Plan 15 BLTO SW ¼ 22-10-19WPM)

Name of Applicant: 6325450 Manitoba Ltd.

The development of this lot would be under the "Special Needs Housing" definition as per the City of Brandon existing by-laws. Currently this property is zoned RLD which specifically requires a conditional use to complete our project/build. It is the intent of this letter to explain why our proposal meets the three criteria set forth in Section 106(1) of the City of Brandon Planning Act to approve a conditional use permit.

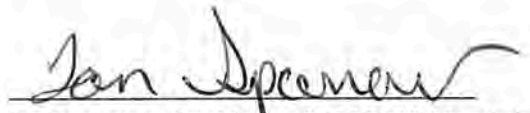
As the "baby-boomer" generation is approaching the care home stage of their lives, it has become quite apparent that this is straining our hospitals, care homes, retirement homes, personal care facilities and families. The waiting lists for personal care homes are often long. We would like to build this assisted living home for those people who do not need a care home at present but are in need of assistance and cannot live on their own. We have been fortunate to have a grandmother live in a similar assisted living home in Saskatchewan, similar concept to what we are proposing, and experienced firsthand the warmth and welcoming "home" like, non-institutional atmosphere, as well as the positive impact it had on our grandmother. The proposed home will have 8 individual bedrooms with their own sink and toilet. There will be a common area consisting of a kitchen, dining room and living room. The home will be staffed around the clock with one licensed person 24 hours per day, 7 days a week, offering cooking, cleaning and the care each person would require. The 8 suite personalized care model we are suggesting will help fill a void as the interim step between an independent senior's living complex and a Personal Care Home. There is a further need in our community for this type of home. There is a similar home (1323 8<sup>th</sup> street) to the one we are proposing and it has a waiting list already, as well we understand that there is another similar home being built at 2534 McTavish Avenue and the rooms are almost filled and construction has not yet started to our knowledge. We have secured an agency to provide the 24 hour care.

The proposed home is a single story bungalow which will blend into the community nicely. The large lot (75X120) allows us to build a 3806 sq ft building with enough room for nice landscaping, trees and green space. We plan, if possible, to leave some of the existing trees on the south-west corner and will add

shrubs and new trees along the east side of the property to complete our non-institutional assisted living home. 138 27<sup>th</sup> Street had an old run down home on it, which we have torn down. Several neighbors stopped by during the process to let us know how pleased they were to see the old house gone. This also gave us another opportunity to get feedback and support for what we were proposing to build. Everyone that stopped by was very pleased that we were not proposing to build a 4-plex.

The home we are proposing will be a great improvement to what was there before, which will enhance the general welfare of the people in the area. The new home will be compatible with the general nature of the surrounding area and will fit in well with the surrounding homes as most are single story bungalows with a few story and a half's. The proposed home is consistent with all the applicable City of Brandon provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

As President of 6325450 Manitoba Ltd., I would like to thank you for your attention and consideration of our application.



Ian Sparrow, President of 6325450 Manitoba Ltd.

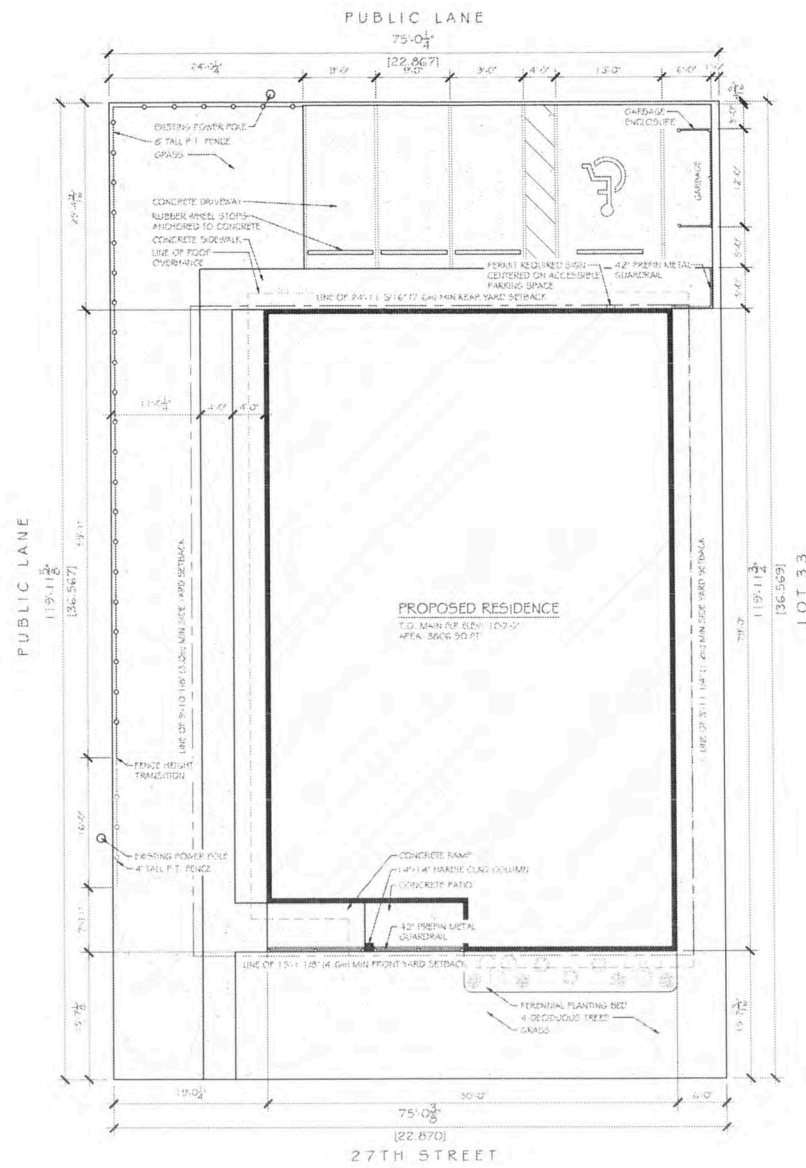
Date 13 Sept 2018



**GENERAL NOTES**

1. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

LIST OF DRAWINGS		STANDARD ABBREVIATIONS:	
A-0	SITE PLAN	AK	ATRIC ACCESS
A-1	GRADING PLANS	DB	DOOR
A-2	EXTERIOR ELEVATIONS	SW	SCAFFOLD WITH
A-3	EXTERIOR ELEVATIONS	EXT	EXTENSION
A-4	FOUNDATION PLAN	FLR	FLOOR
A-5	MAIN FLOOR PLAN	SWD	OUTSIDE WALL BOARD
A-6	MAIN FLOOR FRAMING PLAN	INSU	INSULATION
A-7	ROOF PLAN	LDW	LONG DRAINAGE WALL
A-8	BUILDING SECTIONS - DETAILS	LOC	LOAD CENTER
		D.C.V.	DOWN CENTER VERTICALLY
		DRY	DRY AREA (W/DOOR)
		PT	PRESSURE TREATED
		PWT	PRESERVED WOOD FOUNDATION
		RO	ROUGH OPENING
		SH	SHIELD
		S.L.	SIZE LIGHT
		S.S.T.	SIMPSON STRONG-TIE
		S.T.	SUN TUBE
		T.D.	TIE DOWN
		TRAM	TRAMMING
		TRN	TYPICAL
		UND	UNLESS NOTED OTHERWISE
		UNDR	UNDER DRAIN
		W	WITH
		W.F.	WALL FACE



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

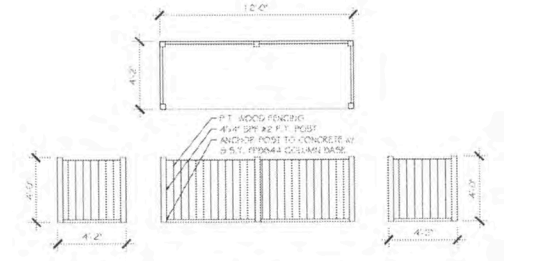
**BUILDING CODE ANALYSIS:**

**1. BUILDING INFORMATION:**  
 Building Location: Brandon, Maryland  
 Land Description: Lot 136-5691-36 - Block 569 - Plan 15  
 Gross Address: 1326 - 27th Street  
 Lot Size: 75'-0.75" x 119'-1.125" = 9000 sq ft (83% 136-5691)  
 Lot Zoning: R1D  
 Height to all Elevations: 1 - 2 Storey (max building height 36ft)  
 Main Floor Area: 3000 sq ft @ 12.5% Coverage  
 Footprint Area Usage: 3000 sq ft @ 42.3%  
 Floor Area Usage: 70 sq ft @ 0.8%  
 Max Surface Land Use: 3000 sq ft @ 42.3%  
 Max Surface Parking Land Use: 600 sq ft @ 8.0%  
 Max Floor Land Use: 420 sq ft @ 4.2%  
 Max Land Usage: 3330 sq ft @ 32.2%

**2. BUILDING CLASSIFICATION & OCCUPANCY:**  
 Major Occupancy: Group B, Division 4 - Residential Care Facility  
 Classification: (1) (3) (3)  
 1) Division A, Part 2 and (1) of Division B apply to buildings described in article 1, 1, 1, 1, that are used for major occupancies classified as Group B, Division 4, residential care occupancy in which no more than 10 residential care clients reside.  
 Residential Care Occupancies (1) (1) (2):  
 1) Except as otherwise provided in sentences (5) to (12), buildings of residential care occupancy shall be treated as if they were classified as, and shall comply with the requirements of, Group B residential occupancies.  
 2) Emergency lighting conforming with article 9.9.12.3 shall be provided in buildings of residential care occupancy.  
 3) Portable fire extinguishers shall be installed in buildings of residential care occupancy in accordance with the Maryland Fire Code, Maryland regulation 15.06.01.1.  
 4) Buildings of residential care occupancy in which more than 4 residential care clients reside, and are not single-story buildings, shall have at least one fire alarm system that conforms to sentences 9.9.11.1.(1) to (5).  
 5) In a building of residential care occupancy:  
 a) The fire alarm shall be served by at least 2 separate power sources, and  
 b) each of the separate power sources in the building, including the basement, shall be served by at least 2, separately fused, separate circuits.  
 6) A building of residential care occupancy shall be sprinklered.  
 7) If a building of residential care occupancy, an automatic fire alarm system is installed, a fire alarm system is not, the automatic fire alarm system shall be equipped with a monitored water flow alarm.  
 8) If a building of residential care occupancy is being newly constructed, each separate room shall be separated from the remainder of the building by a fire separation having a rating of not less than 1H.

**3. FIRE SEPARATIONS AND RATINGS:**  
 Fire Separation: 1H/FRS

**4. BUILDING OCCUPANT LOAD:**  
 National Building Code 3.1.17.1:  
 1 occupant per bedroom = 8 Bedrooms  
 3 health care beds (6) = 6 Health Care Beds  
 Total Occupancy Load = 14 Occupants



**2. GARBAGE SCREEN PLAN ELEVATIONS**  
SCALE: 1/4" = 1'-0"

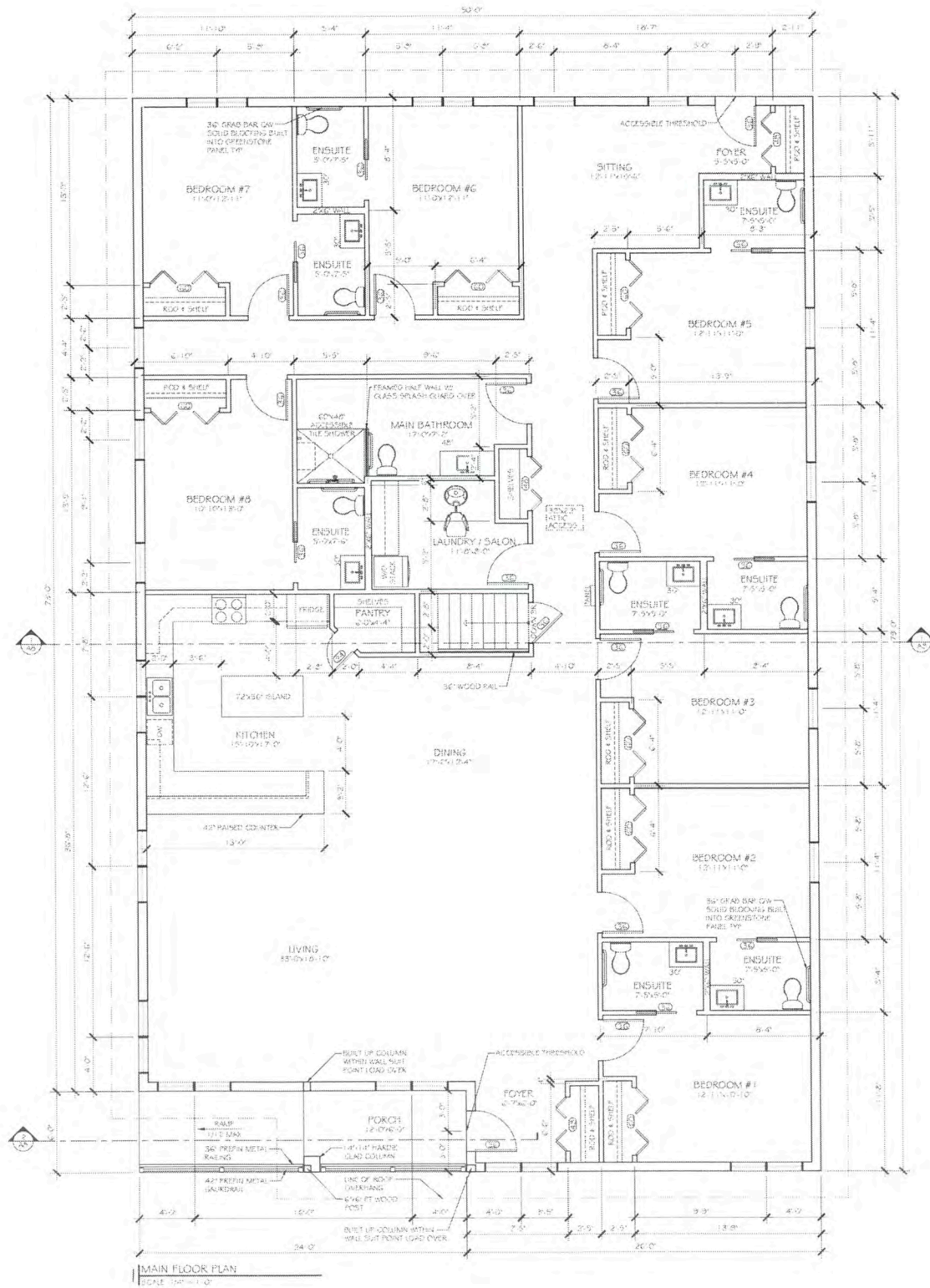
SPARROW HOMES  
BRANDON, MD

1326-27TH STREET  
ASSISTED LIVING HOME  
BRANDON, MD

SITE PLAN

DATE: 11/15/23  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**A-0**



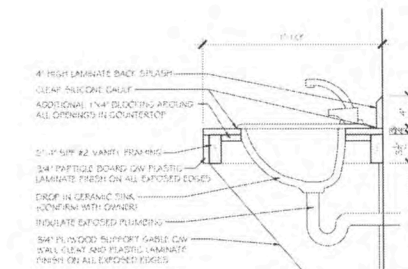
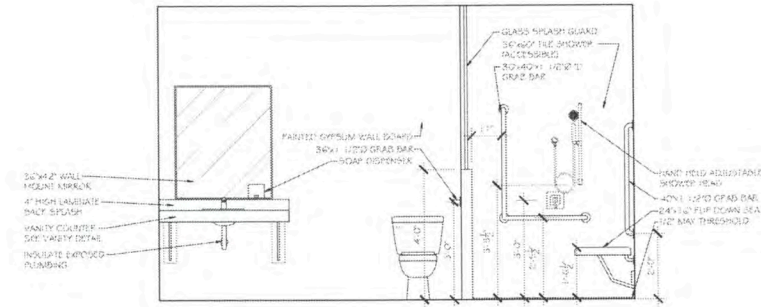
- MECHANICAL/ELECTRICAL:**
- ALL MECHANICAL/ELECTRICAL TO BE DESIGNED BY A CHENS
  - PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED
  - EXIT SIGNS SHALL BE PROVIDED
  - THE BUILDING SHALL BE SPARKLERED

**SOUTH PRAIRIE**  
RESIDENTIAL DESIGN

Box 182, Waconda, SK - 900 540  
926.877.8170  
southprairiedesign@outlook.com  
www.southprairiedesign.com

**GENERAL NOTES**

1. PERMITTED CONTRACTOR TO BE FOUND
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE CITY ORDINANCES AND STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE CODES
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMITS AND ALL APPLICABLE REGULATIONS AND ALL APPLICABLE CODES
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMITS AND ALL APPLICABLE REGULATIONS AND ALL APPLICABLE CODES
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMITS AND ALL APPLICABLE REGULATIONS AND ALL APPLICABLE CODES
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7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMITS AND ALL APPLICABLE REGULATIONS AND ALL APPLICABLE CODES
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PERMITS AND ALL APPLICABLE REGULATIONS AND ALL APPLICABLE CODES



SPARROW HOMES  
BRANDON, MD

138-27TH STREET  
ASSISTED LIVING HOME  
BRANDON, MD

**MAIN FLOOR PLAN**

**GENERAL NOTES**

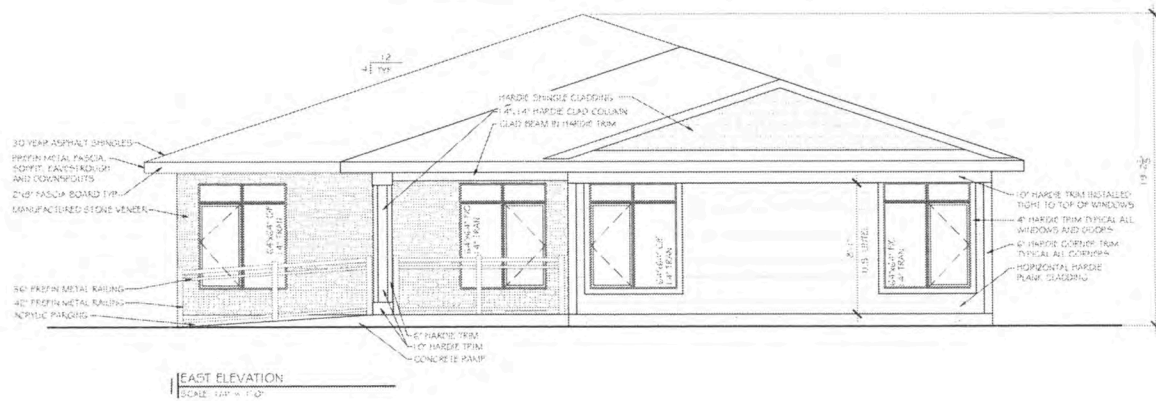
1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
2. SEE EAST ELEVATION FOR EXTERIOR FINISHES & DETAILS. ONLY FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS.
3. WINDOW SIZES SHOWN DO NOT INCLUDE ROUGH OPENING DIMENSIONS. WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.
4. OPERABLE AND FIXED PANELS FOR PARTIAL OPENINGS SHALL BE INDICATED AND IDENTIFIED BY MOST OF THE FOLLOWING:
  - a. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL
  - b. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL
  - c. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL
  - d. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL
5. OPERABLE AND FIXED PANELS FOR PARTIAL OPENINGS SHALL BE INDICATED AND IDENTIFIED BY MOST OF THE FOLLOWING:
  - a. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL
  - b. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL
  - c. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL
  - d. NO. INDICATED IN FULL HEIGHT OF PANEL WITH A GLASS PANEL

**WINDOW SYMBOLS**

F - FIXED  
C - Casement  
A - Awning  
H - Hopper  
SL - Sliding

NOTE: SEE EAST ELEVATION FOR EXTERIOR FINISHES & DETAILS. ONLY FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS.

NOTE: WINDOW SIZES SHOWN DO NOT INCLUDE ROUGH OPENING DIMENSIONS. WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.



**EAST ELEVATION**

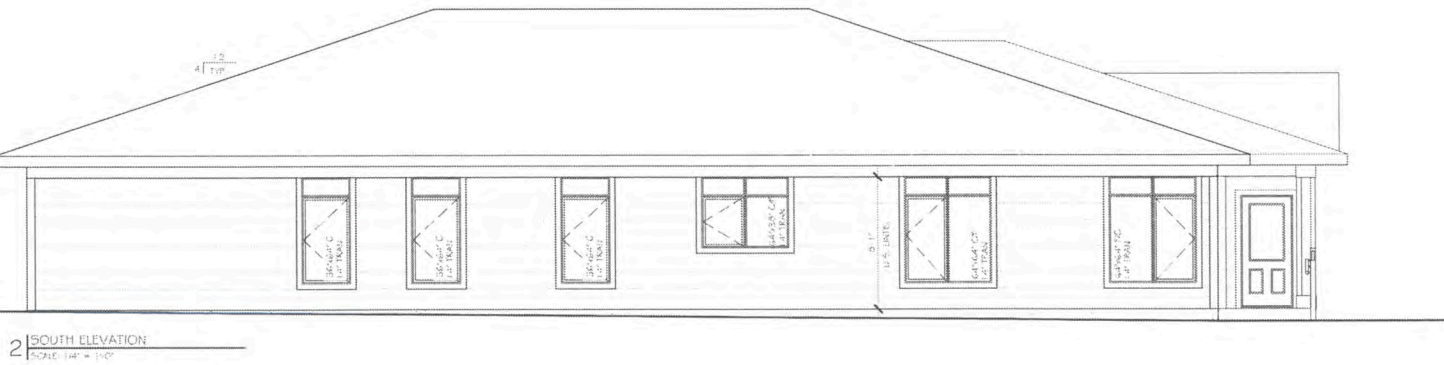
MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES:

ACTUAL LIFTING DISTANCE: 7.32m RISE 6.09m

MAXIMUM AREA OF EXPOSED BUILDING FACE: 44.12 m<sup>2</sup> (RISE 90mm)

MAXIMUM ALLOWED AGGREGATE AREA OF GLAZED OPENINGS (shown in percent): 16.00%

AGGREGATE AREA OF GLAZED OPENINGS PROVIDED: 29.9%



**SOUTH ELEVATION**

MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES:

ACTUAL LIFTING DISTANCE: 7.32m RISE 6.09m

MAXIMUM AREA OF EXPOSED BUILDING FACE: 44.12 m<sup>2</sup> (RISE 90mm)

MAXIMUM ALLOWED AGGREGATE AREA OF GLAZED OPENINGS (shown in percent): 16.00%

AGGREGATE AREA OF GLAZED OPENINGS PROVIDED: 29.9%

**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"





**SOUTH PRAIRIE**  
RESIDENTIAL DESIGN

Box 182 • Wauka, WI • 530 540

906.577.9170

southprairiedesign@outlook.com

www.southprairiedesign.com

**GENERAL NOTES**

- 1. GENERAL NOTES TO BE NOTED
- 2. ALL WORK TO CONFORM TO CURRENT CODES OF THE JURISDICTION EXCEPT WHERE SHOWN OTHERWISE AND AS NOTED HEREON
- 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC)
- 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMC)
- 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE BOOK (IEC) AND THE INTERNATIONAL WIRE AND CABLE CODE BOOK (IWCC)
- 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE BOOK (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE BOOK (IFSC)
- 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEEC) AND THE INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEEC)
- 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE BOOK (IGBC) AND THE INTERNATIONAL GREEN BUILDING CODE BOOK (IGBC)
- 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE BOOK (ISDC) AND THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE BOOK (ISDC)
- 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE BOOK (IWPC) AND THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE BOOK (IWPC)

**WINDOW SYMBOLS**  
 F - FIXED  
 L - CASSEMENT  
 A - AWNING  
 H - POPPER  
 S - SLIDING

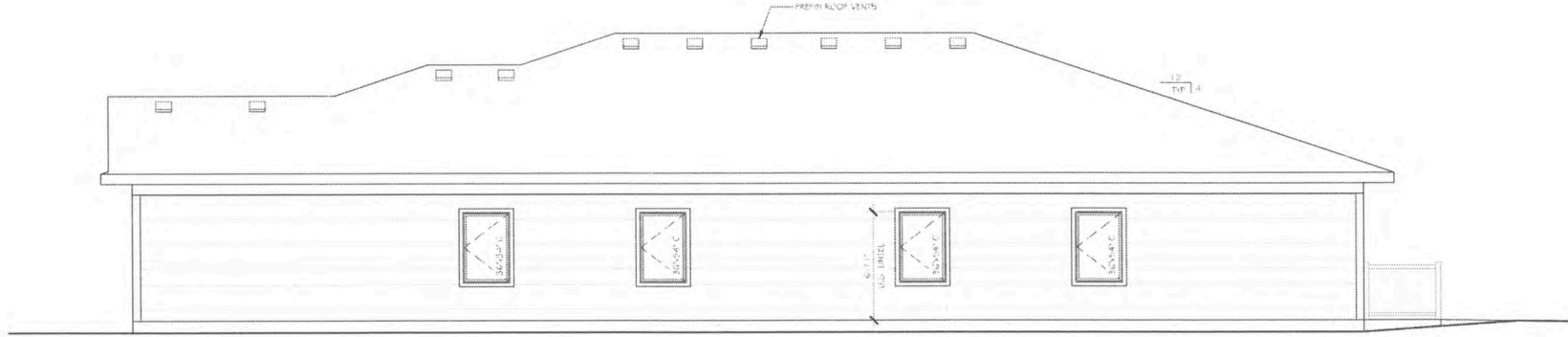
NOTE: SEE EAST ELEVATION FOR EXTERIOR FINISHES & DETAILS. OPENING FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS.

NOTE: WINDOW SIZES SHOWN DO NOT INCLUDE FOLGUP OPENING DIMENSIONS. WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.



**WEST ELEVATION**  
 MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES:  
 ACTUAL LIMITING DISTANCE: 3.85m (12' 8")  
 MAXIMUM AREA OF EXPOSED BUILDING FACE: 41.06 m<sup>2</sup> (439.5 sq ft)  
 MAXIMUM ALLOWED AGGREGATE AREA OF GLAZED OPENINGS (calculated in percent): 1.00%  
 AGGREGATE AREA OF GLAZED OPENINGS PROVIDED: 0.4%

**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
 MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES:  
 ACTUAL LIMITING DISTANCE: 1.25m (4' 1")  
 MAXIMUM AREA OF EXPOSED BUILDING FACE: 60.86 m<sup>2</sup> (658.5 sq ft)  
 MAXIMUM ALLOWED AGGREGATE AREA OF GLAZED OPENINGS (calculated in percent): 2%  
 AGGREGATE AREA OF GLAZED OPENINGS PROVIDED: 7.2%

**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

PROJECT NO.:  
 ADDRESS:  
 1 SPARROW HOMES  
 BRANDON, MD  
 136-27TH STREET  
 ASSISTED LIVING HOME  
 BRANDON, MD  
 EXTERIOR ELEVATIONS  
 DATE:  
 DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.:  
 SHEET NO.:  
 A-3