

RIVERSIDE LIFESTYLE ESTATES

progress continues...

Even though it may seem like long delays between updates, we are always excited to share the progress of things as they develop. Now that October is here and Fall is fully upon us, your obvious question is where are we at?

The good news is we continue to be headed in the right direction. Unfortunately, it's never as fast as we hope. Our last newsletter in August stated that we passed the city councils third reading and the development was going back to Brandon area and planning for its final review. Below is a motion that carried 6/0 to conditional approval of the subdivision application. This is fantastic news!

Proposal to Subdivide City of Brandon	4500-18-653 3500 McDonald Avenue
Resolution No. 085/2018	Moved/Barry Cullen Seconded/Rick Chrest
BE IT RESOLVED that subdivision application 4500-17-653 to subdivide 3500 McDonald Avenue (N½ 21-10-19 WPM, and Parcel F, Plan 31788 BLTO) in the City of Brandon be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated August 14, 2018, as well as the following condition:	
1. The owner or successor completing a Heritage Resources Impact Assessment through a qualified archaeological consultant to the satisfaction of Manitoba Historic Resources Branch;	
And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.	
Carried	6/0

where do we go from here...

With the conditional approval, we are now actively working on removing the conditions. As noted above, the heritage resource impact study is well under way and we have a consultant that has assessed the site and is currently writing a report on her findings. This is all great progress. We are currently awaiting feedback from oceans and fisheries based on their need to review the development because of its proximity to the water. Once we cross off these final conditions we'll be in a great spot to get the land title from the province of Manitoba. There are a few other conditions that are being worked on, but these two would be considered the main priority right now.

appreciating your patience...

One of our main goals from the start of this exciting adventure was to ensure full transparency with you all. We wanted to not only include your feedback in the actual building itself, but also ensure you are kept informed of how things are going. When dealing with a development of this size, patience seems to be the word that best describes things. Even though things continue to progress and we are getting closer, we don't have the luxury of knowing exactly when these conditions will be dealt with.

What we do know is, once the plans, zoning and subdivision passes all the Provincial examination requirements and once we receive full registration from the Province of Manitoba, Skyline Developments can proceed in purchasing the land and Riverside Lifestyle Estates can officially begin being sold. As we have mentioned before, we do require a minimum of 60% of the building to be pre-sold prior to construction. Because we have close to 70% committed to under our letter of intents, we are already there providing all convert to pre-sale agreements.

Our journey continues and we are making significant headway on several fronts. Because of how far along we are, we do have plans to construct a fence on site shortly and begin moving some dirt and trees to allow fill to be brought into the site.

Best Regards,

Rod L

Help shape Riverside Lifestyle Estates™ as the premier lifestyle choice in Westman:

www.riversidelifestyleestates.ca

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The picture below is an architects rendering of Riverside Lifestyle Estates™.

The view is taken from halfway down the number 1 fairway looking back towards the 1st tee off box to the south east.

