

**Conditional Use**

Name of Property Owner: Kale McKay, Ashley + Brett Heinrichs  
 Name of Applicant: Brett Heinrichs  
 Civic Address of Property: 2610 McTavish Avenue  
 Legal Description of Property: LOT 2 PLAN 42643 BLTD IN NW ¼ 15-10-19 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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:** increasing occupancy from ~~one~~ one dwelling unit to two.

*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: [Signature] Date: June 18, 2016  
 Address: 46 Wedgewood Bay Postal Code: R7B 3J4  
 Phone No.: (Primary) 204-761-7692 (Secondary) \_\_\_\_\_  
 Email Address: brettheinrichs012@gmail.com

Signature of Owner: Kale McKay, Att. [Signature] Date: June 18, 2016  
 Address: 34 Aurora Crescent, 46 Wedgewood Bay Postal Code: R7B 4G4, R7B 3J4  
 Phone No.: (Primary) 204-570-1947, 204-573-0195 (Secondary) 204-761-7692  
 Email Address: kalemckay@gmail.com, ashleyheinrichs@gmail.com, brettheinrichs012@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 Houlhan, PIPA Coordinator, City of Brandon Planning & Building Safety Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY			
Community Planner	Applying File No.	City/View No.	
<u>Sam VanHusen</u>	<u>C-06-16-B</u>	<u>PLCU2016-71</u>	
Use Application Received	Payment Date	Receipt No.	Amount
<u>20 June 16</u>	<u>June 20/16</u>	<u>2016-3896</u>	<u>\$ 775.00</u>

### Letter of Authorization

Date: June 18, 2016

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

RE: 2610 McTavish Avenue (address or legal description of application)

I (We) hereby give authorization to:

Brett Heinrichs (Applicant's name)

To apply for a development application for the above address.

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

<u>Ashley Heinrichs</u> Name (Print)	<u>Att</u> Name (Signed)	<u>June 18, 2016</u> Date
<u>Kate McKay</u> Name (Print)	<u>Kate McKay</u> Name (Signed)	<u>June 18, 2016</u> Date
<u>Brett Heinrichs</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>June 18, 2016</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date

Brett Heinrichs  
46 Wedgewood Bay  
Brandon, MB R7B3J4

June 18, 2016

City of Brandon Planning & Building Safety Department  
410 9<sup>th</sup> Street  
Brandon, MB R7A 6A2

Dear City of Brandon Planning & Building Safety Department,

The purpose of the letter is to demonstrate intent for conditional use of a duplex for 2610 McTavish avenue in Brandon Manitoba.

The owners of the property are Kale McKay, Ashley Heinrichs, and Brett Heinrichs. The property we are applying for conditional use for is 2610 McTavish Avenue located in Brandon Manitoba. LOT 2 PLAN 42643 BLTO IN NW ¼ 15-10-19 WPM.

The intention of this property is to have two separate suites, main level and basement. The previous owners have set the building up for this. Nothing is being constructed or developed on site, we are just bringing the basement up to code for a rental property.

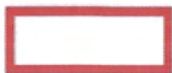
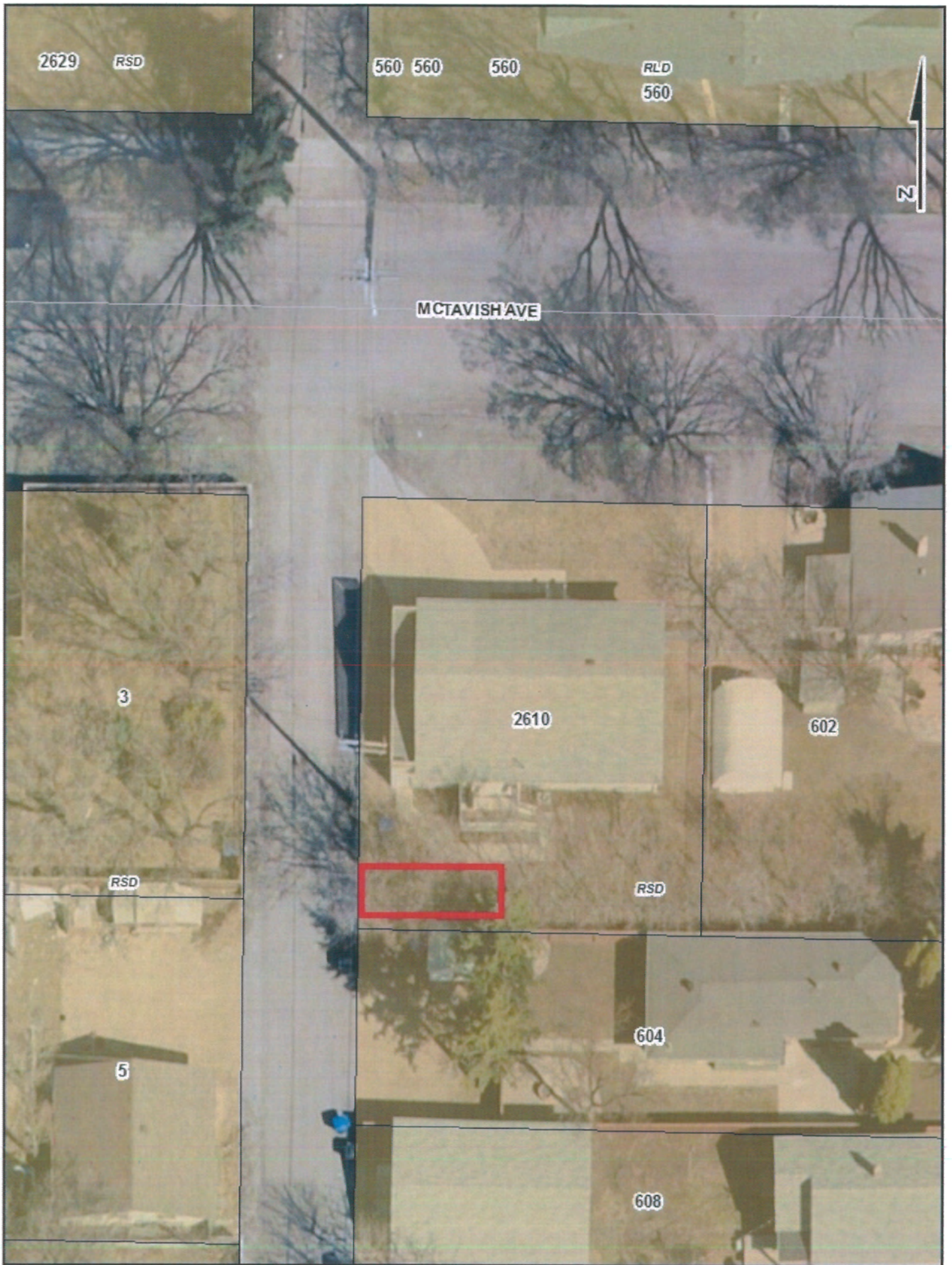
The property will be compatible with the surrounding area. There is a four-plex across the street as well as a home business. There is also multiple apartment complexes and duplexes within a few blocks from the property. The property will not be detrimental to people working or living in the area because we are not changing anything on the exterior of the building. As of June 6, 2016 at the Brandon City Council meeting, a by law passed allowing development of duplexes in RSD zones for conditional use.

Sincerely,  
Brett Heinrichs

Brett Heinrichs: \_\_\_\_\_ June 18, 2016

Ashley Heinrichs: Att \_\_\_\_\_ June 18, 2016

Kale McKay: Kale McKay \_\_\_\_\_ June 18, 2016



= Additional Parking

1:250



Back Alley



Back Alley