



Conditional Use

Name of Property Owner: Mike Martin
Name of Applicant: Pro-Fit Renovations & Property Management Ltd.
Civic Address of Property: 1824 College Avenue
Legal Description of Property: Lot 1/4 Block 32 Plan 720 except West 45F 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:

To construct a 4-plex on an interior lot in the RLD zone as to the residential use table. All existing buildings on site to be demolished.

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: _____
Address: 408 Park Avenue East, Brandon Postal Code: R7A 7A9
Phone No.: (Primary) 204 727-3799 (Secondary) 204 717-8381
Email Address: bruce@contractorscorner.ca

Signature of Owner: [Signature] Date: _____
Address: 1824 College Avenue Postal Code: R7B 0P9
Phone No.: (Primary) 204 721-0993 (Secondary) _____
Email Address: ae@westman-wave.ca

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: Shengxi Li Planning File No: C-08-18-B CityView No.: 2018-59
Date Application Received: Apr 17/18 Payment Date: Apr 17/18 Receipt No.: 2018-6273 Amount: \$ 780.00
Conditional Use - Application REV 05/2017



30 October 2017

City of Brandon Planning, Property and Buildings Department
638 Princess Avenue
Brandon, Manitoba R7A 0P3

Re: Conditional Use Approval – 1824 College Avenue

Dear Sirs;

We are requesting a conditional use to allow for a new 4-plex to be built in a RLD zone, located on an interior site. We do note that the site is adjacent to a public lane on its east side. Property is located at 1824 College Avenue, and is owned by Mike Martin. Applicant and builder is Pro-Fit Renovations & Property Management Ltd., which is an established Brandon-based business, locally owned, which has constructed several similar buildings in Brandon over the past 8 years.

This unit will replace an aging single family, 2-story home, where location is across the lane from a busy strip mall located on 18th Street. This new 4-plex unit will nicely enhance the neighbourhood by providing a revitalized look as well as adding new affordable housing.

We are requesting conditional use to allow this interior lot 4-plex to be built, as we feel it is most efficiently used as proposed, and follows the rules and regulations of the by-laws which it falls under.

We thank you for your consideration of this request.

Signed,

Mike Martin, Owner -

A handwritten signature in blue ink, appearing to read "Mike Martin", written over a horizontal line.

Geoff Gregoire President -

A handwritten signature in blue ink, appearing to read "Geoff Gregoire", written over a horizontal line.

Contractors Corner, a registered trade name of Pro-Fit Renovations and Property Management Ltd.