

April 29<sup>th</sup>, 2020

City of Brandon  
Planning, Property & Building Department  
638 Princess Avenue  
Brandon, MB  
R7A 0P3

**Attn: Planning, Property & Building Department**

**Re: Conditional Use Application for property at 922 8<sup>th</sup> street, Brandon, MB**

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Please consider this letter of intent as part of our application for conditional use to construct a duplex on the property located at 922 8<sup>th</sup> street in Brandon MB. According to *Table 9* of the *City of Brandon Zoning by-law 7214*, Part 3, Division 1, multiple dwelling buildings with 2 units on an interior site in the RLD zone are permitted only under conditional use. Additionally, an interior lot of less than 15.2m in width is permitted as a conditional use. Our application is to address these two items. This letter is submitted to you by Myria Design and Keller Developments on behalf of Rodney Whetter.

The existing property on 922 8<sup>th</sup> street features an existing house with a deck. The existing deck will be demolished to make room for the new building. The legal description of the property is 'Lot 6 and 7 Block 41 Plan 8 BLTO in NE ¼ 14-10-19 WPM'. The size of the property is 20.1m x 36.5m. The property requires a title split to build a 1200 sq.ft. duplex on the south portion of the property which will have dimensions of 10m x 36.5m.

The proposed development will meet the three criteria for approving a conditional use application:

**1) Will it be generally compatible with the nature of the surrounding area?**

The proposed development is a 2 storey semi-detached duplex. To fit the building into the surrounding area we designed the building to have a small footprint, 2 storeys, a gable roof, a covered front porch and window shutters which fits in with the neighbouring houses. This duplex has separate entrances facing East and West which gives the building front and back access which provides a great look that is suitable to the neighborhood especially the front façade which faces 8<sup>th</sup> street. Please see the plans and elevations we have submitted with this application which demonstrate the look and feel of the proposed building.

**2) Will it be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area?**

As the development is a residential building which will comply with all necessary codes and bylaws there should be no health or safety concerns to people living in the area. Regarding issues with traffic concerns, there are 2 parking stalls in the back (West) side of building so pedestrian traffic on the street should not be affected. Additionally, the development will only rejuvenate and improve the look of an existing property and should have no other affect on properties or future development in the area.

**3) Is it generally consistent with the applicable provisions of the development plan by-laws, the zoning by-law and any secondary plan by-law.?**

We believe the development is consistent with these plans and by-laws. Specifically, our development is in line with the objectives and policies laid out in *Section 10.2.4, Infill Areas* of the *BARD Development Plan*. We will provide a high-quality site and building design which is compatible and contextually suited to the surrounding neighborhood. A benefit of our development is the use of existing infrastructure.

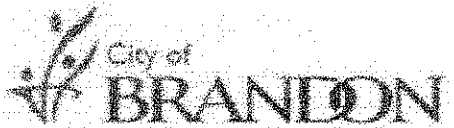
If you have any questions or require further information regarding this application, please do not hesitate to contact me.

Kind Regards,

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

Kate McKenzie, C.E.T.

MYRIA DESIGN



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

### Letter of Authorization

Date: April 24, 2020

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

RE: 922-5<sup>th</sup> STREET (address or legal description of application)

I (We) hereby give authorization to:

6864636 MB Ltd. (Keller) (Applicant's name)

To apply for a development application for the above address.

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

RODNEY WHETTER  
 Name (Print)

[Signature]  
 Name (Signed)

April 24, 2020  
 Date

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

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

\_\_\_\_\_  
 Date

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

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

\_\_\_\_\_  
 Date

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

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

\_\_\_\_\_  
 Date

## STATUS OF TITLE

Title Number **1423127/2**  
Title Status **Accepted**  
Client File **200096**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

RODNEY ALLEN WHETTER  
OF BRANDON IN MANITOBA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON  
IN THE FOLLOWING DESCRIBED LAND:

LOTS 6 AND 7 BLOCK 41 PLAN 8 BLTO  
IN NE 1/4 14-10-19 WPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**  
Registration Number: **1177512/2**  
Instrument Status: **Accepted**

Registration Date: 2006-02-21  
From/By: RODNEY ALLEN WHETTER  
To: THE BANK OF NOVA SCOTIA

Amount: \$87,375.00  
Notes: No notes  
Description: No description

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### 3. ADDRESSES FOR SERVICE

RODNEY WHETTER  
305 VICTORIA AVE  
BRANDON MB  
R7A 0Z5

### 4. TITLE NOTES

No title notes

### 5. LAND TITLES DISTRICT

Brandon

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

215291/2                      All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type:                      **Request Electronic Title Conversion**

Registration Number:                **1001261/2**

Registration Date:                    1996-02-01

From/By:                                BRANDON LAND TITLES OFFICE CONVERSIONS

To:

Amount:

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**10. LAND INDEX**

Lot 6   Block 41   Plan 8  
NE 1/4 14-10-19W

Lot 7   Block 41   Plan 8  
NE 1/4 14-10-19W

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 1423127/2