

Planning & 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: April 24, 2020

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

RE: 922-5th 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



April 29th, 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 8th street, Brandon, MB

Please consider this letter of intent as part of our application for conditional use to construct a duplex on the property located at 922 8th 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 8th 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 8th 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.

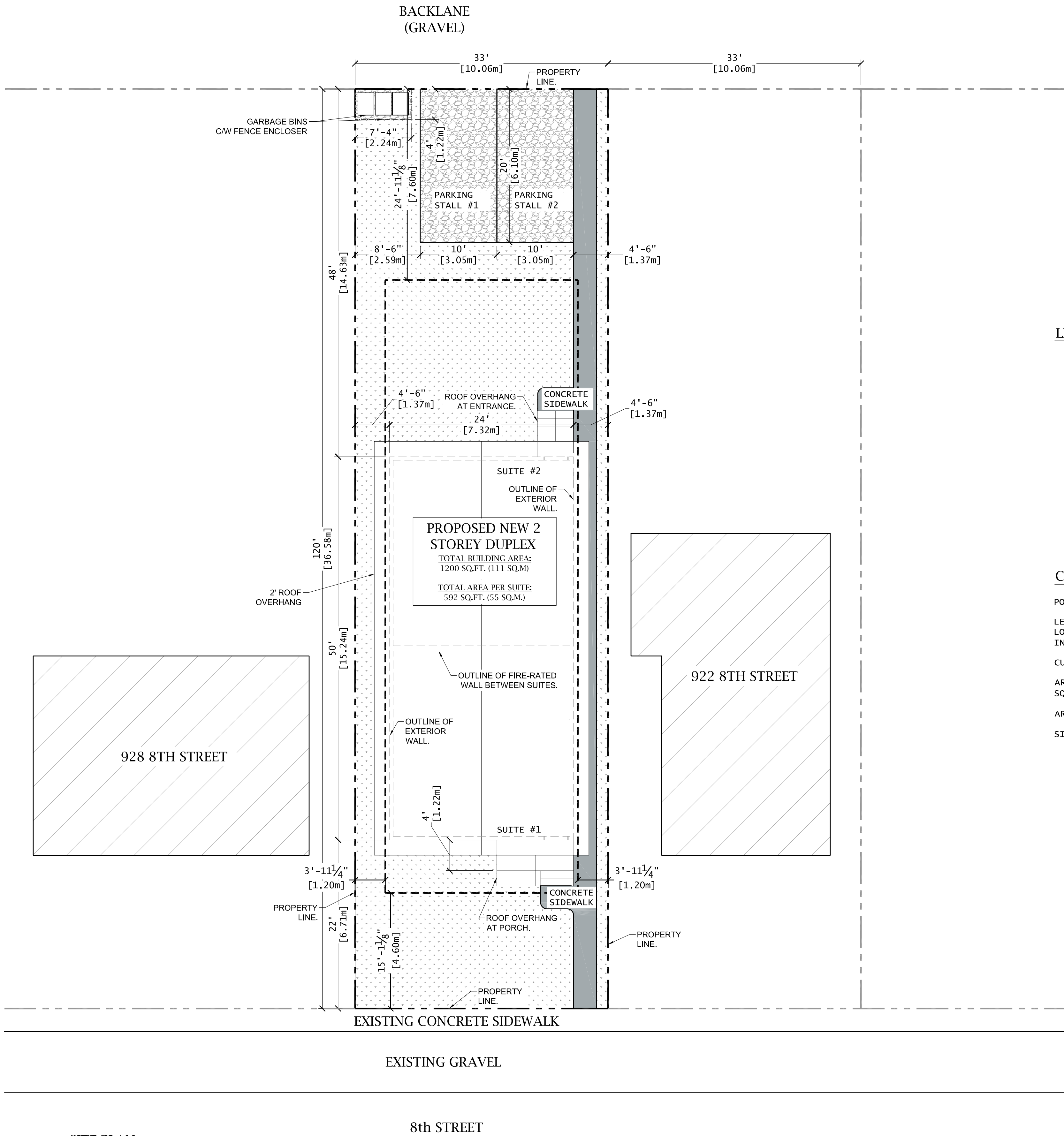
If you have any questions or require further information regarding this application, please do not hesitate to contact me.

Kind Regards,

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

Kate McKenzie, C.E.T.

MYRIA DESIGN



LEGEND:

NEW CONCRETE

GRASS/SOD

GRAVEL PARKING AREA

SITE PROPERTY LINE

ADJACENT PROPERTY LINES/LOT LINES

MINIMUM SETBACK

ROOF LINE

CIVIC ADDRESS:

PORTION OF 922 8TH STREET, BRANDON, MB

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

CURRENT ZONE: RLD

AREA OF SITE (AFTER SUBDIVISION): 3960 SQ.FT. (367.9 SQ.M.)

AREA OF BUILDING: 1200 SQ.FT. (111 SQ.M)

SITE COVERAGE FROM BUILDING: 30%

- NOTES:
1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS PER THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
 2. LOCAL VERTICAL AND HORIZONTAL CONTROL TO BE PROVIDED ON SITE BY GENERAL CONTRACTOR AT TIME OF CONSTRUCTION.
 3. CONTRACTOR TO ENSURE MINIMUM 2% SLOPE IN GRADE AWAY FROM BUILDING
 4. ALL UTILITIES TO BE LOCATED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 5. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BE COMPLETED WITH SOD.
 6. ALL DIMENSIONS IN RED REFER TO MIN. SETBACK REQUIREMENTS AS PER CITY OF BRANDON BY-LAW.

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

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

1	ISSUED FOR REVIEW	2020-04-29
NO	REVISION	DATE
DESIGNER:		
 <p>340 Park Avenue East Brandon, Manitoba, R7A 7A7 email: info@mytadesign.ca phone: 204.570.1322</p>		
 <p>340 PARK AVENUE EAST BRANDON, MANITOBA R7A 7A7 PHONE: 204-728-1328 EMAIL: INFO@KELLERDEVELOPMENTS.COM</p>		
CLIENT:		
PROJECT LOCATION: 922 8th STREET BRANDON, MB- DUPLEX		
DRAWING: SITE PLAN		
DATE: APRIL 29, 2020	SCALE: AS NOTED	SHEET
DRAWN BY: MW	PROJECT #: KP073	C-101