

Letter of Intent

Feb 24, 2020

City of Brandon
Planning, Property and Building Departments
638 Princess Ave.
Brandon, MB.
R7A 0P3

To Whom It May Concern,

I, Eric Olson (the applicant), am seeking a conditional use for 1262 1st Street, Brandon, Manitoba, Lot 1/3 Block 24 Plan 7 to build 2 separate 3plex units on the same lot. I have been working with the BAPD planners to come up with a design the fits the surrounding neighborhood.

Will this be compatible with the general nature or the surrounding area? Yes, as there are many new and existing structures in this area that are of the same nature. Because of the help of the Planning department the design will complement the neighborhood well.

Will it be detrimental to the health or the general welfare of the people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area? No, the construction of this project will help increase the continuity of this area. This will help create and keep this neighborhood pleasant for years to come.

Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law? Yes, this is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

If there is any further information required please do not hesitate to contact me.
Thank you.

Eric Olson
(204)570-3113

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638 Princess Ave.
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To Whom It May Concern,

I, Eric Olson (the applicant), am seeking a Variance use for 1262 1st Street, Brandon, Manitoba, Lot 1/3 Block 24 Plan 7 to allow the most southern building to be built with a 3m set back vs a 4.6m set back. The reason for this request is because of the classification of the lot "Reverse corner". The site will meet all set back requirements as a traditional corner site. Due to the neighbouring houses and school this site has a unique association causing the anomaly of a reverse corner site.

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Eric Olson
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