

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 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.

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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Feb 24, 2020

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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.

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

Eric Olson
(204)570-3113



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: March 5 2021

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

RE: 1262 1st St Brandon MB (address or legal description of application)
R7A 246

I (We) hereby give authorization to:

Eric Olson (Applicant's name)

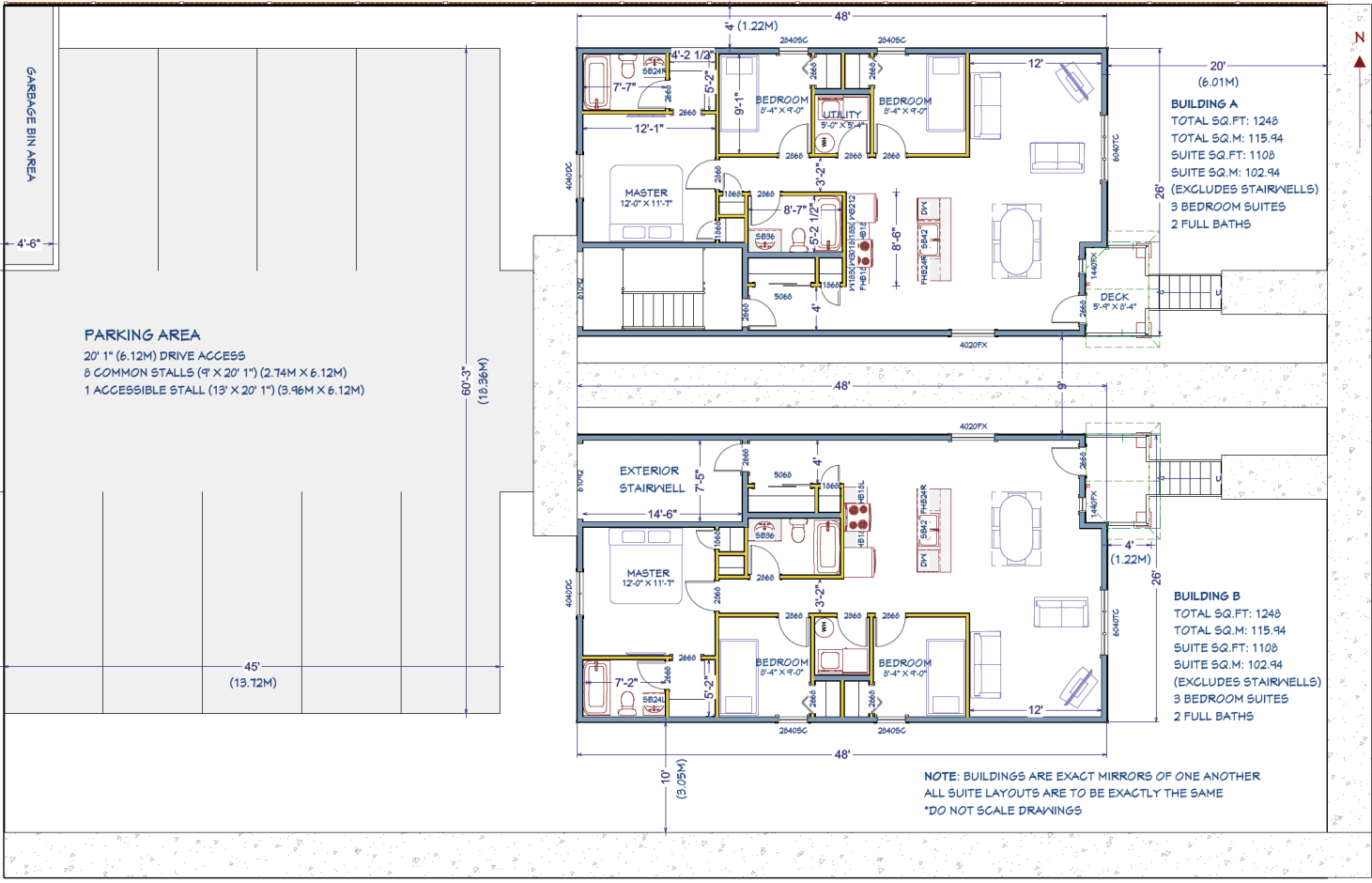
To apply for a development application for the above address.

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

<u>Eric Olson</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>March 5/21</u> Date
<u>Amy Olson</u> Name (Print)	<u>Amy Olson</u> Name (Signed)	<u>Mar. 4/21</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date

BACK LANE

75'



1ST STREET NORTH

WATER SERVICE
SEWER SERVICE
PROPOSED UTILITY LOCATION
WATER SERVICE
SEWER SERVICE

QUEENS AVENUE

NOTE: BUILDINGS ARE EXACT MIRRORS OF ONE ANOTHER
ALL SUITE LAYOUTS ARE TO BE EXACTLY THE SAME
*DO NOT SCALE DRAWINGS

BUILDING A
TOTAL SQ.FT: 1248
TOTAL SQ.M: 115.94
SUITE SQ.FT: 1108
SUITE SQ.M: 102.94
(EXCLUDES STAIRWELLS)
3 BEDROOM SUITES
2 FULL BATHS

BUILDING B
TOTAL SQ.FT: 1248
TOTAL SQ.M: 115.94
SUITE SQ.FT: 1108
SUITE SQ.M: 102.94
(EXCLUDES STAIRWELLS)
3 BEDROOM SUITES
2 FULL BATHS

PARKING AREA
20' 1" (6.12M) DRIVE ACCESS
8 COMMON STALLS (9' X 20' 1") (2.74M X 6.12M)
1 ACCESSIBLE STALL (13' X 20' 1") (3.96M X 6.12M)

GARBAGE BIN AREA

4'-6"

45'
(13.72M)

80'-3"
(24.48M)

120'

NEPX 6' HIGH FENCE BETWEEN PROPERTIES

N

10'
(3.05M)

