



January 14, 2022

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

Attn: Planning, Property & Building Department

Re: Conditional Use for property at 1307 – 18th Street North, Brandon, MB

Please consider this letter of intent as part of our application for conditional use to construct a warehouse on the property located at 1307 – 18th Street North in Brandon MB. According to *Table 11* of the *City of Brandon Zoning by-law 7214*, Part 3, Division 2, a warehouse in a CAR zone is permitted only under conditional use. This letter is submitted to you by Myria Design on behalf of the property owner, Richmond Six Ltd.

We have an active application to subdivide this property for the purpose of developing the proposed Northwest parcel as a warehouse development.

The existing property is 25,747.2 square meters (6.36 acres) and has frontages on 18th Street North and Mockingbird Drive. It is currently zoned Commercial Arterial (CAR). The parcel we wish to develop will be located in the Northwest corner and will be 6506.9 square meters (1.60 acres). This area of the property has some older buildings and greenhouses from the previous nursery operation that used to be located there. These buildings and green houses are to be removed and/or demolished prior to construction of this warehouse.

The proposed site plan and a render of the proposed building have been included in this application.

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

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

Many of the buildings along 18th Street North are businesses with a large industrial look. Larger buildings with steel, concrete, or industrial type finishes. Our warehouse will still have storefront signage and will fit in with this look.

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?



The development and the building will comply with all necessary codes and bylaws and therefore should have no health or safety concerns to people living in the area. There should not be pedestrian traffic in this area so there should be no concerns in that regard.

3) Is it 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 myself or any of our team members listed on the application.

Kind Regards,

Kate McKenzie, C.E.T.

MYRIA DESIGN