



A L A I R  
HOMES

## AUTHORIZATION FORM

To Whom It May Concern:

I hereby authorize Corey Peters & Mike Peters or the designate employees of 7424591 MB Ltd. o/a Alair Homes Brandon to negotiate, discuss, communicate and act in my behalf with the City of Brandon or Manitoba Hydro pertaining to the Building Permit / Gas relocation application of the following:

**Location of Work :** 577 - 38 - 2 (248/250 4th St. Brandon, MB)

(lot , block , plan )

**Description of Work :** Demolition & New Construction

Sincerely,

  
\_\_\_\_\_  
**Owner/ Applicant Signature.**

WILLARD E MOULTON  
\_\_\_\_\_  
**Owner/ Applicant Print Name.**

\_\_\_\_\_  
**Owner/ Applicant Signature.**

\_\_\_\_\_  
**Owner/ Applicant Print Name.**

**Date:** April 14, 2023

**CODY SILVIUS  
PROJECT MANAGER  
ALAIR HOMES BRANDON**

824 18th St Unit A, Brandon, MB R7A 5B7 | 1-(204) 570-1753 | cody.silvius@alairhomes.com

**April 14, 2023**

To: City of Brandon  
Att: Planning & Building Department  
638 Princess Avenue. Brandon MB. R7A 0P3  
T:204-729-2110  
[www.brandon.ca/planning](http://www.brandon.ca/planning)

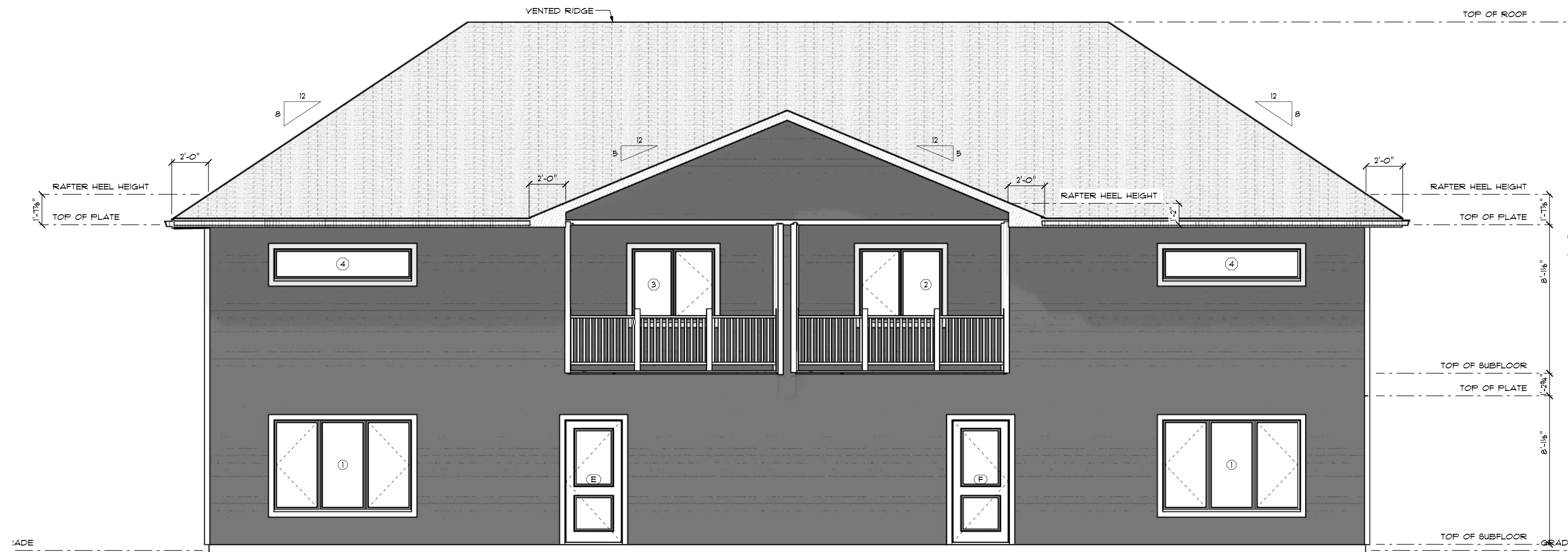
**Dear City of Brandon - Planning & Building Department:**

This application has been submitted to the city by Alair Homes Brandon, on behalf of the current property owner Willman Molano. Our proposal is the development of a two (2) storey multiplex having a footprint of 3,780 square feet (351.20 square meters). The multiplex will have four (4) residential suites. This building is to be located at 248/250 4<sup>th</sup> street (LOTS 5, 6 AND 7 BLOCK 38 PLAN 2 BLTO) and is designed for the building to face 4<sup>th</sup> street. The property is 75 feet (22.910 meters) x 120 feet (36.639 Meters). The two lots are interior lots and have frontage on 4<sup>th</sup> street. There is an existing duplex dwelling structure on the property which will be demolished.

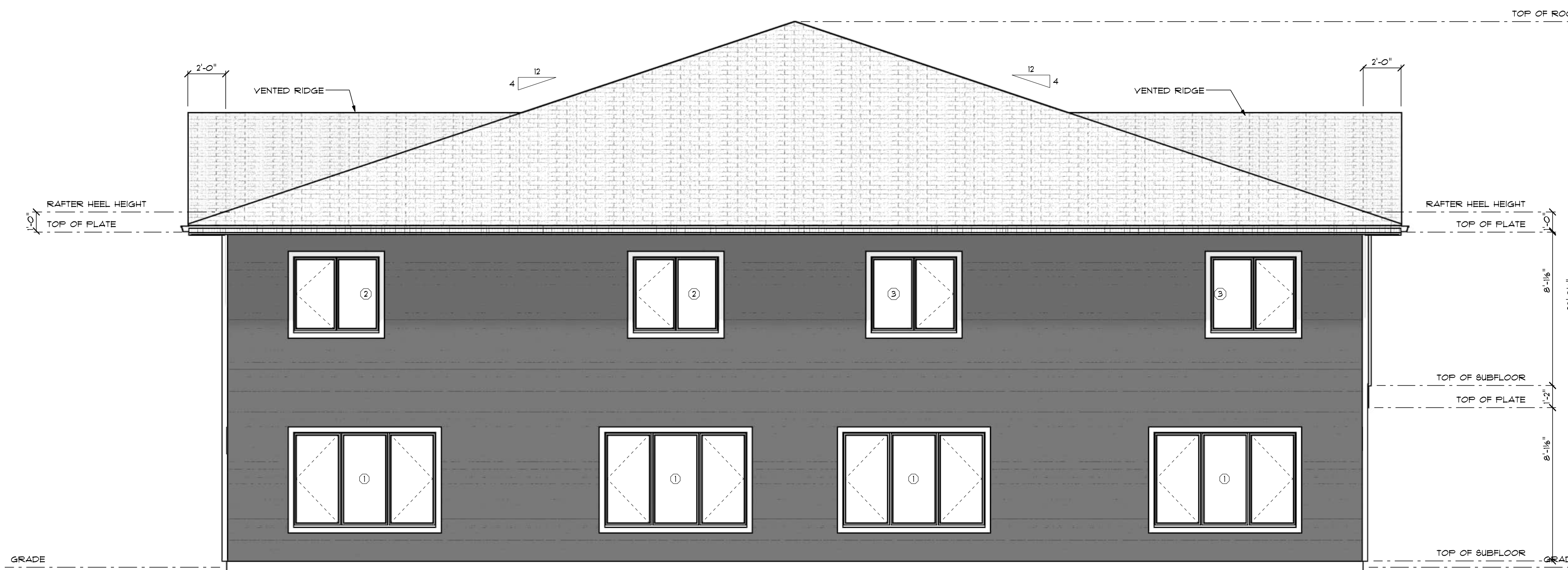
We are confident that the proposed 4-plex falls within the requirements set out by the City of Brandon and feel it will bring a resident population boost and activity to the downtown area with grocery stores, restaurants and Brandon University being less than a 20-minute walk away. Thank you for your time and we look forward to your review and feedback.

Sincerely,

**Cody Silvius  
Project Manager  
Alair Homes Brandon**



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION: 3780 SQ. FT. 4 PLEX		FAX: MOBILE:(204) 510-1153 PHONE: cody.silvius@alairhomes.com	DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.	PRELIMINARY 2 of 7
PROJECT FOR: ALAIR HOMES MELANO 4 PLEX 248 4th St. Brandon MB				
DRAWN BY: VERLIN		PROJECT NUMBER: 23006		
SCALE: 1/4" = 1'-0" DATE: April 13, 2023				

**WESTMAN DRAFTING & DESIGN SERVICES**  
34 Railway Street PHONE: 204-212-0478  
Binette verlin@westmandrafting.com  
Manitoba  
R0J 0J0

DETAIL NUMBER  
2  
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4

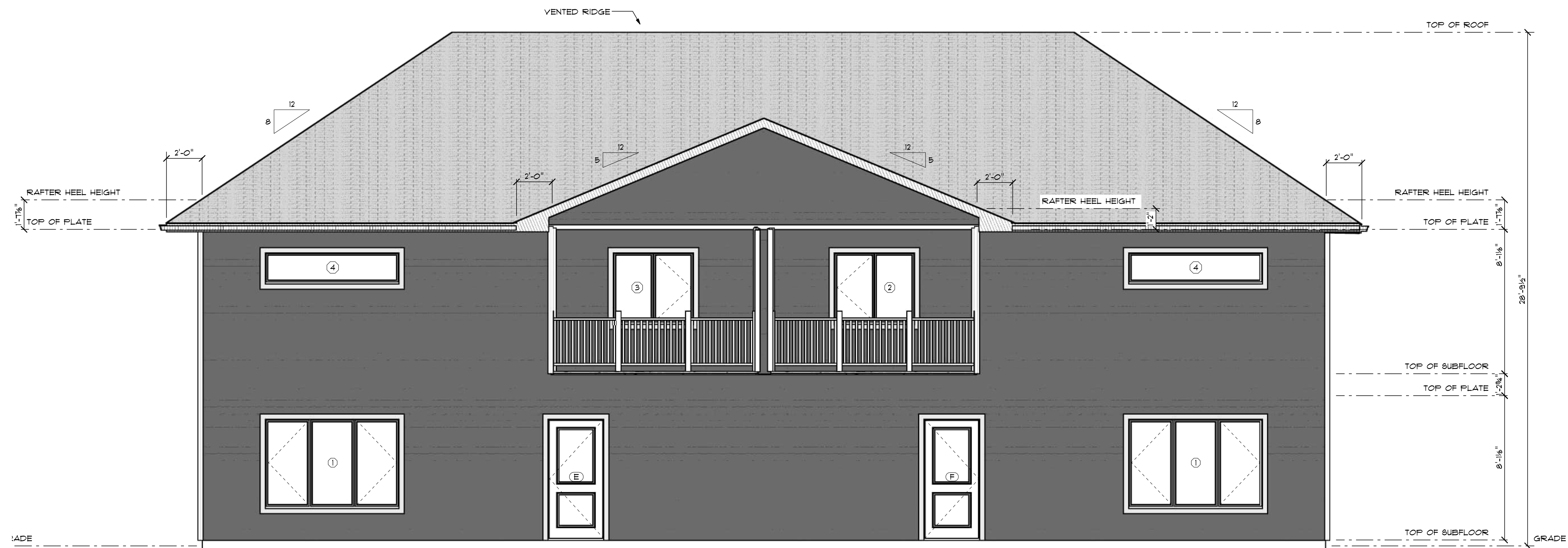
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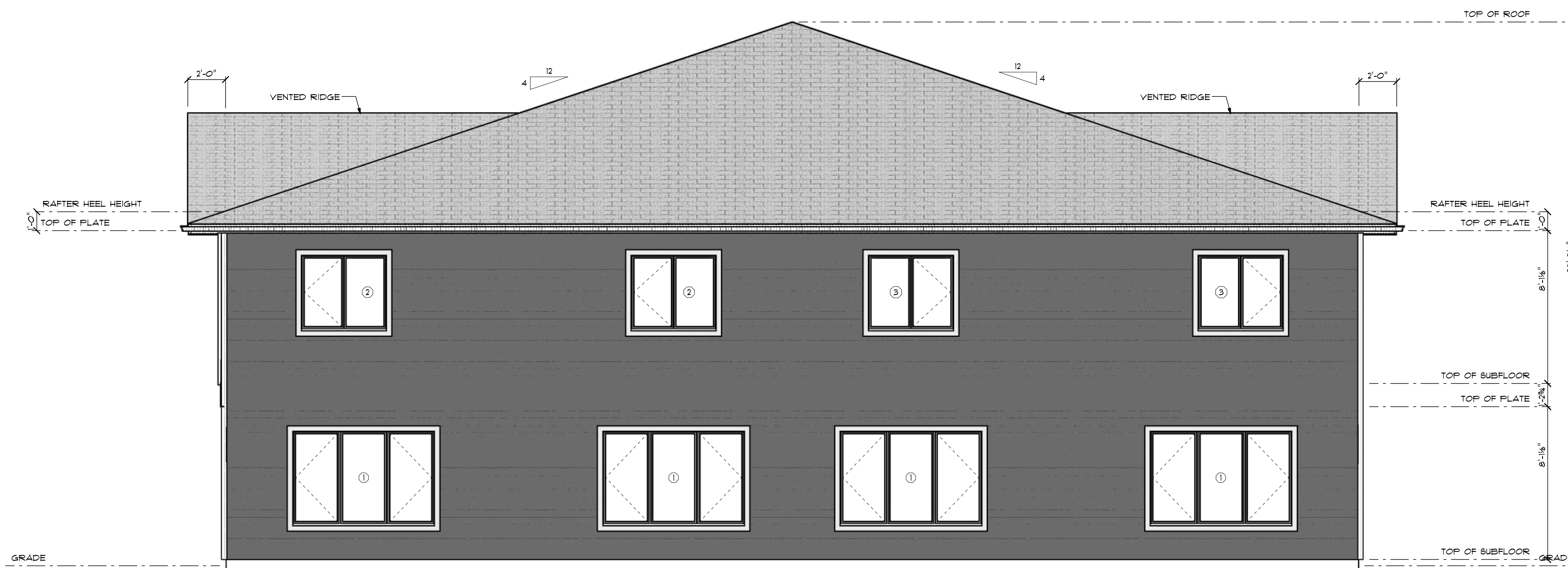
SECTION LETTER  
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3/5

SECT. PG.\*

DET. PG.\*



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION: 3780 SQ. FT. 4 PLEX		FAX: MOBILE:(204) 510-1153 PHONE: cody.silvius@alairhomes.com	DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.	PRELIMINARY 3 of 7
PROJECT FOR: ALAIR HOMES MELANO 4 PLEX 248 4th St. Brandon MB				
DRAWN BY: VERLIN		DRAWING TITLE: ELEVATIONS 2		
SCALE: 1/4" = 1'-0" DATE: April 13, 2023		PROJECT NUMBER: 23006		

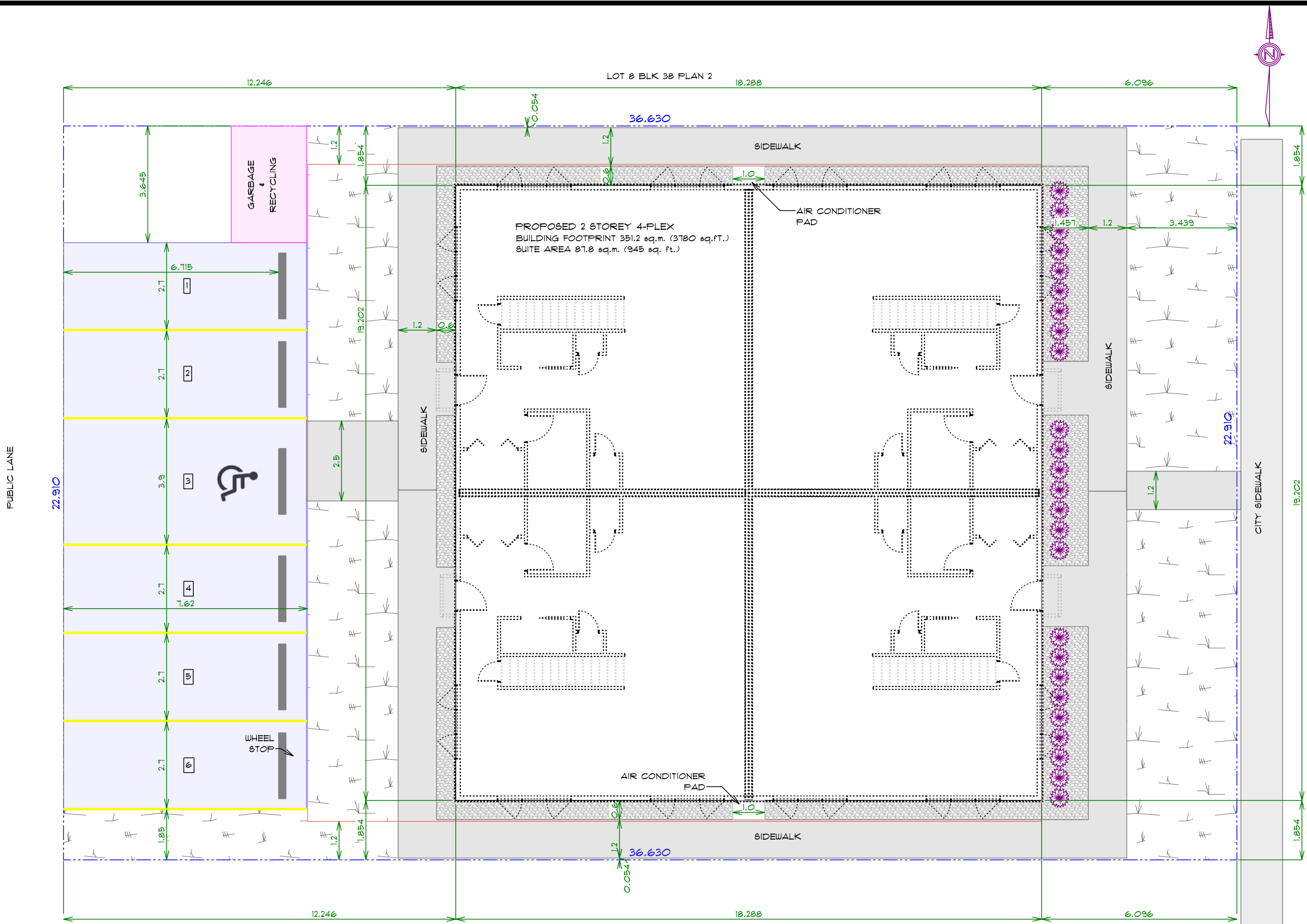
**WESTMAN DRAFTING & DESIGN SERVICES**  
34 Railway Street PHONE: 204-212-0478  
Binette verlin@westmandrafting.com  
Manitoba  
R0J 0J0

DETAIL NUMBER  
2  
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MARKER PG.\*

SECTION LETTER  
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3/5  
SECT. PG.\*

PROJECT FOR:  
ALAIR HOMES MELANO 4 PLEX  
248 4th St.  
Brandon  
MB  
DRAWN BY: VERLIN  
SCALE: 1/4" = 1'-0"  
DATE: April 13, 2023

FAX:  
MOBILE:(204) 510-1153  
PHONE:  
cody.silvius@alairhomes.com  
DRAWING TITLE:  
ELEVATIONS 2  
PROJECT NUMBER: 23006



PROPOSED 2 STOREY 4-PLEX  
 BUILDING FOOTPRINT 351.2 sq.m. (3780 sq.ft.)  
 SUITE AREA 87.8 sq.m. (945 sq. ft.)

**GENERAL NOTES**  
 1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.

- LEGEND**
- SITE PROPERTY LINE
  - MINIMUM BUILDING SETBACK
  - GRASS/SOD
  - CEMENT SIDEWALK
  - PAVED PARKING
  - LANDSCAPING STONE

**SITE INFORMATION**

CIVIC ADDRESS:  
 248 4TH. STREET, BRANDON, MB

LEGAL DESCRIPTION:  
 LOTS 5-7, BLK. 38, PLAN 2

CURRENT ZONE:

MIN. SETBACK REQUIREMENTS:  
 FRONT YARD: 6.0M  
 SIDE YARD: 1.2M  
 REAR YARD: 1.6M

AREA OF SITE: 839 sq. m.  
 AREA OF 4-PLEX 3541.2 sq. m.  
 BUILDING SITE COVERAGE 41.8%

PARKING SPACES REQUIRED: 6  
 PARKING SPACES PROVIDED: 6

PROJECT FOR:  
 ALAIR HOMES MELANO 4 PLEX  
 248 4th St.  
 Brandon  
 MB

DRAWING TITLE:  
 SITE PLAN

DATE: April 11, 2023 SCALE: 1:120

PROJECT NUMBER: 23006

DRAWN BY: VERLIN SHEET SIZE: 11"x17"



34 Railway Street  
 Elmie  
 Manitoba  
 R0J 0J0

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 verlin@westmandrafting.com