



May 4, 2023

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 225 Queens Ave E, 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 225 Queens Ave E, Brandon MB, a duplex in a RSD zone is permitted under conditional use. We are applying for conditional use as per this requirement.

There is currently only a garage and empty lot. Th property is currently zoned RSD as it is referred to in the zoning by-law.

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?
- 2)

The proposed development is a Duplex having 2 dwellings on the main floor and an attached garage at the back. To fit in to the surrounding area we have designed the building to have a similar look to a single dwelling residence. Please see the plans and renderings 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, the parking spaces are at the back, No driveways on the front of the building which will be consistent with the neigh hood. 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

,

Megan Chouinard,  
Contractor's Corner  
Pro-Fit Renovations & Property Management Ltd.  
Con Cor Homes



Letter of Authorization

Date: April 17 / 2023

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

RE: 225 Queens Ave E (address or legal description of application)

I (We) hereby give authorization to:

Contractor's Corner (Applicant's name)

To apply for a development application for the above address.

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

<u>Geoff Gregoire</u> Name (Print)	<u>[Signature]</u> Name (Signed)	<u>April 17 / 2023</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date



June 7<sup>th</sup>,2023

## Community Participation Report

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 124]; Prior to the public hearing, the applicant shall provide a community participation report to Administration. The report shall include the following:

(I) Method(s) of notification; (II) A list of the properties that were notified; (III) A summary of comments or s; and (V) If a public concerns; (IV) A summary of any efforts made to address those comments or cancer meeting was held, the date and location of the meeting.

### 1. Method(s) of notification:

Did door to door canvass June 2<sup>nd</sup> ,2023. Provided all homeowners with Neighborhood canvass package.

### 2. List of the properties that were notified:

List of addresses as provided, and Neighborhood canvass package provided directly to neighbor's even if not on list in proximity of 225 Queens Ave E.

### 3.Summary of comments or concerns:

The Homeowner at 121 Madison Cres was thrilled to hear something was going to be built on vacant lot, also mentioned that it will help the area renewal.

The neighbor directly next door at 235 Queens has been greatly supportive with this project since we purchased the lot and is excited for the build as he agrees that it will help with the renewal of the area.

We hope this Duplex will bring possible young families to area (especially with the school on the same block), Seniors or individuals with mobility issues.

Megan Chouinard

Contractor's Corner

408 Park Ave E



May 31, 2023

Dear Neighbors of 225 Queens Ave E

Contractor's Corner has applied for Conditional Use to construct a duplex at 225 Queens Ave E. The Conditional Use is to allow for a construction of a duplex in a Residential Single Detached (RSD)

According to Table 9 of the City of Brandon Zoning by-law 7214, Part 3, Division 1, Provides for the development of low density detached, semi-detached or duplex dwellings on City services sites.

The property has an older garage that will be removed , otherwise the lot is empty now after the house had to be removed.

The Proposed style of duplex is one level, garages will be at the back of the units, this style will most likely appeal to a senior client or client with accessibility needs. A detailed in-site and floor plan all requirements regarding setbacks, parking, height etc....have been achieved.

This information is for your review, and we welcome you to contact us if you have any questions or concerns.

You can also contact Community Planner:

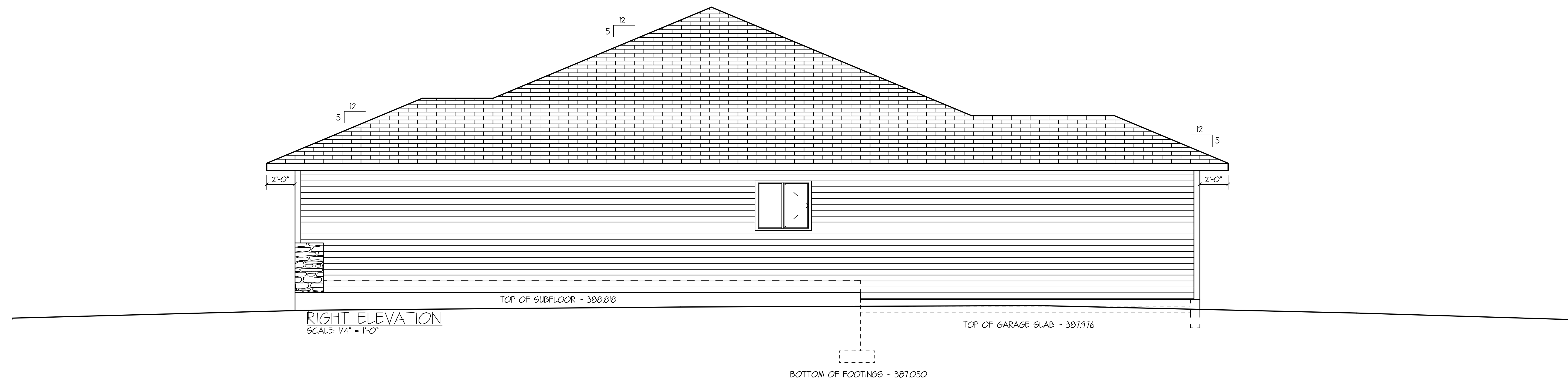
Bernice Leyeza 204-729-2113 or at [b.leyeza@brandon.ca](mailto:b.leyeza@brandon.ca)

Megan Chouinard

Contractor's Corner

408 Park Ave E

Brandon, Mb



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

GENERAL NOTES

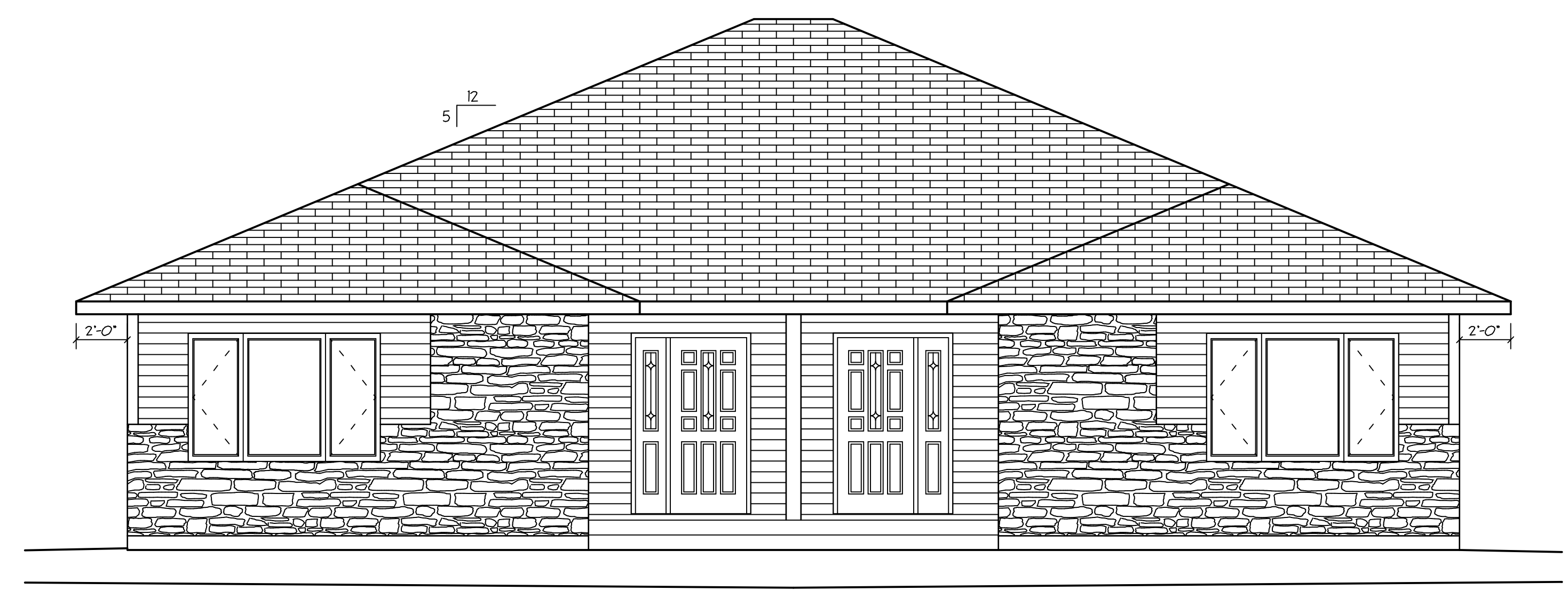
EAVESTROUGH AND DOWNSPOUTS TO BE SITE APPLIED IN A MANNER AS TO PREVENT SOIL EROSION AROUND THE HOUSE (M.B.C. ARTICLE 9.27.15)

ALTHOUGH NOT SHOWN ON THE ELEVATIONS, GUARDRAILS ARE REQUIRED ON THE EXTERIOR STEPS AND DECK.

GUARDRAILS FOR EXTERIOR STAIRS SHALL NOT BE LESS THAN 900mm (36") HIGH MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSING, AND 1070mm (42") IN HEIGHT AT LANDINGS (M.B.C. ARTICLE 9.8.8.1 M.B.C. ARTICLE 9.8.8.2)

GUARDRAILS FOR DECKS WHICH ARE NOT MORE THAN 18M (72') ABOVE GROUND ARE PERMITTED TO BE A MINIMUM OF 900mm (36") HIGH. GUARDRAILS FOR DECKS WHICH ARE MORE THAN 18M ABOVE GROUND ARE REQUIRED TO BE 1070mm (42") IN HEIGHT.

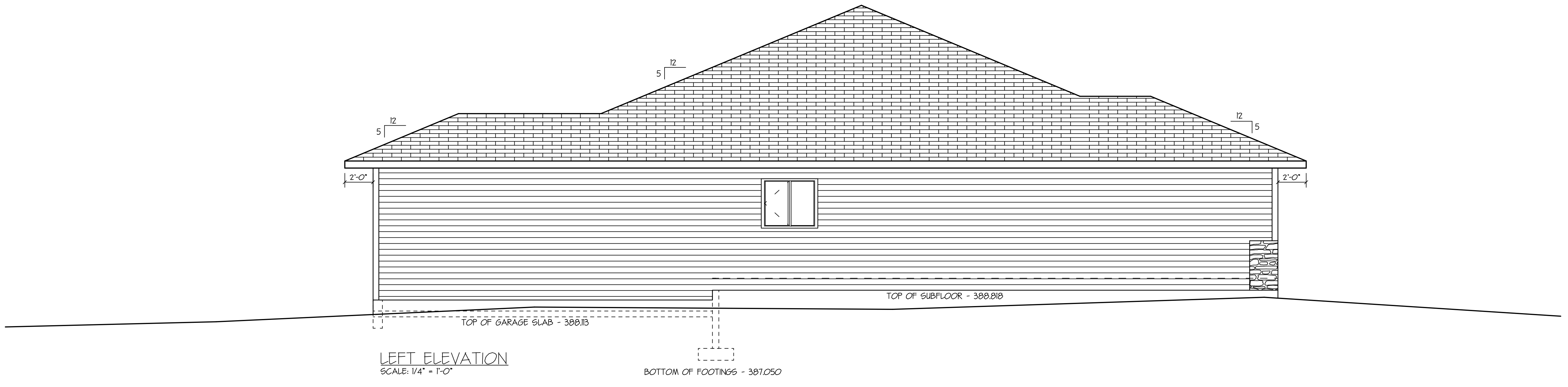
FLASHINGS IS REQUIRED OVER ALL EXTERIOR OPENINGS AND IN ALL ROOF VALLEYS. (M.B.C. ARTICLE 9.27.3.2(2) M.B.C. ARTICLE 9.26.4.2)



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

CUSTOMER : CONTRACTORS CORNER	
DATE: MARCH 27/23	
006-23	REV #1: X
DRAWN BY : KCS	REV #2: X

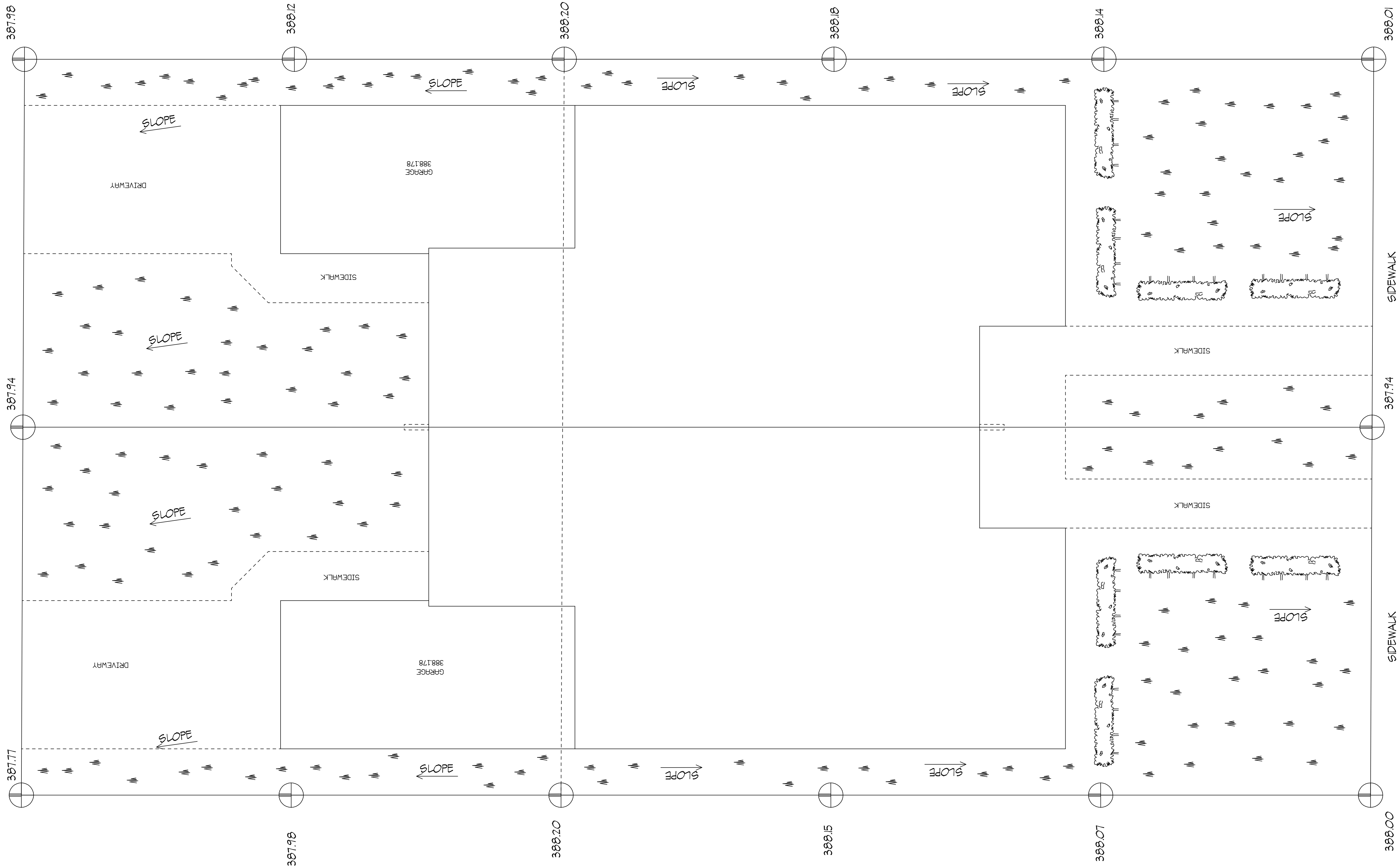
K & P  
DRAFTING

161 POWELL CRESENT S.  
BOX 861  
SOURIS, MANITOBA  
R2K-2C8

PROPERTY OWNER	ADDRESS	CITY	PROVINCE
PROPERTY OWNER	1 BASSWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1017 2ND ST	BRANDON	Manitoba
PROPERTY OWNER	1031 6TH ST	BRANDON	Manitoba
PROPERTY OWNER	111 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	116 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	116 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	117 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	118 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	1203 RUSSELL ST	BRANDON	Manitoba
PROPERTY OWNER	121 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	1210 RUSSELL ST	BRANDON	Manitoba
PROPERTY OWNER	1211 RUSSELL ST	BRANDON	Manitoba
PROPERTY OWNER	124 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	126 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	128 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	130 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	133 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	134 MADISON CRES	BRANDON	Manitoba
PROPERTY OWNER	1474 APPLEWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1478 APPLEWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1479 APPLEWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1482 APPLEWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1483 APPLEWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1486 APPLEWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1487 APPLEWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	1538 13TH ST	BRANDON	Manitoba
PROPERTY OWNER	203 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	213 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	214 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	2225 50 E NORTH TEMPLE	SALT LAKE CITY	UTAH
PROPERTY OWNER	224 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	234 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	235 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	243 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	305 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	322 QUEENS AVE E	BRANDON	Manitoba
PROPERTY OWNER	33 ASHGROVE BLVD	BRANDON	Manitoba
PROPERTY OWNER	4 BASSWOOD BAY	BRANDON	Manitoba
PROPERTY OWNER	408 PARK AVE E	BRANDON	Manitoba
PROPERTY OWNER	526 RAVELSTON AVE E	WINNIPEG	Manitoba
PROPERTY OWNER	6 BASSWOOD BAY	BRANDON	Manitoba

PUBLIC LANE

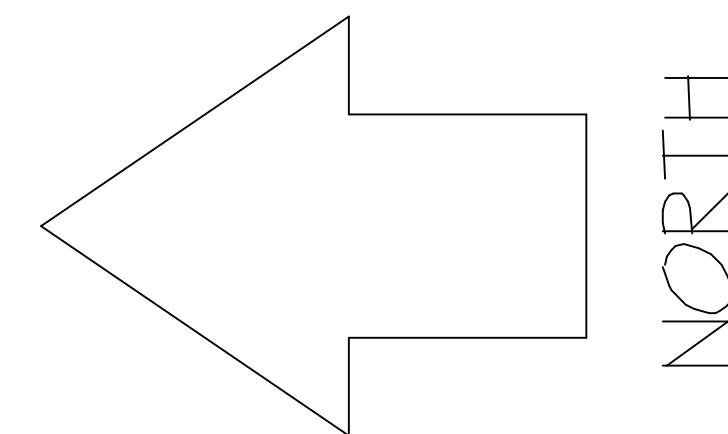
QUEENS AVENUE



LOT GRADING/BUILDING ELEVATION PLAN  
 SCALE: 1/4" = 1'-0"

#225 QUEENS AVENUE EAST  
 BRANDON MANITOBA  
 AND BEING  
 LOT 151 PLAN 952  
 (LOTS 1&2, DEP. 1171/20 BLTO)

FLOOR AREA PER UNIT - 1154 SQ.FT. (107.21 SQ.M.)  
 TOTAL FLOOR AREA - 2308 SQ.FT. (214.42 SQ.M.)



CUSTOMER : CONTRACTORS CORNER  
 DATE : MARCH 27/23  
 006-23 REV #1 : X  
 DRAWN BY : KCS REV #2 : X

K & P  
 DRAFTING  
 161 POWELL CRESENT S.  
 BOX 861  
 SOURIS, MANITOBA  
 R2K-208