



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.

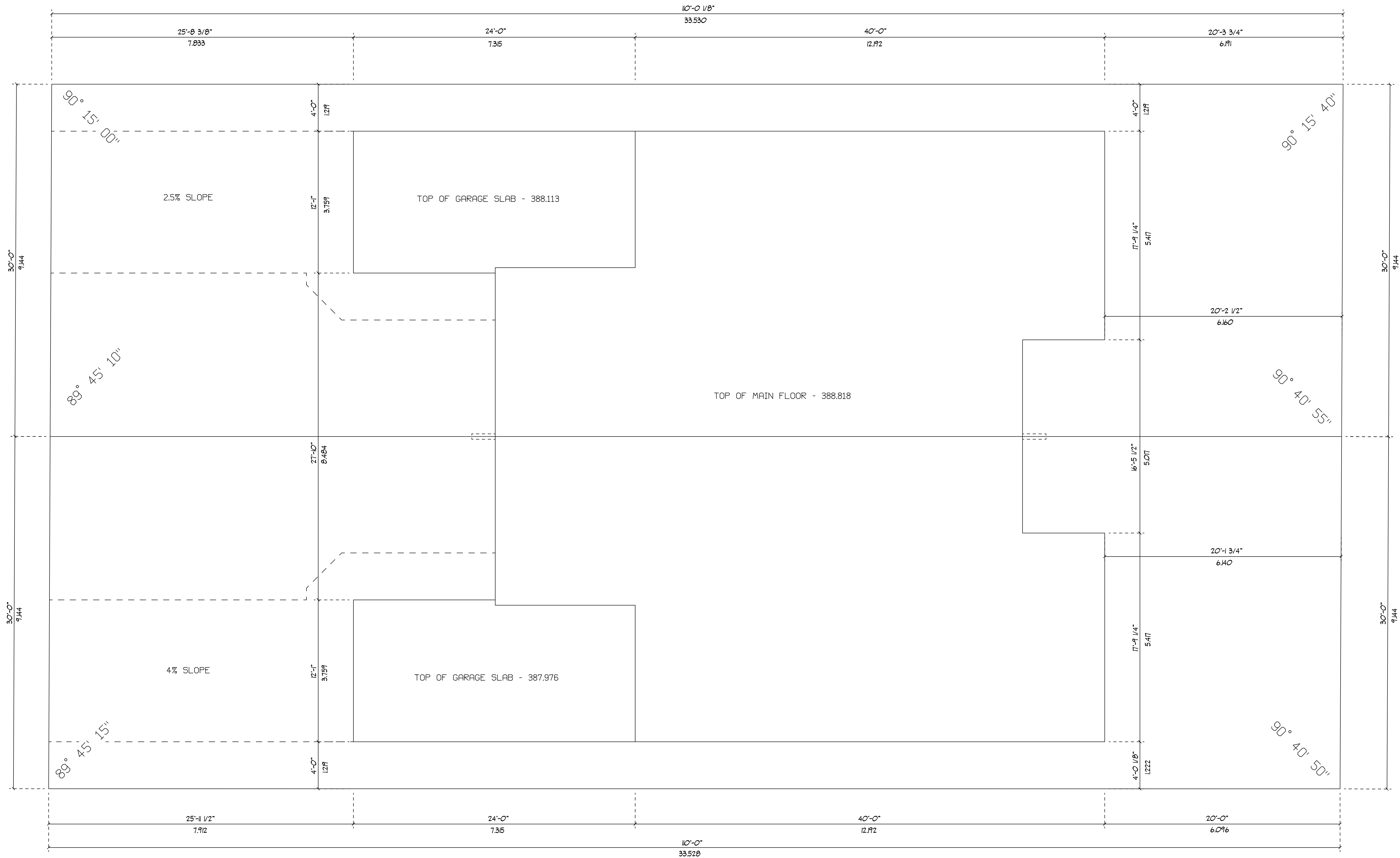
Kind Regards

,

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

PUBLIC LANE

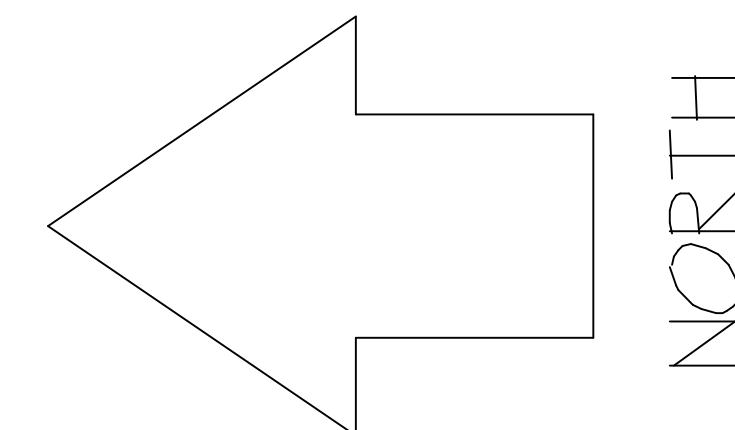
QUEENS AVENUE



#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.)

BOTTOM OF FOOTINGS - 387.050



TBM PLACED ON TOP NUT HYDRANT AT QUEENS AND BASSWOOD - ELEV=388.57

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-200