

Letter of Intent

May 30, 2022

City of Brandon
Planning, Property and Building Departments
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

To Whom It May Concern:

I, Eric Olson (the Applicant), using this letter of intent, am seeking an application for Conditional Use at 2820 Rosser Avenue, Brandon, Manitoba, (Lot 22/24 Block 79 Plan 15) to allow for a duplex in an interior lot with a minimum site width of less than 15.2m in the Residential Single Detached (RSD) Zone. According to Table 9 of the City of Brandon Zoning By-Law 7214, Part 3, Division 1, duplex dwellings in the RSD zone are permitted under conditional use.

Will this be compatible with the general nature or the surrounding area? The goal while completing this project is to accompany the current homes in the surrounding area. The exterior of this construction will be well suited to the residential properties in this location while also giving the property an updated touch.

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? The development of this project will comply with the applicable codes and bylaws, and by doing so, there should be no health or safety concerns for anyone living or working in the surrounding area. The development of the current property will be a refreshing, positive addition to the neighbourhood and should only enhance the opportunity for future projects in this area.

Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law, and any secondary plan by-law? This development is generally consistent with all applicable development plan by-laws, zoning by-laws, and any secondary plan by-laws.

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

Sincerely,

Eric Olson
Stone & Sky Developments Ltd.
(204) 570-3113

Community Participation Report – 2820 Rosser Ave

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; 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 concerns; (IV) A summary of any efforts made to address those comments or concerns; and (V) If a public meeting was held, the date and location of the meeting.

1. Method(s) of notification:

Mailed Neighbourhood canvass package to all addresses of non-resident property owners as provided.

Did door to door neighbourhood canvass.

2. List of the properties that were notified:

List of addresses as provided, and Neighbourhood canvass package provided directly to neighbours even if not on list in proximity of 2820 Rosser Ave.

3. Summary of comments or concerns:

Did community canvass and as of today June 26th I had no feedback from community.

NOTE: I will update Community planner Bernice Leyeza the day prior to hearing with any new feedback.

4. Public Meeting

No public meeting was held.

Sincerely,

Eric Olson
Stone and Sky Developments Ltd.
(204)570-3113

Dear Area Resident / Property Owner:

I, Eric Olson (the applicant), am seeking a Conditional Use (CU) at 2820 Rosser Ave, Brandon Manitoba, Lot 22/24 Block 79 Plan 15 to allow for a duplex in the Residential Single Detached (RSD) Zone. Duplex dwellings in the RSD zone are permitted under a Conditional Use.

City of Brandon By-law 7124

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49.0 Residential Zones:

RSD Residential Single Detached Provides for the development of low-density detached, semi-detached, or duplex dwellings on City serviced sites.

You are receiving this notice as you either own a property or live within 100 meters of 2820 Rosser Ave, Brandon MB.

The existing home at 2820 Rosser Ave (Lots 22/23) will remain and parking will be relocated to the rear off the back lane. A new duplex will be built on the recent title split lot 24 (see site plan). The newly built duplex will be bi-level style. The front unit will have front drive access to the enclosed garage and the rear unit will have access to the rear lane.

We will position the duplex to match the front sight line of the neighbour to the east at 2812 Rosser and their attached front garage and bi-level style.

Please note that the proposed duplex meets all building codes, setbacks, and parking requirements. Time has been taken and attention to detail in designing this bi-level style build to fit the neighbourhood and existing homes.

I am currently the owner of the property, will be the builder, and will retain ownership of 2820 Rosser Avenue once I have completed construction.

Please see page 2 for the site plan, layout and render for your reference.

Thank you for reviewing and contact me at any time,

Eric Olson

Stone & Sky Developments Ltd.

(204) 570-3113

Eric.Olson@stoneandsky.ca

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