

# 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

