



CONCEPT HOMES

CONSTRUCTION LTD

📞 204-891-9742

✉️ joel@concepthomes204.com

📍 752 1st Street, Brandon MB, R7A 2X4

August 9, 2023

To:

Brandon Planning Permit Department

To Whom it May Concern:

On the week of July 31, 2023, letters to the property owners were hand delivered to the 35 addresses within the vicinity of 125 24th street, and another 15 mailed out on August 4th to the property owners from the supplied list not living in the vicinity. I met two owners on site, one who lives next door at 129 24th street. I believe his name was John and he didn't seem to have any negative feedback. I showed him the site plan and building plans and he had a couple of questions, but nothing negative. I also met a nearby home owner, but I didn't catch her address. She was very supportive and explained her thoughts that there was more housing needed in Brandon. In the letters, I left my phone number and email address but had no further feedback from anyone.


Regards,

Joel Cardinal-Schultz
Owner



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 752 1st Street, Brandon MB, R7A 2X4

August 1, 2023

Dear:

Property Owner

To Whom it May Concern:

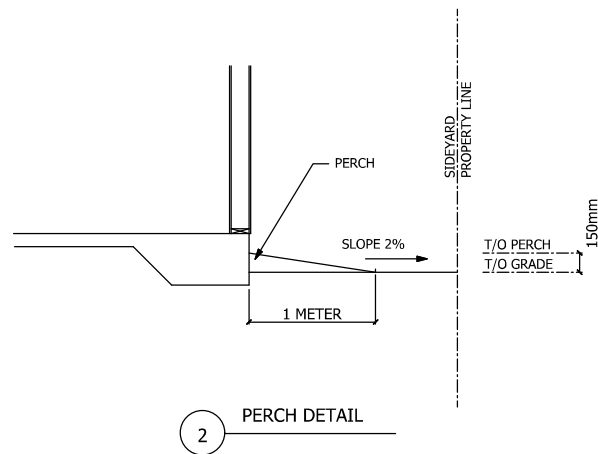
Concept Homes is applying for a conditional use at 125 24th street to increase the density by 1 unit. The lot is zoned RLD and has lanes on both the east and north side, with 24th street on the west side, but is still considered to be an interior lot. Along with increasing the density from the allowance 3 units to 4 units, we'd also be saving as many trees as we can as outlined on the site plan, and as well, we have designed a property that would fit in with the neighborhood. Please take a look at the enclosed site plan, floorplan and front rendering, and feel free to reach out via email, call or text with any feedback, questions, concerns or general feedback!

Regards,

Joel Cardinal-Schultz
Owner

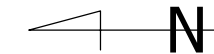
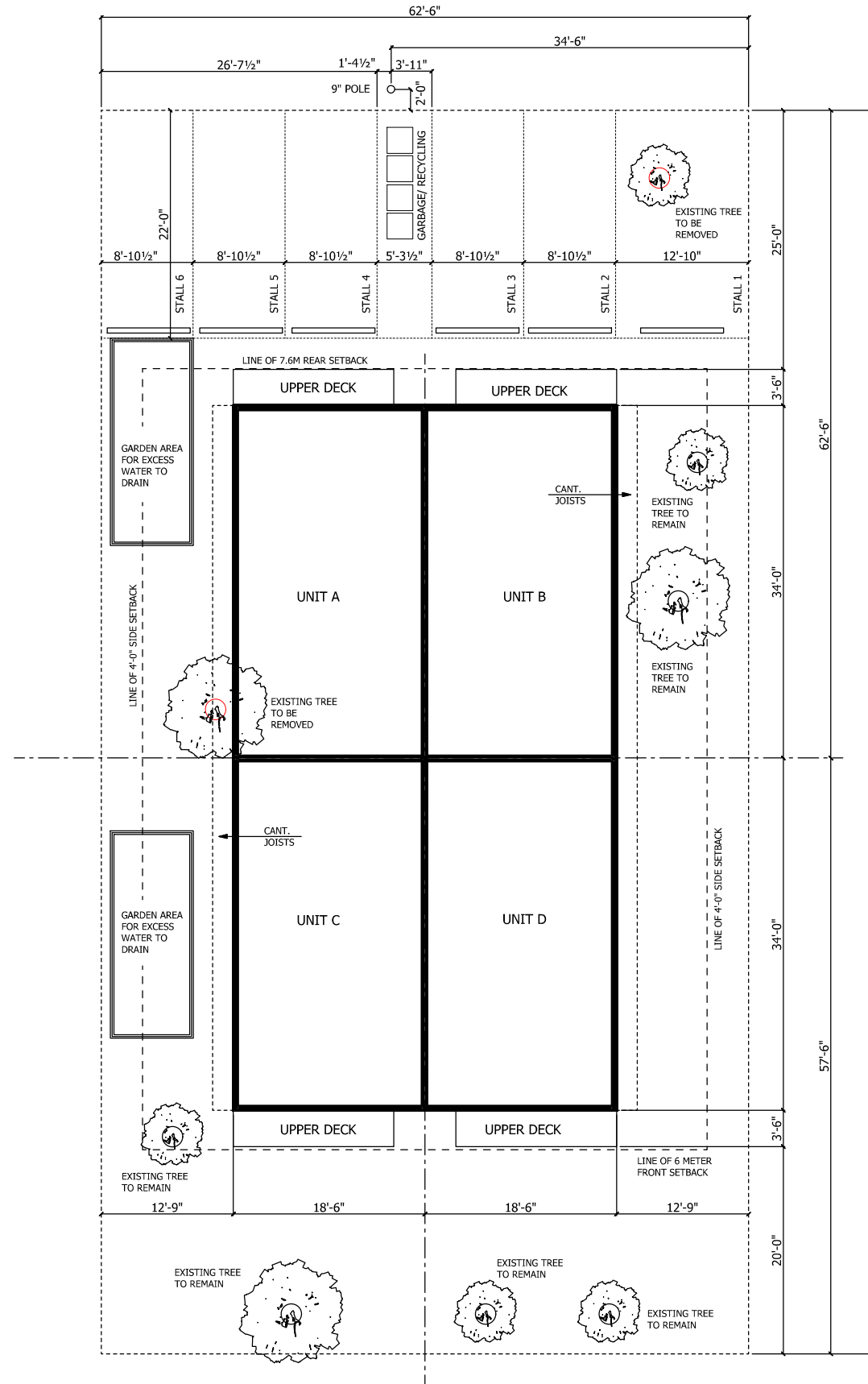
GENERAL NOTES:

- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS, IF ANY
- IF PROJECT IS LOCATED IN AN ESTABLISHED NEIGHBORHOOD, CONTRACTOR TO PROVIDE SITE SECURITY FENCE AT TIME OF EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE BUILDING PERMIT APPLICANT TO ENSURE THAT THE PROPOSED STRUCTURE WILL NOT ENCROACH ON ANY ELECTRICAL, GAS LINE OR OTHER ASSESSMENTS REGISTERED AGAINST THE PROPERTY IN QUESTION.
- THE LOCATION OF THE ELECTRICAL LINES OR GAS LINES MAY BE LOCATED BY CONTACTING SERVICE PROVIDERS.



PUBLIC LANE

PUBLIC LANE



DESIGNER:
Jacquie Pollock
306-270-4655
three.cubes@hotmail.com

DISCLAIMER:
The draftsperson assumes no liability or responsibility for any errors or omissions and any incidental, indirect or consequential damages, whatsoever, arising from the use of these drawings or the information provided therein.

CUSTOMER:
CONCEPT HOMES

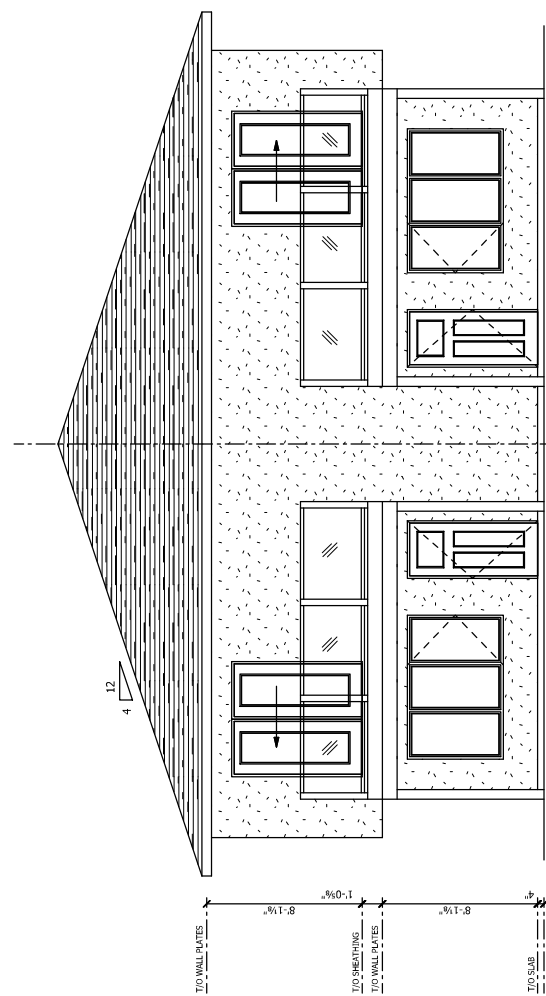
ADDRESS:
125 24TH STREET
BRANDON, MANITOBA

DATE:
August 02, 2023

SCALE:
1" = 15'-0"

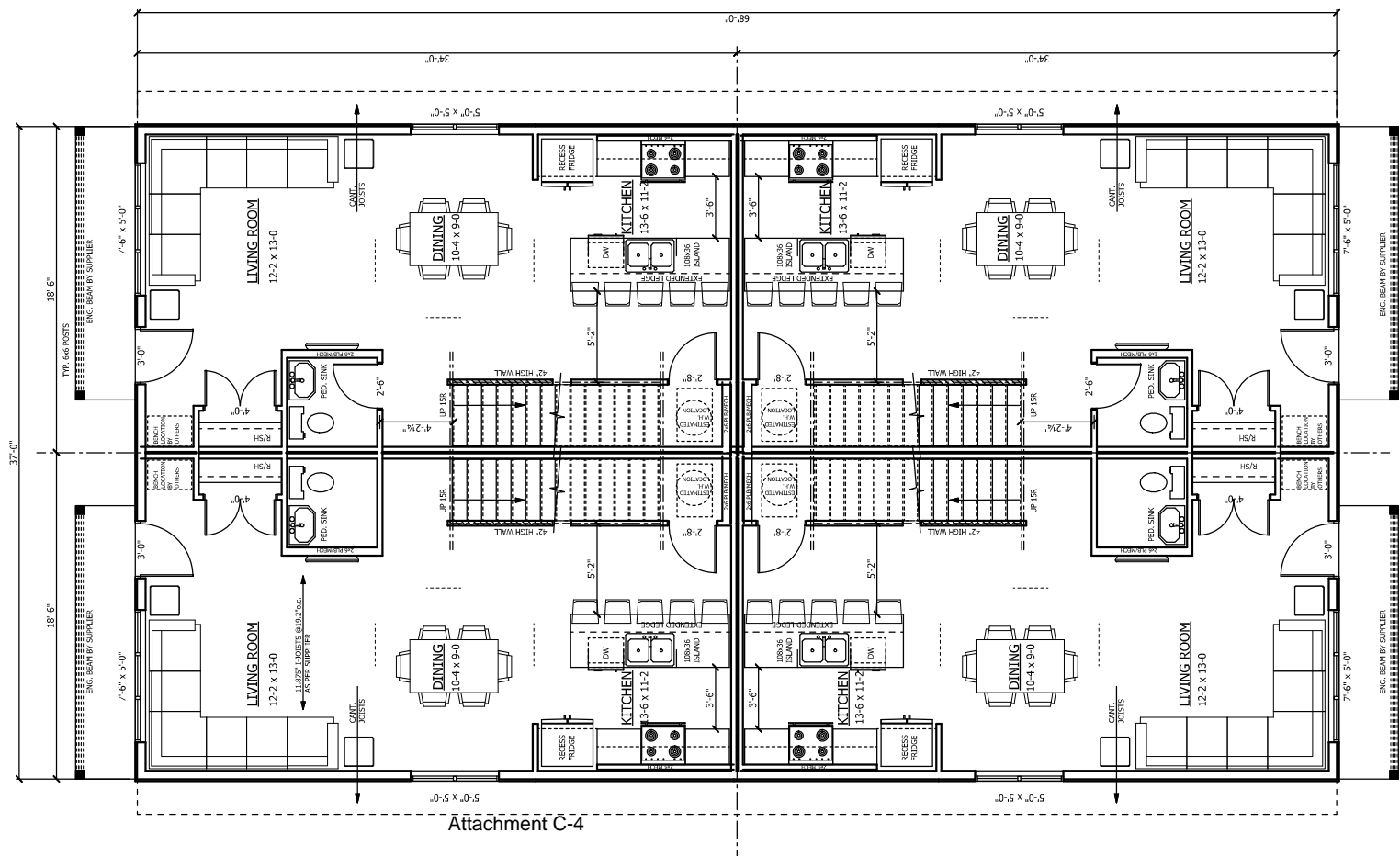
DRAWING NAME:
SITE PLAN

DRAWING NUMBER:
A2



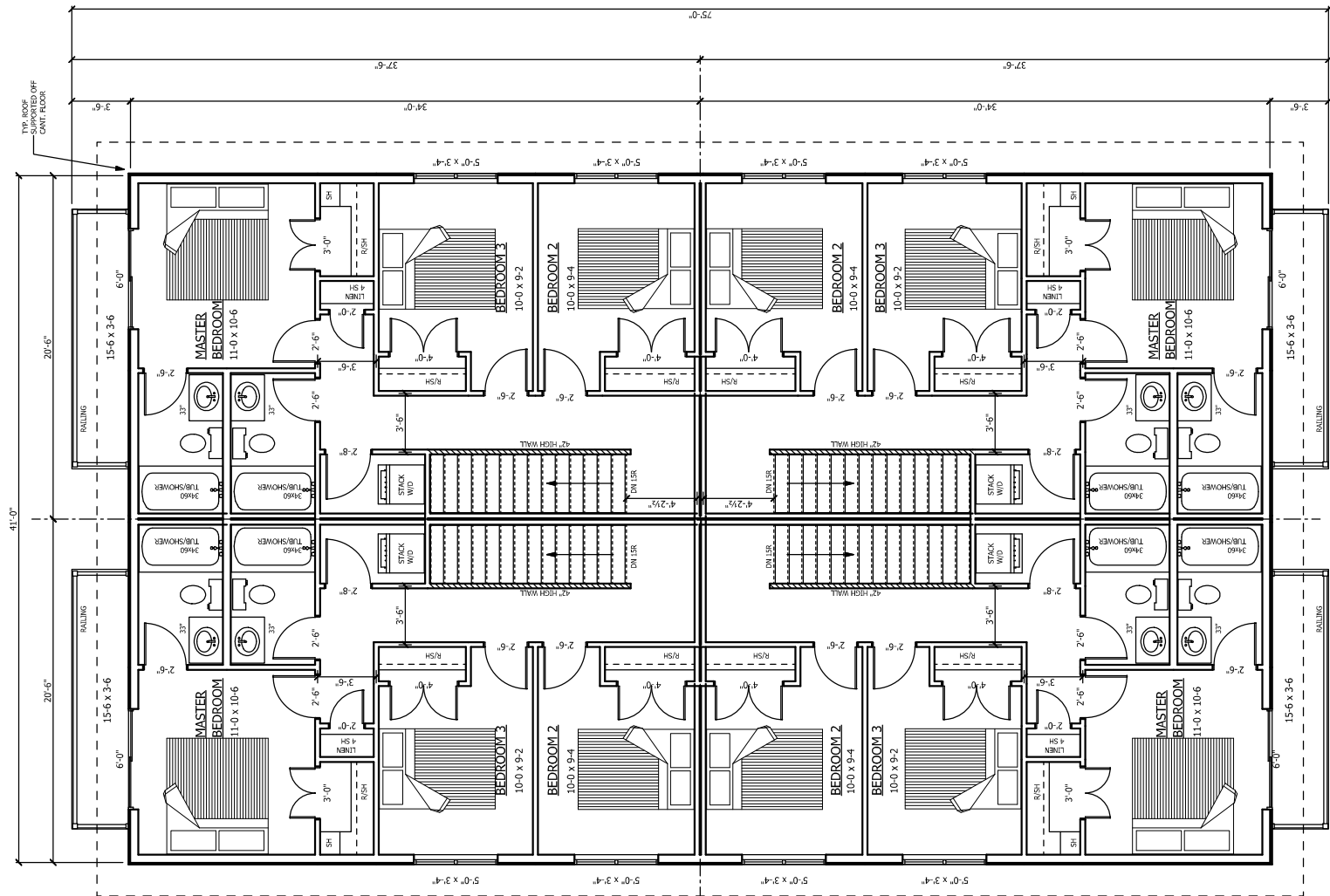
1 FRONT ELEVATION

TOP OF WINDOW TO MATCH HEIGHT OF DOORS UNLTD.
 - WIND. SISING ON BOTH SIDES.
 - WIND. SISING ON BOTH SIDES.



1 MAIN FLOOR PLAN

EACH UNIT: 629 SQ. FT.
 TOTAL: 2516 SQ. FT.



1 SECOND FLOOR PLAN

EACH UNIT: 659 SQ. FT.
 TOTAL: 2636 SQ. FT.
 EACH UNIT TOTAL BOTH FLOORS: 1288 SQ. FT.
 TOTAL BUILDING: 5132 SQ. FT.