



1875 Middleton Avenue - Unit 2, Brandon Manitoba, R7C 1A7

October 31st, 2023

Attn: City of Brandon Planning & Buildings Department

Letter of Intent

This letter is to express the intent of our application for Conditional Use at 1875 Middleton Avenue (LOT 3 PLAN 37171 BLTO) at SE 1/4 2-11-19 WPM.

The purpose of this Conditional Use application is to propose moving an existing Auxiliary Building from its current location at 4110 Victoria Avenue, Brandon, to 1875 Middleton Avenue, Brandon, for current and future operations. The proposed property is currently zoned CHW Commercial Highway and this building is currently considered a Commercial Establishment, which under the current zoning of CHW isn't permitted. This building serves as a small water business for people to purchase water that is transported to the site, no services other than power are required for its operations.

The proposed new location area is currently surrounded by a variety of commercial businesses to the East and West. There is accessibility to the proposed site via Middleton Avenue and would not impede the flow of traffic as customers can use the private lot it would be located on. Parking requirements for the Auxiliary Building can also be met on the new location's private lot, where it can not on its current location with the new multi-residential/commercial building being constructed.

Manitoba Transportation & Infrastructure have been contacted about the proposed new location considering its proximity to the Trans Canada Highway and they approve, pending formal receipt of a permit application.

We feel that this proposed location meets the requirements needed for the Auxiliary Building to be moved, and that it will be better suited for its operation than the current location that is surrounded by large multi-unit residential buildings.

KSwidnicki

Kelsey Swidnicki
Project Manager
Keller Developments

Letter of Authorization

Date: Oct-26/23

To: City of Brandon
Planning & Building Safety Department
638 Princess Ave
Brandon, MB
R7A 0P3

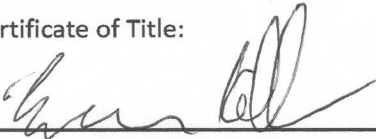
RE: 1875 Middleton Avenue (address or legal description of application)

I (We) hereby give authorization to:

Keller Developments (Applicant's name) to apply for a permit

(building/development/other) for the above address.

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

<u>Evan Keller</u> Name (Print)	 Name (Signed)	<u>Oct-26/23</u> Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date
_____ Name (Print)	_____ Name (Signed)	_____ Date