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# BRANDON DEVELOPMENT SERVICES

February 10, 2023

City of Brandon Development Services  
638 Princess Avenue.  
Brandon, MB  
R7A 0P3

**Attention: Brandon Development Services**

**Re: Letter of Intent as part of Zoning By-law Amendment Application for  
923 10th Street**

Dear City of Brandon Development Services,

My name is Kendra Prevost. I am applying to have a property that I just purchased re-zoned. The property is zoned as an RLD (Residential Low Density), I would like to re-zone the property to a CN (Commercial Neighbourhood).

The location of this property is 923 10th Street, Brandon Manitoba.

My intent is to turn this house/property into a small Hair Salon. I have worked in the hair industry for over 13 years, and would like a small business of my own.

My plan for the building:

1. I am not planning on changing anything to the outside of the building, besides some paint, new fence, and possibly removing a couple trees. With that being said, when removing the fence to rebuild I am also wanting to put a few parking spots in the back of the property. As the property sits there is a drive way in the front of the building that can fit two vehicles, which I believe will not be enough space for client/staff parking. Also looking into speaking with the church that is at the end of the block about the possibility of using there parking lot.

2. I plan on doing a number for improvements to the inside of the building, but not actually removing any walls. The main bathroom, located on the main floor will be

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guttled and remodelled. Besides that it would just be minor things from flooring to paint.

3. I have spoke with both Electricians and Plumbers and would need to do some changes to specific spots in the house, From new lighting in the main living area, to a new electrical panel. The plumbing would consist of a new hot water tank, and possibly a new air exchanger through out the duct work.

I think this would be a great improvement for the area, as there is a gym, church, and other small businesses on this street. I grew up in this neighbourhood my entire life, and would hate to see the home get torn down and built into some sort of condo complex. I am wanting to keep the building and the character of the house as is, which means there wouldn't be an disruptions to the residential homes to each side of the house.

I hope i have enough information disclosed for you in this letter, if not please feel free to email me at [kendramcelroy6@hotmail.com](mailto:kendramcelroy6@hotmail.com) , or call 12047617641. I am always willing to explain in more detail what we have envisioned for this property. Thank you, for your consideration on this zoning by-law amendment.

Sincerely,



Kendra Prevost  
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Brandon, MB  
12047617641  
[kendramcelroy6@hotmail.com](mailto:kendramcelroy6@hotmail.com)

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