

Development Services
638 Princess Avenue Brandon MB R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Letter of Authorization

Date: April 19/2023

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

RE: 923 10th Street (address or legal description of application)

I (We) hereby give authorization to:

Kendra Prevost (Applicant's name)

To apply for a development application for the above address.

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

<u>Ruby Ashby</u> Name (Print)	<u>Karen Ashley POA</u> Name (Signed)	<u>Apr. 19/23</u> Date
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_____ Name (Print)	_____ Name (Signed)	_____ Date
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_____ Name (Print)	_____ Name (Signed)	_____ Date
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_____ Name (Print)	_____ Name (Signed)	_____ Date
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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

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 , 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.

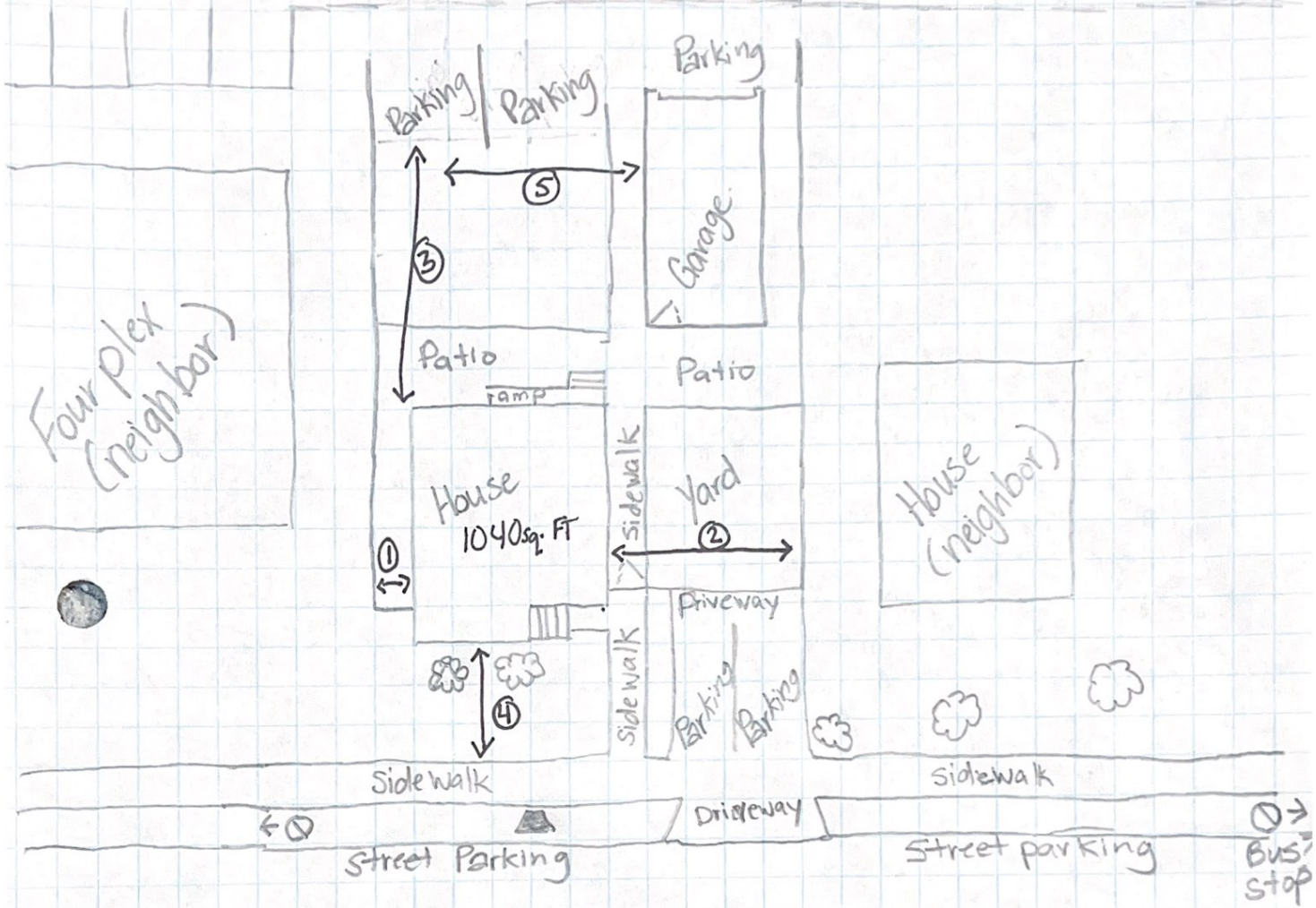
Sincerely,



Kendra Prevost
74 Aster Crescent
Brandon, MB
12047617641
kendramcelroy6@hotmail.com

923 10TH Street

Backlane



- ① House to Fence (Northside) → 4'-2"
- ② House/Driveway to fence (on South side) → 21'-3"
- ③ House to back fence (Backlane) → 60'-2"
- ④ House to sidewalk → 24'-9"
- ⑤ North Fence to Garage → 25'