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Letter of Intent

January 30, 2023

Re: 1910 Victoria Ave East,

To Whom It May Concern,

This letter is to provide an outline of our development intentions for the above said lands. The total parcel includes approximately 27 +/- acres with over 30 titles to make up this proposed development.

Our intent is to approach this process in a two stage development; Stage 1 and Stage 2 which will be defined through our development progress. These lands are within the East Brandon Industrial Area (EBIA) Secondary Plan and are designated as full service area "A" (FS-A North). Our objective is in line with existing goals of EBIA which are designed to prepare and create a variety of lot sizes with full services to accommodate and attract as many new or existing business types. Lot sizes will vary, ranging between .5 up to 9 acres. We will be also looking at complying with zoning changes from presently DR to IG (Industrial General) as shown in Section 61 (Industrial Use Regulations). We feel that IH (Industrial Heavy) could have a negative adverse effect on existing uses near the said lands.

Currently, our biggest challenge is to deliver sewer service to this proposed development. There are two options available at the moment in which we can connect to existing services. Option #1 is a line on the most northerly portion of 3000 Victoria Ave East, approximately 600 meters away, which is directly through a privately owned parcel. Option#2 is a line on the same property but approximately 10 meters south of option #1 approximately 600 meters. We are making good progress with the ownership of this property to secure an easement acceptable to all parties involved.

Our objectives in this development are to follow existing Industrial policies, more specifically sections 4.1.1, 4.1.3 & 4.1.5 set out in The Brandon and Area Planning District Development Plan 2013.

To maintain this concept, we feel that we have concluded that we in fact require guidance and assistance from the city. We are seeking the approval to approach this development in the proposed two stages, as well as some aid in the overview, and conceptual development in the connection to the City of Brandon's existing services.

Sincerely,

Kit Harrison



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 5, 2022

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

RE: 1900 & 2340 Vic Ave E; 533 & 550 Perry Street (address or legal description of application)

I (We) hereby give authorization to:

6468251 Manitoba Ltd. (Applicant's name)

To apply for a development application for the above address.

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

A Robertson on Behalf of the City of Brandon

Name (Print)

Angie Robertson

Name (Signed)

April 5, 2022

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

## Letter of Authorization

Date: January 24<sup>th</sup>, 2022

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

RE: 1910 Victoria Ave E. (address or legal description of application)

I (We) hereby give authorization to:

6468251 Manitoba Ltd. (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>Donna Anderson, CAO</u> Name (Print)	<u>DAnderson</u> Name (Signed)	<u>Jan. 24, 2022</u> Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date
 Name (Print)	 Name (Signed)	 Date



**Sutton- Harrison Realty**  
AN INDEPENDENT MEMBER BROKER  
**email: Kith@sutton.com**  
**website: www.suttonharrison.com**

**PROPERTY DEVELOPMENT AUTHORIZATION**

TO WHOM IT MAY CONCERN:

**RE: 2110 VICTORIA AVE EAST**

**OWNER(S): 6468251 Manitoba Ltd.**

**ADDRESS: Unit A 99 – 18<sup>th</sup> Street, Brandon, MB. R7A 0N2**

**LEGAL DESCRIPTION:**


**Lots 3 and 4 Block 5 Plan 285 BLTO in the NW 1/4 18-10-18 WPM**

**CT # TBA**

This letter is our authorization to allow Kit Harrison of 6468251 Manitoba Ltd. O/A Sutton - Harrison Realty, to obtain permits or any other documentation required to construct or renovate on the subject premises.

We also grant Kit Harrison of Sutton – Harrison Realty or their agents permission to access the premises for the purposes of performing engineering, legal survey, and for any other purpose required by Kit Harrison of Sutton – Harrison Realty or their agents to fully satisfy themselves that the premises are suitable for development on the subject premises.

Title: Kit Harrison pres of 6468251 Manitoba Ltd.  
Print Name

per:   
Landlord or Representative(s)

Date: January 12th , 2023.



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: January 12th, 2023

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

RE: 2110 Victoria Ave East (address or legal description of application)

I (We) hereby give authorization to:

6468251 Manitoba Ltd. (Applicant's name)

To apply for a development application for the above address.

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

6468251 Manitoba Ltd.

January 12th, 2023

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

January 12<sup>th</sup>, 2023

To: City of Brandon  
Planning & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

RE: 2110 Victoria Avenue East and 600 Cascade Street

We hereby give authorization to:

6468251 Manitoba Ltd.

To apply for a development application for the above addresses.

Registered Owners on the Current Status of Title:

6468251 Manitoba Ltd.

January 12, 2023

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date



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: January 12th, 2023

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

RE: 600 Cascade Street (address or legal description of application)

I (We) hereby give authorization to:

6468251 Manitoba Ltd. (Applicant's name)

To apply for a development application for the above address.

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

Kit Harrison (pres)

Name (Print)

Name (Signed)

1-12-2023

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date



**Sutton- Harrison Realty**

AN INDEPENDENT MEMBER BROKER

**email: Kith@sutton.com**

**website: www.suttonharrison.com**

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**PROPERTY DEVELOPMENT AUTHORIZATION**

**TO WHOM IT MAY CONCERN:**

**RE: 600 Cascade Street**

**OWNER(S): 6468251 Manitoba Ltd.**

**ADDRESS: Unit A 99 – 18<sup>th</sup> Street, Brandon, MB. R7A 0N2**

**LEGAL DESCRIPTION:**

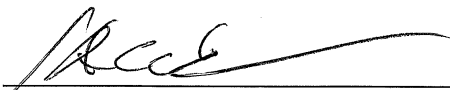
**Lots 39 and 40 Block 7 Plan 285 BLTO in the NW 1/4 18-10-18  
WPM**

**CT # TBA**

This letter is our authorization to allow Kit Harrison of 6468251 Manitoba Ltd. O/A Sutton - Harrison Realty, to obtain permits or any other documentation required to construct or renovate on the subject premises.

We also grant Kit Harrison of Sutton – Harrison Realty or their agents permission to access the premises for the purposes of performing engineering, legal survey, and for any other purpose required by Kit Harrison of Sutton – Harrison Realty or their agents to fully satisfy themselves that the premises are suitable for development on the subject premises.

**Title: Kit Harrison pres of 6468251 Manitoba Ltd.**  
Print Name

**per: **  
**Landlord or Representative(s)**

**Date: January 12th , 2023.**



### Application for Subdivision

Name of Property Owner: R.M. of Cornwallis  
Name of Applicant: 6468215 Manitoba Ltd.  
Civic Address of Property: 1910 VICTORIA AVE EAST  
Legal Description of Property: BLOCKS 3-4-5-6-7-10-12-13-14 Plan 285

#### References:

BAPD Development Plan By-law No. 95/01/12  
Applicable Secondary Plan By-law  
City of Brandon Zoning By-Law No. 7124

**\*\*Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\***

#### Subdivision Request:

*As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.*

Signature of Applicant: [Signature] Date: JAN 31, 2022  
Address: A 99-18TH STREET, BRANDON, MB. Postal Code: R7A 0N2  
Phone No.: (Primary) 204-721-1455 (Secondary) \_\_\_\_\_  
Email Address: kith@sutton.com

Signature of Owner: Danderson Date: JAN 26, 2022  
Address: Site 500 Box 10 RR5, BRANDON, MB. Postal Code: R7A 5Y5  
Phone No.: (Primary) 204-725-8686 (Secondary) \_\_\_\_\_  
Email Address: doara@gov.cornwallis.mb.ca

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

#### FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: \_\_\_\_\_ Planning File No.: \_\_\_\_\_ CityView No.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Payment Date: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Subdivision - Application

REV 12/2018