

TO: CITY OF BRANDON

Attn: Planning and Development Department

638 Princess Avenue, Brandon, MB, R7A0P3

SUBJECT: Letter of Intent for Conditional Use Application

This letter is would like to express the intent of Mr.R!DE TAXI SERVICE application for Conditional use at the location A-1003 26TH STREET, Brandon. Mr.R!DE TAXI SERVICE had leasing a commercial space located in the above mention civic address to use as “Call Center” for our taxi business.

As per city By – Law section 106(1) of the planning Act, and the nature of our business we believe that will meet the three criteria for approving a conditional use application:

1. Will it be compatible with the nature of the surrounding area?

The building located at 1003-A 26th street to which our Conditional Use application pertains is an already existing small office consisting of a reception area, a single office, and a washroom. The building is located on Southern Ave. which does not allow for through traffic and is recessed away from 26th street in such a way that it is not readily visible to the main flow of traffic. There are no sidewalks in this area to make it conducive to foot traffic. The area best lends itself to non-retail businesses that do not require in-person attendance to conduct their operations.

Our application for conditional use is to utilize this office space as a dispatch center for ^[T]_[SEP]Mr. Ride Taxi. The office space would be utilized 24 hours per day to receive calls from people requiring taxi services and notify our fleet of the location where attendance is requested. All of Mr. Ride’s administrative business is conducted by phone and so the lack of visibility is not an impediment to our operation and allows for the best use of a property which would not be suitable

for a business requiring in-person attendance. No modifications to the building are required so the aesthetic of the area would remain unchanged.


2) **Will it be detrimental to the health or general welfare of people living or working in the surrounding area or negatively affect other properties or potential development in the surrounding area?**

Our business will comply with all necessary codes and bylaws and as such there should be no health or safety concerns to people living in the area. The building has five parking spaces and has between one and two staff members at the office at any given time. 90% of the Mr. R!de fleet is owner operated and therefore the drivers store the taxi's at their homes. The vehicles that are not owner operated are constantly in use and only required to park at the office for a short period to facilitate driver exchanges. Despite the nature of the business, the manner in which the company is operated should not cause any disruption to the area nor place any undue strain upon the existing infrastructure. At no time do we expect our vehicles to require space that is not already allotted to 1003-A 26th street and therefore we do not expect any inconvenience to be caused to the neighboring businesses.

3) **Is it generally consistent with the applicable provision of the development plan by -law, the zoning by-law, and any secondary plan by-law.?**

I believe that the nature of the business that we are going to operate in the abovementioned location is consistent with these plan and by-law. We always taken into consideration the needs and the smooth functioning of surrounding neighborhood.

“ With Regard”


GIRMA SAMUEL
MANAGER



Letter of Authorization

Date: Oct 4/23

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

RE: 1003 26th Street (address or legal description of application)

I (We) hereby give authorization to:

Girma Samuel (Applicant's name)

To apply for a development application for the above address.

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

Cherise Arnason
Name (Print)

Cherise Arnason
Name (Signed)

Oct 4/23
Date

Manly Arnason
Name (Print)

[Signature]
Name (Signed)

Oct 4/23
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date