



AMANDA DUPUIS

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City of Brandon, 638 Princess Avenue

Brandon, Manitoba R7A 0P3 www.brandon.ca

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Planning & Buildings Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Dear Sir/Madam:

RE: Subdivision and Variance Applications – 353 16th Street North

Please consider this our letter of intent as per the requirements outlined by the City of Brandon for the subdivision of the property at 353 – 16th Street North in Brandon, MB and legally described as

FIRSTLY:

LOTS 1 TO 9 BLOCK 8 PLAN 228 BLTO
EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA)
BY THE REAL PROPERTY ACT
IN NW 1/4 23-10-19 WPM

SECONDLY:

LOTS 10 TO 14 BLOCK 8 PLAN 228 BLTO
IN NW 1/4 23-10-19 WPM

THIRDLY:

PARCELS A AND B PLAN 71647 BLTO
EXC: ALL MINES AND MINERAL AND OTHER MATTERS SET FORTH IN THE
CROWN LANDS ACT
IN NW 1/4 23-10-19 WPM

As per the attached Subdivision Application Map, the City will be subdividing

PART LOTS 6 TO 9, INCLUSIVE, BLOCK 8
PLAN NO 228
IN NW 1/4 SEC 23 TWP 10 RGE 19 WPM

from the remaining title.

This subdivision is required to facilitate a lending agreement for additional funding. Criteria that is agreed upon regarding this subdivision, and the development on the sites, are as follows:

- Both sites are to remain under the ownership of the John Howard Society
- The building will be constructed as one building (i.e. no party/fire wall separation)
- Temporary subdivision proposed for five years in exchange for flexibility in City servicing standards
- Agreements for shared parking and access are not required as this is a five-year temporary arrangement
- Owner agrees to enter into a development agreement requiring the lands to be consolidated within five years following payment of the loan
- Building setback variance requested to 0m for existing transitional housing under construction (east side yard) and Sobering Centre to be constructed (residual parcel) to accommodate subdivision

On October 20th of 2023, Variance Order No: V-13-23 was approved to establish the Sobering Centre on this property. It has however since expired on October 20th, 2024. We would like to reapply for a variance to permit this function similar to a hospital, which is permitted in the EI (Educational and Institutional) Zone.

This letter of intent is jointly signed by the applicant, the City of Brandon, and the property owner, the John Howard Society. Should you have any questions or concerns, please do not hesitate to contact either of us.

Yours truly,



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