



AMANDA DUPUIS
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City of Brandon, 638 Princess Avenue
Brandon, Manitoba R7A 0P3 www.brandon.ca

January 15, 2025

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,



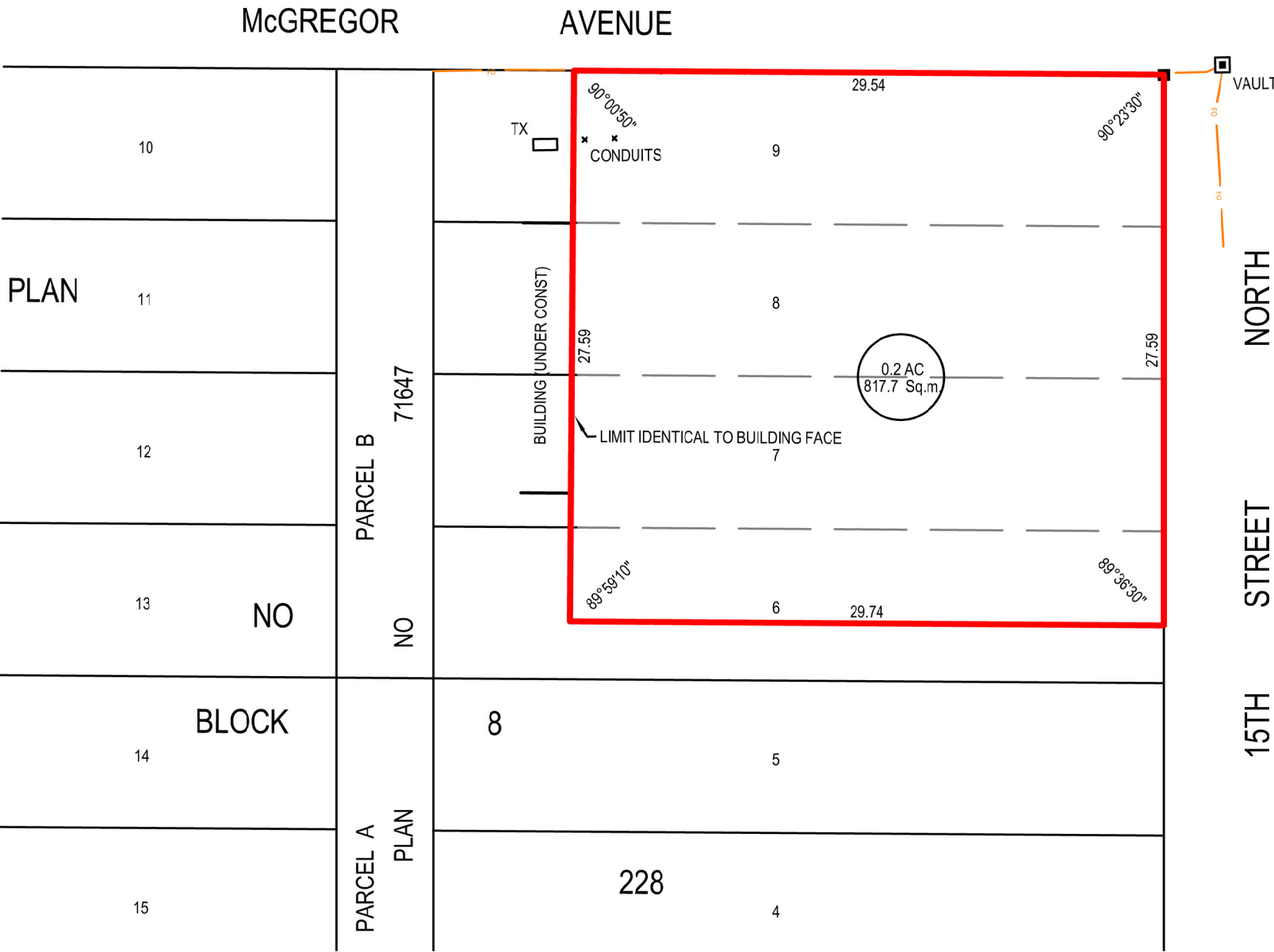
Amanda Dupuis
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Ross Robinson
Executive Director
John Howard Society
(204) 727-1696
rrobinson@brandonjohnhoward.ca

SUBDIVISION APPLICATION MAP

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



Certificate of Title No.
3278644/2
Date of Title Search
25-01-06
Registered Owner(s)
John Howard Society of Brandon Inc.

Encumbrances
1507940/2, 1517742/2

NOTES

Land affected by survey shown thus
Survey monuments found are described and shown thus
All plans referred to are on record in the Brandon Land Titles Office

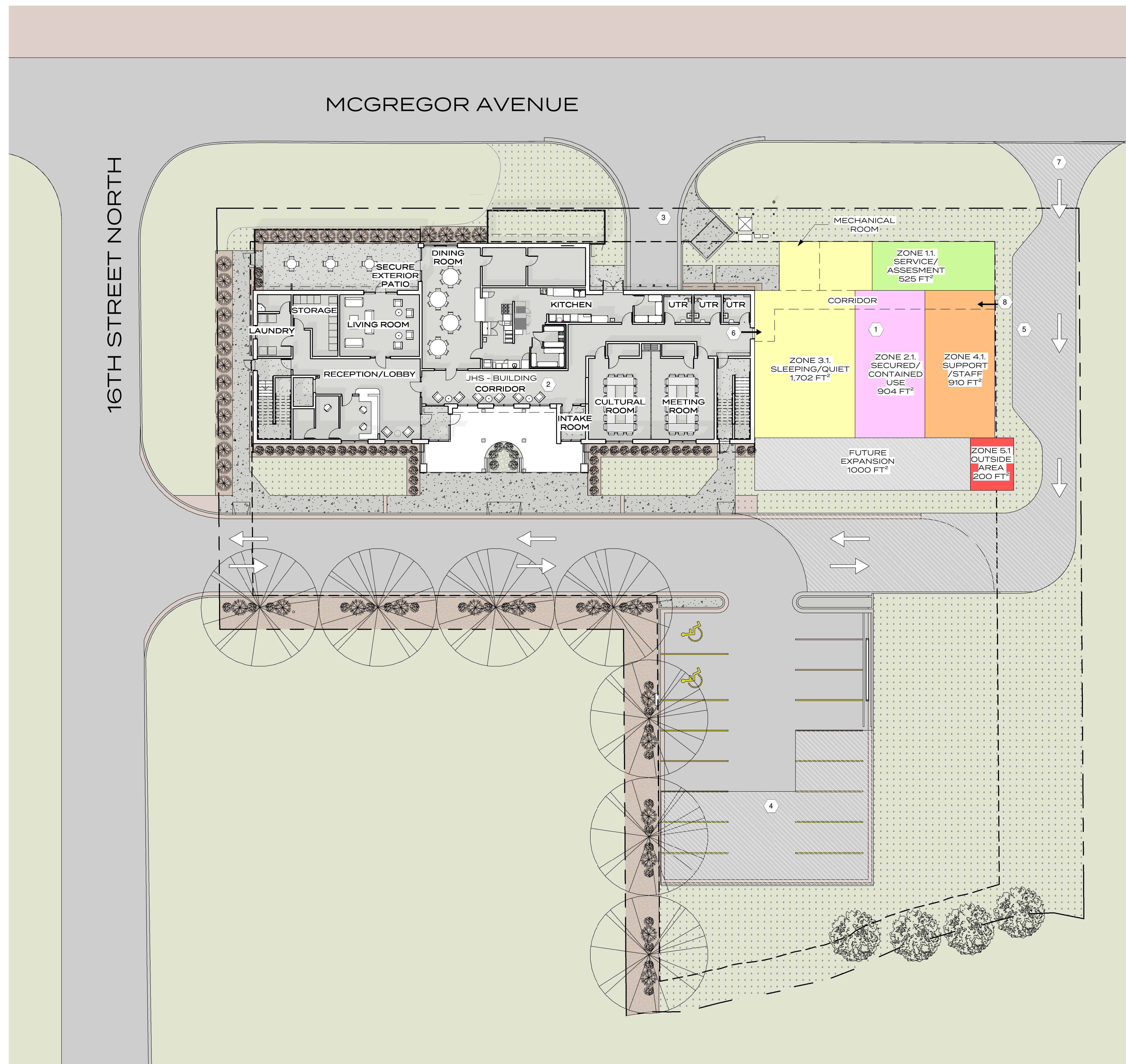
Dated this 10th day of January, 2025

Digital
Derek T Arthur, MLS



METRIC
Scale 1:300

NOTE:
For planning application
Purposes only.
This is not a final survey.



- KEY NOTES:**
- 1 PROPOSED SOBERING CENTRE -
TOTAL SQUARE FOOTAGE: 4,042 SQFT
 - 2 PROPOSED JHS TRANSITIONAL HOUSING
 - 3 SERVICE ACCESS
 - 4 FUTURE PARKING AREA
 - 5 DROP OFF ZONE
 - 6 LINK TO JHS BUILDING
 - 7 FUTURE ONE WAY ACCESS ROAD
 - 8 PEDESTRIAN ENTRANCE

NORTH ARROW

NOTE:

THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE ARCHITECT OR ENGINEER PRIOR TO COMMENCING ANY RELATED WORK.

DO NOT SCALE DRAWINGS.

PROJECT LOCATION
16TH ST. N, BRANDON, MANITOBA
PROJECT NAME

DRAWING TITLE

SITE PLAN