

March 10, 2026

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

Attention: Tyson Fisher, Planning Technician

Reference: 1328 Rosser Avenue and 115 14th Street (Lots 21/25, Block 56, Plan 2 BLTO)

Subject: Conditional Use Extension Request (C-01-25)

We are responding to your letter dated February 5, 2026, stating that the Conditional Use Decision C-01-25, for the above referenced address, issued February 20, 2025, was to expire on February 20, 2026. We thank you for sending notice of the upcoming expiration date.

Development of the subject site has been delayed; therefore, we would like to extend the deadline for an additional 12 months. After the conditional use for main floor residential was approved, we had some interest from potential tenants in developing the main floor as commercial space. We spent considerable time investigating these opportunities and modifying the business plan to suit. Unfortunately, these prospects did not pan out, and our time has now run out on the city's decision to allow main floor residential development. For this reason, we need additional time to finalize the building design and update our business plan.

While we understand we have missed the deadline for the extension request, we are hoping the belated appeal will still be considered. Based on recent conversations with Development Services we understand a delayed request may be approved.

Yours truly,
BURNS MAENDEL CONSULTING ENGINEERS LTD.



Daniel Burns, P. Eng
Civil Engineer