



1875 Middleton Avenue - Unit 2, Brandon Manitoba, R7C 1A7

July 15/2025

Attn: City of Brandon Planning & Buildings Department

Letter of Intent

This letter is to express intent of our application for a variance at 533 Ross Avenue (LOT 3 BLOCK 8 PLAN 1701 BLTO) to allow for a secondary suite in an existing structure, that is larger than 753sqft and located in front of the main dwelling, instead of behind it.

The current structure in question is an 857sqft unused garage space that has frontage onto Ross Avenue, the owner would like to convert it into a secondary suite on his property for use for family residing with him. The property is in a matured neighborhood, and since no exterior construction would be needed, it will continue to exist as it has been and will not be a disruption to the surrounding properties.

Given the current rental availability rate, this is a promising solution that more homeowners can take advantage of and diversify existing properties to ease the burden. We ask that the City of Brandon Planning Department approve our variance request and support the option of the secondary suite.

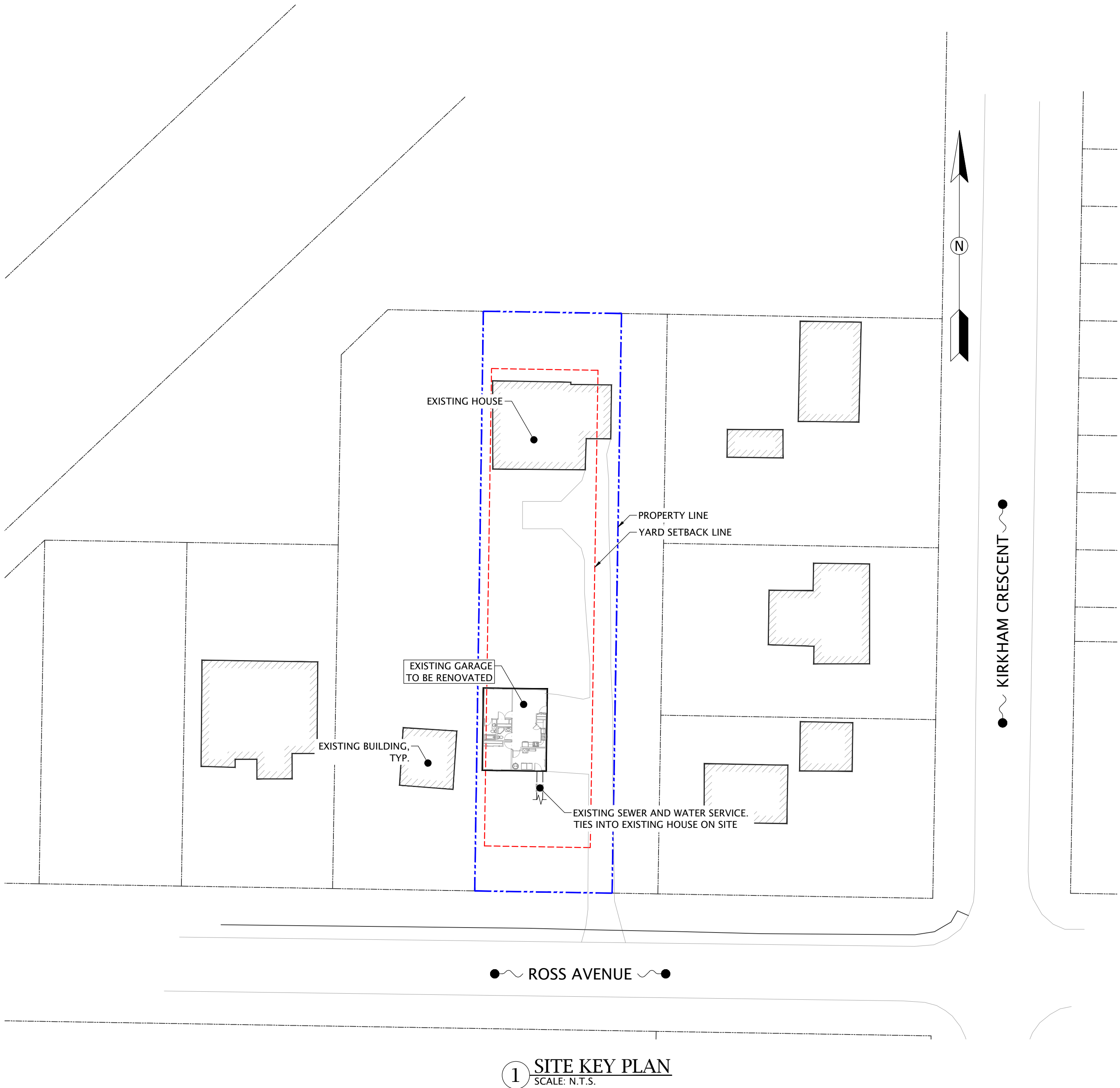
Sincerely,

Kelsey Swidnicki
Planning & Development Manager
Premier Builder Group Ltd.
Kelsey@premierbuildergroup.ca
204-573-9600


WALL SCHEDULE		
TAG	WALL CONSTRUCTION (REFER TO STRUCTURAL FOR FRAMING AND REINFORCING)	FIRE RATING (MBC TABLE REFERENCE OR ULC REFERENCE)
W1	EXTERIOR WALL <ul style="list-style-type: none">- 1/2" GYPSUM BOARD- 6 MIL POLY VAPOUR BARRIER- EXISTING 2X6 WALL & WOOD STUDS- R22 BATT INSULATION- EXISTING SHEATHING- WOOD STRAPPING AS REQUIRED- 1 1/2" RIGID INSULATION- BUILDING PAPER- NON-COMBUSTIBLE SIDING AS PER CONTRACT	---
W2	INTERIOR 2X4 WALL <ul style="list-style-type: none">- 1/2" GYPSUM BOARD- 2X4 SPF NO. 1 & 2 OR BETTER STUDS @ 16" O/C ON 2X4 TOP & BOTTOM PLATES- 1/2" GYPSUM BOARD	---
W3	INTERIOR 2X6 PLUMBING WALL <ul style="list-style-type: none">- 1/2" GYPSUM BOARD- 2X6 SPF NO. 1 & 2 OR BETTER STUDS @ 16" O/C ON 2X6 TOP & BOTTOM PLATES- 1/2" GYPSUM BOARD	---
W4	INTERIOR 2X6 WALL <ul style="list-style-type: none">- 1/2" GYPSUM BOARD- 2x6 WOOD STUDS @ 16" O/C- ACOUSTIC BATT INSULATION- 1/2" GYPSUM BOARD	---

FLOOR SCHEDULE		
TAG	FLOOR CONSTRUCTION, REFER TO STRUCTURAL FOR TRUSS SIZING AND CONCRETE	FIRE RATING (NBC A-9.10.3.1.B)
F1	FLOOR CONSTRUCTION <ul style="list-style-type: none">- FLOOR FINISH AND UNDERLAY AS PER CONTRACT (NOT SHOWN)- 3/4" T&G PLYWOOD SUBFLOOR- 2x4 WOOD STRAPPING- 4" RIGID INSULATION- EXISTING 4" CONCRETE SLAB	---

ROOF SCHEDULE	
TAG	ROOF CONSTRUCTION
R1	ROOF CONSTRUCTION <ul style="list-style-type: none">- EXISTING ROOF TRUSS SYSTEM- R-50 BLOWN-IN INSULATION- 6 MIL POLY VAPOR BARRIER- 1/2" TYPE X GYPSUM BOARD



DEVELOPER:




1875 Middleton Ave., Unit 1 | Brandon, Manitoba | R7C 1A7
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ARCHITECT/ ENGINEER SEAL:

2	SITE PLAN REVISION	2025-07-10
1	ISSUED FOR CONSTRUCTION	2025-06-25

DESIGNER:



1875 Middleton Ave. Unit 1
Brandon, Manitoba R7C 1A7
email: info@myriadesign.ca
phone: 204.728.1328 Ext. 104

CLIENT:

MARTIN GARAGE CONVERSION

LOCATION:

533 ROSS AVENUE, BRANDON, MB.

DRAWING:

NOTES & SCHEDULES

DATE:	JUNE, 2025	SHEET SIZE:	24" X 36"	SHEET:	A-001
DRAWN BY:	AV/SH	JOB NUMBER:	MD058		