



April 3, 2025

City of Brandon
Planning, Property & Building Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attn: Planning, Property & Building Department

Re: Re-zoning at 305 and 307 14th Street, Brandon, MB

Please consider this as our letter of intent to re-zone as per the requirements requested by the City of Brandon as per the City of Brandon Zoning by-law no. 7124 for the properties located at 305 14th Street in Brandon, MB which has the legal description Lots 16 and 17 Block 22 Plan 2 BLTO IN SW ¼ 23-10-19 WPM and 307 14th Street with legal description Lot 18 and the NLY 8 Feet of Lot 19 Block 22 Plan 2 BLTO in SW ¼ 23-10-19 WPM. This letter is submitted to you by Westman Premier Homes on behalf of the property owner, 446890 Manitoba LTD.

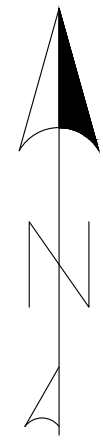
The existing properties equal to 925.31 square meters and has frontages on 14th street and Lorne Avenue. It is currently zoned for Residential Low Density (RLD) and would like to re-zone to Residential Moderate Density (RMD).

The purpose of the re-zoning is to construct one residential Multi Residential 9 plex. We believe this will be a good fit to the area because there are RMD properties already in the area.

Thank you for your consideration, please feel free to contact us at your convenience, should you have any further questions or concerns.

Sincerely,


Billy Gerry
Project Manager
Westman Premier Homes



KEY NOTES:

- 1 CONCRETE BARRIER CURB
- 2 THICKENED EDGE SIDEWALK
- 3 CONCRETE BOLLARD, SEE STRUCTURAL
- 4 BIKE RACK
- 5 R8-71 PARKING PROHIBITED EXCEPT FOR PERSONS WITH DISABILITIES SIGN
- 6 PROPOSED LOCATION OF CSTE/ ELECTRICAL EQUIPMENT
- 7 7.670m X Ø200mm C.M.P. SEE DRAINAGE PLAN FOR DETAILS.
- 8 EARTHEN BERM W/ EMERGENCY SPILLOVER OUTLET FOR RAIN GARDEN. SEE DRAINAGE PLAN FOR DETAILS

DEVELOPER:



1875 Middleton Ave. | Brandon, Manitoba | R7C 1A7
Keller: 204-728-1328 | Premier: 204-573-9600
info@kellerdevelopments.com | info@premierbuildergroup.ca
www.kellerdevelopments.com | www.premierbuildergroup.ca

GENERAL NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS STATED IN THE LATEST VERSION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
3. IMPERIAL MEASUREMENTS ARE ONLY ACCURATE TO THE NEAREST INCH. THEY ARE FOR REFERENCE ONLY.
4. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS TO BE COMPLETED WITH SOD.

LEGEND

- NEW ASPHALT
- NEW CONCRETE
- GRASS/SOD
- LANDSCAPE BEDS
- RIP RAP
- SITE PROPERTY LINE
- MIN. BUILDING SETBACK
- ADJACENT PROPERTY LINES/LOT LINES
- THICKENED EDGE SIDEWALK
- C/L OF SWALE
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINE

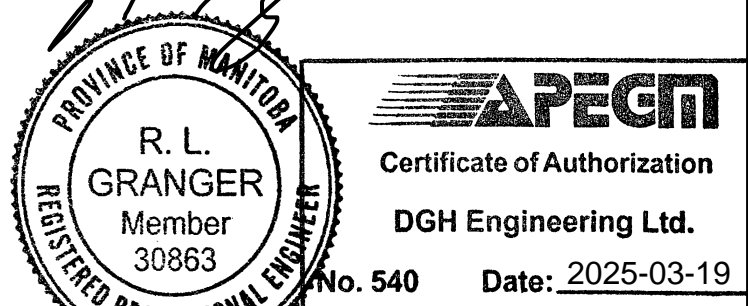
SITE INFORMATION

CIVIC ADDRESS:
305 & 307 14TH STREET

LEGAL DESCRIPTION:
LOT 16,17,18,19, BLOCK 22, PLAN 2, BLTO

CURRENT ZONE: RLD
PROPOSED ZONING: RMD
MIN. FRONT YARD SETBACK: 6.0m (4.6m)
MIN. SIDE YARD SETBACK (INTERIOR): 3.0m
MIN. SIDE YARD SETBACK (CORNER): 4.6m
MIN. REAR YARD SETBACK: 7.6m

AREA OF SITE: 924.9 sq.m.
AREA OF BUILDING: +/- 244.3 sq.m.
SITE COVERAGE FROM BUILDINGS: +/- 26.4%
TOTAL # OF UNITS: 9
PARKING SPACES REQUIRED: 9
PARKING SPACES PROVIDED: 9



1	ISSUED FOR REVIEW	2025-03-12
NO.	REVISION	DATE

DESIGNER:

11-1875 Middleton Avenue,
Brandon, Manitoba, R7C 1A7
email: info@myriadesign.ca
phone: 204.728.1328

PROJECT NAME: FLETCHER 9-PLEX

LOCATION: 305 14TH STREET, BRANDON, MB.

SHEET NAME: SITE PLAN

DATE: MARCH 12, 2025	SHEET SIZE: 24" X 36"	SHEET
DRAWN BY: ZT	JOB NUMBER: MD048	C-101

