



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

June 10/2025

Attn: City of Brandon Planning & Buildings Department

**Letter of Intent**

This letter is to express intent of our application for Rezoning at 729 17<sup>th</sup> Street (LOT 1 PLAN 21365).

The purpose of this rezoning is to allow a residential suite to be built in the basement of an existing commercial space. The property in question, is currently zoned Commercial Arterial CAR and we are requesting it be changed to Commercial General to allow for this.

The current property is home to AMC Surgical, a successful dental surgery office, which since the initial design and build had always included a residential suite in the basement in the future, as it's already "roughed in" to allow it. The property is surrounded by Commercial Arterial to the west and Residential Low Density in all other directions.

The residential suite is being requested to allow out of town doctors a place to stay while working, in hopes to attract different, much needed specialists to the area.

We feel this rezoning is an acceptable request and would allow for the opportunity to fill a much-needed void in dental specialist services in Brandon.

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Kelsey Swidnicki  
Planning & Development Manager  
Premier Builder Group