



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  
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