

Public Outreach Report

Variance Application – 1340 1st Street North, Brandon, MB

Prepared by: Jennefer Waskul

Date: June 30, 2025

1 PROJECT SUMMARY

This report outlines the public outreach activities conducted in support of the variance application for 1340 1st Street North, Brandon. The variance application seeks approval for a site-specific variance related to the proposed development of a multi-family residential project. The proposed development will be limited to a maximum of 48 residential units in accordance with City servicing constraints.

2 OUTREACH METHODS

This outreach was completed in accordance with Section 13(a)(3) of the City of Brandon Zoning By-law. The following methods were used to notify and engage nearby property owners:

- Method: Notices were delivered via mail and property owners and residents within the City-designated notification boundary surrounding the subject property.
- Content: Each notice provided an overview of the proposed variance, a brief project description, the applicant's contact information, and instructions for how to provide feedback or seek clarification prior to the public hearing.
- Timing: Notices were distributed in advance of the scheduled Public Hearing. Public input will be accepted and formally responded to as part of the Public Hearing process, ensuring transparency and responsiveness. This allows community members to raise questions or concerns directly before Council with the applicant present to address them.

3 LIST OF PEOPLE CONTACTED

All property owners within the required notification area, as defined by the City of Brandon Zoning By-law, were notified. Due to privacy concerns, individual names are not listed in this report. A combination of municipal property records and available contact databases were used to reach out to the affected parties by mail and/or email.

4 FEEDBACK SUMMARY

As of the date of this report, no formal public feedback has been received. However, opportunities for public comment remain open and accessible through the Public Hearing process. Any feedback received prior to the hearing will be logged and addressed during the meeting.

5 NEXT STEPS

- A Public Hearing sign will be posted on site as required by the City of Brandon.
- The Public Hearing will provide an opportunity for community members to share input and have their concerns addressed.
- A summary of all received feedback and the applicant's responses will be available upon request.

Jennefer Waskul

94 Penner Drive

Blumenort, MB R0A 0C0

June 30, 2025

Re: Zoning Variance – 1340 1st Street North, Brandon

Dear Neighbour,

I'm reaching out to let you know about a small zoning variance we've applied for as part of a new residential building planned for 1340 1st Street North.

The project — a 48-unit residential building — is already approved under current zoning. We're simply applying for a minor height variance to allow the building to be 15 feet [4.6 m] taller than the standard zoning allows.

This change won't affect the number of units or how the building sits on the site — and it won't impact neighbouring properties. The adjustment allows for a cleaner and more balanced overall design.

The Public Hearing will be held on Tuesday, July 16, 2025.
A sign will also be posted on the site with this date.

If you'd like to know more or have any questions, feel free to reach out.

Thanks for your time. We're looking forward to delivering a well-designed project and appreciate your support throughout the process.

Warmly,

Jennefer Waskul

jennefer.waskul@penforconstruction.com

Variance Summary Sheet

Project Information

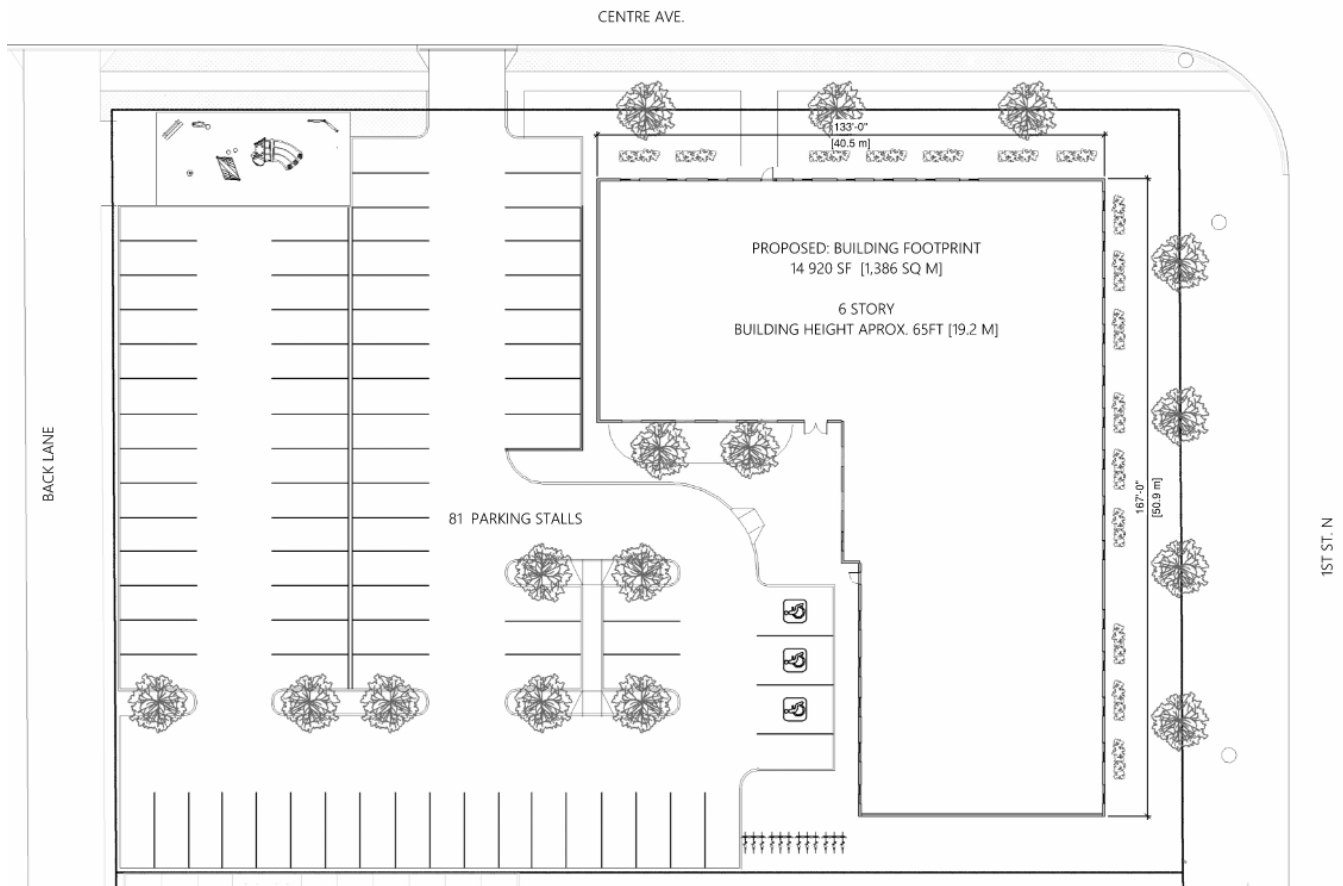
- Address: 1340 1st Street North, Brandon, MB
- Applicant: Jennefer Waskul
- Proposal: 48-unit residential building (permitted under existing zoning)

Zoning Variance Requested

- Request to increase the maximum allowable building height by 15 feet [4.6 m]

Reason for Variance

- To improve the overall design and proportions of the building
- No changes to the number of units, or site layout.
- No changes to the impact on neighbouring properties in terms of privacy or sunlight.



Public Hearing Details

Hearing Date: Tuesday, July 16, 2025 - A Public Hearing sign is posted on-site.

Contact Information

Applicant: Jennefer Waskul – jennefer.waskul@penforconstruction.com
City Planner: Emmanuel Owusu Ansah – e.owusuansah@brandon.ca