

Conditional Use

Name of Property Owner: Eric Olson
Name of Applicant: Eric Olson
Civic Address of Property: 1670 8th st Brandon MB R7a 4A2
Legal Description of Property: lot 25/26 block 8 plan 289

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Conditional Use Request:

This request is to allow this site to be developed into a duplex.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: _____ Date: June 19 2019
Address: 1262 1st St Brandon Mb Postal Code: R7A 2Y6
Phone No.: (Primary) 204-570-3113 (Secondary) _____
Email Address: limitlessdevelopmentseo@gmail.com

Signature of Owner: _____ Date: June 2019
Address: 1262 1st St Brandon Mb Postal Code: R7A 2Y6
Phone No.: (Primary) 204-570-3113 (Secondary) _____
Email Address: limitlessdevelopmentseo@gmail.com

This personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Haulihan, TIRPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

<u>S. Teulbo</u> <u>July 2/19</u>	<u>July 2/19</u>	CityView No., <u>PLCU2019-71</u>
	Receipt No. <u>2019-7620</u>	Amount: \$ <u>800</u>
		REV 12/2018

Letter of Intent

July 2, 2019

City of Brandon
Planning, Property and Building Departments
638 Princess Ave.
Brandon, MB.
R7A 0P3

To Whom It May Concern,

I, Eric Olson (the applicant), am seeking a conditional use for 1670 – 8th Street, Brandon, Manitoba R7A 4A2, Lot 25/26 Block 8 Plan 289 to build a duplex. I have been working with the BAPD planners to come up with a design that fits the surrounding neighborhood. Now that we decided on the design the neighborhood will be canvassed. The addresses surrounding 1670 - 8th St were provided prior to this application.

Will this be compatible with the general nature or the surrounding area? Yes, as there are new and existing structures in this area that are of the same nature. Because of the help of the Planning department the design will complement the neighborhood well.

Will it be detrimental to the health or the general welfare of the people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area? No, the construction of this project will help increase the continuity of this area. This project will help create and keep the neighborhood pleasant for the surrounding area.

Is it generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law? Yes, this is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

If there is any further information required please do not hesitate to contact me. Thank you.

Eric Olson
Limitless Developments
(204)570-3113
limitlessdevelopmentseo@gmail.com

Community Participation Report

July 5, 2019

City of Brandon
Planning, Property and Building Departments
638 Princess Ave.
Brandon, MB.
R7A 0P3

To Whom It May Concern,

I, Eric Olson (the applicant) notified the properties by canvassing the area on foot and knocking on doors. If the property owner had a different address, I mailed the information to them. If the homeowner wasn't home, I would return a second day to make an attempt to meet them in person. If they still were not home then a flyer would be left for them. If the home owner was home, Darren Gilck and I would give a verbal description of what the plan was as well as give out our business cards and a flyer with all the information on it. We encouraged the people to read over the flyer and call if there were any additional questions. I have provided a sample of the flyer and business cards used as well as additional information.

There was one main concern and that was increasing the number of vehicles in the neighborhood which decreased the number of parking spots available. I did my best to deal with these concerns. I informed the city of the concerns to help search for a solution. Due to the lot location and the un-serviced back lane, we feel the current site plan is the best fit for the lot. I informed the individuals that had concerns that I would be available for further discussion and I also provided them with the city planner's name that we worked with. If any further concerns come up from now until this application is processed, I will keep notes on the issue and address the concern as best as possible. The details will be provided when needed.

If a public meeting needs to be held, I will provide a date and location of the meeting once it is determined to be necessary.

If there is any further information required please do not hesitate to contact me.
Thank you.

Eric Olson
Limitless Developments
(204)570-3113
limitlessdevelopmentseo@gmail.com



Community Participation Report

June 27th, 2019

Re: 1670 8th Street Duplex

To whom it may concern,

We wanted to give you advance notice of our intention to construct a Duplex at 1670 8th street.

Currently the land is undeveloped.

We believe with the K-8 school currently under construction only 3 blocks away that more affordable housing options such as this are needed and in demand.

Extensive consultation between community planner Sonikile Tembo (204-729-2113 or s.tembo@brandon.ca) and our designer has resulted in neighbourhood friendly look. With attention to detail in areas of exterior view and landscaping plan to better reflect the look of a residential home and replacing the look of previous builds.

Reviewing the site plan you will see we have achieved all setback and parking requirements.

We welcome your questions and comments by phone, email or in person.

Thank you for your time.

Contacts:

Eric Olson
Limitless Developments
204-570-3113
Limitlessdevelopmentseo@gmail.com



Darren Gilck, realtor
Royal LePage
204-724-5180
Darrengilck@royallepage.ca

got gilck?

Darren Gilck
Real Estate Advisor

ROYAL LEPAGE
REALTY INC.

gotgilck.ca



got giilck?

Darren Gilck
Real Estate Advisor

ROYAL LEPAGE
MARTIN-LIBERTY REALTY

www.gotgilck.ca

