



**January 24, 2022**

**To:** City of Brandon Planning & Building Department  
410 9th St,  
Brandon, MB R7A 6A2

**Applicants:** Alair Homes Brandon (7424591 MB Ltd)

On behalf of;

**Property Owners:** Corey & Olga Peters

**Location of proposed development:** 840 4th St North, Brandon MB

**Legal Description:** Lot 2 Plan 66925 BLTO in NE 1/4 26-10-19 WPM

Two whom this may concern,

Our clients, Corey & Olga Peters, have started building a single dwelling home c/w a legal secondary suite on the address provided above. It was the intention of our clients to move into the main residence of this property and lease out the legal secondary suite. Recently our clients have received a opportunity in their career path that will cause them to relocate to another city in Manitoba and they will not be able to occupy the primary residence of this property. It is the intention of our clients to continue to own this property and to convert this property to a duplex and lease out both separate units to good tenants in this neighbourhood. This project is already designed, engineered and under construction according to building codes required for a duplex and the change requested will not interfere with building code or current construction.

Our clients believe this will be a good fit for the neighbourhood as the project looks very much like a home just as the surrounding homes in the neighbourhood and will fit in with the surround homes. The planning and building department has already approved the construction of this project and construction has commenced with the proposed finish date of June 1st, 2022. The building has been designed and approved by the building and planning department and has already been approved and determined that the construction of this project will not negatively affect neighbouring properties. We want to thank you for your consideration in this matter.

Sincerely

Corey Peters

Partner- Alair Homes

204-570-1509  
Suite 320, 100-1300 18th St, Brandon, MB, R7A 6X7



## Community Participation Report

**April 6th, 2022**

**To:** City of Brandon Planning & Buildings Department  
410 9th St, Brandon, MB R7A 6A2

**Applicants:** Alair Homes Brandon (7424591 MB Ltd)

Agents of;

**Property Owners:** Corey & Olga Peters

**Location of proposed development:** 840 4th St North, Brandon MB

**Legal Description:** Lot 2 Plan 66925 BLTO in NE 1/4 26-10-19 WPM

As an agent of, Corey & Olga Peters, our team conducted a neighbourhood walk on Wednesday March 16th, 2022 to advise persons residing at the addresses listed below, of the conditional change request on the project address listed above. For any address that did not answer the door, the attached letter was left to inform them of the request and supply personal contact information directly to Corey & Olga in the chance that any questions or concerns existed. The overall engagement resulted in no comments or concerns and that no changes have been made to the proposal due to this lack of comment below the addresses.

411 Kirkaldy Dr. (Not home, letter in mailbox).  
830 4th St, N. (Home, No concerns to date).  
832 4th St, N. (Not home, letter in mailbox).  
833 4th St, N. (Home, No concerns to date).  
841 4th St, N. (Home, No concerns to date).  
844 4th St, N. (Not home, letter in mailbox).  
845 4th St, N. (Not home, letter in mailbox).  
846 4th St, N. (Home, No concerns to date).  
336 Dufferin Ave. (Not home, letter in mailbox).  
406 Dufferin Ave. (Home, No concerns to date).

Sincerely

Mike Peters  
Partner- Alair Homes

(204) 724-2584  
Suite 320, 100-1300 18th St, Brandon, MB, R7A 6X7

**March 2nd, 2022**

**To:** Kirkcaldy Heights Community  
Members  
Brandon, MB

**Property Owners:** Corey & Olga Peters

**Property Address:** 840 4th St North,  
Brandon MB

**Conditional Use Proposal on Existing  
New Residential Build**



Hello Neighbour,

We are Corey & Olga, and we are currently in the process of building a single dwelling home complete with a legal secondary suite on 840 4th st North. You may have already noticed the house taking shape! We intended to move into the main residence of this property and lease out the legal secondary suite to good tenants. Recently life happened and we received a career opportunity that caused us to relocate to Winnipeg MB. Since we have moved away we will not be able to reside in the main residence of this property as we planned. However, we would like to continue to own the property and lease out the main residence & secondary suite too good tenants.

The City of Brandon requires us to complete a conditional use application and notifying you of our plans, before it proceeds to the council hearing is part of this process.

The great news is nothing about this project will change except for Olga and I will not live in the home, it is simply a legality. As a house with a secondary suite, it is so similar to a duplex already you won't notice a change in the visual design from how it is already built or approved with the City of Brandon. This house is already designed, engineered and under construction according to building codes and zoning bylaws required for a duplex and the change requested will not interfere with building code or current construction but most importantly, how it fits into the existing neighbourhood.

If you have any questions or concerns about this conditional use application, we would like to hear from you. Please reach out to us by email @ corey.olga@gmail or by phone at 204.570.1509 and we would be happy talk with you. Thank you for your time.

Sincerely,



Corey Peters