



Oct 7,2025

City of Brandon Development Services
638 Princess Avenue
Brandon, MB R7A 0P3

Attn: City of Brandon Development Services
Re: Zoning By-law Amendment
2202 Rosser Ave, Brandon

Please consider this letter of intent as part of our application to amend the Zoning by Law at 2202 Rosser Ave from a RLD (Residential Low Density to a RMD (Residential Moderate Density).

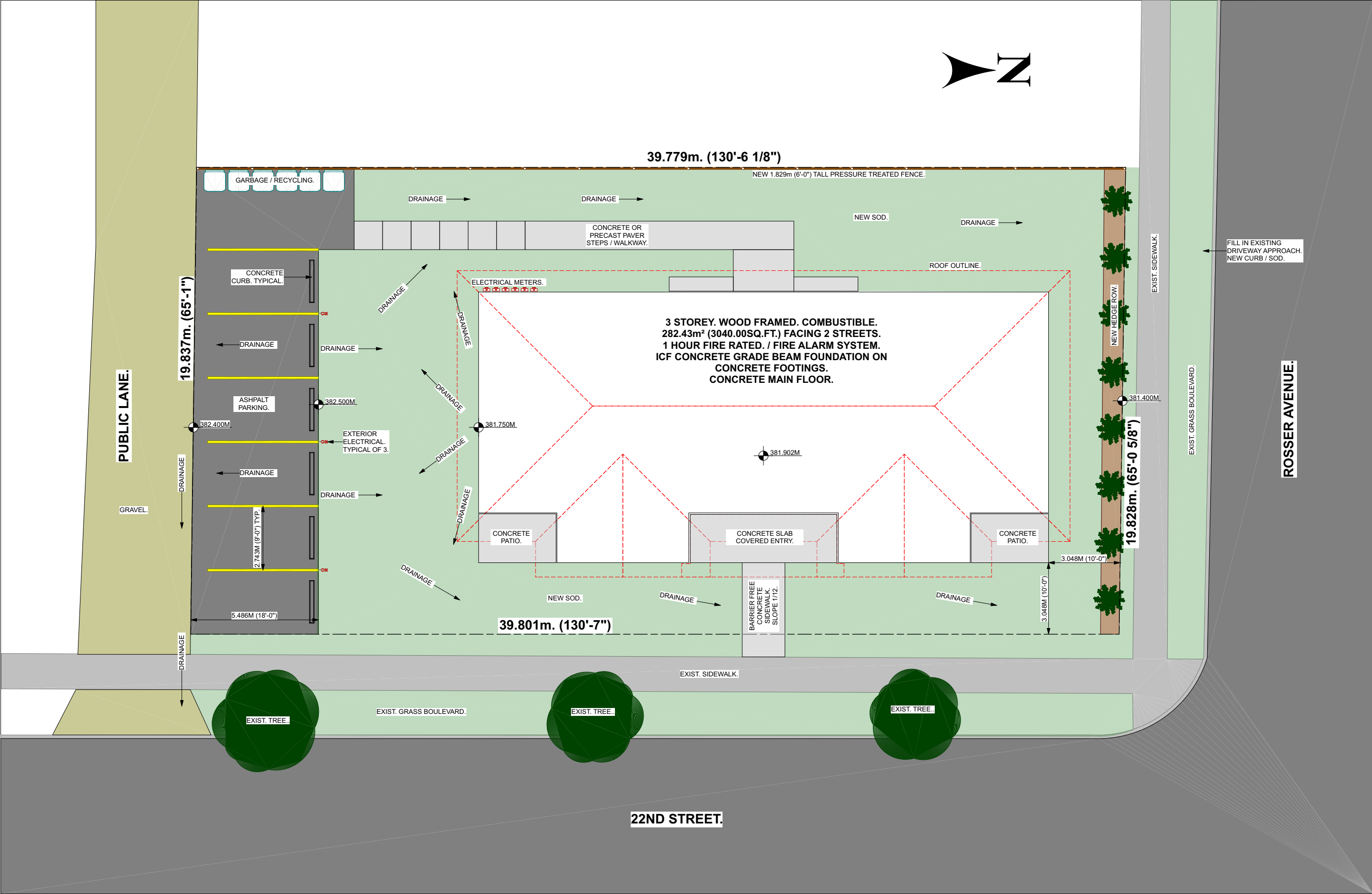
We would like to construct a 6 plex on this corner lot the site is currently zoned RLD Residential Low Density.

There is currently an older home on the property that will be torn down to allow for the new building. The demo Permit has been applied for with The City of Brandon already.

If you have any questions or require further information regarding this application, please do not hesitate to contact me.

Kind Regards

,
Megan Chouinard,
Contractor's Corner
Pro-Fit Renovations & Property Management Ltd.
Con Cor Homes



SITE PLAN

SCALE: 1/8" = 1'-0"

2202 ROSSER AVENUE, BRANDON, MANITOBA.
EAST 1/2 OF LOT 26 & ALL OF LOTS 27 & 28.
BLOCK 21 PLAN 15 BL TO.
SE1/4 22-10-19WPM

REFERENCE RICHMOND SURVEYS' MANITOBA LAND SURVEYORS
STAKING CERTIFICATE SIGNED AND DATED JULY 31, 2025.

THIS SITE PLAN IN NO WAY PROMISES TO BE, OR IS CREATED TO
REPLACE A CERTIFIED SITE SURVEY CREATED BY A LAND SURVEYOR
REGISTERED TO PRACTICE IN THE PROVINCE OF MANITOBA.

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED
AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON
CONSTRUCTION SPECIFICATIONS.
ALL GRASSED LANDSCAPING REQUIRED WITHIN THE PUBLIC
RIGHT OF WAY IS TO BE COMPLETED WITH SOD.
ALL TREE AND SHRUB SPECIES SHALL BE SELECTED IN
ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF
BRANDON URBAN AND LANDSCAPE DESIGN STANDARDS MANUAL.

SITE AREA = 8543.31sq. ft. (783.79m²)
BUILDING AREA = 3040.00sq. ft. (282.43m²)
BUILDING % OF SITE AREA = 35.6%