

May 12<sup>th</sup>, 2021

**Dear Mr. Li,**

As requested, please find below Landmark Planning & Design's stakeholder engagement summary for the variance application for 1550 Richmond Avenue E, Brandon, MB (Paul's Hauling).

On April 22<sup>nd</sup>, 2021, Landmark Planning & Design sent notices to all 11 adjacent property owners. The list of owners for the properties adjacent to 1550 Richmond Avenue E was provided by the City of Brandon (see below). The letter outlined at a high level the background context as well as the rationale for the development application (to formalize an existing use on site). The stakeholder notification letter is attached as an appendix to this letter. Landmark Planning also provided contact information, in case adjacent property owners had any questions, concerns or comments relating to the application.

| <b>Property Owner</b> | <b>Address</b>              | <b>City</b> | <b>Province</b> | <b>Postal Code</b> |
|-----------------------|-----------------------------|-------------|-----------------|--------------------|
| PROPERTY OWNER        | 1309 RICHMOND AVE E         | BRANDON     | MB              | R7A 7A2            |
| PROPERTY OWNER        | 1515 RICHMOND AVE E         | BRANDON     | MB              | R7A 7A3            |
| PROPERTY OWNER        | 1540 14TH ST E              | BRANDON     | MB              | R7A 7V2            |
| PROPERTY OWNER        | 1655 18TH ST                | BRANDON     | MB              | R7A 5C6            |
| PROPERTY OWNER        | 1800 17TH ST E              | BRANDON     | MB              | R7A 7V2            |
| PROPERTY OWNER        | 201 ROSSER AVE              | BRANDON     | MB              | R7A 0J8            |
| PROPERTY OWNER        | 2404 PARK AVE               | BRANDON     | MB              | R7B 0S3            |
| PROPERTY OWNER        | 28 MULBERRY CRES            | BRANDON     | MB              | R7A 0Y9            |
| PROPERTY OWNER        | A 1340 10TH ST              | BRANDON     | MB              | R7A 6Z3            |
| PROPERTY OWNER        | P.O. BOX 1050               | MINNEDOSA   | MB              | R0J 1E0            |
| PROPERTY OWNER        | STN MAIN, P.O. BOX 21, RR 4 | BRANDON     | MB              | R7A 5Y4            |

As of the morning of May 12<sup>th</sup>, 2021, Landmark Planning had not received any inquiries or responses from adjacent property owners. However, we were made aware that one letter of opposition had come forward. We are currently in discussions with the party in opposition, to see if we can clarify our application, address their concerns, and mitigate any perceived impacts. We hope to come to a resolution prior to the Public Hearing on May 19<sup>th</sup>, 2021.

If you have any questions or require any additional information, please do not hesitate to contact us via telephone at 204-453-8008 or email at [bsalakoh@landmarkplanning.ca](mailto:bsalakoh@landmarkplanning.ca). Thank you!

Sincerely,



**Brendan Salakoh, RPP, MCIP**

Landmark Planning & Design

298 Waterfront Drive

Winnipeg, MB R3B 0G5

Tel: 204-453-8008

April 21<sup>st</sup>, 2021

**Dear Neighbour,**

We are writing to you because your property is in the vicinity of Paul's Hauling Ltd.'s 1550 Richmond Avenue East site, a property highlighted on the back of this letter. Landmark Planning & Design has been retained to assist Paul's Hauling with a planning approvals process to formalize an existing temporary use on site.

Twice each year during the agricultural 'sprint season', Paul's Hauling provides trucking services to several farms in the Brandon region and beyond. These operations are critical to Manitoba farmers and agricultural producers, and time and efficiency are fundamentally important to their success. During these roughly three-week periods in Spring and Fall, every piece of equipment needs to be operating at peak efficiency for a short period of time. To accommodate this endeavour, some truck drivers opt to lodge on-site in bunk houses while in Brandon. For several years, the City of Brandon issued Temporary Use permits to accommodate these operations. Paul's Hauling is seeking to formalize this existing use through a variance application so that these operations can continue for the long term, without the need to re-apply each year. A public hearing will be held on this matter in the coming month or so.

If you have any questions or require any additional information, please do not hesitate to contact us via telephone at 204-453-8008 or email at [bsalakoh@landmarkplanning.ca](mailto:bsalakoh@landmarkplanning.ca). Thank you!

Sincerely,



**Brendan Salakoh, RPP, MCIP**  
Landmark Planning & Design  
298 Waterfront Drive  
Winnipeg, MB R3B 0G5  
Tel: 204-453-8008



**Location of Paul's Hauling (1550 Richmond Avenue East)**