

City of Brandon Planning and Buildings department.

Letter of Intent

June 7th, 2023

Re: 930 23rd street

To whom it may Concern,

This letter is to provide an outline of my development intentions for the above land.

My intent is to construct a 4000 +/- sq ft cold storage building for my existing business operations presently at Rays fireplaces. We would like to clean up the yard and get rid of the sea cans and have a easier more effective way of storing/shipping/receiving products.

I think this building is suitable for the surrounding area, its behind a wholesale plumbing outlet. Cornered in from C & C construction and Rona lumber company which have multiple cold storage buildings like the one We would like to build.

I don't think my cold storage building will have any negative affect on other properties or any development opportunities in the area, since this is the last piece of land in the area to be potentially developed and cleaned up.

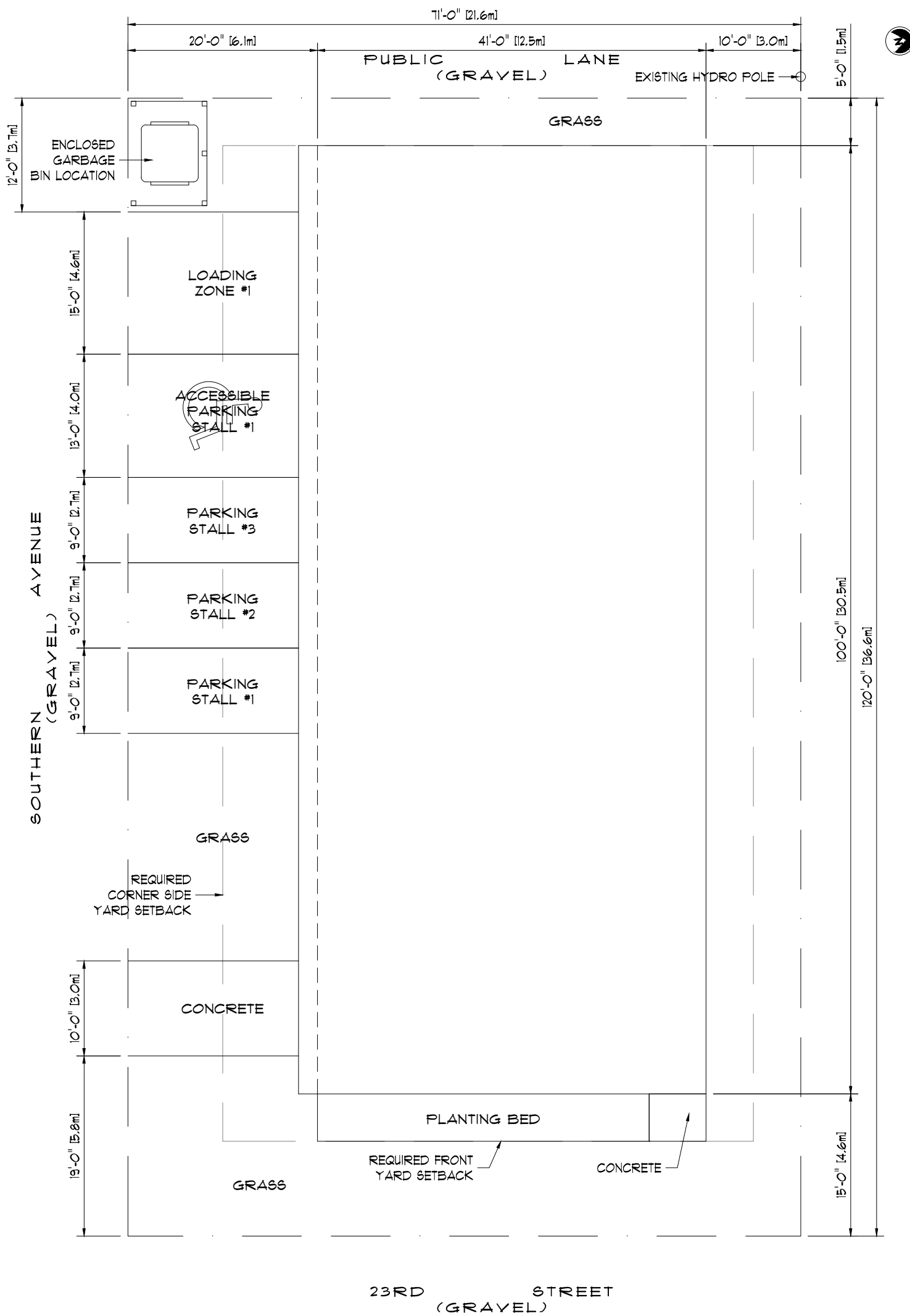
Sincerely,

A handwritten signature in black ink, appearing to read 'MPoole', written in a cursive style.

Mitchell Poole

Rays Fireplaces.

930 23RD STREET
 LOT 15/16 BLOCK 38 PLAN T20
 BRANDON, MANITOBA



A SITE PLAN
 1:150

COLD STORAGE BUILDING
 SLAB ON GRADE/WOOD-FRAME CONSTRUCTION
 USAGE AREAS:
 AREA OF BUILDING - 381.04m² [4100 FT²]
 BUILDING LAND USAGE - 48%
 AREA OF CONCRETE SURFACES - 132.90m² [1430 FT²]
 CONCRETE SURFACE LAND USAGE - 17%
 AREA OF LANDSCAPING BEDS - 16.26m² [175 FT²]
 LANDSCAPING BED LAND USAGE - 2%
 AREA OF GRASS SURFACE - 261.62m² [2815 FT²]
 GRASS SURFACE LAND USAGE - 33%

LOT SIZE: 21.6m [71'-0"] X 36.6m [120'-0"]
 LOT AREA: 791.82m² [8520 FT²]
 ZONING: IR
 MINIMUM SITING REQUIREMENTS:
 SITE AREA: 558m² [6004 FT²]
 SITE WIDTH: 15.2m [49'-10"]
 FRONT YARD: 3.0m [10'-0"]
 SIDE YARD - INTERIOR: 1.2m [4'-0"]
 SIDE YARD - CORNER: 3.0m [10'-0"]
 REAR YARD: 1.5m [5'-0"]
 MAXIMUM SITING REQUIREMENTS:
 BUILDING HEIGHT: 14m [45'-11"]