



1875 Middleton Avenue - Unit 2, Brandon Manitoba, R7C 1A7

October 31st, 2023

Attn: City of Brandon Planning & Buildings Department

Letter of Intent

This letter is to express the intent of our application for Conditional Use at 1875 Middleton Avenue (LOT 3 PLAN 37171 BLTO) at SE 1/4 2-11-19 WPM.

The purpose of this Conditional Use application is to propose moving an existing Auxiliary Building from its current location at 4110 Victoria Avenue, Brandon, to 1875 Middleton Avenue, Brandon, for current and future operations. The proposed property is currently zoned CHW Commercial Highway and this building is currently considered a Commercial Establishment, which under the current zoning of CHW isn't permitted. This building serves as a small water business for people to purchase water that is transported to the site, no services other than power are required for its operations.

The proposed new location area is currently surrounded by a variety of commercial businesses to the East and West. There is accessibility to the proposed site via Middleton Avenue and would not impede the flow of traffic as customers can use the private lot it would be located on. Parking requirements for the Auxiliary Building can also be met on the new location's private lot, where it can not on its current location with the new multi-residential/commercial building being constructed.

Manitoba Transportation & Infrastructure have been contacted about the proposed new location considering its proximity to the Trans Canada Highway and they approve, pending formal receipt of a permit application.

We feel that this proposed location meets the requirements needed for the Auxiliary Building to be moved, and that it will be better suited for its operation than the current location that is surrounded by large multi-unit residential buildings.

KSwidnicki

Kelsey Swidnicki
Project Manager
Keller Developments



DEVELOPER:
 340 Park Avenue East | Brandon, Manitoba | R7A 7A7
 Keller: 204-728-1328 | Premier: 204-573-9600
 info@kellerdevelopments.com | info@premierbuildergroup.ca
 www.kellerdevelopments.com | www.premierbuildergroup.ca

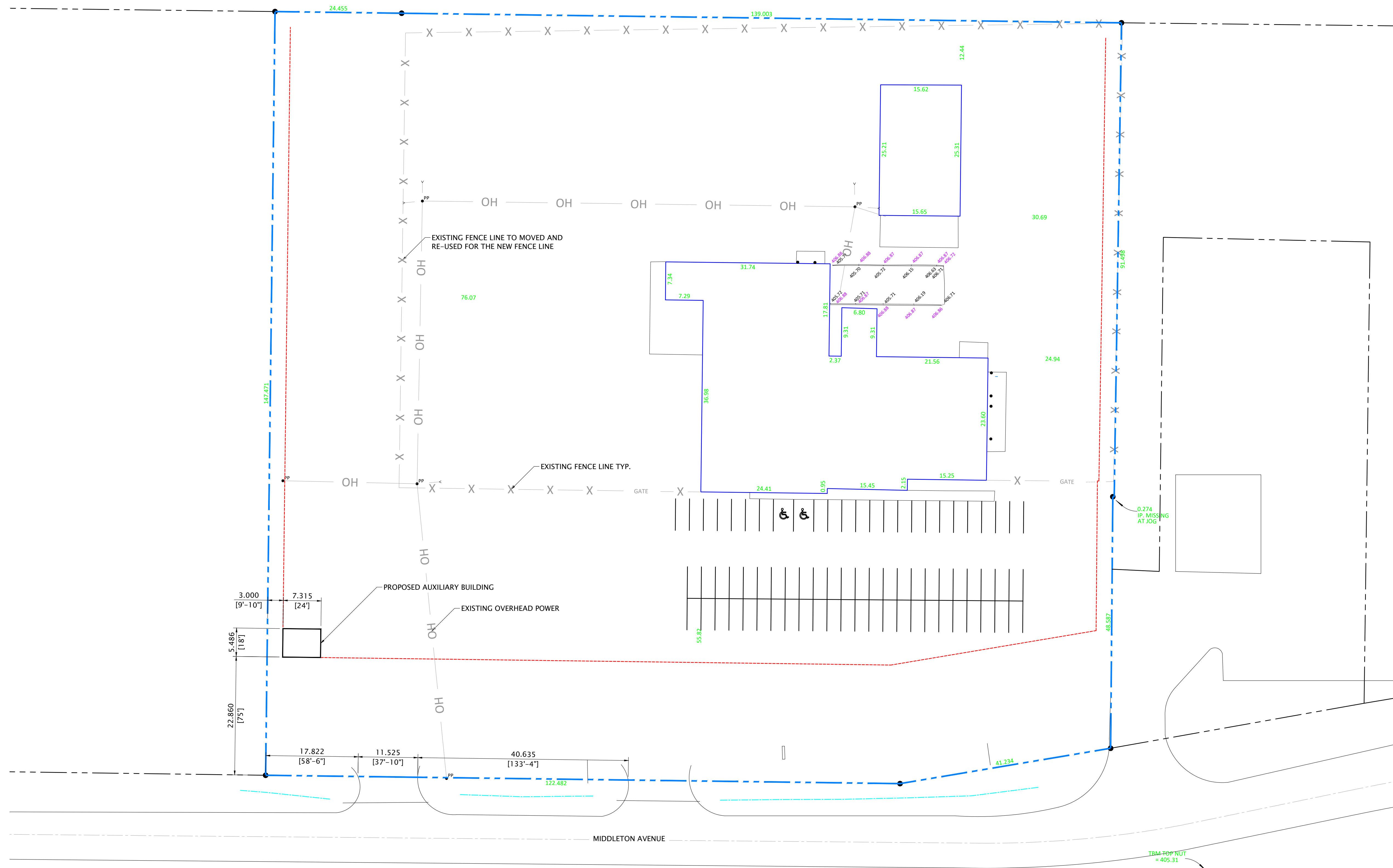
GENERAL NOTES

LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- EXISTING FENCE LINE

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE
DESIGNER:		
3-1875 Middleton Ave. Brandon, Manitoba, R7C 1A7 email: info@myriadesign.ca phone: 204-728-1328		
PROJECT NAME:		
WLS PARKING LOT		
LOCATION:		
1875 MIDDLETON AVE. BRANDON, MB.		
SHEET NAME:		
SITE PLAN		
DATE:	SHEET SIZE:	SHEET
NOVEMBER 3, 2023	24" X 36"	C-101
DRAWN BY:	JOB NUMBER:	
ZT	MD22-031	



① APPROXIMATE LOCATION OF AUXILIARY BUILDING
 SCALE: 1:400