

March 26, 2025

Attn: **Ryan Nickel**
Director of Planning & Buildings
 City of Brandon
 638 Princess Avenue,
 Brandon, MB
 R7A 0P3
 204-729-2110
City of Brandon Planning & Buildings Department

Re: **Park Plaza Site Development**
 1650 Park Avenue, Brandon MB
 LOTS 1-12, BLOCK 5, LOTS 17-26, BLOCK 6, PLAN PARCELS A - C,
 PLAN NO. 26734 N.W. 1/4 SEC. 14, TWP. 10, RGE. 19 WPM

Dear Sir,

In support of our application for a conditional use permit, we have conducted a public outreach. In accordance with the City of Brandon Zoning Bylaw, Public Outreach item 13. (g), please find our Community Participation Report as follows:

The attached letter was provided to all neighbouring properties. The three owners who reside outside of Brandon received their letters by courier, and the local residents received their letters by hand delivery. The following addressees (provided by the Development Services department) within 100 metres of the site received letters:

PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	1400 2002 VICTORIA AVE	REGINA	SK	S4P 0R7
PROPERTY OWNER	2305 VICTORIA AVE	BRANDON	MB	R7B 4H7
PROPERTY OWNER	51 OAK BLUFF ROD	BRANDON	MB	R7C 1A2
PROPERTY OWNER	905 18TH ST	BRANDON	MB	R7A 6W8
PROPERTY OWNER	829 16TH ST	BRANDON	MB	R7A 4Y8
PROPERTY OWNER	833 17TH ST	BRANDON	MB	R7A 5A2
PROPERTY OWNER	603 PRINCESS AVE	BRANDON	MB	R7A 0P2
PROPERTY OWNER	1635 PARK AVE	BRANDON	MB	R7A 1J6
PROPERTY OWNER	1 FOX PL	BRANDON	MB	R7B 3H3
PROPERTY OWNER	836 16TH ST	BRANDON	MB	R7A 4Y9
PROPERTY OWNER	840 16TH ST	BRANDON	MB	R7A 4Y9
PROPERTY OWNER	1625 PARK AVE	BRANDON	MB	R7A 1J6
PROPERTY OWNER	860 16TH ST	BRANDON	MB	R7A 4Y9
PROPERTY OWNER	18 BRIDGELAND DR S	WINNIPEG	MB	R3Y 0B8
PROPERTY OWNER	847 16TH ST	BRANDON	MB	R7A 4Y8



PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	851 16TH ST	BRANDON	MB	R7A 4Y8
PROPERTY OWNER	4000 RICHMOND AVE E	BRANDON	MB	R7A 7P8

The courier attempted to make delivery to the following address provided by Development Services but was advised by the local post office that no address currently exists nor did it exist in the past.

PROPERTY OWNER	PO BOX 1268	CARBERRY	MB	R0K 0H0
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Property Owners were requested to provide comments or concerns via e-mail by Friday March 21st. To date, no feedback has been received.

Please let us know if you require any additional information, and what next steps are necessary to satisfy the requirements for the conditional use permit.

Regards,

John E Gustavson Architect
Per Ron Baron, Partner

March 7, 2025

Attn: **PROPERTY OWNER**
18 BRIDGELAND DR S
WINNIPEG, MB
R3Y 0B8

Re: **Park Place Development**
1650 Park Place
Notice of Application for Conditional Use

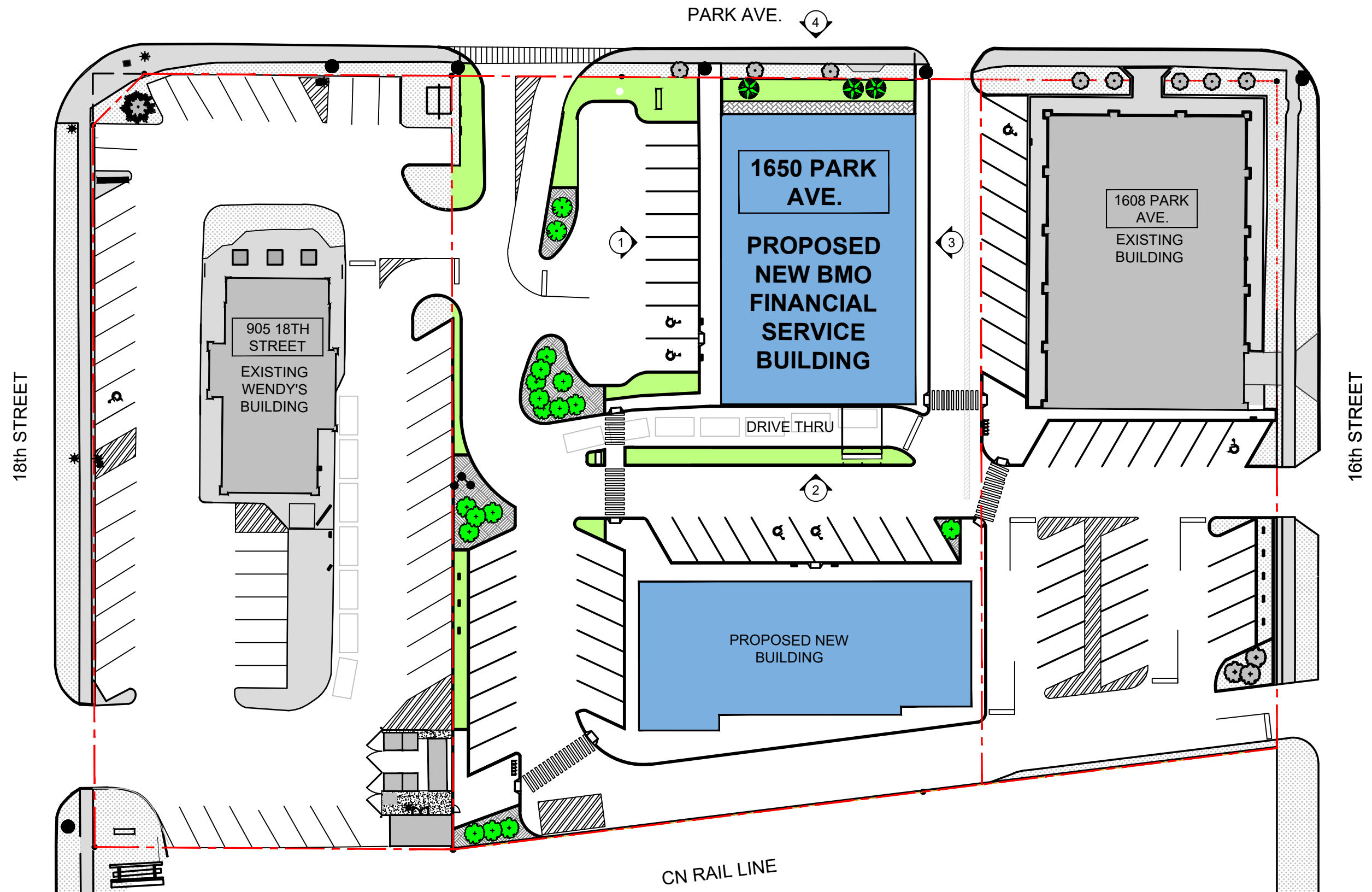
Dear PROPERTY OWNER,

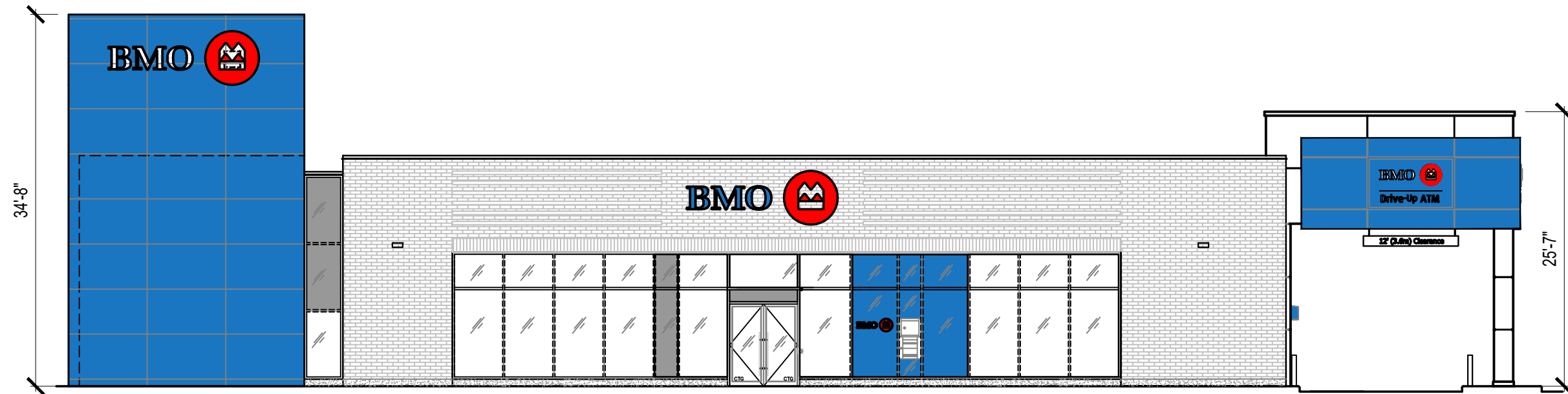
On behalf of Lee Holdings MB Ltd., owner of the property located at 1650 Park Avenue, we are conducting a public outreach to notify you that the proposed development at the above address includes a new stand-alone Bank of Montreal branch including both interior bank machines and a drive-through bank machine. In compliance with Schedule A of the City of Brandon Zoning By-law, we are notifying all property owners within 100 metres of the site of this proposed bank, which is recognized as a Conditional Use in the CG (Commercial General) zone. Please find attached a proposed site plan and building elevations for your reference. If you have any questions, comments, or concerns about a bank use on this property, please contact the undersigned at rbaron@gwa.ca no later than March 21st 2025.

Sincerely,



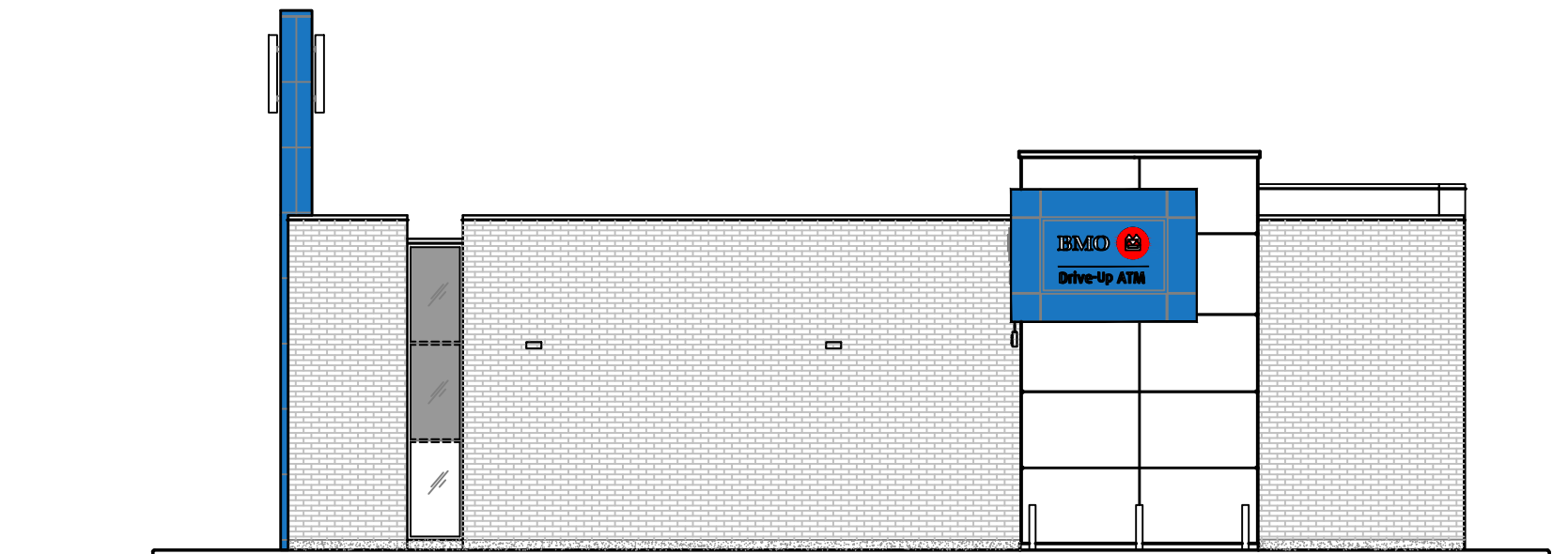
John E. Gustavson Architect
Per Ron Baron, Partner



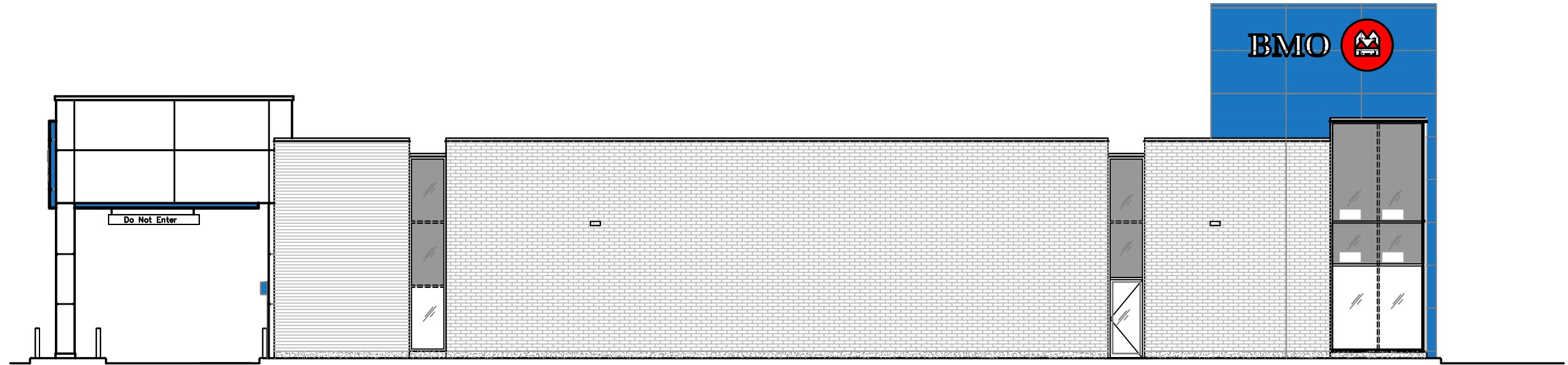


1 - PROPOSED WEST EXTERIOR ELEVATION







LEGEND FOR BUILDING MATERIALS:	
	POLAR WHITE MASONRY BRICK
	BLUE ALUMINUM COMPOSITE METAL PANELS
	WHITE ALUMINUM COMPOSITE METAL PANELS
	SPANDREL GLAZING
	BLUE SPANDREL GLAZING
	PRECAST CONCRETE SILL

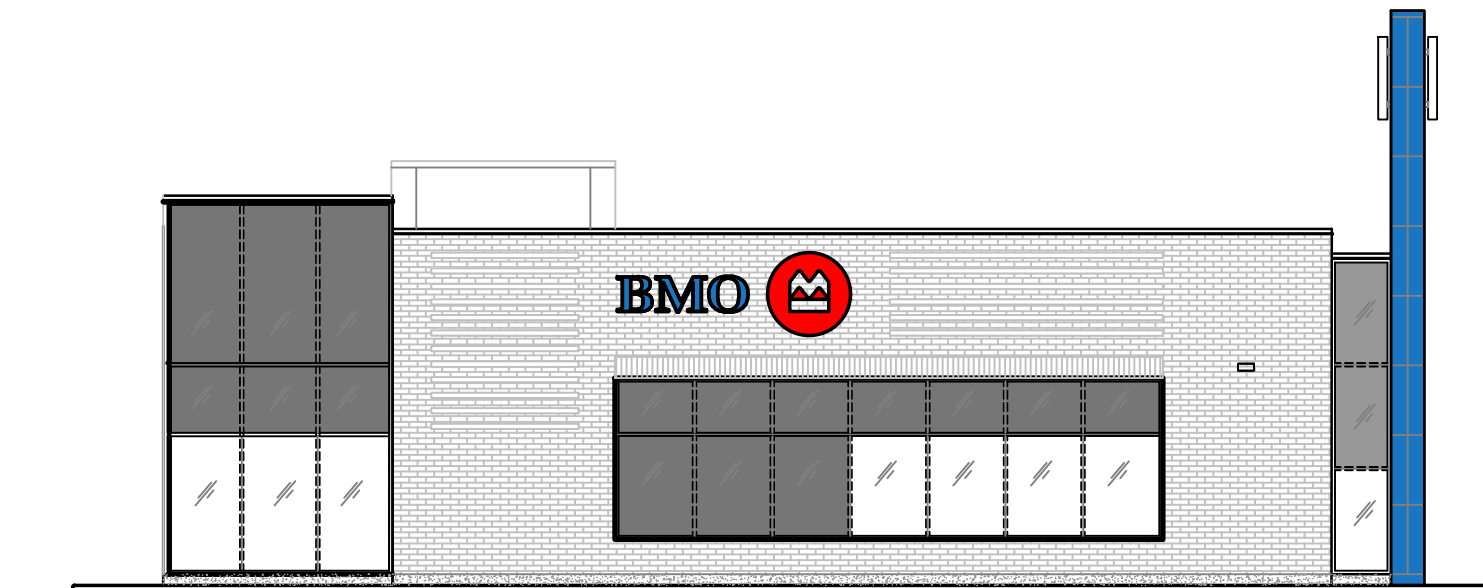


2 - PROPOSED SOUTH EXTERIOR ELEVATION



3 - PROPOSED EAST EXTERIOR ELEVATION

LEGEND FOR BUILDING MATERIALS:	
	POLAR WHITE MASONRY BRICK
	BLUE ALUMINUM COMPOSITE METAL PANELS
	WHITE ALUMINUM COMPOSITE METAL PANELS
	SPANDREL GLAZING
	BLUE SPANDREL GLAZING
	PRECAST CONCRETE SILL



4 - PROPOSED NORTH EXTERIOR ELEVATION