



Borderland Powersports Brandon

Conditional Use

Letter of Intent

August 18/25

To: City of Brandon Planning & Building Safety Department

Applicant:

Borderland Real Estate Investments Inc O/A Borderland Powersports Brandon

Location of Conditional Use:

1520 Highland Ave. LOT 3 PLAN 34502 BLTO IN NW ¼ 35-10-19 WPM

Borderland Powersports Brandon proposes to develop 1520 Highland Ave from a vacant lot to a powersports recreation dealership with a 5,000sqft building, standing roughly 24'+/- in height. The interior will have 16' ceilings with a single slope roof. The building would be positioned with about 100' of frontage which would consist of customer parking, while to the back of the building would be fenced compound and staff parking.

This development would be compatible with the surrounding area as the neighboring businesses consist of truck, trailer, recreation, retail sales and repair shops.

The area is a commercially zoned and developed area, so there would be no negative impact on the surrounding area and business. It also falls within the provisions of the development plan by-law, zoning by-law, and secondary plan by-law.



We thank you for your consideration on this matter and look forward to working with you on this development.

Sincerely,

Neil Ferris

ANY INQUIRIES TO BE DIRECTED TO:

BRETT KONKIN

DG KONKIN CONSTRUCTION

SUITE 302

UNIT E 1300 18TH ST. BRANDON, MB

BRETT@DGKONKIN.COM

NEIL FERRIS

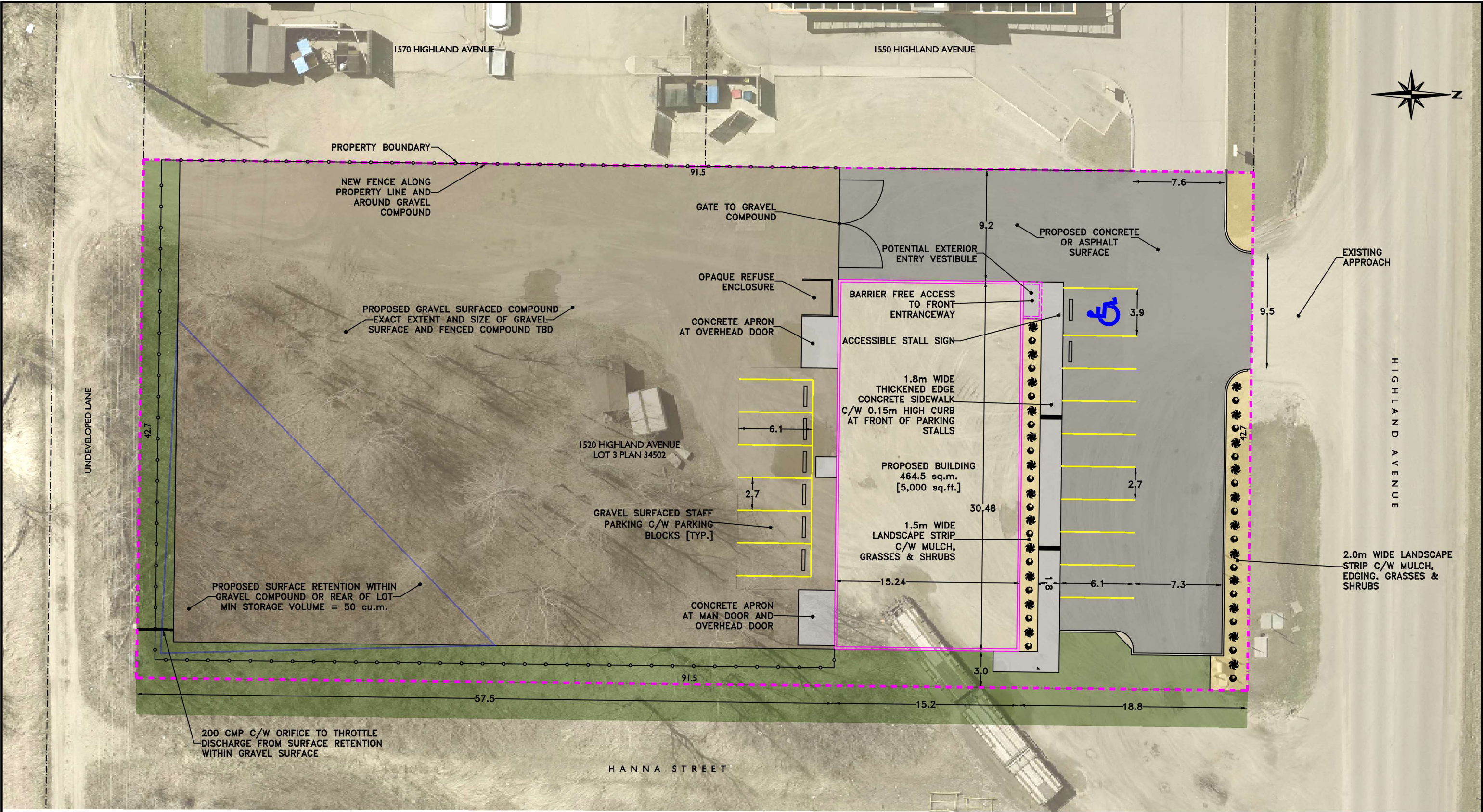
BORDERLAND REAL ESTATE INVESTMENTS INC.

2533 SASKATCHEWAN AVE. W., PORTAGE LA

PRAIRIE, MB

NEIL.FERRIS33@GMAIL.COM





FOR EXACT PROPERTY DIMENSIONS REFER TO LOT STAKING CERTIFICATE

FOR DETAILS ON REGISTERED EASEMENTS/CAVEATS REFER TO REGISTERED LAND TITLE

BENCHMARK TBD

ALL WORK SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL



ENGINEERS
GEOSCIENTISTS
MANITOBA

Certificate of Authorization

G.D. Newton & Associates Inc.

No. 4633



LEGEND PROPERTY LINE PROPERTY BOUNDARY FENCE PARKING LINES		ASPHALT EDGE BARRIER CURB LANDSCAPE BEDS ASPHALT SURFACE	BUILDING OUTLINE SOD OR SEEDED GRASS CONCRETE SURFACE
G.D. NEWTON AND ASSOCIATES INC. BRANDON, MANITOBA (204)914-9938		1520 HIGHLAND AVENUE CONDITIONAL USE SITE PLAN	
DATE: 2025/08/12		SCALE: 1:300	
		DRAWING C2	