



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

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