



Borderland Powersports Brandon

Conditional Use

Letter of Intent

Community Participation Report

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 neighbouring 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



Method of notification:

- Mail



List of properties notified:

PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	1570 HIGHLAND AVE	BRANDON	MB	R7C 1A7
PROPERTY OWNER	100 MEADOWLARK TRAILER PK	BRANDON	MB	R7C 0C1
PROPERTY OWNER	2525 INKSTER BLVD	WINNIPEG	MB	R2R 2Y4
PROPERTY OWNER	147 COMMERCE DR	WINNIPEG	MB	R3P 1A2
PROPERTY OWNER	1550 HIGHLAND AVE	BRANDON	MB	R7C 1A7
PROPERTY OWNER	B10 1550 20TH ST	BRANDON	MB	R7B 2M6
PROPERTY OWNER	61 FROBISHER CRES	BRANDON	MB	R7A 5J1

Summary of comments or concerns:

- None received

Summary of efforts to address comments or concerns:

- None received