



October 23, 2025

City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB R7A 0P3

Subject: Letter of Intent – Conditional Use Application for Retail Cannabis Store

Location: 301–18th Street, Brandon MB R7A 5A8

Legal Description: Lots 12–15, Block 18, Plan 2, BLTO Roll #7724

To Whom It May Concern,

On behalf of **Budville Ltd.**, I am writing to formally submit this Letter of Intent in support of our **Conditional Use Application** to operate a **Retail Cannabis Store** at the above-noted property.

1. Applicant Information

Applicant: Budville Ltd.

Contact: [REDACTED] Shah, Director

Phone: 431-[REDACTED]

Email: [REDACTED]@budvillecannabis.com

2. Location of Proposed Development

Civic Address: 301–18th Street, Brandon, MB R7A 5A8

Legal Description: Lots 12–15, Block 18, Plan 2, BLTO Roll #7724

3. Description of Proposed Development

Budville Ltd. is proposing to establish a **retail cannabis store** at this location through a **change of use** within an existing commercial unit. The intended renovations are **purely cosmetic** and will not involve any structural modifications or changes to the exterior of the building. The goal is to create a modern, safe, and professional retail environment consistent with the company's other established locations in Manitoba.

4. Demonstration of Compliance with The Planning Act (Section 106(1))

Compatibility with the surrounding area:

Although the area surrounding the property is primarily residential, the subject building has operated as a commercial property for over a decade. The proposed retail use represents a continuation of this commercial activity and aligns with the established character of the site and its surroundings.

No detrimental impact to health, safety, or welfare:

Budville Ltd. is a fully licensed and compliant retailer, adhering to all municipal and provincial regulations. The business will maintain strict security standards, controlled hours of operation, and discreet signage, ensuring minimal impact on the neighbourhood. As only cosmetic interior improvements are proposed, there will be no disruption to the building's structure, parking, or adjacent properties.

Consistency with zoning and development policies:

The property lies within a **commercially zoned** area under the City of Brandon's Zoning By-law and conforms with the objectives of the City's Development Plan, which support compatible commercial uses in established neighbourhood nodes. The proposal maintains the existing building footprint and character, contributing positively to the ongoing commercial vitality of the area.

5. Conclusion

Budville Ltd. respectfully requests favorable consideration of this application. We are committed to operating in a manner that reflects the City's standards for safety, professionalism, and community compatibility. We believe this proposal will enhance the local commercial landscape and continue the site's long-standing contribution to the neighbourhood's economic activity.

We appreciate your time and consideration and would be pleased to provide any additional information or clarification that may assist in your review.

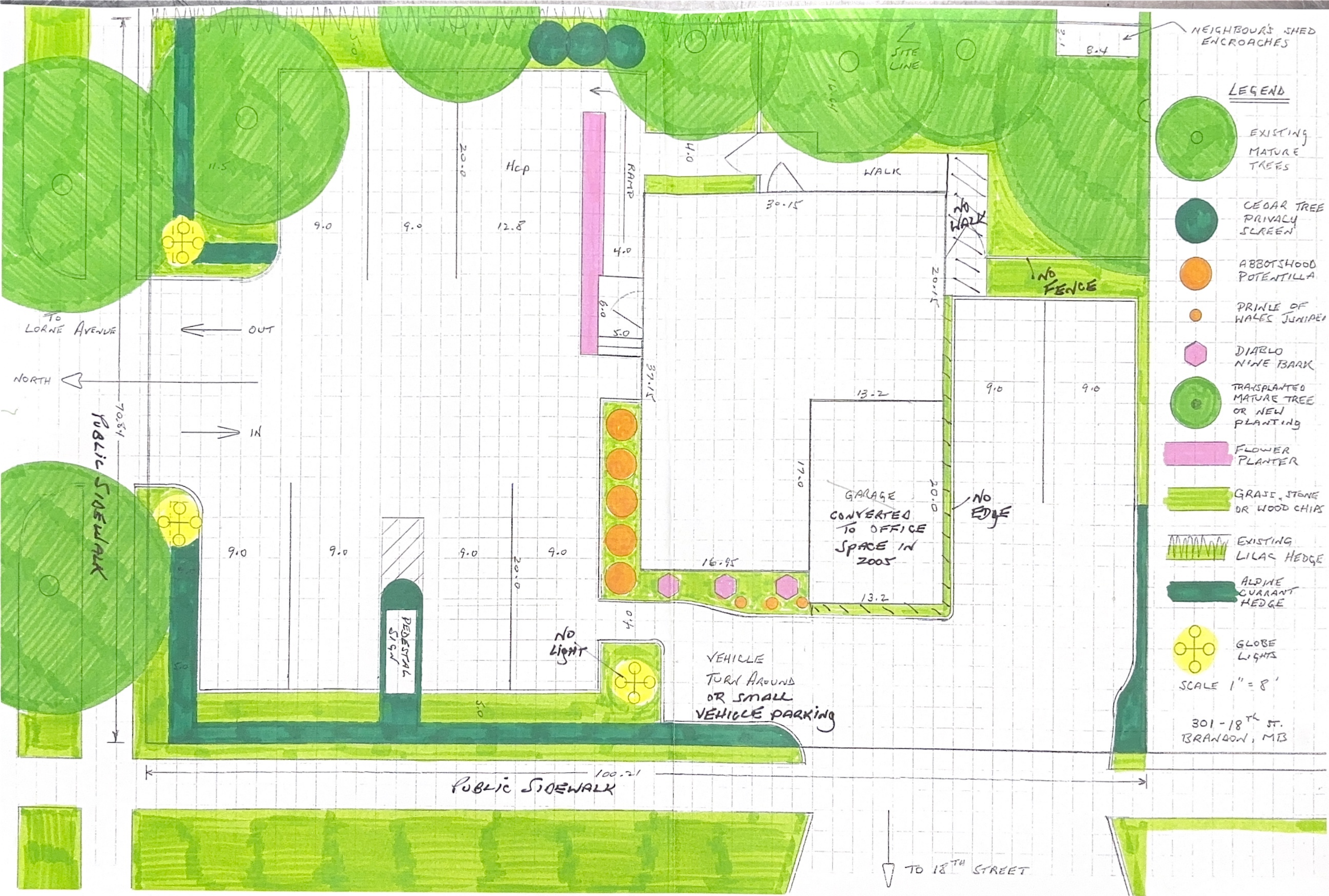
Sincerely,

[Redacted Signature]

[Redacted] **Shah**
Director, Budville Ltd.
431-[Redacted]
[Redacted]@budvillecannabis.com

PORTAGE AVENUE, SARGENT AVENUE, MCLEOD AVENUE, PORTAGE LA PRAIRE

 +1 431 [Redacted]  [Redacted]@budvillecannabis.com  www.budvillecannabis.com



LEGEND

- EXISTING MATURE TREES
- CEDAR TREE PRIVACY SCREEN
- ABBOTSHOOD POTENTILLA
- PRINCE OF WALES JUNIPER
- DIABLO NINE BARK
- TRANSPLANTED MATURE TREE OR NEW PLANTING
- FLOWER PLANTER
- GRASS, STONE OR WOOD CHIPS
- EXISTING LILAC HEDGE
- ALPINE CURRANT HEDGE
- GLOBE LIGHTS

SCALE 1" = 8'

301-18TH ST.
BRANDON, MB