

April 23, 2026

City of Brandon Planning  
Property & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

Re: Conditional Use Application

To Whom It May Concern:

We are looking at building another structure on our property at 390 Park Ave East with additional storage units.

*Location:* The property is located in an industrial area, across the street from Saputo, and down the street from several other storage unit facilities.

*Historical property use:* The previous owner had it rented out to a party rentals company for storage. After purchasing the property, we used the one unit for storage for our plumbing business and rented the other units to a landscaping company for storage.

*Plan:* Our intention is to move the existing single garage off the property and construct a new building with 6 storage units behind the existing 2 unit structure. This would make the property appear more uniform, instead of having 3 different buildings. Each unit in the proposed building would have its own overhead door and man door.

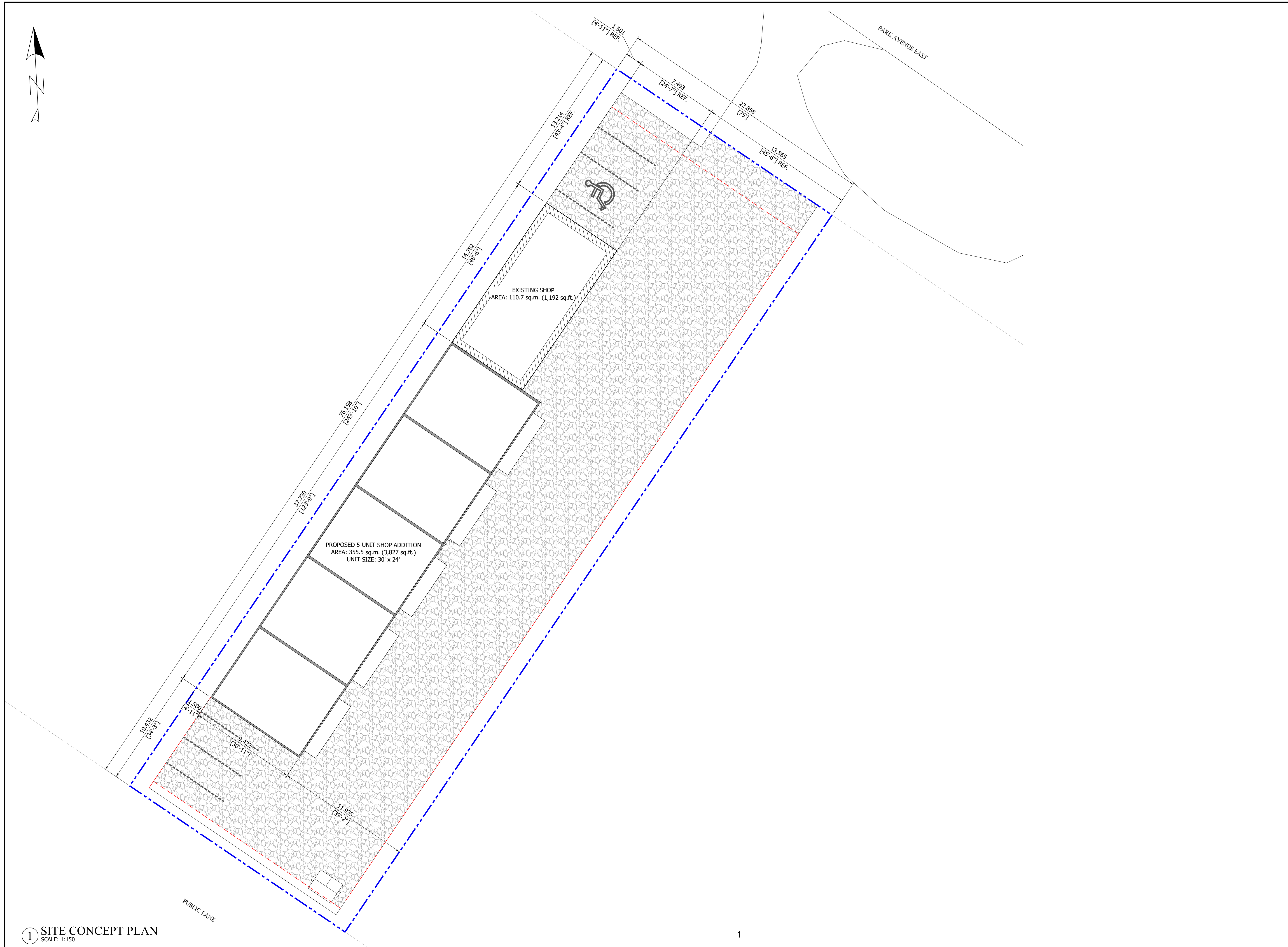
*Purpose:* The storage units would serve a need we see in our community for small trades business owners who need storage space to keep their equipment and supplies.

If you have any questions or concerns about this proposed conditional use of the property, we would love to discuss with you.

Please call us at [REDACTED] or email [REDACTED].

Thank you,

[REDACTED]



**GENERAL NOTES**

1. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.

**SITE INFORMATION**

CIVIC ADDRESS:  
390 PARK AVENUE EAST, BRANDON, MB

LEGAL DESCRIPTION:  
LOTS 16, BLOCK 2, PLAN 1949, BLTO

ZONE: IR

**IR SETBACKS**

MIN. FRONT YARD: 3.0m  
SIDE YARD (INTERIOR): 1.5m  
REAR YARD (WITH LAINE): 1.5m

AREA OF SITE: 1740.8 sq.m.  
BUILDING FOOTPRINT TOTAL: 466.2 sq.m.  
SITE COVERAGE FROM BUILDINGS: 26.8%

REQUIRED PARKING: TBD  
PROVIDED PARKING: 6 STALLS

**LEGEND**

- GRAVEL PARKING AREA
- NEW CONCRETE
- LANDSCAPE (STONE OR MULCH)
- GRASS
- PROJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- MINIMUM BUILDING SETBACK

PRELIMINARY  
FOR DISCUSSION PURPOSES ONLY

NO.	REVISION	DATE

DESIGNER:  
  
 kate@mckenzie-designsolutions.ca | 204-570-1322 | BRANDON, MB

PROJECT NAME: 5 UNIT SHOP ADDITION

PROJECT LOCATION: 390 PARK AVENUE EAST, BRANDON, MB

SHEET NAME: SITE CONCEPT

ISSUE DATE: APRIL 29, 2026

SHEET SIZE: ARCH D (24"x36")

DRAWN BY: KM

C-101