


<b>TITLE:</b> <p style="text-align: center;"><b>CONDITIONAL USE  390 PARK AVENUE EAST  OWNERS: MANLY ARNASON &amp; CHERISE ARNASON</b></p>		
<b>MEETING DATE:</b> June 17, 2026		<b>Page 1 of 3</b>
<b>DEPARTMENT:</b> Planning & Buildings	<b>ATTACHMENTS:</b> A. Application related documents B. Map, air photo & drawings C. Public outreach report D. Development Review Group report	
<b>PRESENTER:</b> Emmanuel Owusu Ansah, Community Planner	<b>MANAGER:</b> Sonikile Tembo, Principal Planner	

**RECOMMENDATIONS:**

That Conditional Use Application C-02-26 to allow for a storage facility in the IR Industrial Restricted Zone be approved at 390 Park Avenue East (Lot 16, Block 2, Plan 1949 BLTO) in accordance with the attached letter of intent “Attachment A” and site plan “Attachment B-3”, subject to the owner or successor entering into a development agreement with the City of Brandon as set out in “Attachment D” of this report.

**BACKGROUND:**

***Request***

The applicant, Cherise Arnason, is applying to allow for a storage facility on property located at 390 Park Avenue East in the IR Industrial Restricted Zone.

***Development Context***

The subject site currently has a two-unit structure and a detached garage and is located mid-block between Elderwood Drive and Richmond Avenue East along Park Avenue East. Uses surrounding the site include light industrial uses to the north, open space to the south, commercial uses to the east and west, and low-density residential developments further south. Park Avenue East provides access to the site.

***History***

The existing principal building was constructed in 1999. It was previously occupied by a party rental company and is currently being used for storage by a plumbing business and a landscaping company.

**ANALYSIS:**

The applicant is proposing to demolish the existing detached garage and construct a 355.5m<sup>2</sup> storage facility behind the existing two-unit building. A demolition permit will be required prior to the removal of the existing garage.

***Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:******1. Will be compatible with the general nature of the surrounding area;***

The site is located in an industrial area and surrounded by predominantly light industrial and commercial uses with the prevalence of indoor storage in adjacent properties, therefore the proposed development is compatible with the existing character of the area.

***2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;***

The site is located within a mixed commercial and industrial area, and the nearest residential uses are situated behind an open space buffer behind the site. Given the nature of the use, the development is not expected to generate significant traffic or noise. As such, the proposal is not anticipated to negatively affect adjacent properties or interfere with the potential development of surrounding lands.

***3. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law******Consistency with the City Plan***

- Site located within “Employment Area” under Map 3: Urban Structure
- 7.1(4) – Commercial and Institutional General Policies (b), (c), and (d) – support the development of conveniently located storage facilities that serve both Brandon and surrounding communities, compatible with nearby residential developments and ideally within walking distance of residential areas

*Consistency with the Zoning By-law*

- The proposal conforms to all applicable Zoning By-law provisions, such as bulk and siting requirements

***Commenting Agencies***

All comments have been addressed and summarized below.

*City of Brandon*

Administration advises that a development agreement is required, with conditions as identified in “Attachment D” of this report with conditions, including;

- On-site stormwater management
- Updating the existing approach to meet City standard

**LEGISLATIVE REQUIREMENTS:**

***Notification***

In accordance with and exceeding minimum requirements under Subsection 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and posted on the subject property.

***Public Outreach***

In accordance with Section 13 of the Zoning By-law, the applicant mailed letters to all property owners and tenants within 100m of the site. The applicant indicated that no comments were received. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.