

May 28, 2026

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

Re: Community Participation Report

Good day,

In regards to our conditional use application, we have completed the community outreach as requested.

The attached letter and draft site plan was mailed to all properties on the list provided to us on Wednesday, May 20, 2026.

We have not received any feedback communication in response to the outreach to date, but will advise if we do receive any responses.

Thank you,

Manly and Cherise Arnason

May 20, 2026

Re: Proposed Building Addition to Property

To Whom It May Concern:

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

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 HVAC business and rented the other units to a landscaping company for storage.

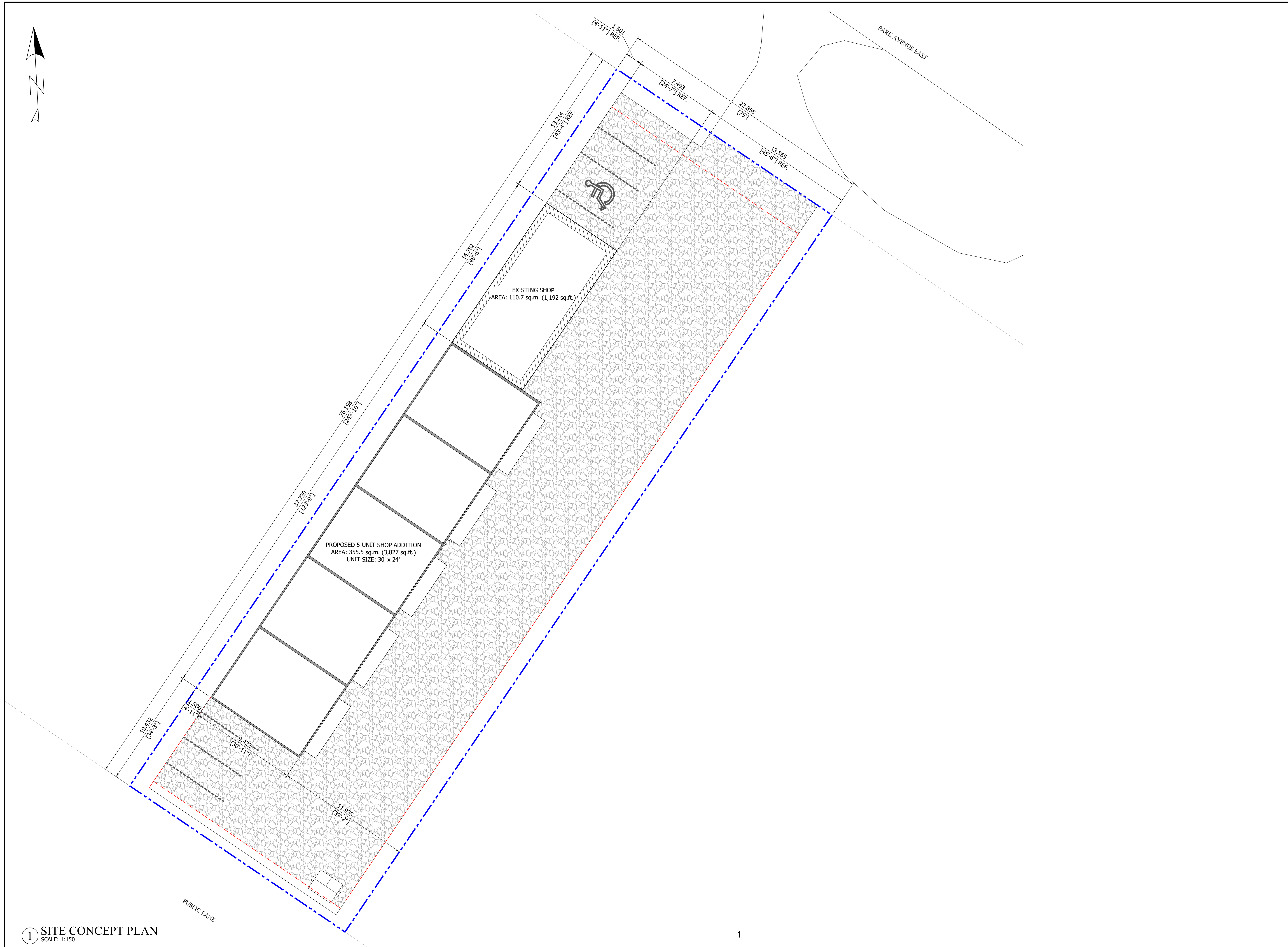
Plan: Our intention is to move the existing single garage unit off the property and construct in its place a new building with 5 storage units behind the existing 2 unit structure. This would make the property appear more uniform and modern. Each unit in the proposed building would have its own overhead door and man door. See attached proposed site plan.

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

Please call us at 204-573-3339 or email macapropertiesinc@gmail.com.

Thank you,

Manly and Cherise Arnason



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

PROPERTY OWNER	ADDRESS	CITY	PROVINCE	POSTAL CODE
PROPERTY OWNER	1 INGLEWOOD ST	BRANDON	MB	R7A 2K3
PROPERTY OWNER	100 WAVERLY DR	BRANDON	MB	R7B 3Y8
PROPERTY OWNER	102 6775 FINANCIAL DR	MISSISSAUGA	ON	L5N 0A4
PROPERTY OWNER	1073 SYCAMORE DR	BRANDON	MB	R7A 4C8
PROPERTY OWNER	1810 14TH ST E	BRANDON	MB	R7A 7V2
PROPERTY OWNER	2365 DE LA COTE-DE-LIESSE CH	ST-LAURENT	QC	H4N 2M7
PROPERTY OWNER	2999 WILDWOOD PARK WAY	ATLANTIC	GA	30339
OCCUPANT	365 PARK AVE E	BRANDON	MB	R7A 7A5
OCCUPANT	371 PARK AVE E	BRANDON	MB	R7A 7A5
OCCUPANT	382 PARK AVE E	BRANDON	MB	R7A 7A8
OCCUPANT	386 PARK AVE E	BRANDON	MB	R7A 7A8
OCCUPANT	392 PARK AVE E	BRANDON	MB	R7A 7A8
OCCUPANT	394 PARK AVE E	BRANDON	MB	R7A 7A8
OCCUPANT	396 PARK AVE E	BRANDON	MB	R7A 7A8
OCCUPANT	58 GARWOOD DR	BRANDON	MB	R7A 2K4
OCCUPANT	60 GARWOOD DR	BRANDON	MB	R7A 2K4
PROPERTY OWNER	61 HAZELWOOD CRES	BRANDON	MB	R7A 2K1
OCCUPANT	62 GARWOOD DR	BRANDON	MB	R7A 2K4
PROPERTY OWNER	63 GARWOOD DR	BRANDON	MB	R7A 6C6
PROPERTY OWNER	63 HAZELWOOD CRES	BRANDON	MB	R7A 2K1
PROPERTY OWNER	631 20TH ST	BRANDON	MB	R7B 1M2
OCCUPANT	64 GARWOOD DR	BRANDON	MB	R7A 2K4
PROPERTY OWNER	64 HAZELWOOD CRES	BRANDON	MB	R7A 2J9
PROPERTY OWNER	65 GARWOOD DR	BRANDON	MB	R7A 6C6
OCCUPANT	66 GARWOOD DR	BRANDON	MB	R7A 2K4
OCCUPANT	68 GARWOOD DR	BRANDON	MB	R7A 2K4
OCCUPANT	70 GARWOOD DR	BRANDON	MB	R7A 2K4
PROPERTY OWNER	700 352 DONALD ST	WINNIPEG	MB	R3B 2H8
OCCUPANT	72 GARWOOD DR	BRANDON	MB	R7A 2K4
OCCUPANT	74 GARWOOD DR	BRANDON	MB	R7A 2K4
PROPERTY OWNER	76 GARWOOD DR	BRANDON	MB	R7A 2K4
PROPERTY OWNER	A 315 COLLEGE AVE	BRANDON	MB	R7A 1E7
PROPERTY OWNER	P.O. BOX 219	NIVERVILLE	MB	R0A 1E0
PROPERTY OWNER	UNIT F 381 PARK AVE E	BRANDON	MB	R7A 7A5