

January 31, 2025

Attn: **Development Services**  
City of Brandon  
638 Princess Avenue,  
Brandon, MB  
R7A 0P3  
204-729-2110  
**City of Brandon Planning & Buildings Department**

Re: **Trotter Business Xchange Site Development**  
1650 Park Avenue, Brandon MB  
LOTS 1-12, BLOCK 5, LOTS 17-26, BLOCK 6, PLAN PARCELS A - C,  
PLAN NO. 26734 N.W. 1/4 SEC. 14, TWP. 10, RGE. 19 WPM

To Whom it May Concern,

Please accept this letter of intent to allow the development of a new Bank of Montreal branch at the above stated address. This use is identified as conditionally permitted in the existing CG Commercial General zoning. This new branch location will facilitate access to banking and financial services for area residents and customers of BMO in the general area and beyond. This area of Park Avenue is already developed with commercial shops and services but does not currently have a financial institution and will improve ease of access and diminish travel time and distance for existing and new customers of the bank. Business hours of the branch will be regular banking hours and will not create a disturbance for nearby businesses or residents. The proposed site is in the General Urban Area of Brandon and its proximity to the Keystone Centre is compatible with and will support the intended integrated development and infrastructure identified in the Brandon City Plan.

It is our belief that the inclusion of this new financial institution will contribute to the urban fabric of the neighbourhood by providing important services for the businesses and residences nearby. Please do not hesitate to contact us if you require additional information.

Regards,



John E Gustavson Architect  
Per Ron Baron, Partner