
Crosswinds Connection Inc.

28 March 2026

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

Re: Conditional Use - Letter of Intent
850-19th Street - Lot 24/26 - Block 31- Plan 720

I am applying on behalf of Crosswinds Connection Inc. (Crosswinds) to use 850-19th Street in Brandon, Manitoba as an administrative office. Crosswinds is a small, not-for-profit agency with an accordingly low number of administrative office staff.

The property is currently zoned residential (RLD) in the City Plan and Crosswinds has applied to rezone this location to commercial neighbourhood (CN).

This office will be compatible with the surrounding area as the properties to the south and east of 850-19th are zoned CAR and are occupied by commercial businesses. The properties to the north and west are zoned RLD and are composed of single detached homes.

As Crosswinds does not propose to add structures or alter the exterior of the property and the administrative office is low traffic with regular business hours, this application would not create any disruption or safety concerns in the neighborhood. Crosswinds has operated the current administrative office at 4-930 Lorne Avenue since 01 February 2023. During this period, there have not been any safety or health related incidents and emergency services have not been required to attend.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,



Executive Director

Crosswinds Connection Inc.

28 March 2026

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

**Re: Zoning By-law Amendment - Letter of Intent
850-19th Street - Lot 24/26 - Block 31- Plan 720**

I am applying on behalf of Crosswinds Connection Inc. (Crosswinds) to rezone 850-19th Street in Brandon, Manitoba from RLD to CN in order to allow for operation of an administrative office.

The property is currently zoned residential in the City Plan and the proposed rezoning would permit Crosswinds to use the property as office space for employees. Development of this property would not include making significant changes or additions to the existing structures.

The properties to the south and east of 850-19th are zoned CAR and are occupied by commercial businesses. The properties to the north and west are zoned RLD and are composed of single detached homes. Crosswinds is a small, not-for-profit agency with an accordingly low number of administrative office staff.

As Crosswinds does not propose to alter the exterior of the property and the administrative office is low traffic with regular business hours, the proposed rezoning would fit into the surrounding area without disruption.

Please do not hesitate to contact me if you have any questions or require any additional information.

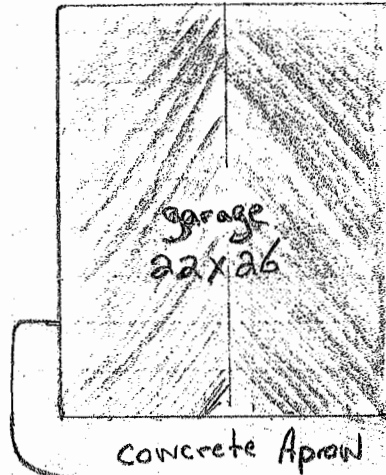
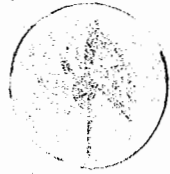
Sincerely,






Executive Director

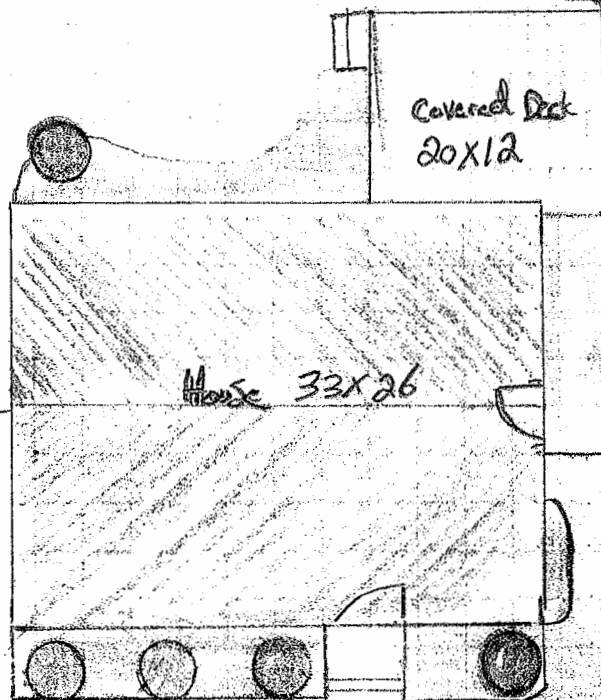
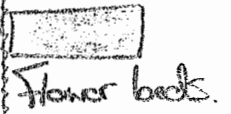
Back lane

gate



-  Apple Tree.
-  Cedar Tree.
-  Spruce Tree.

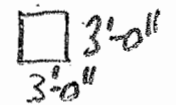
Chawlink Fence.



Brick Driveway 14'x78'

Sidewalk 45 FT

Scale
1" = 3'-0"



850 19th St
Brandon N
R7B 1K9

19th Street
4 FT

City Sidewalk