

TITLE: CONDITIONAL USE 1520 HIGHLAND AVENUE OWNER: ROOTBEER HOLDINGS INC. APPLICANT: BORDERLAND REAL ESTATE INVESTMENTS INC. (BRETT KONKIN)		
MEETING DATE: November 5, 2025		Page 1 of 4
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings C. Public outreach report D. DRG Report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Conditional Use Application C-07-25 to allow for recreational vehicle sales in the CHW Commercial Highway Zone be approved at 1520 Highland Avenue (Lot 3 Plan 34502) 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 with conditions set out in “Attachment D” of this report, and, prior to the issuance of a building or development permit, the successful registration of said development agreement on the site’s title.

BACKGROUND:

Request

The applicant, Brent Konklin of Borderland Real Estate Investments Inc., on behalf of the property owner, Rootbeer Holdings Inc., is applying to allow for recreational vehicle sales on property located at 1520 Highland Avenue in the CHW Commercial Highway Zone. Approval of this application will allow for development of a new commercial building for sales of motorcycles and recreational vehicles such as snowmobiles and all-terrain vehicles (ATV’s).

Development Context

The subject site is currently undeveloped and is located at the southwest corner of the intersection of Highland Avenue and Hanna Street, the latter being an undeveloped right-of-way. Uses surrounding the site include commercial developments to the north, east, and west and undeveloped land to the south. Highland Avenue provides access to the site, though at least 1550 Highland Avenue to the west of the site gains access to Highland Avenue through this site as well.

History

There are no known records of previous development applications for this site. The site has remained vacant since the development on the west side, which included a condition requiring upgrades to Hanna Street. However, due to changes in the provincial alignment, this connection is no longer necessary, and the applicant is seeking the release of that condition to enable development within the right-of-way.

ANALYSIS:

The applicant is proposing to develop a site with a new 5,000 sq. ft. commercial building, standing roughly 24 ft in height to accommodate sales and display of motorcycles and recreational vehicles, including a storage yard for their inventory in the south end of their site.

*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 surrounding area has a mix of uses associated with commercial and vehicle-related businesses. The area primarily serves highway traffic and vehicle-related commercial activities making the proposed use consistent with existing development patterns and the intent of the CHW Zone. The proposed development will complement nearby developments and maintain the corridor's commercial character.

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 proposed use will operate similarly to adjacent commercial operations. The site design provides circulation space for vehicles and customers, minimizing traffic conflicts along Highland Avenue. The proposed landscaping, parking and building orientation minimizes the visual impact of the development from the street. Given the separation from residential areas and the limited traffic expected, the proposal is not anticipated to have detrimental effects on the surrounding area.

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

- 4.3(4)(a) – supporting development of recreational vehicle sales provides avenue for local entrepreneurs to start or retain business within the City
- 7.1.1(a) – site located within “General Urban Area” and is situated along a Commercial Corridor under Map 3: Urban Structure and the General Urban Area allow for a commercial development

- 7.1(4) Commercial and Institutional General Policies (a) – encourages a variety of uses within the General Urban Area, including recreational vehicle sales
- 7.1(4) (Large Scale Commercial Policies) (a), (b) - Proposal supports the objective of directing auto-oriented commercial uses to higher-volume arterial streets and established commercial corridors

North Brandon Gateway Secondary Plan

- Site located within “Commercial” designated area under Schedule A: Land Use & Greenspace
- 6.1.1—variety of commercial land uses encouraged
- 6.3.5—proposed development is designed to accommodate adequate parking, loading, circulation, and landscaping requirements
- 10.1.2 – proposed development shall comply with the requirements of MTI on PTH 1 West and Connecting Highway

Zoning By-law

- Proposed site development meets Zoning By-law and Urban & Landscaping Design Standards requirements, such as building setbacks and site landscaping.
 - o Retail is a conditional use in the CHW Zone to ensure alignment with its intent to serve the travelling public. Retail uses such as convenience stores tied to gas stations or auto parts shops makes more sense closer to Trans-Canada, while others like clothing stores are better suited to urban areas.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

City Administration advises that a development agreement is required, with conditions as identified in “Attachment D” of this report. Some key conditions include

- Stormwater mitigation
- Conforming Construction Agreement with 1550 Highland Avenue and the City for shared access
- No access or encroachment on Hanna Street.

Manitoba Transportation and Infrastructure (MTI)

- MTI has a PTH 1 West and Connecting Roads functional plan, that includes the removal of the front service road (Highland Avenue) and all access will be from a new rear service road

- The applicant has been informed of this and the potential for them to address the south service road as their new frontage in the future
- A permit from MTI is required for any access, building, sign, or landscaping changes within 250 ft of the highway right-of-way prior to the City issuing a development or building permit for this site

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 also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant mailed information to all property owners within 100m of the site (Attachment C). The applicant identified that the outreach did not result in any comments or concerns. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.