



**CITY OF BRANDON
UNDER THE PLANNING ACT**

CONDITIONAL USE DECISION NO: C-07-25

Pursuant to Section 104 of The Planning Act, Borderland Real Estate Investments Inc. on behalf of Rootbeer Holdings Inc. applied to the Planning Commission of the City of Brandon for approval of a Conditional Use as provided for in City of Brandon Zoning By-law No. 7124 to allow for recreational vehicle sales at 1520 Highland Avenue (Lot 3, Plan 34502) in the CHW Commercial Highway Zone.

After careful consideration of the application and any representation made for or against the conditional use sought by the applicant, the City of Brandon Planning Commission was satisfied that the application:

- (a) will be compatible with the general nature of the surrounding area;
- (b) 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; and
- (c) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Planning Commission therefore agreed to approve said Conditional Use Application in accordance with the attached letter of intent (Attachment A) and site plan (Attachment B-3), subject to the following condition(s):

- a) 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,
- b) prior to the issuance of a building or development permit, the successful registration of said development agreement on the site's title.

Dated this 6th day of November, A.D. 2025.

This Decision shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of constructing the proposed building constitutes acting upon this decision.

Pursuant to Section 34 of The Planning Act, the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Buildings Department may appeal the decision to City Council. The appeal must be in writing and submitted within 14 days of the date on this decision to the Legislative Services Department at 410 – 9th Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.


Jacob Wenger, Planning Commission Clerk



Borderland Powersports Brandon

Conditional Use

Letter of Intent

August 18/25

To: City of Brandon Planning & Building Safety Department

Applicant:

Borderland Real Estate Investments Inc O/A Borderland Powersports Brandon

Location of Conditional Use:

1520 Highland Ave. LOT 3 PLAN 34502 BLTO IN NW ¼ 35-10-19 WPM

Borderland Powersports Brandon proposes to develop 1520 Highland Ave from a vacant lot to a powersports recreation dealership with a 5,000sqft building, standing roughly 24'+/- in height. The interior will have 16' ceilings with a single slope roof. The building would be positioned with about 100' of frontage which would consist of customer parking, while to the back of the building would be fenced compound and staff parking.

This development would be compatible with the surrounding area as the neighboring businesses consist of truck, trailer, recreation, retail sales and repair shops.

The area is a commercially zoned and developed area, so there would be no negative impact on the surrounding area and business. It also falls within the provisions of the development plan by-law, zoning by-law, and secondary plan by-law.



We thank you for your consideration on this matter and look forward to working with you on this development.

Sincerely,

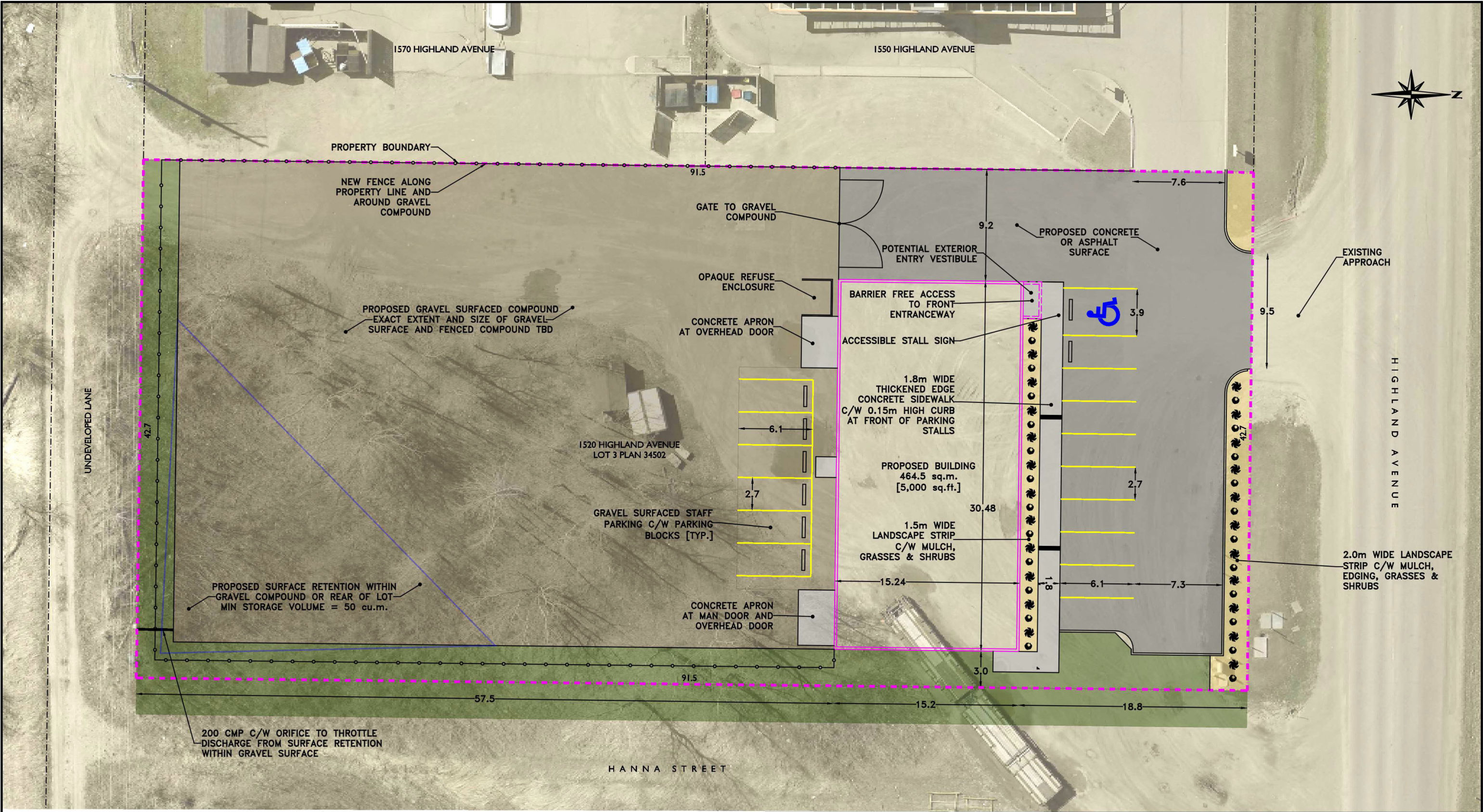
[REDACTED]

ANY INQUIRIES TO BE DIRECTED TO:

[REDACTED]
DG KONKIN CONSTRUCTION
SUITE 302
UNIT E 1300 18TH ST. BRANDON, MB

[REDACTED]
BORDERLAND REAL ESTATE INVESTMENTS INC.
2533 SASKATCHEWAN AVE. W., PORTAGE LA
PRAIRIE, MB





FOR EXACT PROPERTY DIMENSIONS REFER TO LOT STAKING CERTIFICATE

FOR DETAILS ON REGISTERED EASEMENTS/CAVEATS REFER TO REGISTERED LAND TITLE

BENCHMARK TBD

ALL WORK SHALL BE PERFORMED AS STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL

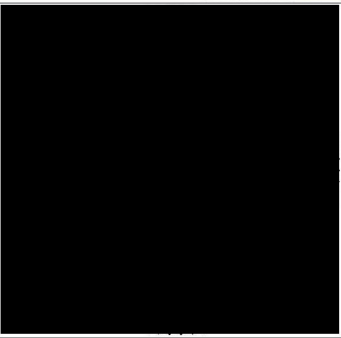


ENGINEERS
GEOSCIENTISTS
MANITOBA

Certificate of Authorization

G.D. Newton & Associates Inc.

No. 4633



LEGEND			
PROPERTY LINE	---	ASPHALT EDGE	---
PROPERTY BOUNDARY	---	BARRIER CURB	---
FENCE	---	LANDSCAPE BEDS	---
PARKING LINES	---	ASPHALT SURFACE	---
		BUILDING OUTLINE	---
		SOD OR SEEDED GRASS	---
		CONCRETE SURFACE	---
G.D. NEWTON AND ASSOCIATES INC.		1520 HIGHLAND AVENUE	
BRANDON, MANITOBA		CONDITIONAL USE	
(204)914-9938		SITE PLAN	
DATE: 2025/08/12		DRAWING C2	
SCALE: 1:300			