

Amendment to Zoning By-law No. 7124

Name of Property Owner: Bellafield Holdings Ltd
 Name of Applicant: Bellafield Holdings Ltd
 Civic Address of Property: 1955 34th Street
 Legal Description of Property: Pt SW 1/4 10-10-19 WPM and Pt Parcel 2 & 4 Plan 1731 BLTO

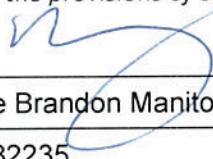
References:

BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Proposal: Rezone from AG Zone to RSD Zone

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant:  Date: February 19, 2020
 Address: 2404 Park Avenue Brandon Manitoba Postal Code: R7B0S3
 Phone No.: (Primary) 2047282235 (Secondary) 2047610904
 Email Address: Steve@VBJDevelopments.ca

Signature of Owner: _____ Date: _____
 Address: _____ Postal Code: _____
 Phone No.: (Primary) _____ (Secondary) _____
 Email Address: _____

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: _____	Planning File No.: _____	CityView No.: _____	
Date Application Received: _____	Payment Date: _____	Receipt No.: _____	Amount: \$ _____
Re-Zoning - Application			REV 12/2018

February 19, 2020

Letter of Intent

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

Re: Subdivision & Zoning Applications for Bellafield P1S3 (Pt. SW ¼ 10-10-19 WPM)

Bellafield Holdings Ltd is applying to rezone part of 1955 34th Street (Pt. SW ¼ 10-10-19 WPM and Pt. Parcel 2&4 Plan 1731 BLTO) from Agricultural General (AG) to Residential Single Detached (RSD) Zone and Parks & Recreation (PR) Zone. This zoning application is being applied for in combination with a Subdivision Application to create 75 Residential lots, 2 Parks & Recreation lots for a green space pathway and public rights-of-way. This will be the third stage in the Bellafield development.

Development Plan & Zoning By-Law

The property is designated Residential as indicated on Map 1: Urban Land Use in the Brandon & Area Planning District Development Plan 2013 By-law 95/01/12. The property is identified as Agricultural General (AG) according to the City of Brandon Zoning By-law 7124. The property will be rezoned to Residential Single Detached (RSD) and Parks & Recreation (PR) which corresponds to the Residential designation in the Development Plan.

SW Brandon Secondary Plan

The proposed zoning of Residential Single Detached (RSD) and Parks & Recreation (PR) complies with the intent of the SW Brandon Secondary Plan which designates this area as Residential Low Density. This designation in the Secondary Plan allows for both Residential Low Density (RLD) and Residential Single Detached (RSD) zone development.

Neighbourhood Plan

The proposed applications comply with The Downey Lands (now Bellafield) Neighbourhood Plan that was completed and accepted by Brandon City Council in 2015.

There are no environmental issues on the property.

If there are any questions related to these applications, please feel free to contact me.

Sincerely,



Steve McMillan, RPP
VP of Planning Services
VBJ Developments Ltd.

STATUS OF TITLE

Title Number **3010716/2**
Title Status **Accepted**
Client File **Bellafield Title Search**

The Property Registry

A Service Provider for the Province of Manitoba



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

BELLAFIELD HOLDINGS LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND

FIRSTLY: THE SW 1/4 OF SECTION 10-10-19 WPM
EXC: ALL THAT PORTION DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHERN LIMIT OF SAID QUARTER SECTION
2260 FEET ELY FROM THE NW CORNER OF SAID QUARTER SECTION;
THENCE SLY AND PARALLEL TO THE WESTERN LIMIT OF
SAID QUARTER SECTION 150 FEET;
THENCE WEST AND PARALLEL TO THE SOUTHERN LIMIT OF
SAID QUARTER SECTION 110 FEET;
THENCE SLY AND PARALLEL TO THE WESTERN LIMIT OF
SAID QUARTER SECTION 100 FEET;
THENCE WEST PARALLEL TO THE SOUTHERN LIMIT OF SAID
QUARTER SECTION TO THE WESTERN LIMIT OF SAID QUARTER SECTION;
THENCE NLY ALONG THE WESTERN LIMIT OF SAID QUARTER
SECTION TO AFORESAID NW CORNER;
THENCE EAST ALONG THE NORTHERN LIMIT OF SAID
QUARTER SECTION TO THE POINT OF COMMENCEMENT
ALSO EXC: PLANS 1618, 1744, 1731, 58163 AND 64965 BLTO
FURTHER EXC: THE ELY 33 FEET PERP
AND EXC: ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 1321597

SECONDLY: PARCEL 2 PLAN 1731 BLTO
EXC: THE SLY 240 FEET
AND EXC: ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 1321597
IN SW 1/4 10-10-19 WPM

THIRDLY: PARCEL 4 PLAN 1731 BLTO
EXC: THE SLY 600 FEET
ALSO EXC: THE NLY 120 FEET
AND EXC: ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 1322031
IN SW 1/4 10-10-19 WPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**
Registration Number: **1332309/2**
Instrument Status: **Accepted**

Registration Date: 2013-03-04
From/By: PROGRESS PROPERTIES LTD
To: WESTOBA CREDIT UNION LIMITED

Amount: \$10,000,000.00
Notes: No notes
Description: No description

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
1363380/2	Amending Agreement Including Land	Accepted

Instrument Type: **Amending Agreement Including Land**
Registration Number: **1363380/2**
Instrument Status: **Accepted**

Registration Date: 2014-07-17
From/By: WESTOBA CREDIT UNION LIMITED
To: 6636251 MANITOBA LTD.

Amount:
Notes: No notes
Description: No description

Instrument Type: **Easement**
Registration Number: **1389003/2**
Instrument Status: **Accepted**

Registration Date: 2015-11-09
From/By: 6636251 MANITOBA LTD.
To: THE CITY OF BRANDON

Amount:
Notes: No notes
Description: STATUTORY EASEMENT

3. ADDRESSES FOR SERVICE

BELLAFIELD HOLDINGS LTD.
2404 PARK AVENUE
BRANDON MB
R7B 0S3

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Brandon

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2937594/2 Balance

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title**
Registration Number: **1445766/2**

Registration Date: 2019-05-24
From/By: Bellafield Holdings Ltd.
To:
Amount:

10. LAND INDEX

Lot 2 Plan 1731
SW 10-10-19W EXC SLY 240' EXC M&M

Lot 4 Plan 1731
SW 10-10-19W EXC SLY 600' AND NLY 120' EXC M&M

SW 10-10-19W
PART EXC M&M

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3010716/2**

STATUS OF TITLE

Title Number **3010725/2**
Title Status **Accepted**
Client File **Bellafield Title Search**

The Property Registry

A Service Provider for the Province of Manitoba



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

BELLAFIELD HOLDINGS LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF THE SW 1/4 OF SECTION 10-10-19 WPM
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON NORTHERN LIMIT OF SAID QUARTER SECTION
2260 FEET ELY FROM NW CORNER THEREOF;
THENCE SLY AND PARALLEL WITH WESTERN LIMIT OF SAID QUARTER SECTION
150 FEET TO A POINT;
THENCE WLY AND PARALLEL TO SOUTHERN LIMIT OF SAID QUARTER SECTION
110 FEET TO A POINT;
THENCE SLY AND PARALLEL WITH SAID WESTERN LIMIT 100 FEET TO A POINT;
THENCE WLY AND PARALLEL WITH SAID SOUTHERN LIMIT 2150 FEET MORE OR
LESS TO SAID WESTERN LIMIT;
THENCE NLY ALONG SAID WESTERN LIMIT TO THE AFORESAID NW CORNER;
THENCE ELY ALONG SAID NORTHERN LIMIT TO POINT OF COMMENCEMENT
EXC: PLANS 58163 AND 64965 BLTO
AND EXC: ALL MINES AND MINERALS AS SET FORTH IN REQUEST 1375575

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**
Registration Number: **1332309/2**
Instrument Status: **Accepted**

Registration Date: 2013-03-04
From/By: PROGRESS PROPERTIES LTD
To: WESTOBA CREDIT UNION LIMITED

Amount: \$10,000,000.00
Notes: No notes
Description: No description

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
1363380/2	Amending Agreement Including Land	Accepted

Instrument Type: **Amending Agreement Including Land**
Registration Number: **1363380/2**
Instrument Status: **Accepted**

Registration Date: 2014-07-17
From/By: WESTOBA CREDIT UNION LIMITED
To: 6636251 MANITOBA LTD.

Amount:
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

BELLAFIELD HOLDINGS LTD.
2404 PARK AVENUE
BRANDON MB
R7B 0S3

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Brandon

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2937595/2 Balance

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title**
Registration Number: **1445766/2**

Registration Date: 2019-05-24
From/By: Bellafield Holdings Ltd.
To:
Amount:

10. LAND INDEX

SW 10-10-19W
PART EXC M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3010725/2