



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: [Signature] 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



Planning & Buildings Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Application for Subdivision

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

Subdivision Request:

To subdivide 75 lots in the 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: [Signature] 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: \$
Subdivision - Application REV 12/2018

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached	82	82	xxx
Semi-Detached			
Duplex			
Row House			
Multiple Dwellings			
Other Residential			
Parks and Open Space	N/A	N/A	xxx
Industrial	N/A		
Commercial	N/A		
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
Totals	82	82	xxx

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present				
Proposed	x			
Water Supply	Piped Water	Community Well	Individual Well	Other
Present				
Proposed	x			
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present	x			
Proposed			x	x

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.

**SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION**
OF PART OF
SW 1/4 SEC. 10, TWP. 10, RGE. 19 WPM
BELLAFIELD PHASE-1, STAGE-3
BRANDON, MANITOBA



Dated at Brandon, Manitoba

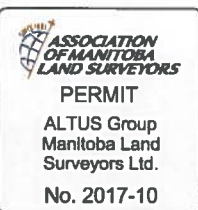
This 25th day of March, 2020

[Signature]
Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

NOTES:

- All distances are in metres and may be converted to feet by multiplying by 3.28084
- Survey monuments found on the ground are described and shown thus
- Buried Power
- Land within the proposed subdivision is shown bordered thus
- All plans referred to are on record in the Brandon Land Titles Office.
- Survey Date: March 9th & 10th, 2020

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © Altus Group Manitoba Land Surveyors, 2020. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

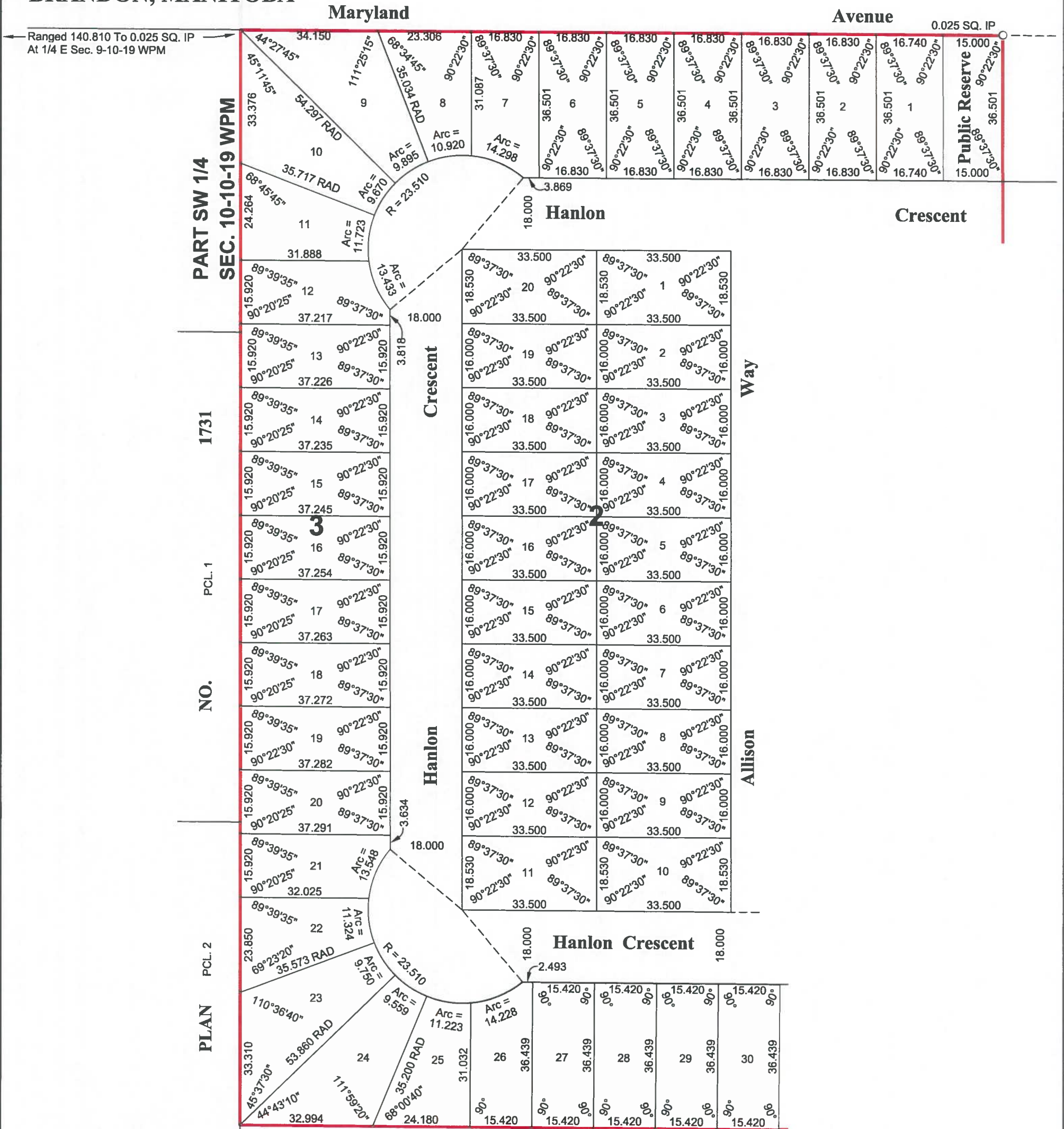


Scale - 1: 1300	Initials: PM - HB - FG	Field Book: 501/140-147
Drawing: 219871-SAM-R1	Project No. : 219871-BD	Page 1 of 4

METRIC

**SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION**




OF PART OF
SW 1/4 SEC. 10, TWP. 10, RGE. 19 WPM
BELLAFIELD PHASE-1, STAGE-3
BRANDON, MANITOBA

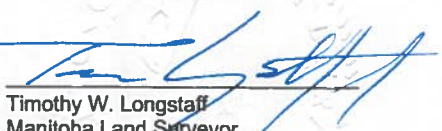


Detail At "A"

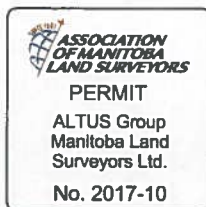
Dated at Brandon, Manitoba
This 25th day of March, 2020

NOTES:

- All distances are in metres and may be converted to feet by multiplying by 3.28084
- Survey monuments found on the ground are described and shown thus 
- Buried Power  PB --- PB ---
- Land within the proposed subdivision is shown bordered thus 
- All plans referred to are on record in the Brandon Land Titles Office.
- Survey Date: March 9th & 10th, 2020


Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

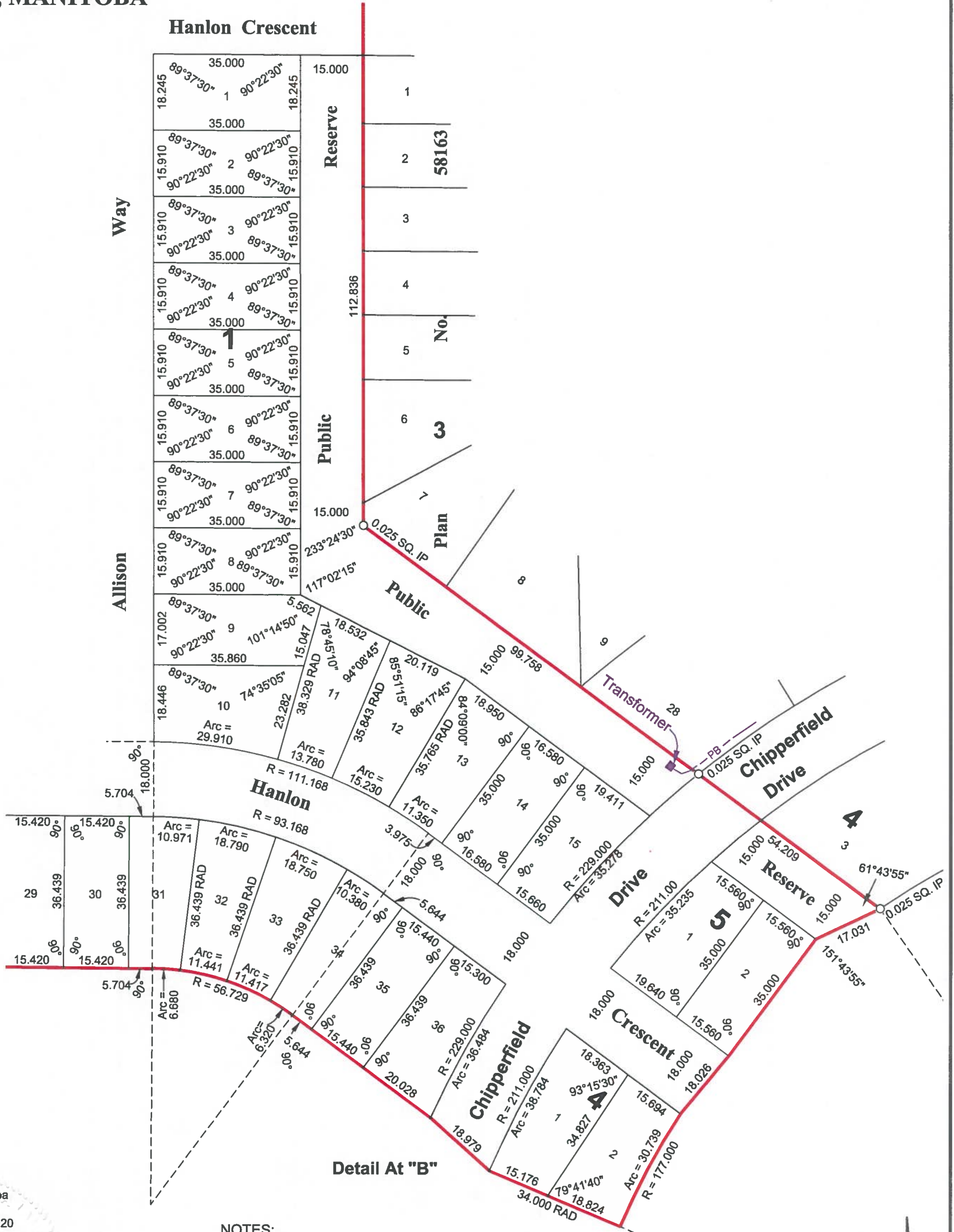
This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © Altus Group Manitoba Land Surveyors, 2020. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.



Scale - 1: 1000	Initials: PM - HB - FG	Field Book: 501/140-147
Drawing: 219871-SAM-R1	Project No. : 219871-BD	Page 2 of 4

METRIC

**SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION**
OF PART OF
SW 1/4 SEC. 10, TWP. 10, RGE. 19 WPM
BELLAFIELD PHASE-1, STAGE-3
BRANDON, MANITOBA



Dated at Brandon, Manitoba
This 25th day of March, 2020

Timothy W. Longstaff
Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

NOTES:

- All distances are in metres and may be converted to feet by multiplying by 3.28084
- Survey monuments found on the ground are described and shown thus
- Buried Power
- Land within the proposed subdivision is shown bordered thus
- All plans referred to are on record in the Brandon Land Titles Office.
- Survey Date: March 9th & 10th, 2020

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © Altus Group Manitoba Land Surveyors, 2020. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
ALTUS Group
Manitoba Land Surveyors Ltd.
No. 2017-10

Scale - 1: 1000	Initials: PM - HB - FG	Field Book: 501/140-147
Drawing: 219871-SAM-R1	Project No. : 219871-BD	Page 3 of 4

METRIC

**SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION
OF PART OF
SW 1/4 SEC. 10, TWP. 10, RGE. 19 WPM
BELLAFIELD PHASE-1, STAGE-3
BRANDON, MANITOBA**

Areas Block 1		
Lot No.	Area Sq. M	Area Ac.
1	639	0.16
2	557	0.14
3	557	0.14
4	557	0.14
5	557	0.14
6	557	0.14
7	557	0.14
8	557	0.14
9	643	0.16
10	655	0.16
11	593	0.15
12	628	0.16
13	603	0.15
14	580	0.14
15	598	0.15

Areas Block 2		
Lot No.	Area Sq. M	Area Ac.
1	621	0.15
2	536	0.13
3	536	0.13
4	536	0.13
5	536	0.13
6	536	0.13
7	536	0.13
8	536	0.13
9	536	0.13
10	621	0.15
11	621	0.15
12	536	0.13
13	536	0.13
14	536	0.13
15	536	0.13
16	536	0.13
17	536	0.13
18	536	0.13
19	536	0.13
20	621	0.15

Areas Block 3		
Lot No.	Area Sq. M	Area Ac.
1	611	0.15
2	614	0.15
3	614	0.15
4	614	0.15
5	614	0.15
6	614	0.15
7	569	0.14
8	542	0.13
9	814	0.20
10	807	0.20
11	582	0.14
12	552	0.14
13	592	0.15
14	593	0.15
15	593	0.15
16	593	0.15
17	593	0.15
18	593	0.15
19	593	0.15
20	594	0.15
21	552	0.14
22	570	0.14
23	806	0.20
24	786	0.20
25	560	0.14
26	517	0.13
27	562	0.14
28	562	0.14
29	562	0.14
30	562	0.14
31	529	0.13
32	551	0.14
33	550	0.14
34	510	0.13
35	563	0.14
36	625	0.16

Areas Block 4		
Lot No.	Area Sq. M	Area Ac.
1	635	0.16
2	547	0.14

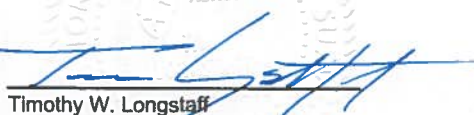
Areas Block 5		
Lot No.	Area Sq. M	Area Ac.
1	633	0.16
2	545	0.13

Area Public Roads		
Lot No.	Area Sq. M	Area Ac.
n/a	15362	3.80

Area Public Reserves		
Lot No.	Area Sq. M	Area Ac.
n/a	4505	1.11

Total Area Residential Lots		
Block No.	Area Sq. M	Area Ac.
1	8838	2.21
2	11060	2.68
3	21658	5.40
4	1182	0.30
5	1178	0.29
Total	43916	10.88

Dated at Brandon, Manitoba
This 25th day of March, 2020


Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © Altus Group Manitoba Land Surveyors, 2020. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.


PERMIT
ALTUS Group
Manitoba Land
Surveyors Ltd.
No. 2017-10



METRIC

Initials: PM - HB - FG	Field Book: 501/140-147
Drawing: 219871-SAM-R1	Project No. : 219871-BD
Page 4 of 4	