

March 31, 2021

**Letter of Intent**

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

Re: Zoning & Subdivision for Bellafield Phase 2 Stage 1

VBJ Developments is applying on behalf of the owners Bellafield Holdings Ltd & VBJ Developments Ltd; to rezone part of 1955 34<sup>th</sup> Street (Pt. SW ¼ 10-10-19 WPM) and 1906 26<sup>th</sup> Street (Parcel A, Plan 1618 BLTO) from Agricultural General (AG) to Residential Low Density (RLD) Zone. This zoning application is being applied for in combination with a Subdivision Application to create 63 bareland condominium lots, common elements and an extension of the public roadway Chipperfield Drive. The development will consist of 15 fourplexes and 1 tri-plex.

**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) Zone according to the City of Brandon Zoning By-law 7124. The property will be rezoned to Residential Low Density (RLD) which corresponds to the Residential designation in the Development Plan.

**SW Brandon Secondary Plan**

The proposed zoning of Residential Low Density (RLD) 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. This development will extend to the west extent of the existing 26<sup>th</sup> Street extension that is south of Maryland Avenue. The future 26<sup>th</sup> Street and Maryland Avenue intersection upgrade along with the extension of a full urban section of 26<sup>th</sup> Street is unable to be a part of this application as the property at 1905 26<sup>th</sup> street is required for these infrastructure upgrades.

## Neighbourhood Plan

The proposed applications comply with the intent of The Bellafield Neighbourhood Plan that was completed and accepted by Brandon City Council in 2015. The Neighbourhood plan will be updated during this application process to account for this development.

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, MCIP, RPP  
VP of Planning Services  
VBJ Developments Ltd.



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It begins with a plan.