

Jacobson & Greiner

Group of Companies



Derrick Stewart, B.Sc., J.D. | Chief Legal Officer
2404 Park Avenue | Brandon, MB | R7B 0S3
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April 1, 2021

CITY OF BRANDON
638 Princess Avenue
Brandon, Manitoba R7A 0P3

To Whom it May Concern:

Re: Authorization to Act
Our Matter No. 38-283

Please accept this as authorization for Steve McMillan, VP of Planning for the Jacobson & Greiner Group Ltd. to act, and sign, on behalf of Jacobson & Greiner Group Ltd. and any of its wholly or partially owned subsidiaries in any and all matters with respect to your department. As of the date of this letter the subsidiaries of Jacobson & Greiner Group Ltd. are as follows:

1. VBJ Developments Ltd.
2. 6636307 Manitoba Ltd.
3. 6281100 Manitoba Ltd.
4. Bellafield Holdings Ltd.
5. 7301759 Manitoba Ltd.
6. Tracey Street Holding Corp.
7. Tracey Street Developments Ltd.
8. Jacobson Commercial Ltd.
9. J & G Homes Ltd.



10. Jared's Concrete Corp.
11. Jacobson & Greiner Ltd.
12. J & G Supply Ltd.
13. Allwest Group Ltd.
14. Allen & Bolack Excavating Ltd.
15. Western Concrete Products Ltd.
16. Gollstar Enterprises Ltd.
17. Allen & Bolack Holding Corp.
18. C & C Rentals Ltd.
19. C & C Construction Ltd.
20. AllWest Gravel Ltd.
21. 7301783 Manitoba Ltd.
22. Powell Construction Ltd.
23. Badger Creek Plumbing & Heating Inc.
24. North Hill Investment Corp.
25. North Brandon Development Corp.
26. 7474670 Manitoba Ltd.
27. 7471956 Manitoba Ltd.
28. 7301791 Manitoba Ltd.
29. 7301775 Manitoba Ltd.
30. 3921574 Manitoba Ltd.



31. Brandon Infill Residential Corp.

Yours truly,

JACOBSON & GREINER GROUP
OF COMPANIES

Per: 

Derrick Stewart

DTS/

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 34th Street (Pt. SW ¼ 10-10-19 WPM) and 1906 26th 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 26th Street extension that is south of Maryland Avenue. The future 26th Street and Maryland Avenue intersection upgrade along with the extension of a full urban section of 26th Street is unable to be a part of this application as the property at 1905 26th 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.

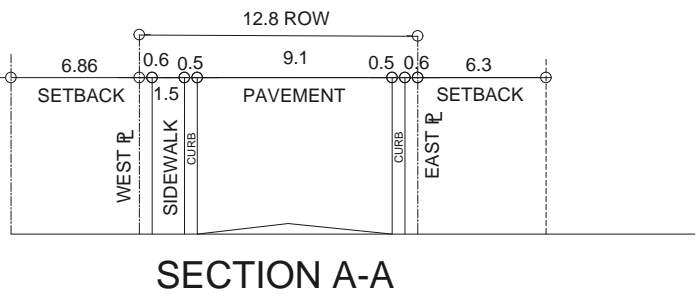
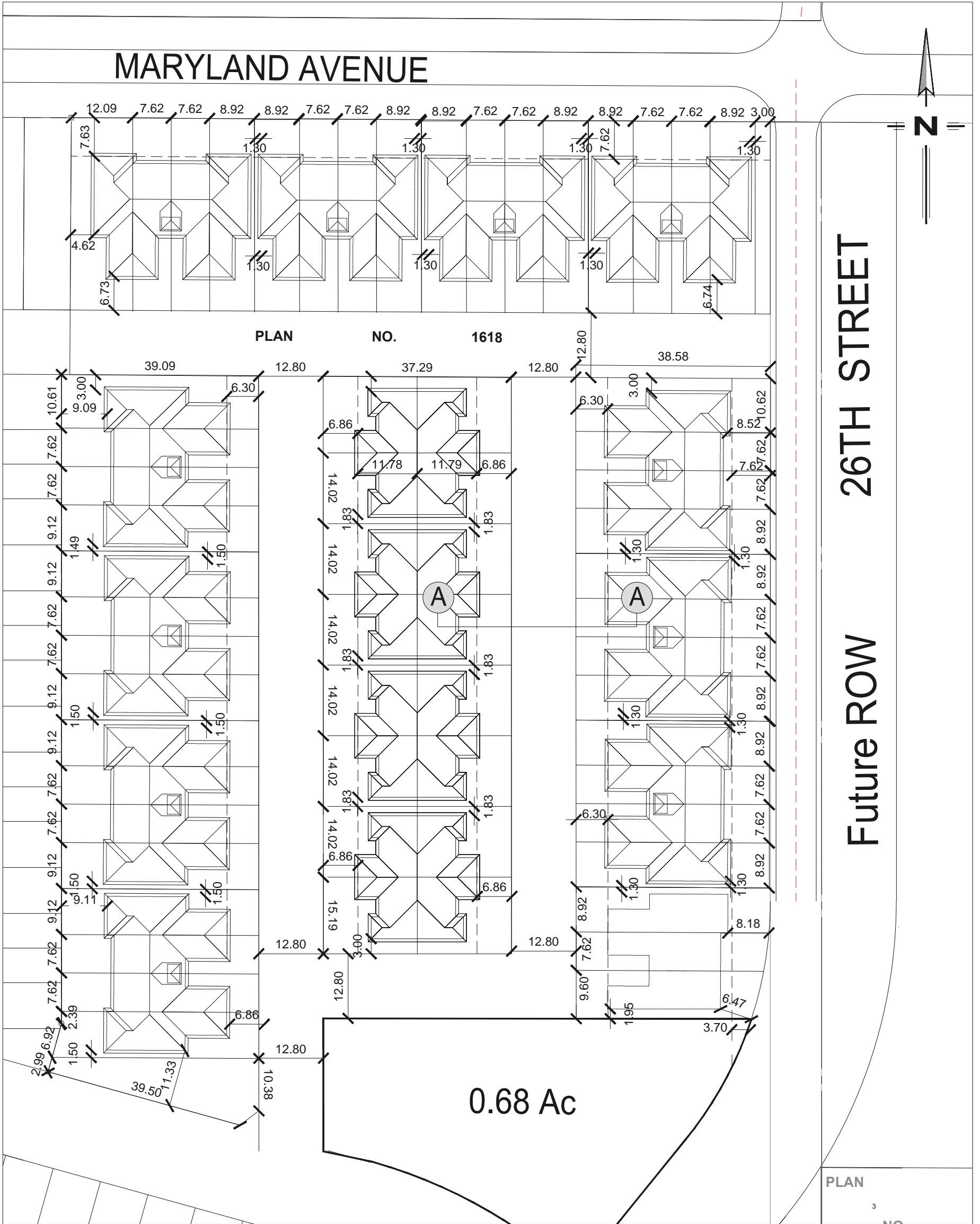
Sincerely,



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



It begins with a plan.



C:\Bellafield

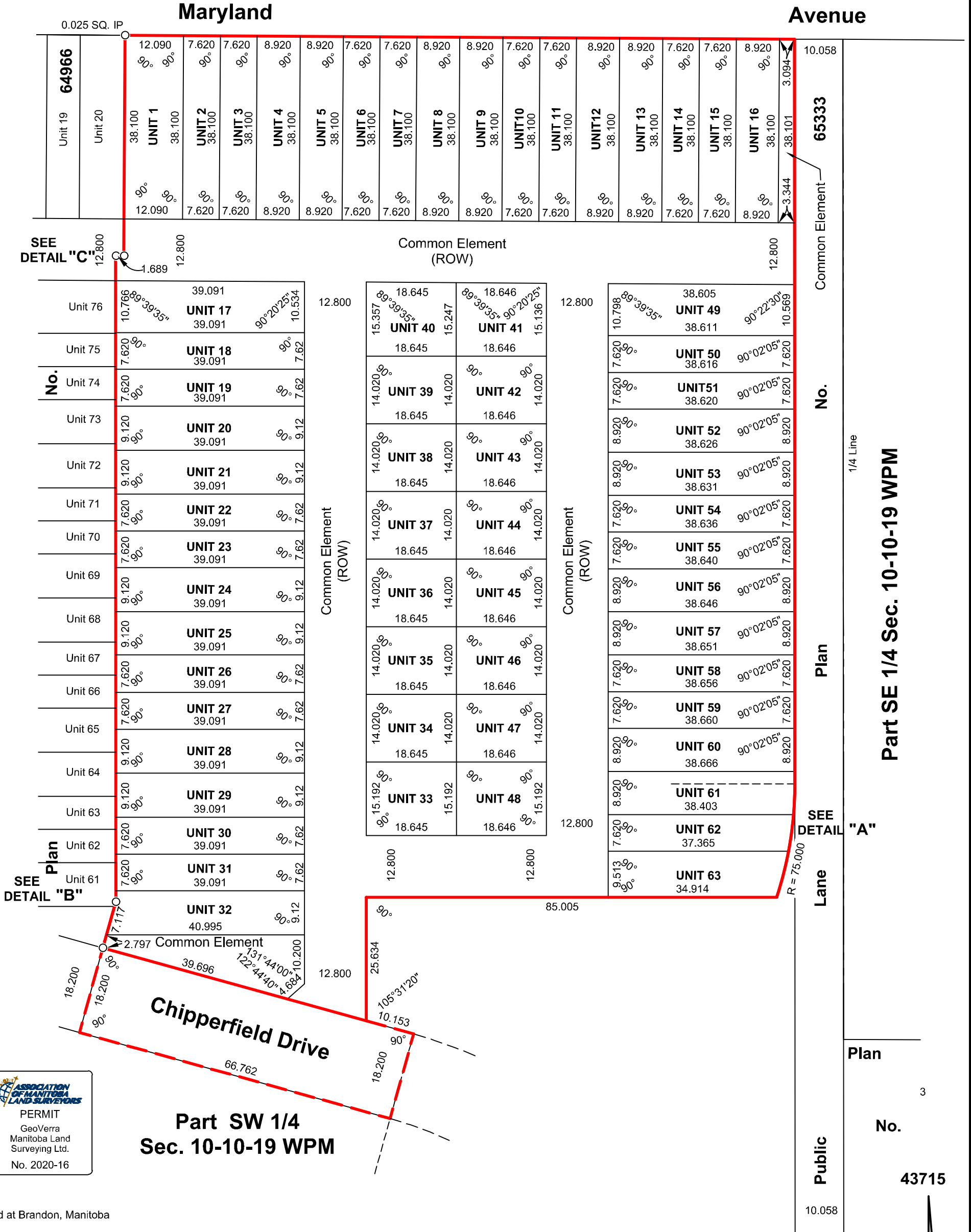
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Scale: 1" = 50'



Bellafield Subdivision
Proposed Lotting Plan
Brandon, MB

Subdivision Application Map
Proposed Subdivision of Part of
SW 1/4 Sec. 10, Twp. 10, Rge. 19 WPM
Including Parcel A, Plan No. 1618
Bare Land Condominium
Brandon, Manitoba



Part SE 1/4 Sec. 10-10-19 WPM

PERMIT
GeoVerra
Manitoba Land Surveying Ltd.
No. 2020-16

Part SW 1/4
Sec. 10-10-19 WPM

Dated at Brandon, Manitoba
This 24th day of March, 2021

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

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NOTE:
Survey monuments found on the ground are described and shown thus ————○
All plans referred to are on record in Brandon Land Titles Office
Land affected by this proposal is shown bordered thus ————

SEE
DETAIL "A"

Lane

SEE
DETAIL "B"

Plan

SEE
DETAIL "C"

Plan

No.

Public

10.058

Plan

3

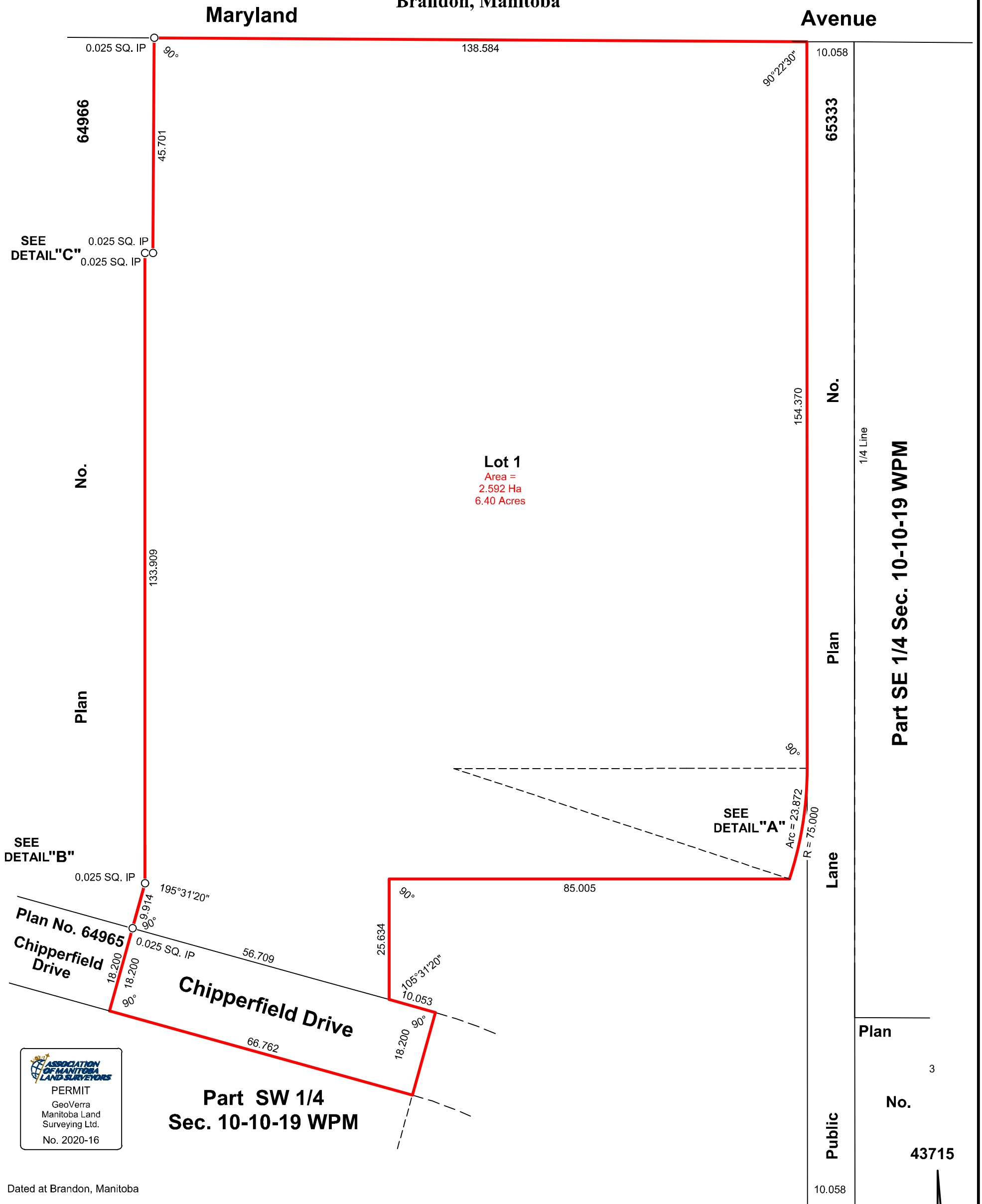
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43715

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Drawing: 21-00357-SAM-R0	Project No.: 21-00357-BD	Page 1 of 3

METRIC

Subdivision Application Map
Proposed Subdivision of Part of
SW 1/4 Sec. 10, Twp. 10, Rge. 19 WPM
Including Parcel A, Plan No. 1618
Subdivision To Facilitate
Bare Land Condominium And Open Public Roads
Brandon, Manitoba



SEE DETAIL "B"

Plan No. 64965
Chipperfield Drive

Lot 1
Area =
2.592 Ha
6.40 Acres

SEE DETAIL "A"


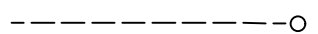

Part SW 1/4
Sec. 10-10-19 WPM



Dated at Brandon, Manitoba
This 24th day of March, 2021

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

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Part SE 1/4 Sec. 10-10-19 WPM

No.

Plan

Lane

Public

1/4 Line

Plan

No.

43715

METRIC

Scale - 1: 800	Initials: HB - FG	Field Book:
Drawing: 21-00357-SAM-R0	Project No. : 21-00357-BD	Page 2 of 3

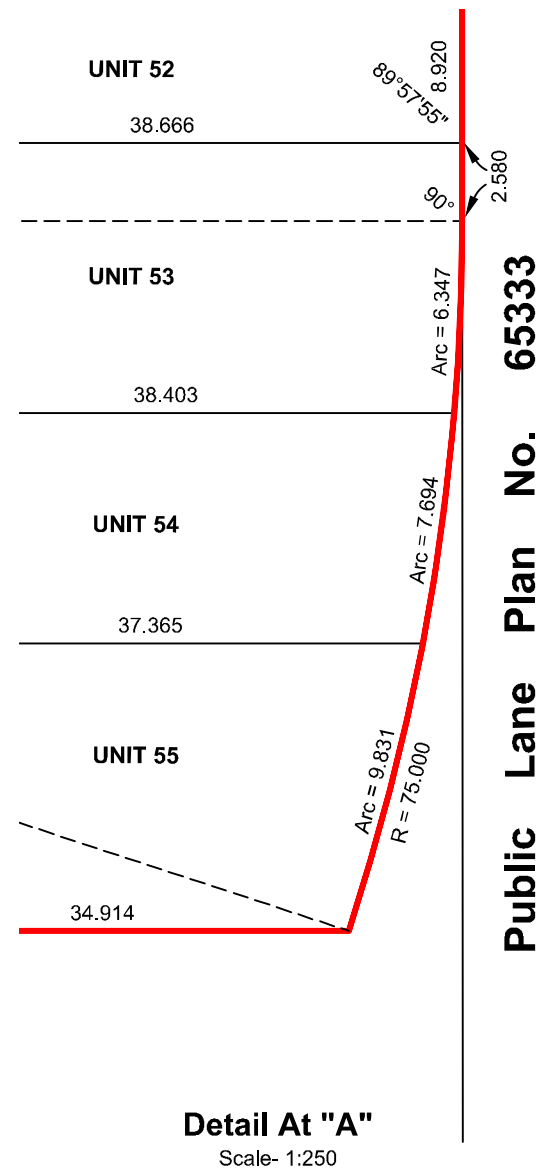
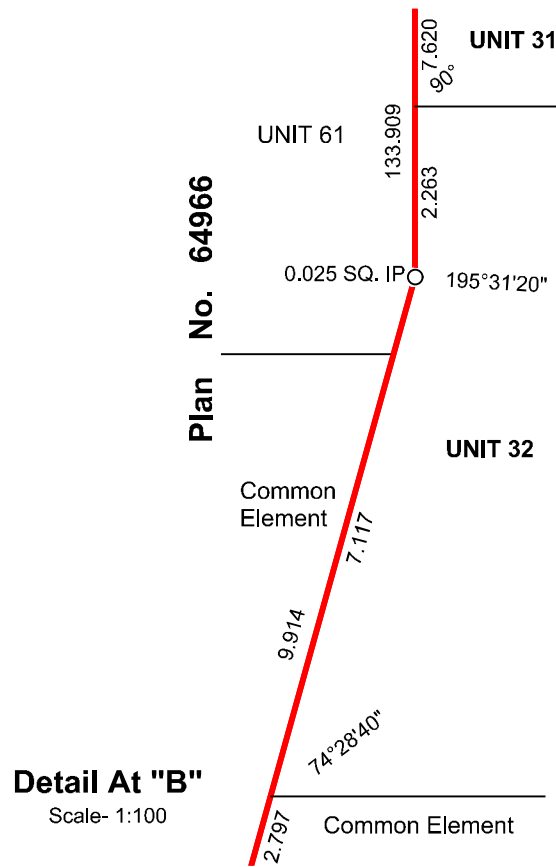
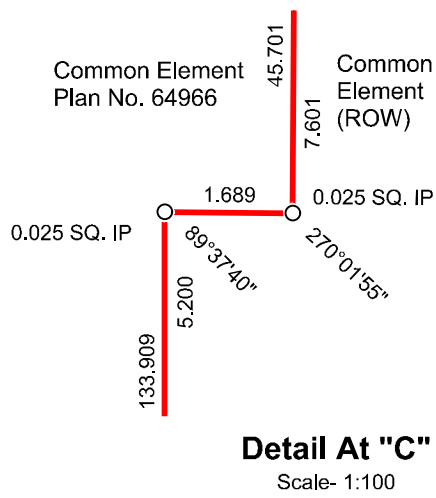
Subdivision Application Map
Proposed Subdivision of Part of
SW 1/4 Sec. 10, Twp. 10, Rge. 19 WPM
Including Parcel A, Plan No. 1618
Bare Land Condominium
Brandon, Manitoba

Areas		
Unit No.	Area Ha.	Area Ac.
1	0.046	0.11
2	0.029	0.07
3	0.029	0.07
4	0.034	0.08
5	0.034	0.08
6	0.029	0.07
7	0.029	0.07
8	0.034	0.08
9	0.034	0.08
10	0.029	0.07
11	0.029	0.07
12	0.034	0.08
13	0.034	0.08
14	0.029	0.07
15	0.029	0.07
16	0.034	0.08

Areas		
Unit No.	Area Ha.	Area Ac.
17	0.042	0.10
18	0.030	0.07
19	0.030	0.07
20	0.036	0.09
21	0.036	0.09
22	0.030	0.07
23	0.030	0.07
24	0.036	0.09
25	0.036	0.09
26	0.030	0.07
27	0.030	0.07
28	0.036	0.09
29	0.036	0.09
30	0.030	0.07
31	0.030	0.07
32	0.036	0.09

Areas		
Unit No.	Area Ha.	Area Ac.
33	0.028	0.07
34	0.026	0.06
35	0.026	0.06
36	0.026	0.06
37	0.026	0.06
38	0.026	0.06
39	0.026	0.06
40	0.029	0.07
41	0.029	0.07
42	0.026	0.06
43	0.026	0.06
44	0.026	0.06
45	0.026	0.06
46	0.026	0.06
47	0.026	0.06
48	0.028	0.07

Areas		
Unit No.	Area Ha.	Area Ac.
49	0.041	0.10
50	0.029	0.07
51	0.029	0.07
52	0.034	0.08
53	0.034	0.08
54	0.029	0.07
55	0.029	0.07
56	0.034	0.08
57	0.034	0.08
58	0.029	0.07
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60	0.034	0.08
61	0.034	0.08
62	0.029	0.07
63	0.034	0.08

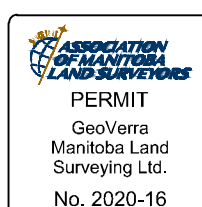


Public Lane Plan No. 65333

Dated at Brandon, Manitoba
This 24th day of March, 2021

Timothy W. Longstaff
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