

February 3, 2023

## **Letter of Intent**

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

### **Re: Zoning and Subdivision for a Bareland Condo Site at 1<sup>st</sup> and Maryland Avenue, Brandon MB**

VBJ Developments is applying to rezone and subdivide lands at the NE corner of 1<sup>st</sup> Street and Maryland Avenue from DR Development Reserve Zone to RLD Residential Low Density Zone, RMD Residential Moderate Density Zone and PR Parks & Recreation Zone to create 142 bareland condominium lots and a new public right of way.

This will be the first phase of development for this area since the Southeast Brandon Secondary Plan was adopted in 2021. This phase incorporates 17.71 acres of land with a mix of residential uses. The zoning and subdivision applications will allow for the development of 32 fourplexes, 3 duplexes, and 1 triplex for a total of 137 townhouse units. In addition, 5 additional lots will be created for the development of 5 twelve plex buildings for a grand total of 197 units in this phase.

This subdivision will also create an eastern extension of Maryland Avenue that will connect to private roads in two locations. The City of Brandon has planned a traffic circle at the entrance of the development, with the timeline still to be determined.

### **Development Plan & Zoning**

The property is currently designated Residential and Parks/Open Space as per MAP 1: Urban Land Use in the Brandon & Area Planning District Development Plan (BAPDDP) 2013. The proposed zoning for the lands meets the requirements of the Development Plan. The property is currently zoned Development Reserve (DR) as per Schedule B, *Map 4, as part of the City of Brandon Zoning Bylaw No. 7124.*

### **Southeast Brandon Secondary Plan**

The Southeast Brandon Secondary Plan (SEBSP) designates this area for future Mixed Use, Residential Low Density and Residential Moderate Density uses. The proposed zoning in our application conforms to the SEBSP.

### **Neighbourhood Plan**

A Neighbourhood Plan for the area was submitted to the City of Brandon in early January 2023, and is currently under review.

There are no environmental concerns on this property, and the approval of this application will not have any detrimental effects on the surrounding area.

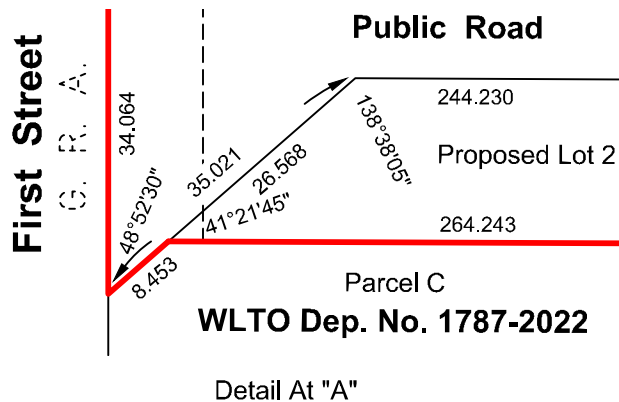
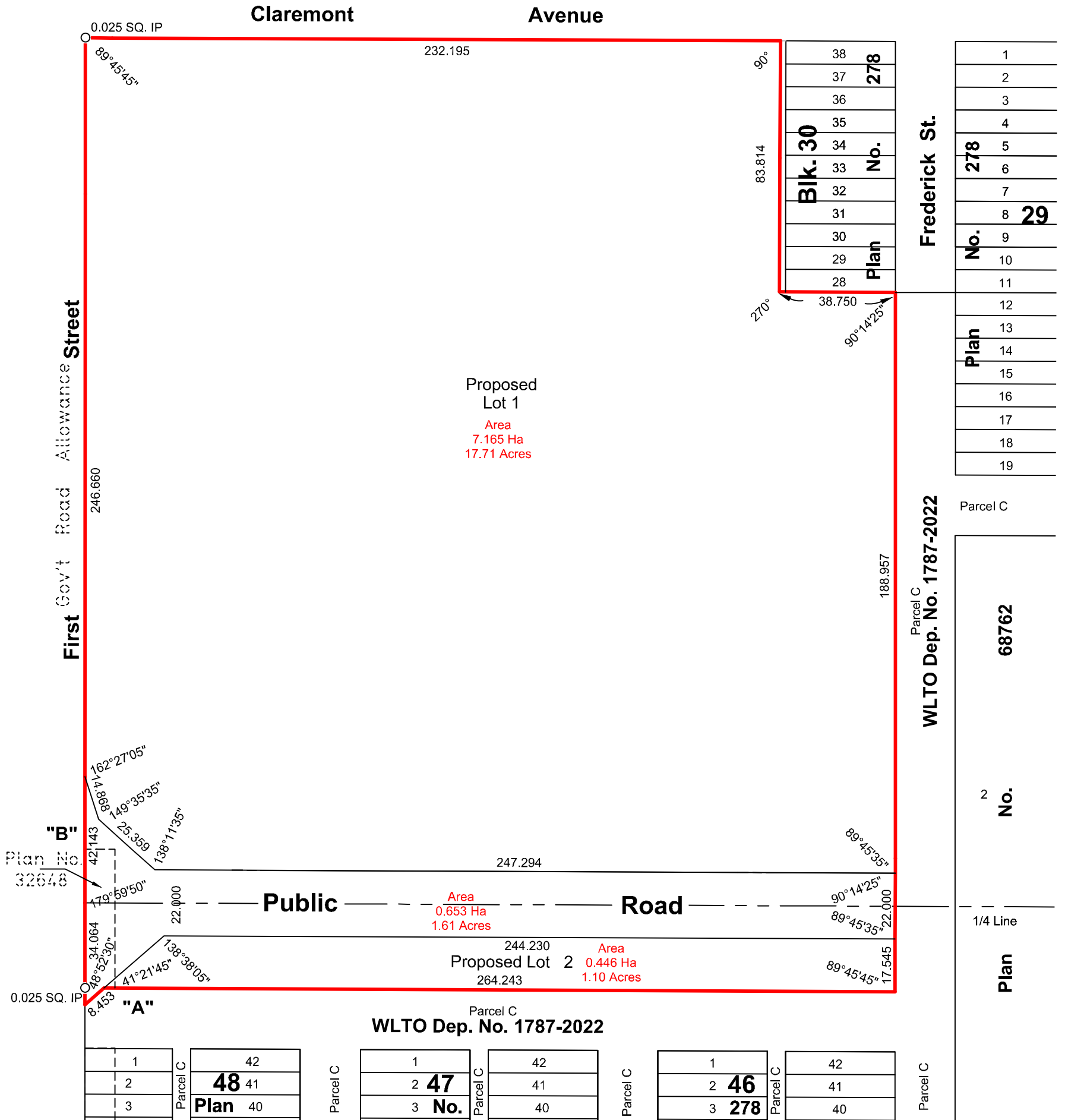
If there are any questions related to the above information, please don't hesitate to contact me for clarification. We hope to receive your support on this development and look forward to working with the planning department on this endeavor.

Sincerely,



Taylor Eisner, EIT  
VBJ Developments Ltd.

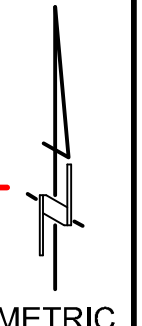
**Subdivision Application Map**  
**Proposed Subdivision of Part of**  
W 1/2 SEC. 12, TWP. 10, RGE. 19 WPM  
**Being Part of Block 30, All Blocks 31, 32, 33**  
**and 35, Plan No. 278 and**  
**Part Parcel C, WLTO Deposit No. 1787-2022**  
**Bare Land Condominium and Public Road**  
**Brandon, Manitoba**



Dated at Brandon, Manitoba  
This 18th day of January, 2023

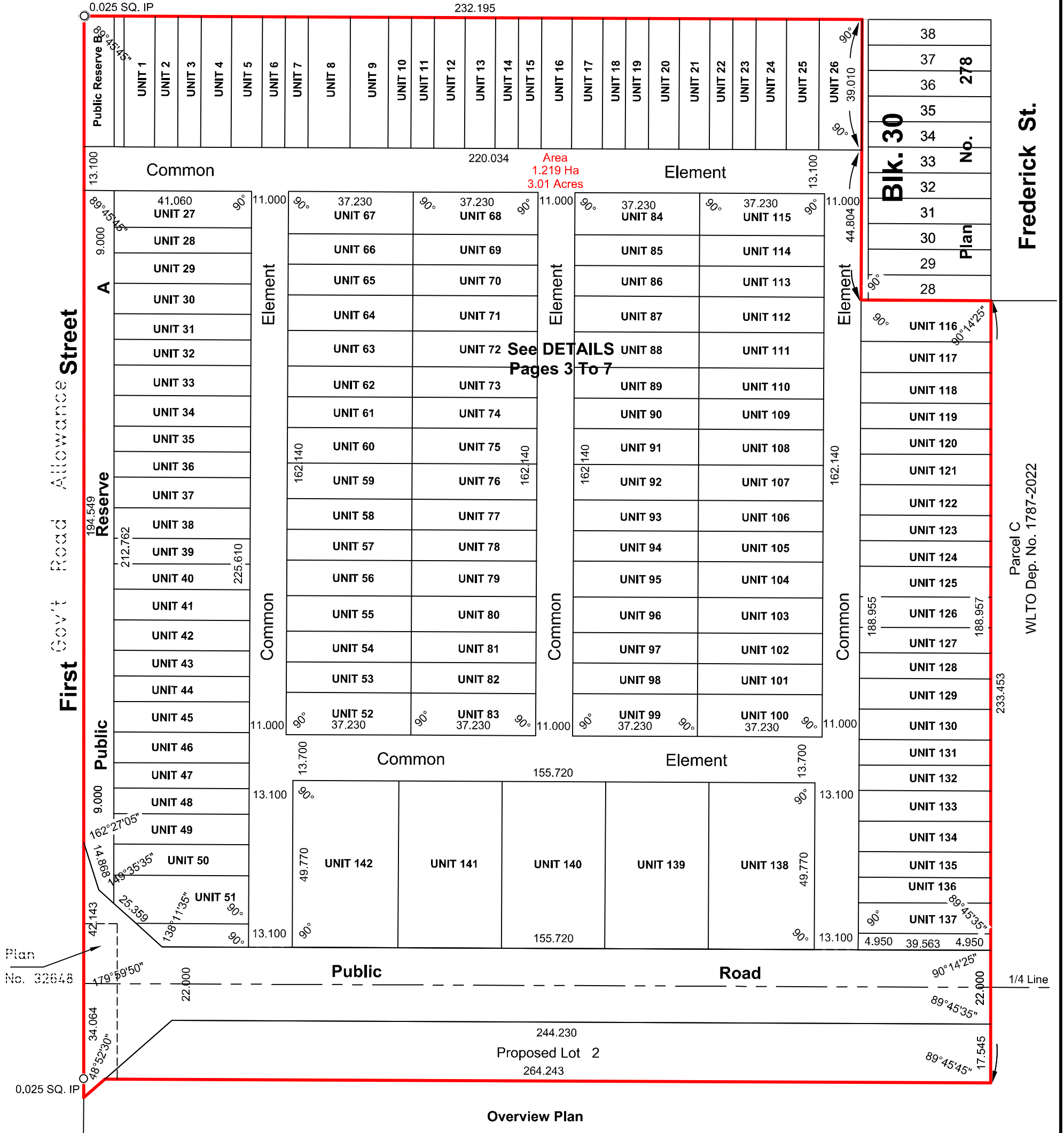
*K. Todd Baley*  
K. Todd Baley, MLS, P. Surv.  
Manitoba Land Surveyor  
Authorized to practice under the "Land Surveyors Act" of Manitoba

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**Brandon, Manitoba**

**Claremont Avenue**



**Overview Plan**

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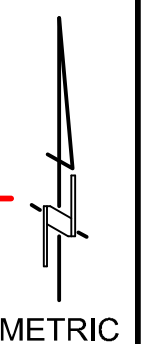
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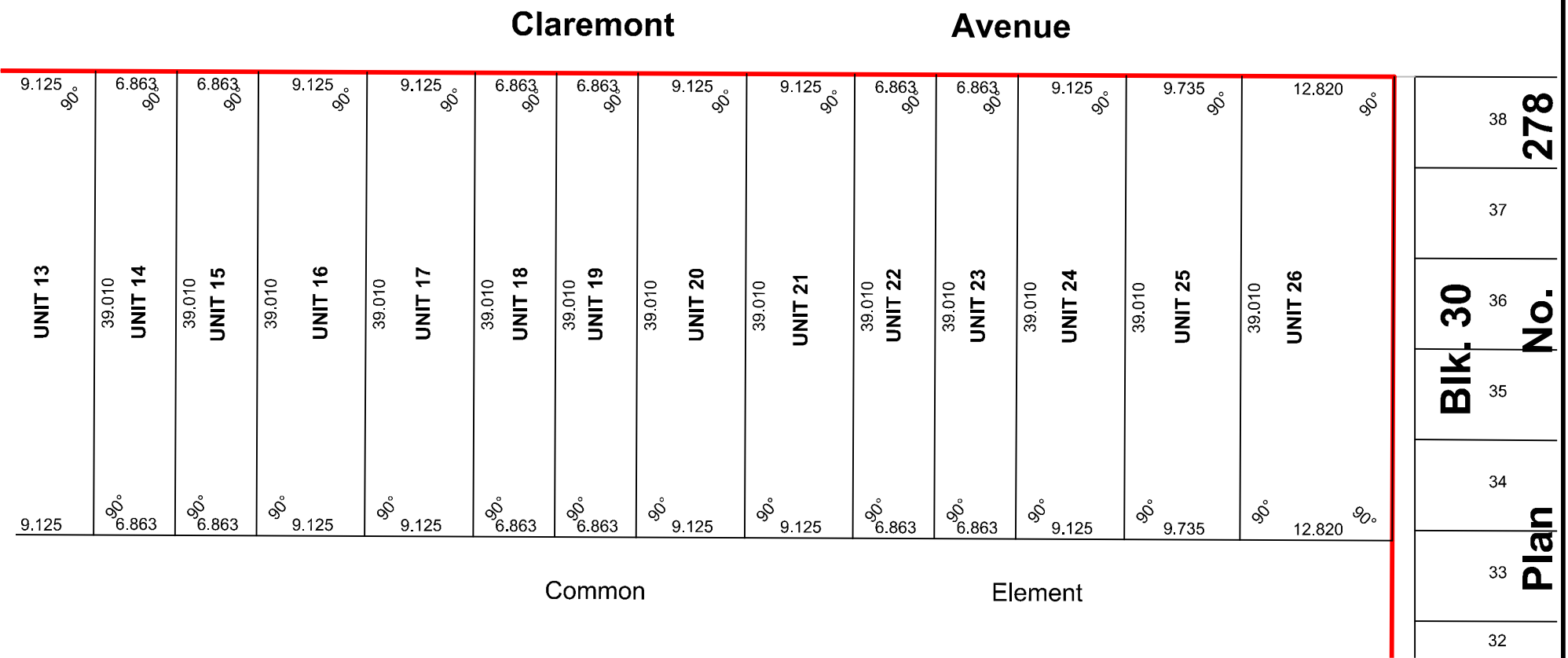
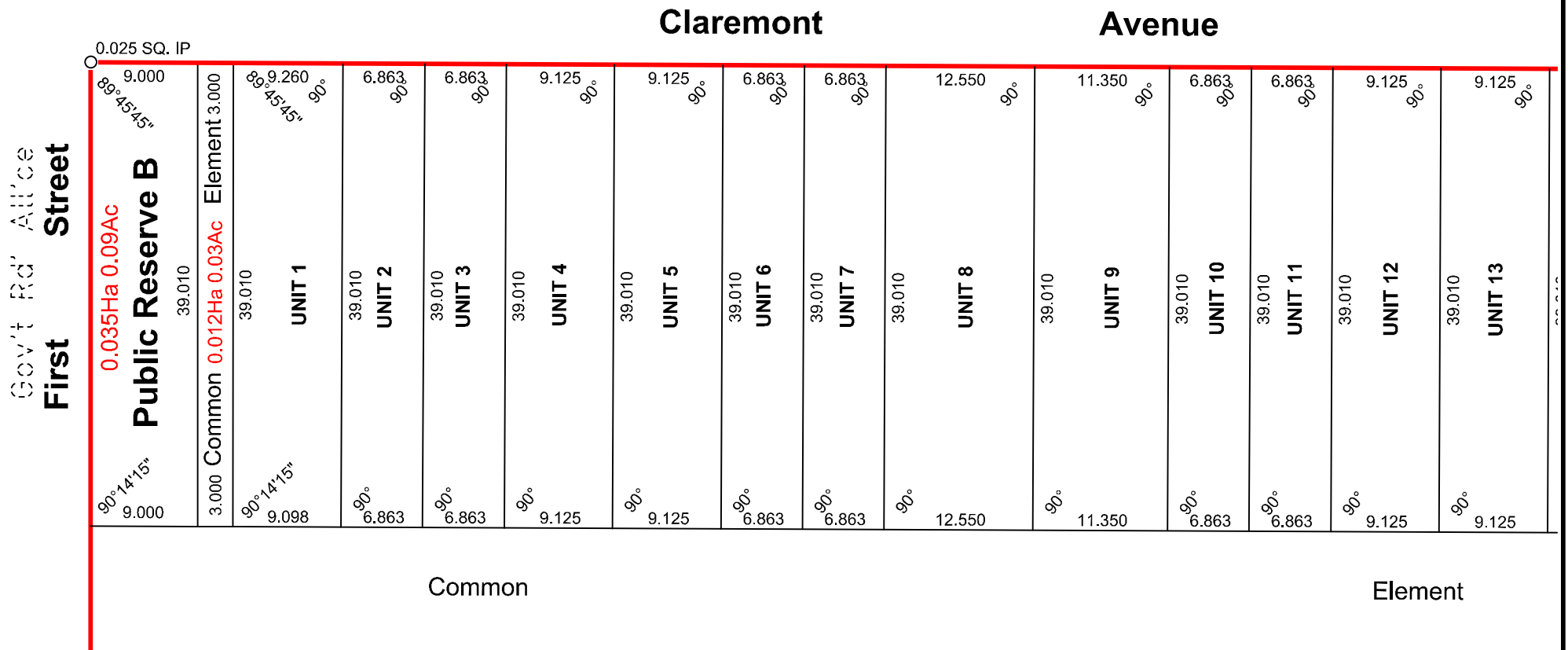


PERMIT  
GeoVerra  
Manitoba Land  
Surveying Ltd.  
No. 2020-16

Initials: - HB - FG	Field Book: Calc.
Drawing: 22-05005-001-SAM-R0	
Page 2 of 7	



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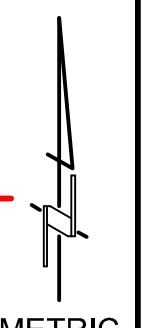


38	<b>278</b>
37	
36	<b>BIK. 30</b>
35	<b>No.</b>
34	
33	<b>Plan</b>
32	

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**First Avenue Street**

Common				Element			
9.000	89°45'45"	41.057	90°	11.000	90°	37.230	90°
	10.920	<b>UNIT 27</b>	90°		12.590	<b>UNIT 67</b>	90°
		41.014	90°				12.590
	7.620	<b>UNIT 28</b>	90°		9.140	<b>UNIT 66</b>	90°
		40.982	90°				9.140
	9.120	<b>UNIT 29</b>	90°		9.140	<b>UNIT 65</b>	90°
		40.945	90°				9.140
	9.120	<b>UNIT 30</b>	90°		10.640	<b>UNIT 64</b>	90°
		40.907	90°				10.640
	7.620	<b>UNIT 31</b>	90°		10.640	<b>UNIT 63</b>	90°
		40.875	90°				10.640
	7.620	<b>UNIT 32</b>	90°		9.140	<b>UNIT 62</b>	90°
		40.844	90°				9.140
	9.120	<b>UNIT 33</b>	90°		9.140	<b>UNIT 61</b>	90°
		40.806	90°				9.140
	9.120	<b>UNIT 34</b>	90°		10.640	<b>UNIT 60</b>	90°
		40.768	90°				10.640
	7.620	<b>UNIT 35</b>	90°		10.640	<b>UNIT 59</b>	90°
		40.737	90°				10.640
	7.620	<b>UNIT 36</b>	90°		9.140	<b>UNIT 58</b>	90°
		40.705	90°				9.140
	9.120	<b>UNIT 37</b>	90°		9.140	<b>UNIT 57</b>	90°
		40.668	90°				9.140
	9.120	<b>UNIT 38</b>	90°		10.640	<b>UNIT 56</b>	90°
		40.630	90°				10.640
	7.620	<b>UNIT 39</b>	90°		9.140	<b>UNIT 55</b>	90°
		40.598	90°				9.140
	7.620	<b>UNIT 40</b>	90°		10.640	<b>UNIT 54</b>	90°
		40.567	90°				10.640
	9.120	<b>UNIT 41</b>	90°		9.140	<b>UNIT 53</b>	90°
		40.529	90°				9.140
	9.120	<b>UNIT 42</b>	90°		12.590	<b>UNIT 52</b>	90°
		40.491	90°				12.590
	7.620	<b>UNIT 43</b>	90°		37.230	<b>UNIT 68</b>	90°
		40.460	90°				37.230
	7.620	<b>UNIT 44</b>	90°			<b>UNIT 69</b>	90°
		40.428	90°				9.140
	9.120	<b>UNIT 45</b>	90°			<b>UNIT 70</b>	90°
		40.391	90°				9.140
						<b>UNIT 71</b>	90°
							10.640
						<b>UNIT 72</b>	90°
							10.640
						<b>UNIT 73</b>	90°
							9.140
						<b>UNIT 74</b>	90°
							9.140
						<b>UNIT 75</b>	90°
							10.640
						<b>UNIT 76</b>	90°
							10.640
						<b>UNIT 77</b>	90°
							9.140
						<b>UNIT 78</b>	90°
							9.140
						<b>UNIT 79</b>	90°
							10.640
						<b>UNIT 80</b>	90°
							10.640
						<b>UNIT 81</b>	90°
							9.140
						<b>UNIT 82</b>	90°
							9.140
						<b>UNIT 83</b>	90°
							12.590
							90°

0.186Ha  
0.46Ac

Reserve



Public

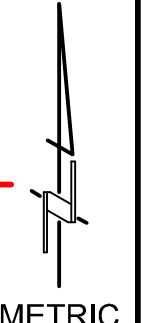
Element

Common

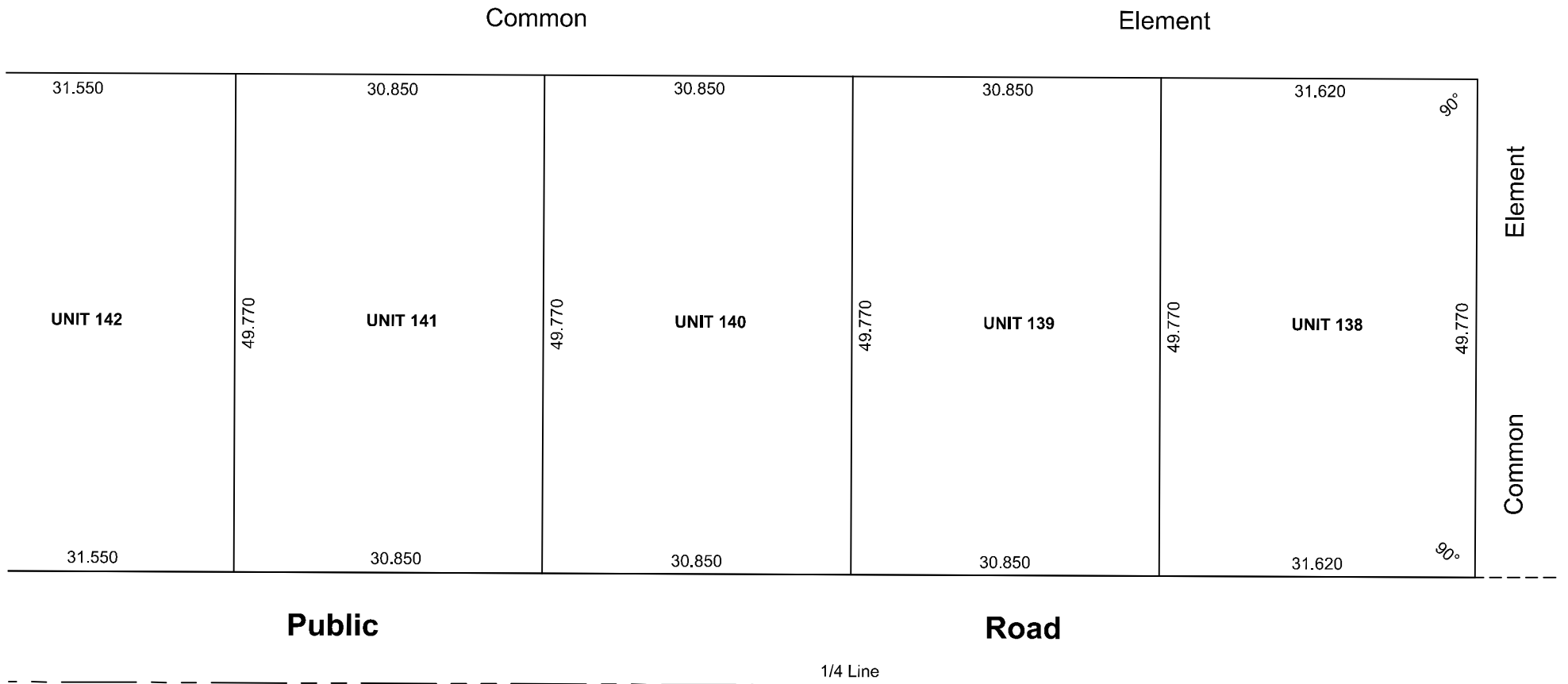
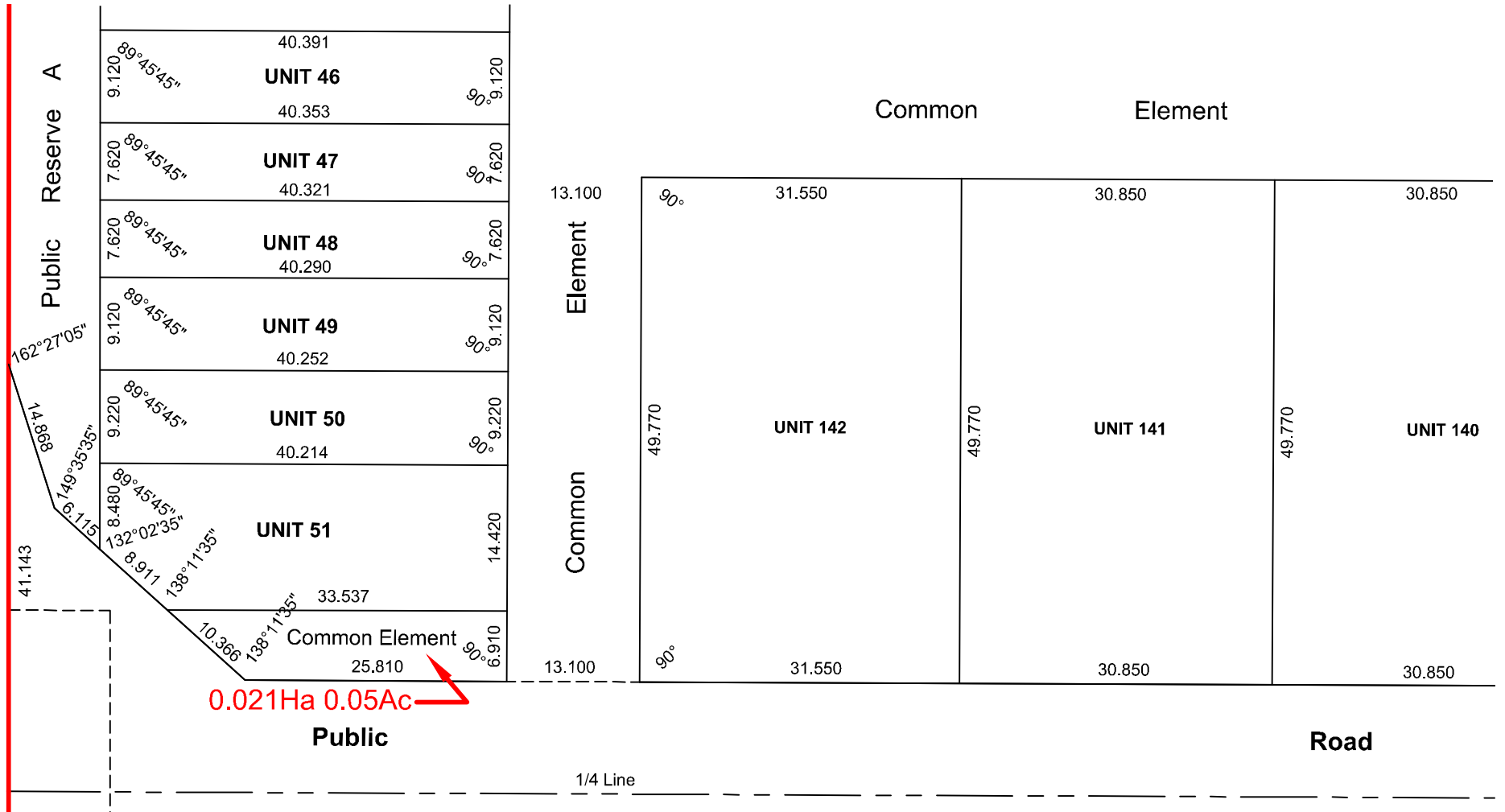
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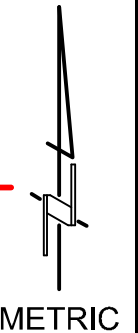
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Common		Element	
90° 12.590 90°	37.230 <b>UNIT 84</b>	90° 90°	37.230 <b>UNIT 115</b> 90° 12.590
9.140 90°	<b>UNIT 85</b>	90° 90°	<b>UNIT 114</b> 90° 9.140
9.140 90°	<b>UNIT 86</b>	90° 90°	<b>UNIT 113</b> 90° 9.140
10.640 90°	<b>UNIT 87</b>	90° 90°	<b>UNIT 112</b> 90° 10.640
10.640 90°	<b>UNIT 88</b>	90° 90°	<b>UNIT 111</b> 90° 10.640
9.140 90°	<b>UNIT 89</b>	90° 90°	<b>UNIT 110</b> 90° 9.140
9.140 90°	<b>UNIT 90</b>	90° 90°	<b>UNIT 109</b> 90° 9.140
10.640 90°	<b>UNIT 91</b>	90° 90°	<b>UNIT 108</b> 90° 10.640
10.640 90°	<b>UNIT 92</b>	90° 90°	<b>UNIT 107</b> 90° 10.640
9.140 90°	<b>UNIT 93</b>	90° 90°	<b>UNIT 106</b> 90° 9.140
9.140 90°	<b>UNIT 94</b>	90° 90°	<b>UNIT 105</b> 90° 9.140
10.640 90°	<b>UNIT 95</b>	90° 90°	<b>UNIT 104</b> 90° 10.640
10.640 90°	<b>UNIT 96</b>	90° 90°	<b>UNIT 103</b> 90° 10.640
9.140 90°	<b>UNIT 97</b>	90° 90°	<b>UNIT 102</b> 90° 9.140
9.140 90°	<b>UNIT 98</b>	90° 90°	<b>UNIT 101</b> 90° 9.140
12.590 90°	37.230 <b>UNIT 99</b>	90° 90°	37.230 <b>UNIT 100</b> 90° 12.590

Element		Common	
90° 12.336 90°	38.750 <b>UNIT 116</b>	90° 90°	38.802 <b>UNIT 117</b>
9.220 90°	<b>UNIT 118</b>	90° 90°	38.840 <b>UNIT 119</b>
9.120 90°	<b>UNIT 120</b>	90° 90°	38.879 <b>UNIT 121</b>
7.620 90°	<b>UNIT 122</b>	90° 90°	38.911 <b>UNIT 123</b>
7.620 90°	<b>UNIT 124</b>	90° 90°	38.943 <b>UNIT 125</b>
9.120 90°	<b>UNIT 126</b>	90° 90°	38.981 <b>UNIT 127</b>
9.120 90°	<b>UNIT 128</b>	90° 90°	39.019 <b>UNIT 129</b>
7.620 90°	<b>UNIT 130</b>	90° 90°	39.051 <b>UNIT 131</b>
7.620 90°	<b>UNIT 132</b>	90° 90°	39.083 <b>UNIT 133</b>
9.120 90°	<b>UNIT 134</b>	90° 90°	39.121 <b>UNIT 135</b>
9.120 90°	<b>UNIT 136</b>	90° 90°	39.160 <b>UNIT 137</b>
7.620 90°	<b>UNIT 138</b>	90° 90°	39.191 <b>UNIT 139</b>
7.620 90°	<b>UNIT 140</b>	90° 90°	39.223 <b>UNIT 141</b>
9.120 90°	<b>UNIT 142</b>	90° 90°	39.262 <b>UNIT 143</b>
9.120 90°	<b>UNIT 144</b>	90° 90°	39.300 <b>UNIT 145</b>
7.620 90°	<b>UNIT 146</b>	90° 90°	39.332 <b>UNIT 147</b>
7.620 90°	<b>UNIT 148</b>	90° 90°	39.364 <b>UNIT 149</b>
9.120 90°	<b>UNIT 150</b>	90° 90°	39.402 <b>UNIT 151</b>
9.120 90°	<b>UNIT 152</b>	90° 90°	39.440 <b>UNIT 153</b>
7.620 90°	<b>UNIT 154</b>	90° 90°	39.472 <b>UNIT 155</b>
7.620 90°	<b>UNIT 156</b>	90° 90°	39.504 <b>UNIT 157</b>
9.120 90°	<b>UNIT 158</b>	90° 90°	39.543 <b>UNIT 159</b>
4.950 90°	<b>UNIT 160</b>	90° 90°	39.563 <b>UNIT 161</b>

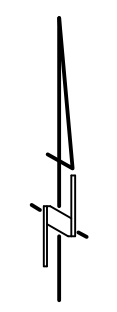
Parcel C  
WLTO Dep. No. 1787-2022

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Public 0.020Ha 0.05Ac Road



METRIC



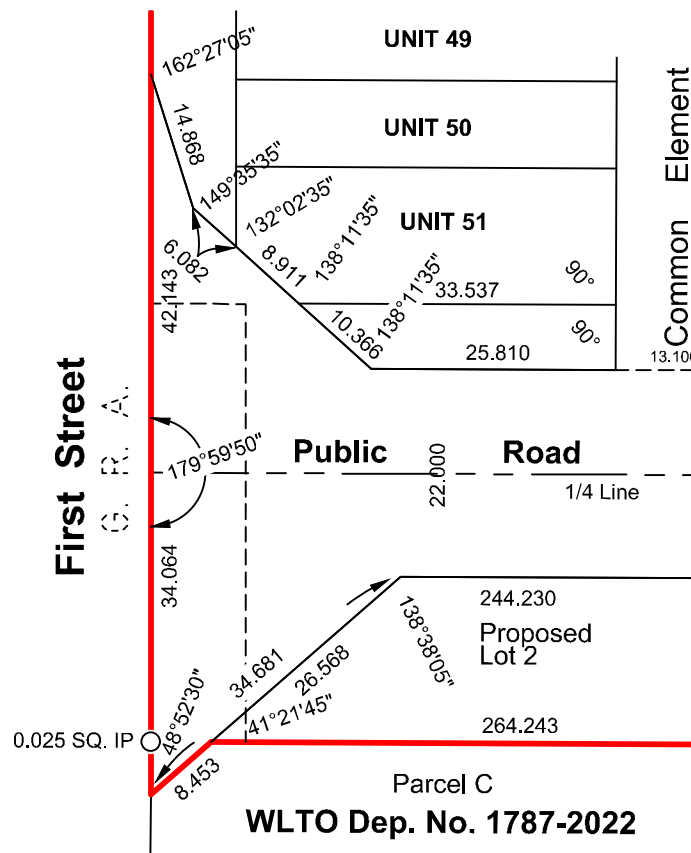
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Areas		
Unit No.	Area Ha.	Area Ac.
1	0.036	0.09
2	0.027	0.07
3	0.027	0.07
4	0.036	0.09
5	0.036	0.09
6	0.027	0.07
7	0.027	0.07
8	0.049	0.12
9	0.044	0.11
10	0.027	0.07
11	0.027	0.07
12	0.036	0.09
13	0.036	0.09
14	0.027	0.07
15	0.027	0.07
16	0.036	0.09
17	0.036	0.09
18	0.027	0.07
19	0.027	0.07
20	0.036	0.09
21	0.036	0.09
22	0.027	0.07
23	0.027	0.07
24	0.036	0.09
25	0.038	0.09
26	0.050	0.12
27	0.045	0.11
28	0.031	0.08
29	0.037	0.09
30	0.037	0.09
31	0.031	0.08
32	0.031	0.08
33	0.037	0.09
34	0.037	0.09
35	0.031	0.08

Areas		
Unit No.	Area Ha.	Area Ac.
36	0.031	0.08
37	0.037	0.09
38	0.037	0.09
39	0.031	0.08
40	0.031	0.08
41	0.037	0.09
42	0.037	0.09
43	0.031	0.08
44	0.031	0.08
45	0.037	0.09
46	0.037	0.09
47	0.031	0.08
48	0.031	0.08
49	0.037	0.09
50	0.037	0.09
51	0.056	0.14
52	0.047	0.12
53	0.034	0.08
54	0.034	0.08
55	0.040	0.10
56	0.040	0.10
57	0.034	0.08
58	0.034	0.08
59	0.040	0.10
60	0.040	0.10
61	0.034	0.08
62	0.034	0.08
63	0.040	0.10
64	0.040	0.10
65	0.034	0.08
66	0.034	0.08
67	0.047	0.12
68	0.047	0.12
69	0.034	0.08
70	0.034	0.08

Areas		
Unit No.	Area Ha.	Area Ac.
71	0.040	0.10
72	0.040	0.10
73	0.034	0.08
74	0.034	0.08
75	0.040	0.10
76	0.040	0.10
77	0.034	0.08
78	0.034	0.08
79	0.040	0.10
80	0.040	0.10
81	0.034	0.08
82	0.034	0.08
83	0.047	0.12
84	0.047	0.12
85	0.034	0.08
86	0.034	0.08
87	0.040	0.10
88	0.040	0.10
89	0.034	0.08
90	0.034	0.08
91	0.040	0.10
92	0.040	0.10
93	0.034	0.08
94	0.034	0.08
95	0.040	0.10
96	0.040	0.10
97	0.034	0.08
98	0.034	0.08
99	0.047	0.12
100	0.047	0.12
101	0.034	0.08
102	0.034	0.08
103	0.040	0.10
104	0.040	0.10
105	0.034	0.08



Areas		
Unit No.	Area Ha.	Area Ac.
106	0.034	0.08
107	0.040	0.10
108	0.040	0.10
109	0.034	0.08
110	0.034	0.08
111	0.040	0.10
112	0.040	0.10
113	0.034	0.08
114	0.034	0.08
115	0.047	0.12
116	0.048	0.12
117	0.036	0.09
118	0.035	0.09
119	0.030	0.07
120	0.030	0.07
121	0.036	0.09
122	0.036	0.09
123	0.030	0.07
124	0.030	0.07
125	0.036	0.09
126	0.036	0.09
127	0.030	0.07
128	0.030	0.07
129	0.036	0.09
130	0.036	0.09
131	0.030	0.07
132	0.030	0.07
133	0.036	0.09
134	0.036	0.09
135	0.030	0.07
136	0.030	0.07
137	0.036	0.09
138	0.157	0.39
139	0.154	0.38
140	0.154	0.38
141	0.154	0.38
142	0.157	0.39
<b>Total Area of Units</b>	<b>5.674 Ha</b>	<b>14.02 Acres</b>



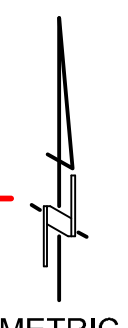
Detail At "B"

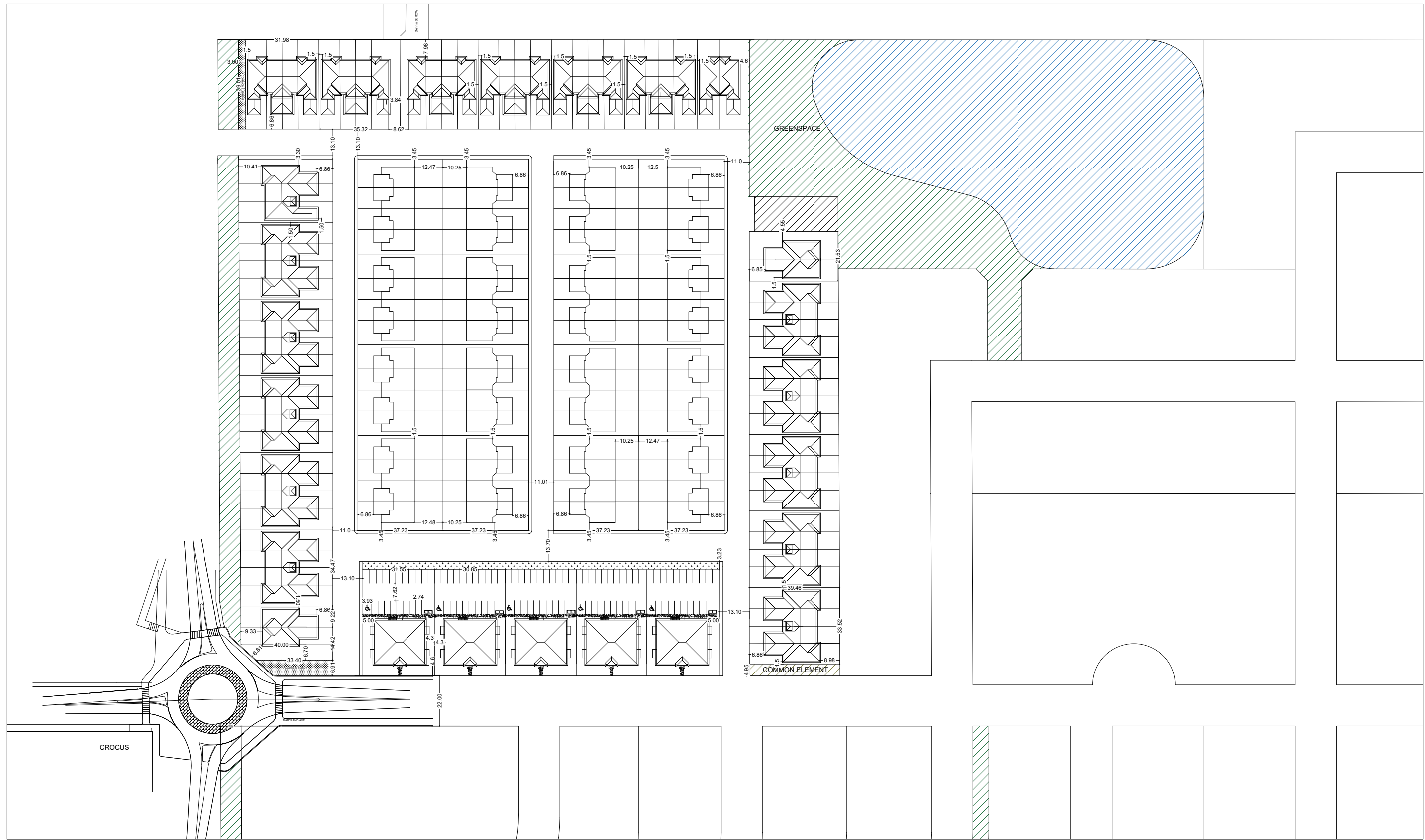
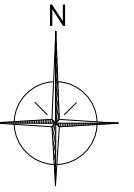
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K. Todd Baley, MLS, P. Surv  
Manitoba Land Surveyor  
Authorized to practice under the "Land Surveyors Act" of Manitoba

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

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





PROJECT NAME: 1ST STREET - 12 PLEX SITE PLAN OVERALL	DATE: 2023.01.18
PROPOSED ZONING : RMD	SCALE: 1:70