

July 21, 2025

**Letter of Intent**

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

**Re: Subdivision and Variance Applications for the NE ¼ 3-10-19W in the City of Brandon**

VBJ Developments is applying to subdivide lands in the NE ¼ 3-10-19W to create two new lots in the Agricultural Zone. This subdivision is to facilitate the first step for future development on the site. The zoning for the land for the subdivision will remain as Agricultural at this time as there is no expectation for any construction as part of this subdivision.

This future commercial development will be situated north of the existing wetland and include 44.96 acres of land. Proposed Lot 1 will be 13.10 acres and Lot 2 will be 31.86 acres. Both new lots will have access to the existing public right-of-way on Patricia Avenue. A further Subdivision, Zoning Amendment and Neighbourhood Plan submission will be submitted in the future that will deal with all the Planning and Engineering requirements on the site including a Development Agreement.

The property is currently designated General Urban Area under the Brandon City Plan. The current zoning for the land is Agriculture General Zone (AG80) as per the City Brandon Zoning Bylaw 7124, as amended. The Southwest Brandon Secondary Plan designates this area for Commercial development. A Neighbourhood Plan for the lands will be submitted at a later date along with a further subdivision and zoning amendment application.

The zoning designation of AG80 was carried over from the RM of Cornwallis Zoning Bylaw. A variance will be required for this subdivision application to reduce the minimum lot size from 80 acres down to 13.10 acres and 31.86 acres for the newly created lots. The residual land will be larger than 80 acres and therefore doesn't require a variance.

There are no environmental concerns with this application, as approval of this subdivision gives no further construction or development rights on the site. Any development related issues related to the wetland will be handled in future applications related to the specific development plans on the site.

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.

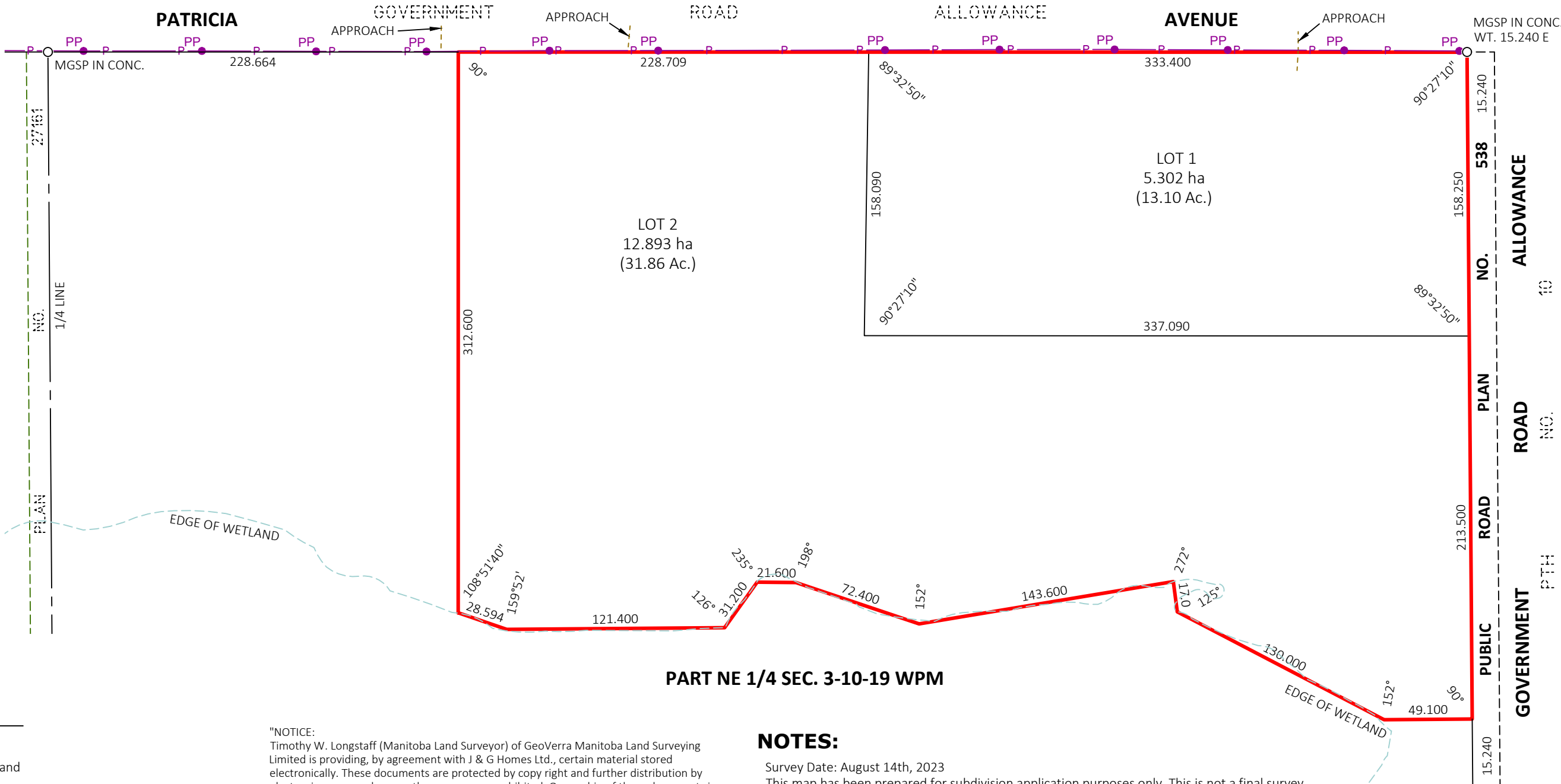
Sincerely,



Steve McMillan, BSc, MCIP, RPP  
VP Planning & Land Development  
VBJ Developments Ltd

SUBDIVISION APPLICATION MAP - PROPOSED SUBDIVISION

OF PART OF  
NE 1/4 SEC. 3, TWP. 10, RGE. 19 WPM  
BEING PART OF TITLE NO. 2513700/2  
CITY OF BRANDON, MANITOBA  
SCALE: 1 : 2500



Dated at Brandon, Manitoba  
this 16th day of June, 2025.

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. © GeoVerra Manitoba  
Land Surveying Ltd., 2025. 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.



"NOTICE:  
Timothy W. Longstaff (Manitoba Land Surveyor) of GeoVerra Manitoba Land Surveying  
Limited is providing, by agreement with J & G Homes Ltd., certain material stored  
electronically. These documents are protected by copy right and further distribution by  
electronic means or by any other means are prohibited. Ownership of these documents is  
retained by GeoVerra Manitoba Land Surveying Limited.

The parties recognize that data, plans, specifications, reports, documents, or other  
information recorded on or transmitted as electronic media are subject to undetectable  
alteration, either intentional or unintentional, due to, among other causes, transmission,  
conversion, media degradation, software error, or human alteration. Accordingly, all such  
documents are provided to the parties for informational purposes only and not as an end  
product or as a record document. Any reliance thereon is deemed to be unreasonable and  
unenforceable. The signed and sealed hard copies of the Manitoba Land Surveyor's Sketch  
are the only true contract documents of record."

NOTES:

Survey Date: August 14th, 2023  
This map has been prepared for subdivision application purposes only. This is not a final survey.  
All distances are in metres and may be converted to feet by multiplying by 3.28084  
Land affected by this proposal is shown bordered thus -----  
Survey monuments found on the ground are described and shown thus -----  
Edge of Wetland data provided by others and has not been verified in the field

GeoVerra  
Manitoba Land Surveying Ltd.  
Toll Free: 1-800-465-6233  
www.geoverra.com

Revision: 1  
Field Book: 547/118-119  
Plan Date: June 12, 2025  
Project No.: 23-03054-001  
File: 23-03054-001-SAM\_R1B

Initials: CJ - CM - FG

REV.  
1