

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