

LETTER OF INTENT – ZONING AMENDMENT AND SUBDIVISION APPLICATION

Date: May 4, 2026

City of Brandon Development Services
638 Princess Avenue
Brandon, MB R7A 0P3

Introduction

VBJ Developments, on behalf of the owner, Bellafield Holdings Ltd. submits this Letter of Intent for applications for a Zoning By-law amendment and subdivision approval for lands legally described as Part of SW ¼ Section 10-10-19 WPM, Title No. 3210092/2, City of Brandon, Manitoba.

The proposal seeks to rezone the lands from Agricultural (AG80) to Residential Low Density (RLD) and subdivide the property to facilitate the creation of a 46 lots for single detached housing together with associated public roads and public reserve lands.

The subject lands form part of the Bellafield Neighbourhood Area and represents the next logical phase of residential development within Southwest Brandon, due to the recent completion of the SW Lift Station Project.

Proposed Development

The proposed subdivision consists of forty six single detached residential lots arranged around a public road network extending Chipperfield Drive and Ferraro Drive and incorporating a new local roadway connection to 34th Street and the proposed new traffic circle intersection to be constructed in 2027. The plan includes public reserve lands intended to support neighbourhood connectivity, future pedestrian movement, and connections to future community amenities.

The subdivision has been designed using a modified curvilinear street pattern intended to create an attractive residential environment while reducing vehicle speeds and improving neighbourhood character.

Lot Size and Market Rationale

The proposed subdivision includes a range of lot sizes intended to provide additional housing choice and respond to evolving market demand within Brandon. While the subdivision includes conventional urban residential lots, several larger lots have also been incorporated throughout the development.

There has been increasing interest in larger lots close to Brandon that provide additional yard area and outdoor living opportunities for families. While these lots are not intended to function as acreage properties, they provide a housing option that bridges the gap between standard city lots and country residential properties.

The larger lots represent a modest increase over traditional urban lot dimensions while remaining within a fully serviced urban neighbourhood. This expands market choice while maintaining an efficient urban development pattern and low-density residential character.

Consistency with City Plan

The proposal aligns with the City Plan by supporting orderly urban expansion, increasing housing opportunities, creating connected neighbourhoods, and facilitating logical expansion of municipal infrastructure. The proposal also supports neighbourhood connectivity and open space objectives through reserve areas and future pedestrian linkages.

Consistency with Southwest Brandon Secondary Plan

The Southwest Brandon Secondary Plan identifies single detached dwellings as a predominant housing form in Residential Low Density areas and encourages a variety of parcel sizes and housing forms.

The proposal advances these objectives by providing detached residential development, a range of lot configurations and parcel sizes, and neighbourhood integration.

Consistency with Bellafield Neighbourhood Plan

The Bellafield Neighbourhood Plan was intended to implement the Southwest Brandon Secondary Plan and establish a framework for future residential growth.

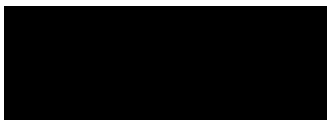
While earlier neighbourhood planning referenced Residential Single Family Zoning, the City has since amended the zoning bylaw removing this zoning designation. Despite terminology changes, the proposal continues the original planning intent through development of a detached low-density neighbourhood.

Summary

The proposed subdivision and rezoning represent a logical and orderly continuation of the Bellafield development and are consistent with applicable policy documents.

The proposal implements the City's growth strategy, contributes neighbourhood connectivity and open space opportunities, supports future growth, and maintains consistency with the long term planning vision for Southwest Brandon.

Respectfully submitted,



, RPP, MCIP, BSc
VP of Planning & Land Development
VBJ Developments Ltd.
c/o Bellafield Developments

PROVISIONAL SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

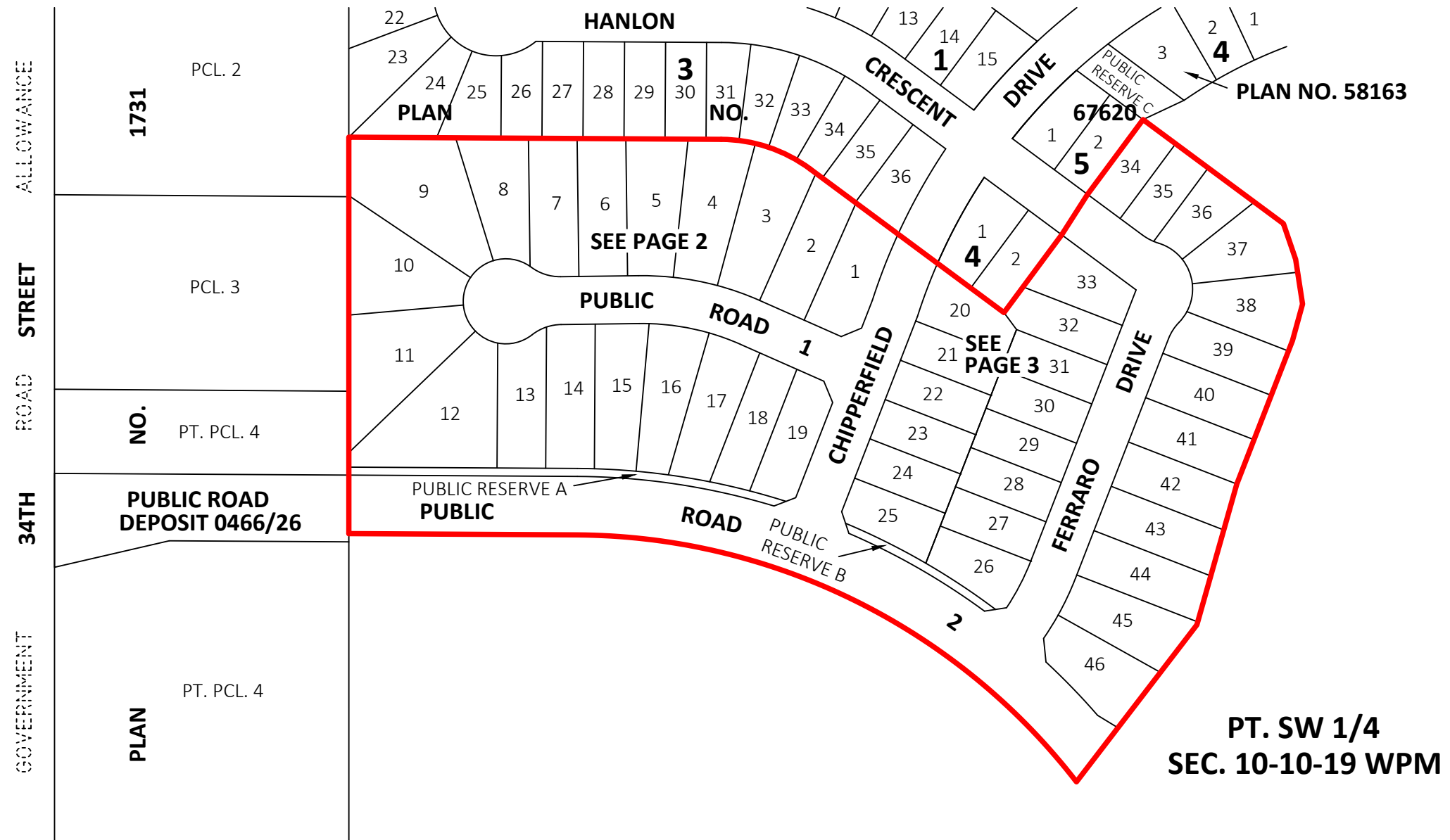
OF PART OF

SW 1/4 SEC. 10, TWP. 10, RGE. 19 WPM

BEING PART OF TITLE NO. 3210092/2

CITY OF BRANDON, MANITOBA

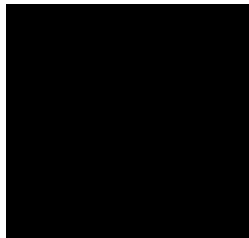
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Dated at Brandon, Manitoba
this 21st day of April, 2026.

Manitoba Land Surveyor
Authorized to practice under the "Land
Surveyors Act" of Manitoba

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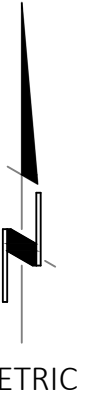


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NOTES:

Survey Date: March 9th and 10th and August 27th, 2020
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



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	Field Book: 501/140-141		
	Plan Date: April 16, 2026	Initials: PM - CM - FG	
	Project No.: 26-00929-001		
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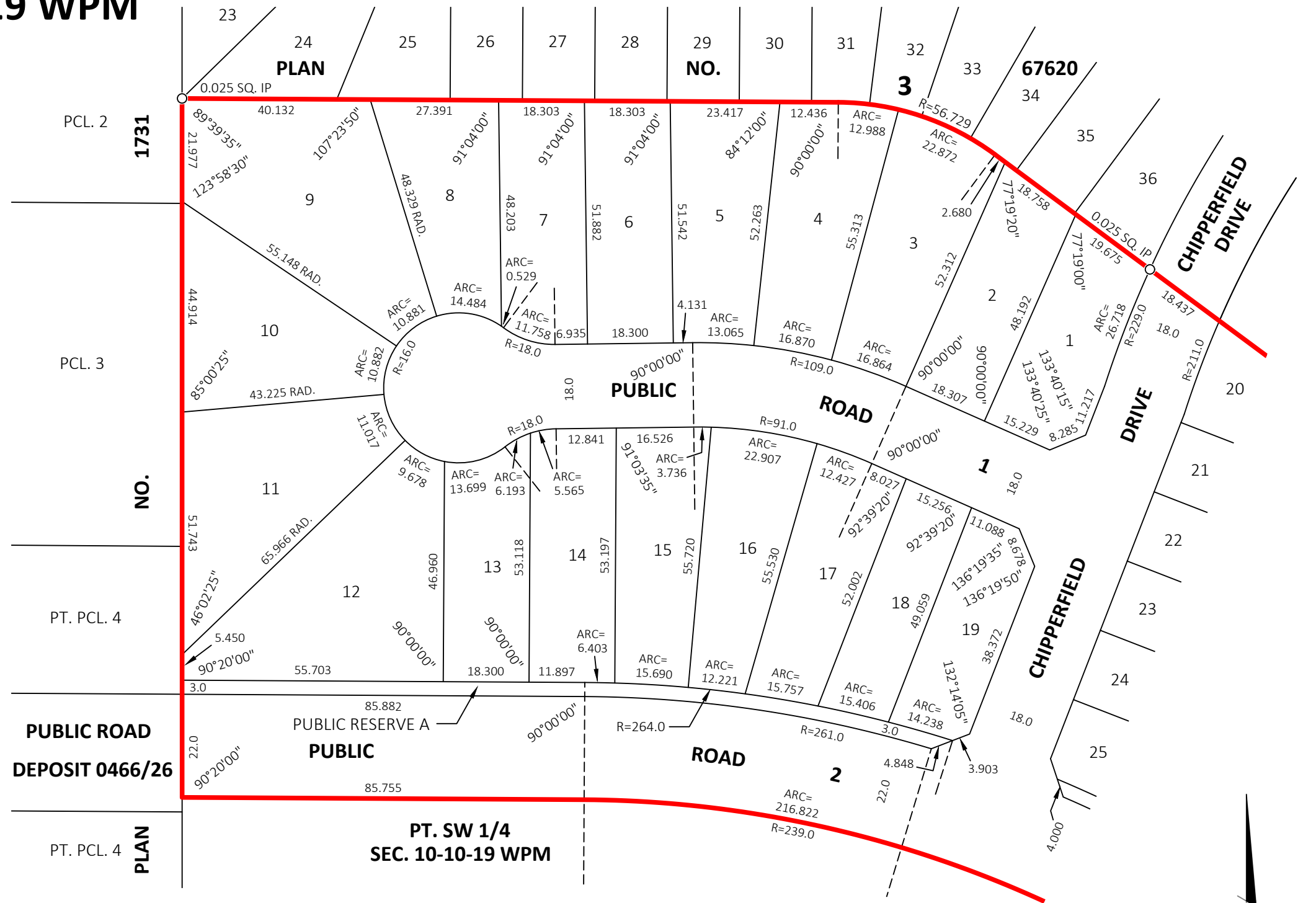
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BEING PART OF TITLE NO. 3210092/2

CITY OF BRANDON, MANITOBA

SCALE: 1:1000

AREA TABLE		
Lot ID	Feet ²	Metre ²
1	9722.62	903.261
2	9900.45	919.782
3	12344.92	1146.881
4	12220.98	1135.367
5	11278.71	1047.826
6	10186.44	946.352
7	10096.88	938.031
8	10214.84	948.989
9	19300.11	1793.039
10	13324.75	1237.910
11	15541.27	1443.832
12	18889.57	1754.898
13	9618.02	893.544
14	10649.33	989.356
15	10626.77	987.259
16	10548.61	979.998
17	10439.23	969.836
18	8276.65	768.926
19	8559.91	795.241
PUBLIC RESERVE A	5272.09	489.793
PUBLIC ROAD 1	31991.90	2972.144
PUBLIC ROAD 2	42862.03	3982.013
CHIPPERFIELD DRIVE	21515.45	1998.850



Dated at Brandon, Manitoba
this 21st day of April, 2026.

[Redacted Signature]

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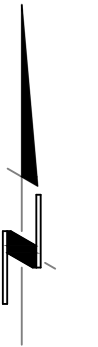
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METRIC

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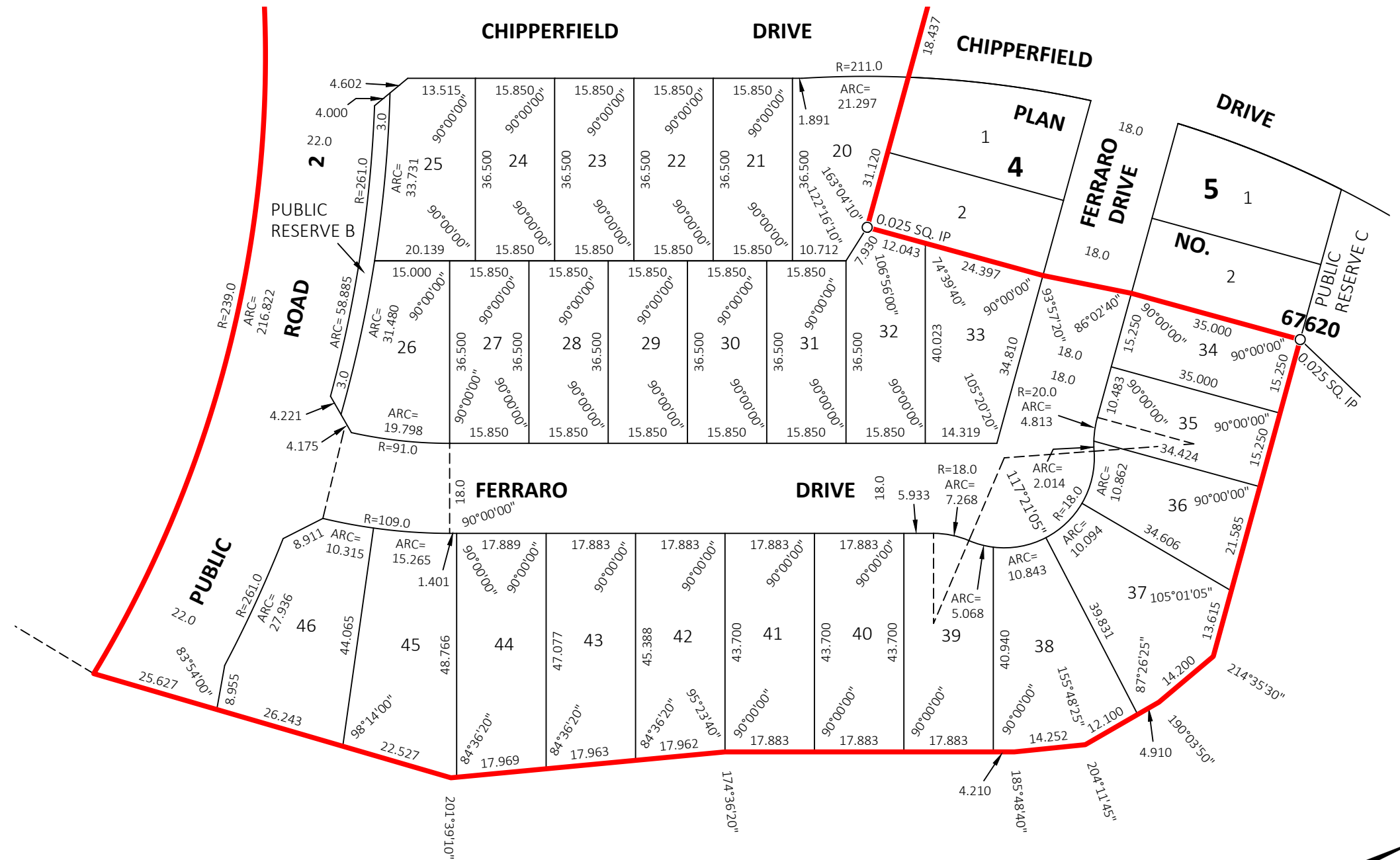
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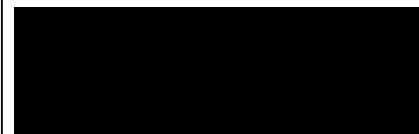
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Lot ID	Feet ²	Metre ²
20	7095.54	659.197
21	6227.09	578.515
22	6227.09	578.515
23	6227.09	578.515
24	6227.09	578.515
25	7074.46	657.239
26	7078.71	657.634
27	6227.26	578.531
28	6227.18	578.524
29	6227.24	578.530
30	6227.34	578.539
31	6227.34	578.538
32	7019.45	652.128
33	7654.98	711.171
34	5745.30	533.756
35	5735.83	532.876
36	6129.66	569.464
37	8645.86	803.227
38	9035.20	839.397
39	8258.88	767.275
40	8411.71	781.473
41	8411.68	781.470
42	8574.22	796.571
43	8899.63	826.803
44	9227.76	857.287
45	9926.69	922.220
46	9890.14	918.824
PUBLIC RESERVE B	2003.80	186.159
FERRARO DRIVE	37329.81	3468.053
PUBLIC ROAD 2	73480.37	6826.550
CHIPPERFIELD DRIVE	21515.45	1998.850

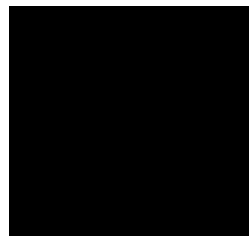


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