



DANIEL ASHFIELD, REAL ESTATE TECHNICIAN  
DEVELOPMENT SERVICES DIVISION  
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April 15, 2025

Development Services Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

Dear Sir/Madam:

**RE: Subdivision Application – 911 Douglas Street**

Please consider this our letter of intent as per the requirements outlined by the City of Brandon for the subdivision, variance, and rezoning of the property at 911 Douglas Street in Brandon, MB and legally described as Lots 17 Plan 1489 BLTO.

Subdivision - The City is looking to subdivide the property to allow for a future industrial development. The surrounding area is industrial use and adding another industrial property will help with the shortage in the area. The remaining portion will continue to operate as a softball diamond.

Variance – The subdivision will be creating a panhandle access, so we request to reduce the minimum lot width for lot 2 from 22.8m to 7.3m.

Rezoning – The current zone for the property is Parks and Recreation (PR) and we are requesting to rezone lot 1 to Industrial General (IG) similar to the surrounding.

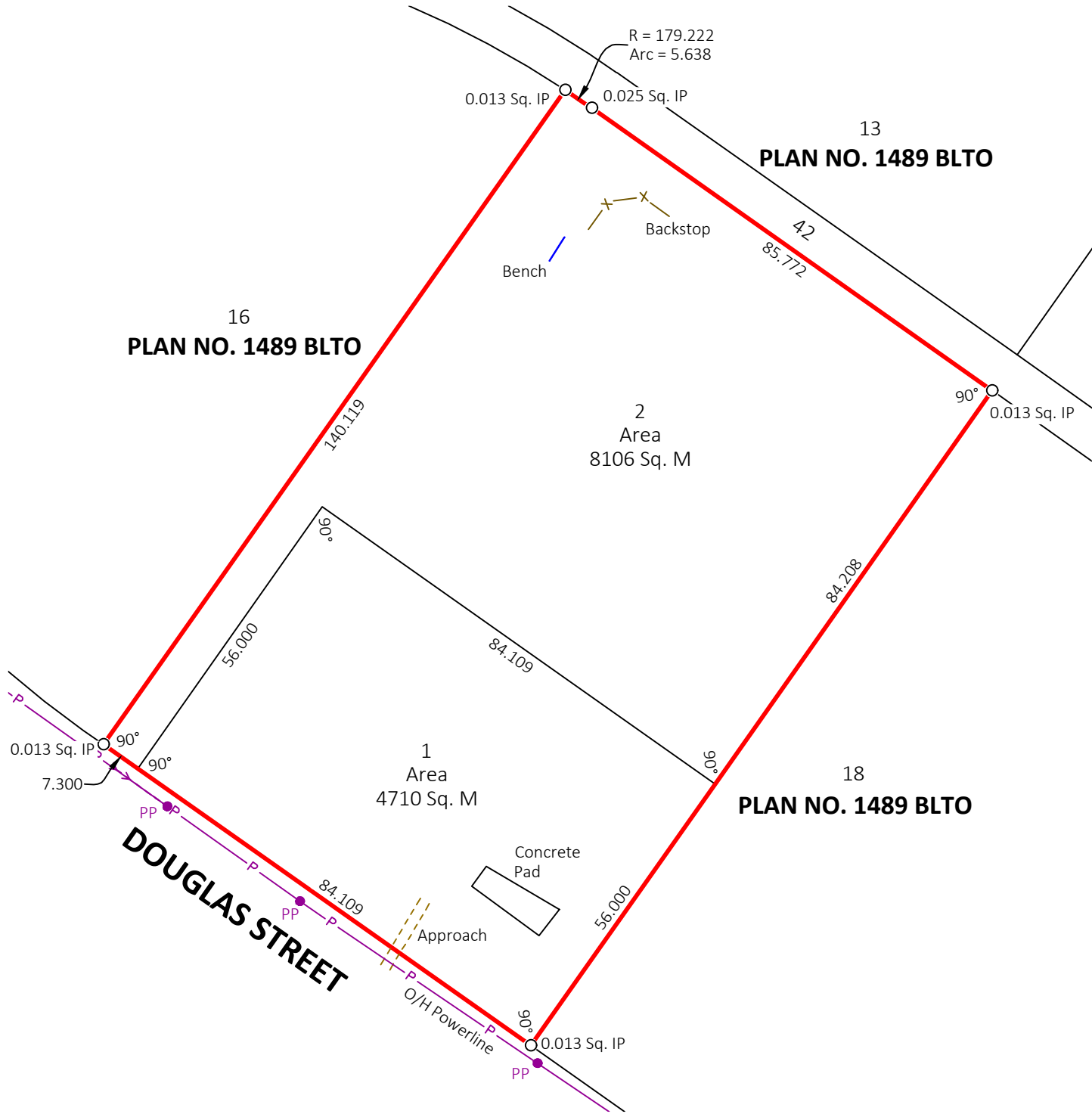
Yours truly,

A handwritten signature in black ink, appearing to read "Daniel Ashfield".

Daniel Ashfield  
Real Estate Technician

SUBDIVISION APPLICATION MAP  
PROPOSED SUBDIVISION

OF ALL OF  
LOT 17, PLAN NO. 1489 BLTO  
CITY OF BRANDON, MANITOBA  
SCALE: 1:1000






ASSOCIATION  
OF MANITOBA  
LAND SURVEYORS

PERMIT

GeoVerra  
Manitoba Land  
Surveying Ltd.

No. 2020-16

Dated at Brandon, Manitoba  
this 24th day of March, 2025.

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

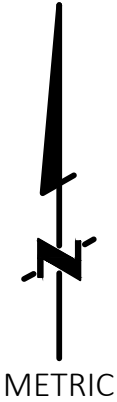
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NOTES:

- 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
- Survey Date: March 14th, 2025.
- Survey monuments found on the ground are described and shown thus - - - - - ○
- Iron posts 0.025 x 0.025 x 0.914 marked MLS and L are placed at all points shown thus - - - - - ■
- Land affected by this proposal is shown bordered thus - - - - -



 <div>GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com</div>	Revision: Issued		
	Field Book: 564/92-94		
	Plan Date: March 21, 2025	Initials: CJ - PO - TL	REV. 0
	Project No.: 25-00769-001	File: 25-00769-001-SAM_ROA	

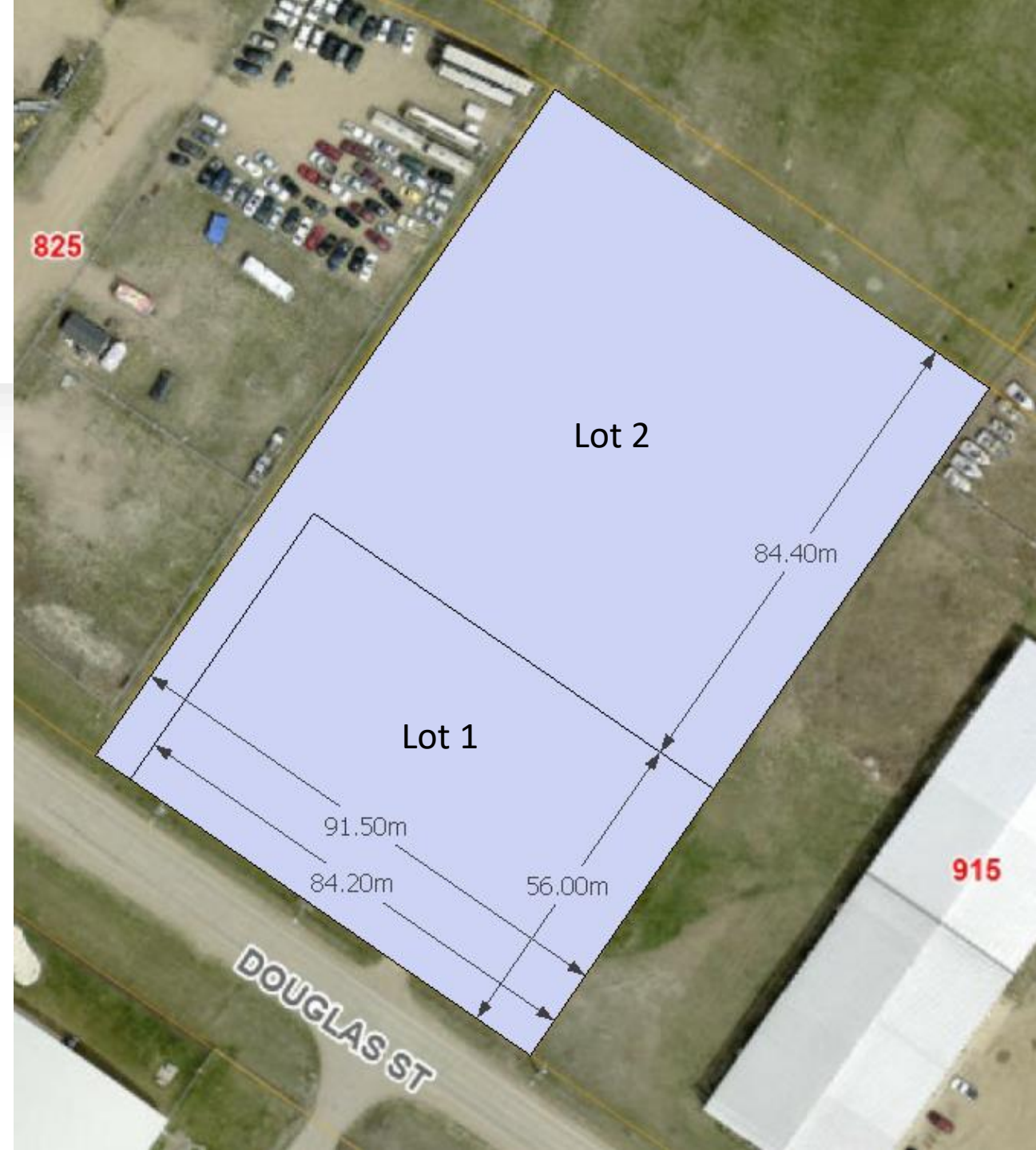
# 911 Douglas Street Subdivision

Lot 1: Rezone from Parks and Recreation (PR) to Industrial General (IG)

4,715 sq m

Lot 2: Retain existing Parks and Recreation (PR) Zoning

8,131 sq m



# 911 Douglas Street Site Plan

Lot 1: Approximate 6,000 to 1,100 sq. ft.  
industrial office/warehouse building

Lot 2: Retain existing softball field use





# 911 Douglas Street – Environmental

