

May 15, 2026

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

Re: **LETTER OF INTENT – ZONING AMENDMENT AND SUBDIVISION APPLICATION**

Introduction

VBJ Developments Ltd. Is submitting this Letter of Intent to support a Zoning By-law Amendment and Subdivision Approval for lands located southwest of Patricia Avenue and 18th Street (PTH #10) intersection within the City of Brandon, Manitoba. The subject lands form part of the proposed South Village Neighbourhood Plan area and represents a significant opportunity for long-term regional retail commercial and mixed-use growth within southwest Brandon.

These applications are intended to facilitate the first phase of development within the broader South Village neighbourhood concept and support the establishment of a major regional commercial node along with future residential and/or mixed use development, open space systems, naturalized wetland and drainage systems, active transportation infrastructure, and long-term municipal servicing including the development of the 18th Street Lift Station.

The proposal has been prepared in accordance with the planning framework established through City Plan By-law No. 7392, the Southwest Brandon Secondary Plan By-law No. 7080, the City of Brandon Zoning By-law No. 7124, and the draft South Village Neighbourhood Plan prepared by WSP currently going through the approval process with the City of Brandon.

Subject Property and Existing Conditions

The South Village Neighbourhood Plan area consists of approximately 68.67 hectares (169.686 acres) and is located in the SW area of Brandon adjacent to PTH 10 and Patricia Avenue. The Bellafield and Brookwood Neighbourhoods are located to the northwest of the property, J&G Homes Arena further to the west, commercial lands are located to the north (Honda & Tbirds) and additional residential lands to the north and northeast. Agricultural lands within the RM of Cornwallis are located to the east, west and south of the property.

The lands are currently undeveloped and agricultural in nature and contain a wetland feature in the center of the property. This wetland has been used to collect land drainage from the City of Brandon for years and drains towards the Gun Club Coulee south of the property.

Proposed Development

The proposed development directly implements the vision established through the South Village Neighbourhood Plan. The neighbourhood concept has been designed to create a walkable, mixed-use community that integrates regional commercial development with future residential neighbourhoods in the area, active transportation systems, parks and natural areas, and municipal servicing infrastructure.

The commercial component of the neighbourhood plan is intended to accommodate larger scale commercial development, serving both the Brandon and regional market requiring visibility and access from major transportation corridors.

The first phase of development is to subdivide 45.16 acres into 6 commercial lots, public reserve and a public road right of way as per the attached Subdivision Application Map. The commercial lots will be rezoned from Agricultural General (AG80) to Commercial Arterial (CAR) Zone.

Municipal Servicing

Municipal servicing for the land has been evaluated through the South Village Neighbourhood Plan and supporting technical studies. The plan identifies future water servicing from Patricia Avenue, wastewater servicing through a proposed lift station on 18th Street, including gravity and force mains, and stormwater management integrated with the natural wetland system to create a fully engineered drainage outlet from the City of Brandon.

Detailed engineering and servicing analysis will continue through subsequent subdivision and development approval stages in consultation with the City of Brandon and applicable regulatory agencies.

Transportation and Access

A Traffic Impact Study was completed in support of the South Village Neighbourhood Plan to evaluate long-term transportation impacts associated with full buildout of the development area. The study evaluated multiple access configurations involving 18th Street (PTH 10), Patricia Avenue, and future collector roads within the neighbourhood.

The transportation framework establishes one collector road access to 18th Street (PTH 10), two collector road connections to Patricia Avenue, and possible westward connectivity to accommodate continued southwest Brandon growth in the future.

Wetland, Open Space and Environmental Integration

A significant feature of the South Village concept is the preservation and integration of the existing wetland system into the overall neighbourhood design and city drainage system. The neighbourhood concept preserves the wetland system and incorporates interconnected open spaces, recreational amenities, pathway systems, and naturalized stormwater infrastructure.

The proposal supports the objectives of the Brandon Greenspace Master Plan by incorporating environmental, leisure, and connector greenspaces throughout the neighbourhood while also contributing to long-term stormwater management and environmental preservation. VBJ Developments

has worked closely with Native Plant Solutions and WSP through reports and consultations with the City of Brandon and the Province to integrate the wetland with the broader City of Brandon drainage network.

Urban Design and Complete Community Objectives

The proposal supports the creation of a complete community through the integration of commercial development, residential neighbourhoods, active transportation infrastructure, open spaces, and future transit-supportive road systems.

The commercial areas are intended to incorporate high quality architectural design, attractive public-facing development, landscaping, and pedestrian oriented site planning integrated with the wetland and pathway systems. These, along with other considerations, have been included in our Neighbourhood Plan document.

Economic Development Benefit

The proposed development represents a significant economic development opportunity for the City of Brandon and the broader Westman region. The South Village commercial area has been strategically located along PTH 10 to accommodate regional retail and commercial uses that benefit from high visibility and direct access to major transportation corridors. The development will create opportunities for new private investment, employment growth, expanded commercial assessment, and increased municipal tax revenues while enhancing Brandon's position as the regional service centre for southwestern Manitoba.

The commercial land is intended to accommodate businesses serving both the local and regional market, helping to expand the range of goods and services available within Brandon while reducing retail leakage to competing centres. The development will also support continued residential growth in southwest Brandon by providing convenient access to employment, shopping, services, and recreational opportunities within close proximity to existing and planned neighbourhoods. As development proceeds, the project is expected to generate significant construction activity, create both short and long term employment opportunities, and contribute positively to the economic engine of the City.

Consistency with City Plan By-law No. 7392

The proposal is strongly aligned with the goals and objectives of City Plan By-law No. 7392. City Plan identifies the subject area as an Emerging Area intended for General Urban development and further identifies the Southwest Brandon Secondary Plan as the governing policy framework for future development.

The proposal supports orderly urban expansion, long-term economic growth, transportation connectivity, housing diversity, environmental preservation, and efficient municipal servicing expansion.

Consistency with the Southwest Brandon Secondary Plan

The Southwest Brandon Secondary Plan identifies the plan area for a mixture of residential, commercial, development reserve, greenspace, and stormwater management functions. The proposed development

directly implements these land use objectives and establishes a framework for a complete mixed-use neighbourhood integrated with future residential development and recreational amenities in the area.

The proposal also supports the Secondary Plan objective of establishing regional commercial development along major transportation corridors while integrating active transportation systems, parks, and open space features into the broader neighbourhood structure.

Consistency with the South Village Neighbourhood Plan

The proposal is directly consistent with the draft South Village Neighbourhood Plan prepared by WSP. The Neighbourhood Plan specifically identifies the subject lands for Regional Commercial development under the Commercial Arterial (CAR) zoning category together with mixed-use opportunities and integrated commercial and residential growth.

The proposal therefore directly implements the land use structure, transportation framework, servicing strategy, and urban design vision contemplated through the South Village planning process.

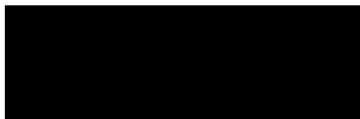
Summary

The proposed rezoning and subdivision applications represent a logical and policy supported expansion of southwest Brandon and directly implement the planning vision established through City Plan By-law No. 7392, the Southwest Brandon Secondary Plan By-law No. 7080, and the draft South Village Neighbourhood Plan.

The proposal will create opportunities for significant private investment, employment growth, expanded commercial services, and a mix of residential housing types while preserving important environmental features and supporting the orderly expansion of municipal infrastructure within the City. The development represents an important component of Brandon's long term growth strategy and will contribute positively to the economic, social, and physical development of southwest Brandon.

VBJ Developments Ltd. respectfully requests approval of the proposed rezoning and subdivision applications.

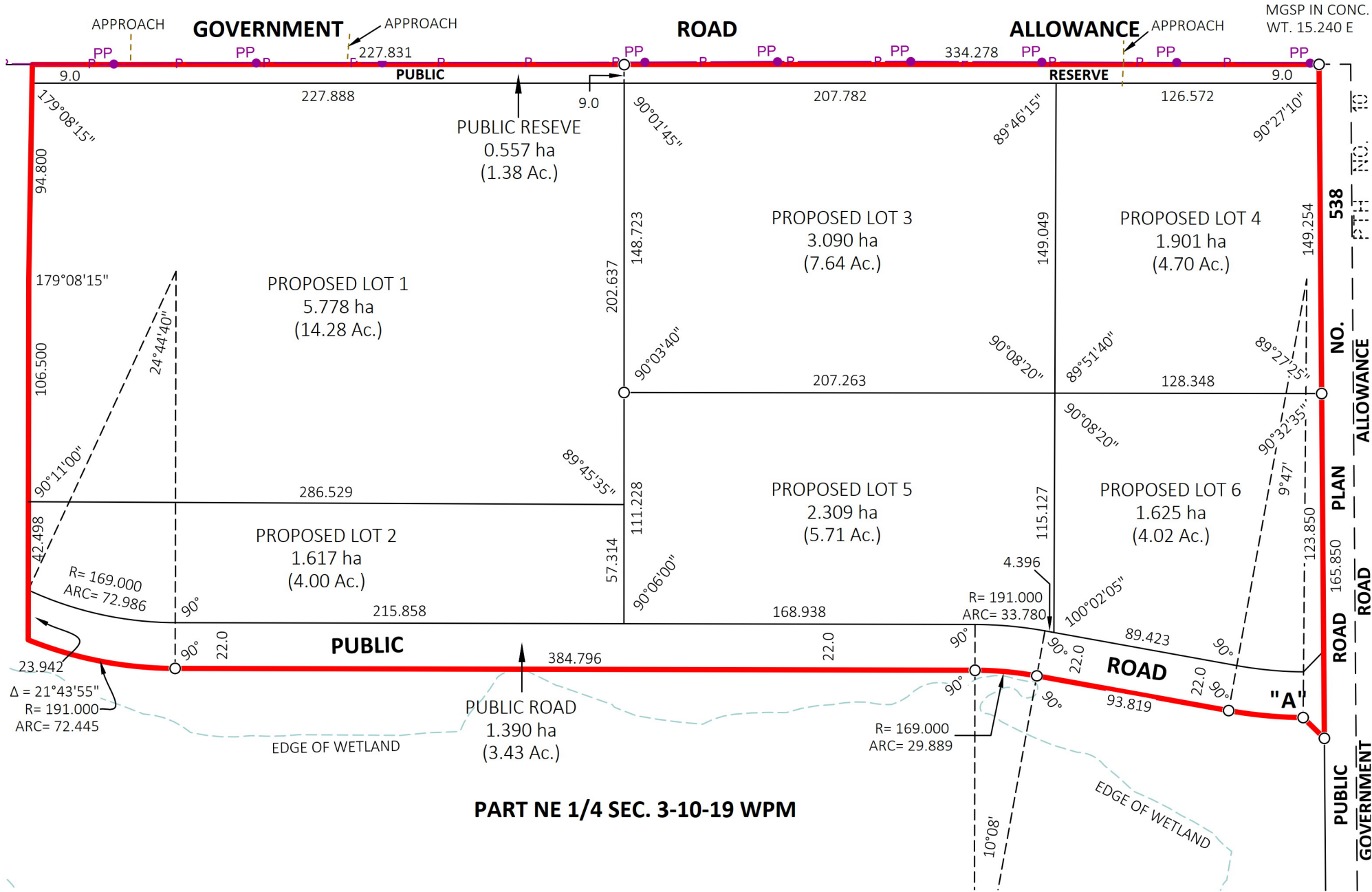
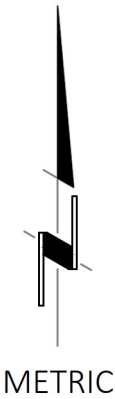
Respectfully submitted,



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

SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION

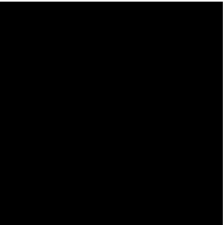
OF PART OF
NE 1/4 SEC. 3, TWP. 10, RGE. 19 WPM
BEING LOTS 1 AND 2, DEPOSIT NO. 1340/25
AND PART NE 1/4 SECTION 3-10-19 WPM
CITY OF BRANDON, MANITOBA
SCALE: 2500



PART NE 1/4 SEC. 3-10-19 WPM

NOTICE:
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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.



Dated at Brandon, Manitoba
this 7th day of May, 2026.

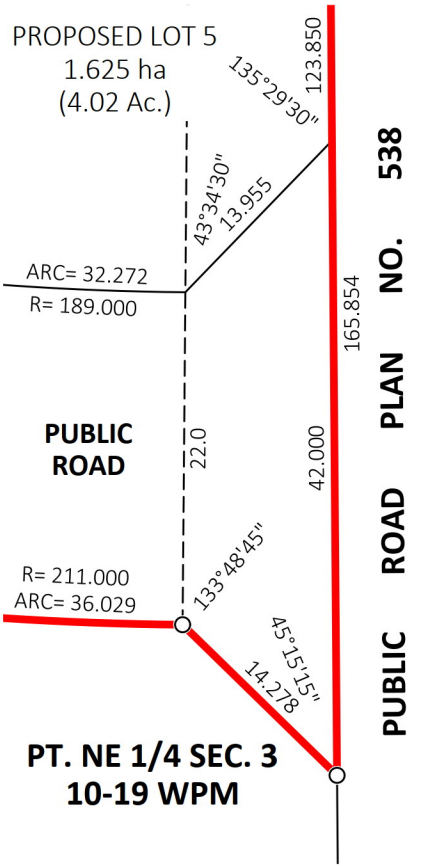


Manitoba Land Surveyor
Authorized to practice under the "Land
Surveyors Act" of Manitoba

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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 0.025 sq. IP's unless otherwise described and shown thus ----- ○



PT. NE 1/4 SEC. 3
10-19 WPM

DETAIL AT "A"
Scale - 1 : 500



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

Revision: ISSUED		
Field Book: 547/118-119		
Plan Date: Feb. 20, 2026	Initials: CJ - CM - TL	REV. 0
Project No.: 26-00471-001		
File: 26-00471-001-SAM_R1A		