

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.

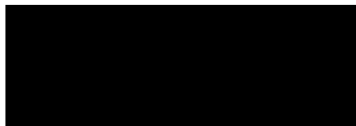
While earlier neighbourhood planning referenced Residential Single Family Zoning, the City has since amended the zoning bylaw removing this zoning designation. Despite terminology changes, the proposal continues the original planning intent through development of a detached low-density neighbourhood.

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,



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

July 11, 2026

City of Brandon Council
410 9th Street
Brandon, MB
R7A 6A2

Re: Proposed Street Names for Bellafield Development

Mayor and Members of Council,

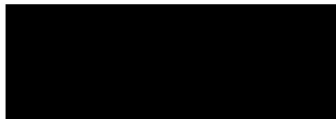
On behalf of VBJ Developments Ltd., we are pleased to submit **Propp Place** and **McCrimmon Drive** for consideration and approval as new street names within our Bellafield residential subdivision.

The Bellafield neighbourhood commemorates former Brandon Wheat Kings players whose on-ice achievements brought distinction to the City of Brandon and whose legacy continues to inspire future generations. As one of the City's most recognizable institutions, the Wheat Kings have played a significant role in shaping Brandon's rich hockey heritage and national reputation — a legacy these street names are intended to honour.

The proposed names would join the existing Bellafield street names: Derlago Drive, Hanlon Crescent, Chipperfield Drive, Fairbairn Place, Allison Way, Ferraro Drive, Boschman Bay, and Dietrich Bay.

Thank you for your consideration. Should Council or Administration require any additional information, we would be pleased to provide it.

Yours Sincerely,



Steve McMillan, RPP, MCIP, BSc
Bellafield Developments

Propp Place

Named in Honour of Brian Propp



CAREER HIGHLIGHTS

- Brandon Wheat Kings, 1976-1980
- 511 points in 267 regular-season games
- 1978-79 WHL Champion
- 14th overall NHL Draft Pick, 1979
- 1,004 NHL career points
- Five Stanley Cup Final appearances

BIOGRAPHY

Brian Propp is one of the most accomplished players in the history of the Brandon Wheat Kings and one of the greatest junior hockey players ever to compete in the Western Hockey League. His outstanding achievements with the Wheat Kings and throughout a distinguished National Hockey League career have brought lasting recognition to the City of Brandon and its proud hockey tradition.

Propp joined the Brandon Wheat Kings in 1976 and quickly established himself as one of the premier offensive players in junior hockey. During four seasons with the Wheat Kings, he recorded an extraordinary 511 points in 267 regular season games, ranking among the highest point producers in franchise history. He was a key member of the Wheat Kings' 1978-79 Western Hockey League Championship team alongside teammates Brad McCrimmon, Ray Allison, Laurie Boschman and Don Dietrich, helping establish Brandon as one of the premier junior hockey organizations in Canada.

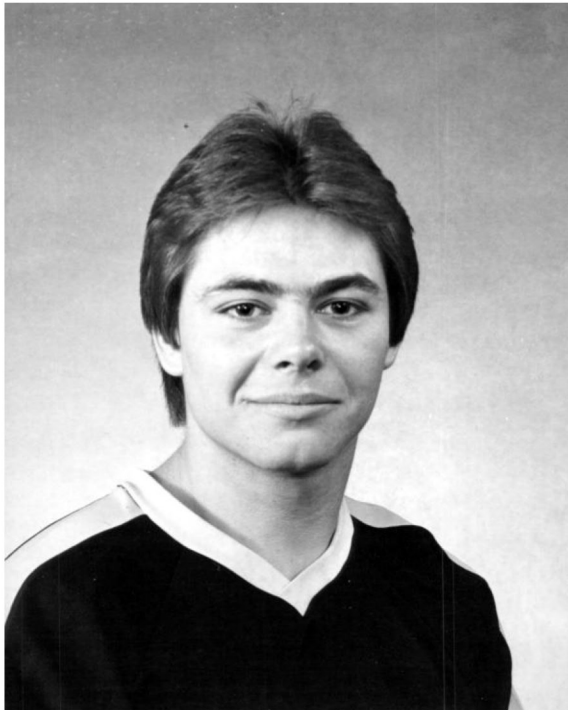
His remarkable junior career earned him selection by the Philadelphia Flyers as the 14th overall pick in the 1979 National Hockey League Entry Draft. Propp went on to play 15 seasons in the NHL with the Philadelphia Flyers, Boston Bruins, Minnesota North Stars, Hartford Whalers and Quebec Nordiques. Over the course of his career, he appeared in more than 1,000 NHL games, scoring 425 goals and recording 1,004 points. He also competed in five Stanley Cup Finals and represented Canada internationally, earning recognition as one of the NHL's most consistent and respected forwards of his era.

Throughout his career, Brian Propp remained a proud ambassador of the Brandon Wheat Kings and the City of Brandon. His achievements at both the junior and professional levels have inspired generations of young hockey players and continue to be celebrated throughout the hockey community. His remarkable accomplishments have cemented his place among the greatest players in Wheat Kings history and one of Brandon's most distinguished athletes.

Naming Propp Place recognizes Brian Propp's exceptional contributions to the sport of hockey and honours a player whose legacy has brought significant distinction and pride to the Brandon Wheat Kings and the City of Brandon.

McCrimmon Drive

Named in Honour of Brad McCrimmon



CAREER HIGHLIGHTS

- Brandon Wheat Kings, 1976-1979
- 1978-79 WHL Champion
- WHL Defenceman of the Year
- Nearly 1,200 NHL games
- Three NHL All-Star selections
- 1989 Stanley Cup Champion

BIOGRAPHY

Brad McCrimmon was one of the greatest defencemen in Brandon Wheat Kings history and a proud ambassador for the City of Brandon throughout his hockey career. Playing for the Wheat Kings from 1976 to 1979, he was a cornerstone of the club's 1978-79 Western Hockey League Championship team and was named the WHL Defenceman of the Year during his final junior season.

Selected in the 1979 NHL Entry Draft by the Boston Bruins, McCrimmon went on to enjoy an outstanding 18-year National Hockey League career. He appeared in nearly 1,200 NHL games with the Boston Bruins, Philadelphia Flyers, Calgary Flames, Detroit Red Wings, Hartford Whalers and Phoenix Coyotes. Widely regarded as one of the league's premier defensive defencemen, he was selected to three NHL All-Star Games and captured the Stanley Cup with the Calgary Flames in 1989.

Following his playing career, Brad continued to contribute to the game as an NHL coach and executive with several organizations before accepting the position of head coach of Lokomotiv Yaroslavl of the Kontinental Hockey League. Tragically, he lost his life in the 2011 Lokomotiv Yaroslavl plane crash.

Brad McCrimmon's accomplishments as a player, coach and leader brought tremendous recognition to Brandon and the Brandon Wheat Kings. His legacy remains one of excellence, professionalism and dedication to the game of hockey.

Naming McCrimmon Drive recognizes Brad McCrimmon's exceptional achievements and lasting contributions to hockey, while honouring an individual whose career and character continue to hold a special place in Brandon's hockey history.

McCrimmon Drive

Named in Honour of Kelly McCrimmon



CAREER HIGHLIGHTS

- Wheat Kings player, coach, GM, owner and governor
- Multiple WHL championships
- Hosted the 2010 Memorial Cup in Brandon
- Joined Vegas Golden Knights in 2016
- Vegas Golden Knights General Manager
- 2023 Stanley Cup Champion

BIOGRAPHY

Kelly McCrimmon is one of the most influential figures in the history of the Brandon Wheat Kings and has dedicated more than four decades to advancing hockey in Brandon and across North America.

After playing for the Brandon Wheat Kings, Kelly transitioned into coaching and management, eventually serving as head coach, general manager, owner and governor of the organization. Under his leadership, the Wheat Kings became one of the Canadian Hockey League's premier franchises, capturing multiple Western Hockey League championships and consistently developing players who advanced to professional hockey.

Kelly's commitment to Brandon extended well beyond the hockey rink. His leadership was instrumental in bringing the 2010 Memorial Cup to Brandon, an event that showcased the City on the national stage and generated significant economic and community benefits. Throughout his tenure, he remained deeply committed to youth development, community involvement and maintaining the Wheat Kings as one of Brandon's most recognizable organizations.

In 2016, Kelly joined the NHL's Vegas Golden Knights as Assistant General Manager before being promoted to General Manager. He helped build the expansion franchise into one of the league's model organizations, culminating in the team's first Stanley Cup championship in 2023.

Kelly McCrimmon's lifelong commitment to hockey, leadership within the Brandon Wheat Kings organization, and continued success at the highest level of professional hockey have brought lasting distinction to the City of Brandon. His contributions have strengthened Brandon's reputation as one of Canada's premier hockey communities and have inspired generations of athletes, coaches and community leaders.

Naming McCrimmon Drive recognizes Kelly McCrimmon's exceptional leadership, his enduring connection to Brandon and the Wheat Kings, and the lasting impact he has made on the game of hockey.