

WAVERLY DEVELOPMENTS LTD.

April 22, 2025

City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba, R7A 0P3

Dear Sirs:

RE: Waverly Developments Ltd.

**Application for Approval of Subdivision/Application for Zoning Amendment
Application for Conditional Approval - Part SE 1/4 9-10-19WPM (1900 34th Street)
Letter of Intent - School Division Site**


Further in this matter please be advised that the intent of the owner/applicant for the subdivision and re-zoning is to subdivide the property and create a location for the construction of a school up to 100,000.00 square feet with enrollment up to 1,000 students, together with daycare (which may or may not be attached) along with the construction of 10 single family residential lots.

In support of said application, the applicant is applying to have the subject property rezoned to RLD (Residential Low Density) and EI (Educational and Institutional). This subdivision is an extension of the Brookwood development.

The land usage in all directions surrounding this area is either residential or is proposed to be residential development.

Yours truly,
WAVERLY DEVELOPMENTS LTD.

PER:


JOHN W. BURGESS
JWB/ms

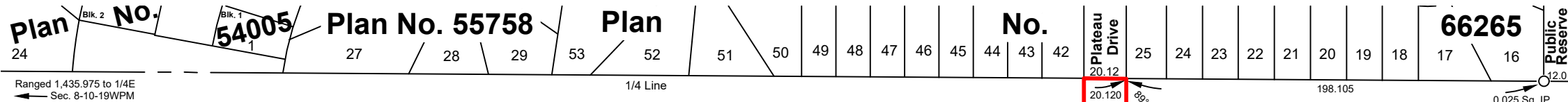
3000G VICTORIA AVENUE, BRANDON, MANITOBA R7B 3Y3
TELEPHONE 204-725-7070 FAX 204-727-5995

SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION
OF PART OF
SE 1/4 SECTION 9-10-19 WPM
CITY OF BRANDON, MANITOBA



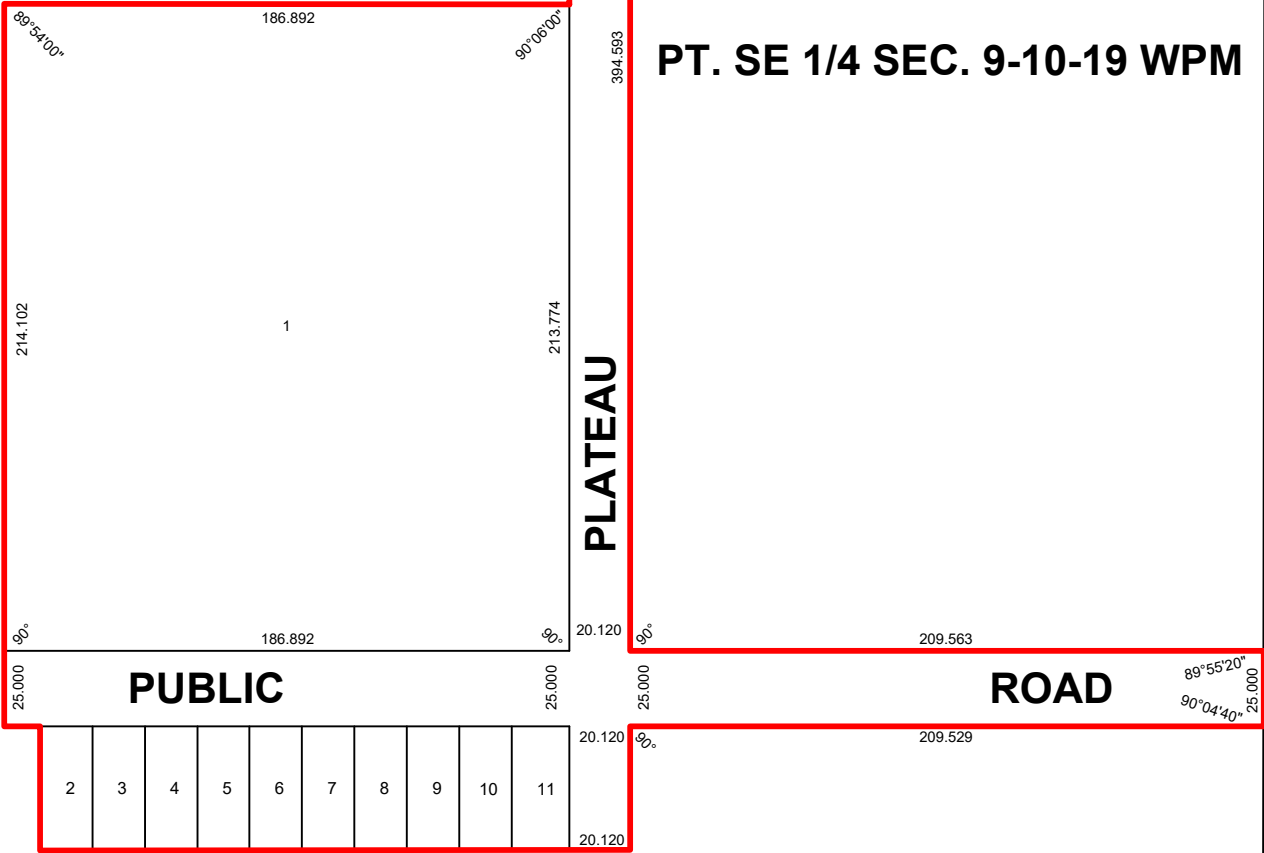
GeoVerra Manitoba
Land Surveying Ltd.
Toll Free: 1-800-465-6233
www.geoverra.com

C4-1711 Kirkcaldy Drive
Brandon, MB, R7A 0B9
Phone 204-727-0651



| AREA TABLE | | |
|--------------|-------------------|--------------------|
| Lot ID | Feet ² | Metre ² |
| 1 | 430,372.80 | 39982.94 |
| 2 | 7653.97 | 711.077 |
| 3 | 7653.97 | 711.077 |
| 4 | 7653.97 | 711.077 |
| 5 | 7653.97 | 711.077 |
| 6 | 7653.97 | 711.077 |
| 7 | 7653.97 | 711.077 |
| 8 | 7653.97 | 711.077 |
| 9 | 7653.97 | 711.077 |
| 10 | 7684.87 | 713.948 |
| 11 | 8391.68 | 779.613 |
| Public Roads | 206445.34 | 19179.401 |
| Total | 714,126.45 | 66,344.581 |

PT. SE 1/4 SEC. 9-10-19 WPM



Dated at Brandon, Manitoba

This 25th 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:

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

***NOTICE:**
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Survey Date: May 2, 2022

METRIC

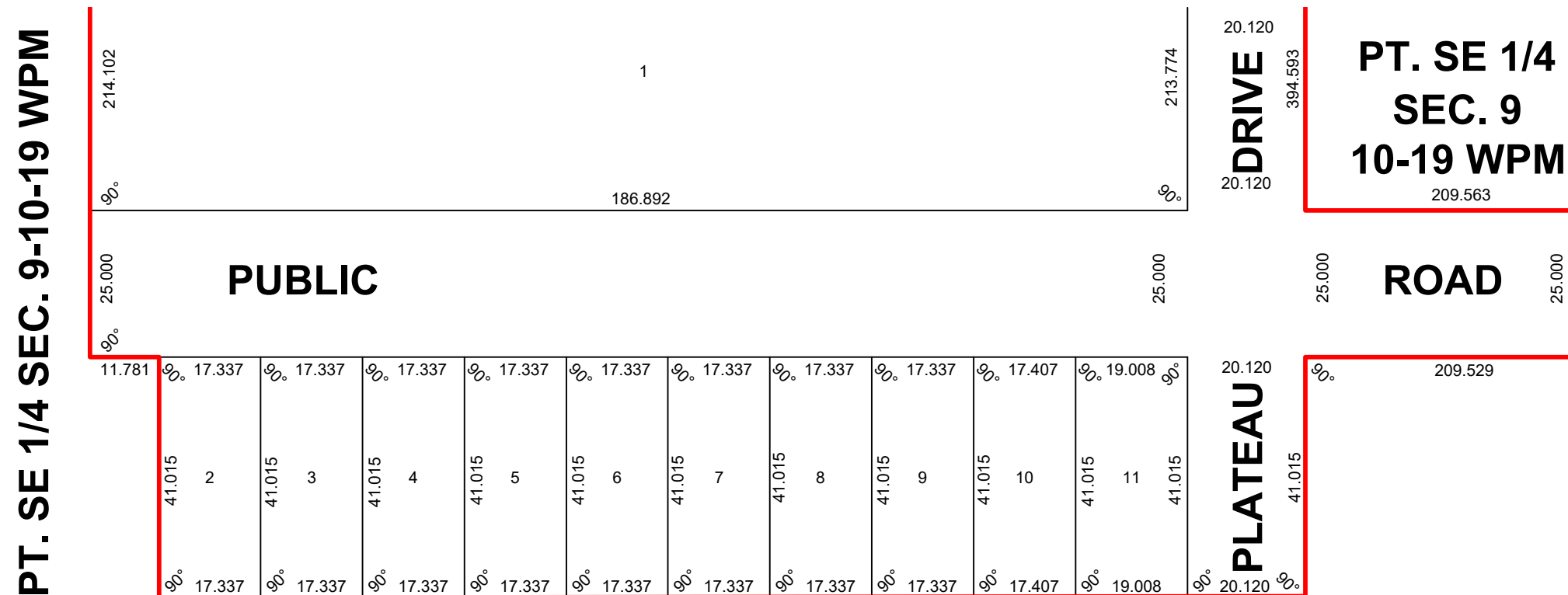
| | | |
|---------------------------------|------------------------|---------------------|
| Scale - 1:2500 | Initials: PO - FG | Field Book: 558/2-3 |
| Drawing: 23-04721-001-SAM_R3.2A | Project No. : 23-04721 | Page 1 of 2 |

SUBDIVISION APPLICATION MAP
PROPOSED SUBDIVISION
OF PART OF
SE 1/4 SECTION 9-10-19 WPM
CITY OF BRANDON, MANITOBA



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[Signature]

Timothy W. Longstaff
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Survey Date: May 2, 2022

METRIC

| | | |
|---------------------------------|------------------------|---------------------|
| Scale - 1:1000 | Initials: PO - FG | Field Book: 558/2-3 |
| Drawing: 23-04721-001-SAM R3.2A | Project No. : 23-04721 | Page 2 of 2 |