

WAVERLY DEVELOPMENTS LTD.

May 21, 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

Lot 46, Plan 60653 BLTO (1660 - 34th Street)

SE 1/4 9-10-19 WPM BLTO (1900 - 34th Street)

Letter of Intent

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 single family residential lots. The attached site plans show the development of property between Plateau Drive and Lakeview Drive with a total of 49 Lots in total being single family units.

In support of said application, the applicant is applying to have the subject property rezoned to Residential Low Density (RLD).

The development of these lots are consistent with the previous subdivisions in Brookwood and the neighborhood plan.

Yours truly,

WAVERLY DEVELOPMENTS LTD.

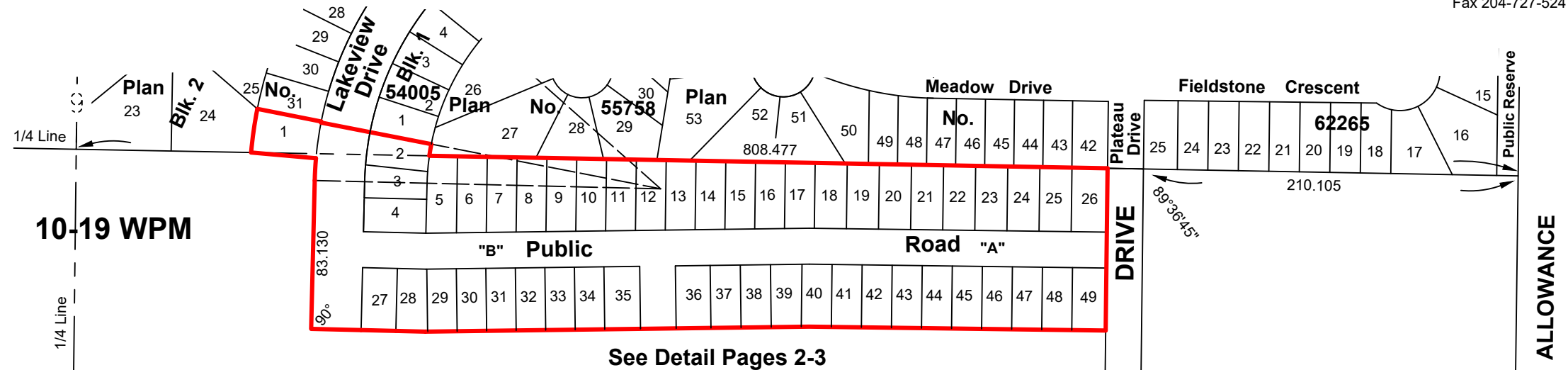
PER:


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
E 1/2 SEC. 9, TWP. 10, RGE. 19 WPM
Including Lot 46 Plan No. 60653
CITY OF BRANDON, MANITOBA

Overview Plan



AREA TABLE		
Lot ID	Feet ²	Metre ²
1	8938.87	830.448
2	6408.51	595.370
3	6407.03	595.233
4	7158.00	665.000
5	7796.23	724.294
6	7666.45	712.236
7	7571.84	703.447
8	7477.23	694.657
9	7382.62	685.868
10	7288.01	677.079
11	7193.41	668.289
12	7004.19	650.711
13	7004.19	650.711
14	6901.37	641.159
15	6806.99	632.390
16	6712.61	623.622
17	6619.39	614.961
18	7087.83	658.481
19	7069.32	656.761
20	7050.80	655.041
21	7032.29	653.321
22	7013.78	651.601
23	6995.27	649.881
24	6976.75	648.162
25	6960.56	646.657

AREA TABLE		
Lot ID	Feet ²	Metre ²
26	7696.95	715.070
27	7346.37	682.500
28	6460.26	600.178
29	6234.99	579.250
30	6234.99	579.250
31	6234.99	579.250
32	6234.99	579.250
33	6234.99	579.250
34	6234.99	579.250
35	7557.34	702.100
36	7346.37	682.500
37	6363.09	591.150
38	6370.62	591.850
39	6508.26	604.637
40	6348.50	589.795
41	6348.02	589.751
42	6348.02	589.751
43	6348.02	589.751
44	6348.02	589.751
45	6348.02	589.751
46	6348.02	589.751
47	6348.02	589.751
48	6348.02	589.751
49	7158.01	665.000
Public Road	132012.73	12264.384
Total	467886.1	43468.108

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

Planning File No. 4500-25-747

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

PUBLIC

ROAD

GOVERNMENT 34TH ROAD STREET ALLOWANCE

Dated at Brandon, Manitoba

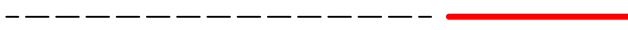
This 6th day of May, 2025



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

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NOTE:

Land affected by this proposal is shown bordered thus 



Survey Date: May 2, 2022

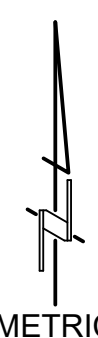
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Field Book: 558/2-3

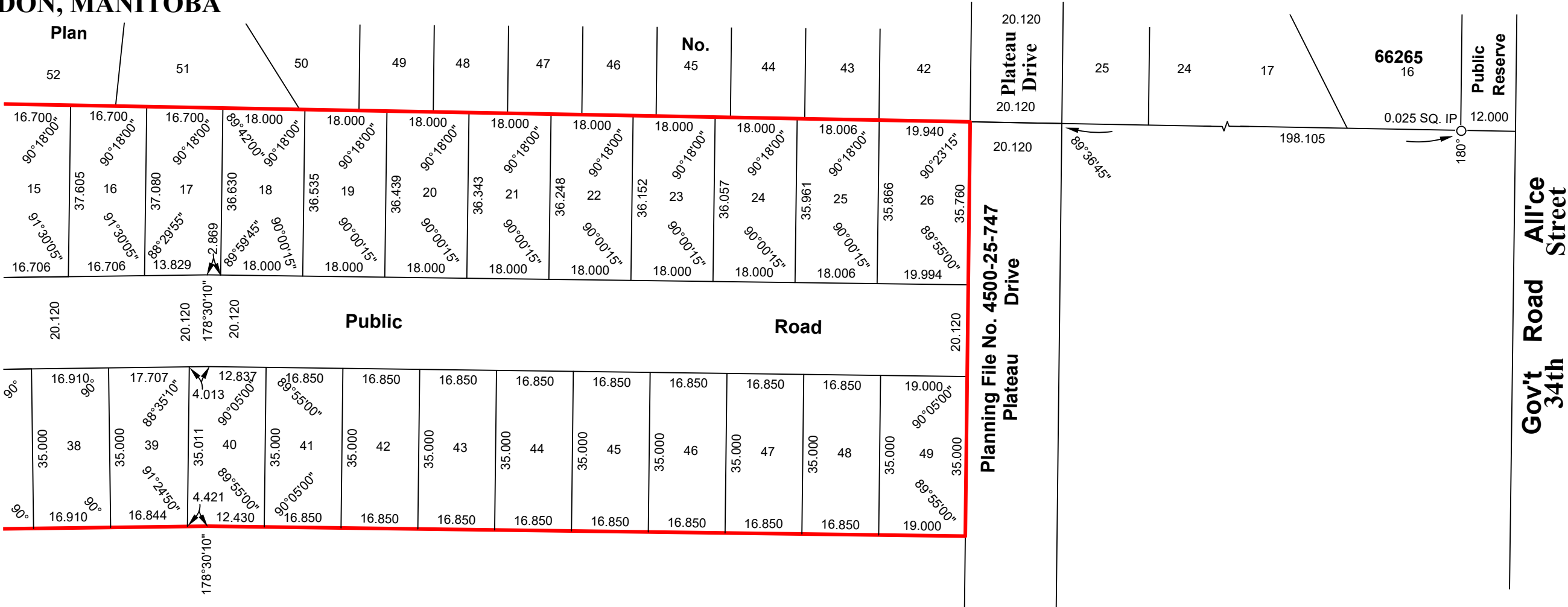
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METRIC

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NOTE:

Survey monuments found on the ground are described and shown thus 
Land affected by this proposal is shown bordered thus 



Survey Date: May 2, 2022

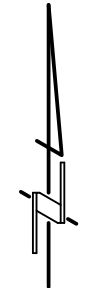
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Field Book: 558/2-3

Drawing: 22-01749-002-SAM-R5

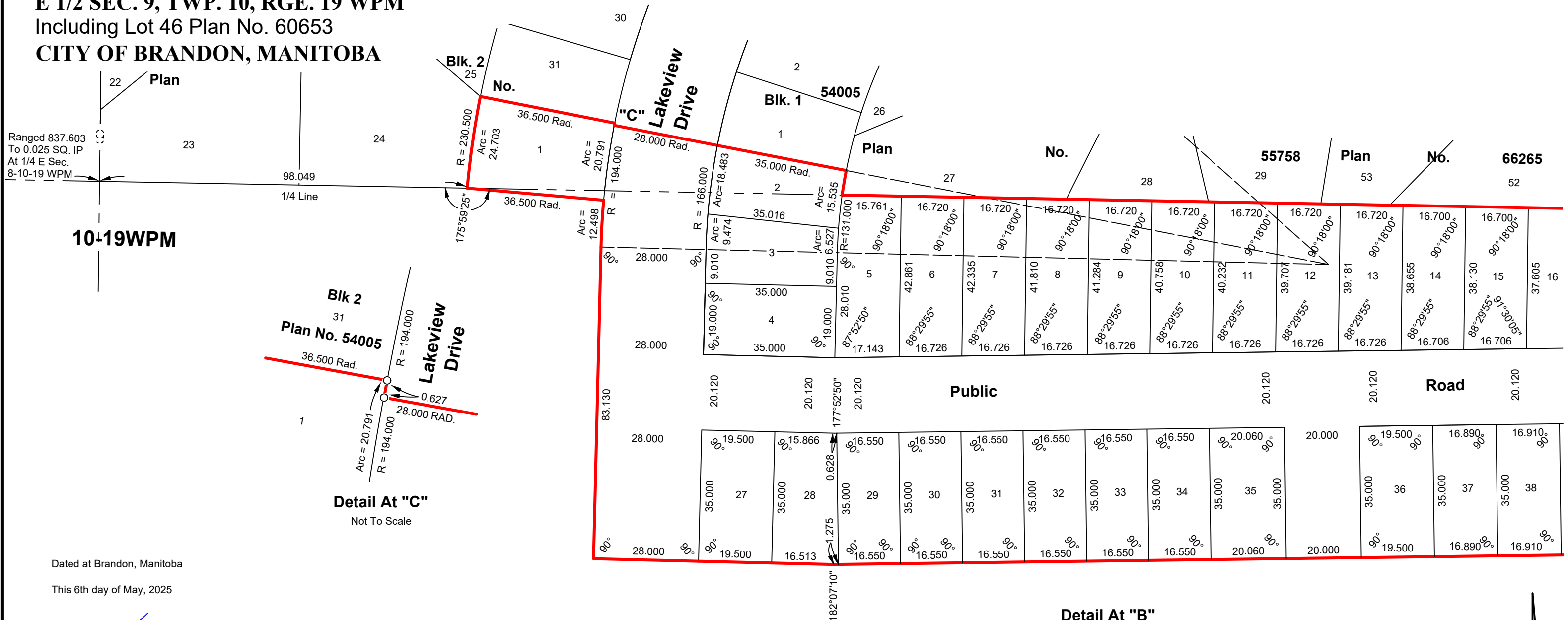
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Detail At "B"



Survey Date: May 2, 2022

Scale - 1: 1000

Initials: CJ - HB - TL/FG

Field Book: 558/2-3

Drawing: 22-01749-002-SAM-R5

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METRIC