

WAVERLY DEVELOPMENTS LTD.

April 10, 2026

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 - Sage Drive/Cul de Sac**

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 43 single family residential lots.

In support of said application, the applicant is applying to have the subject property rezoned to RLD (Residential Low Density). 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 along with a school located to the south of the properties.

Yours truly,
WAVERLY DEVELOPMENTS LTD.



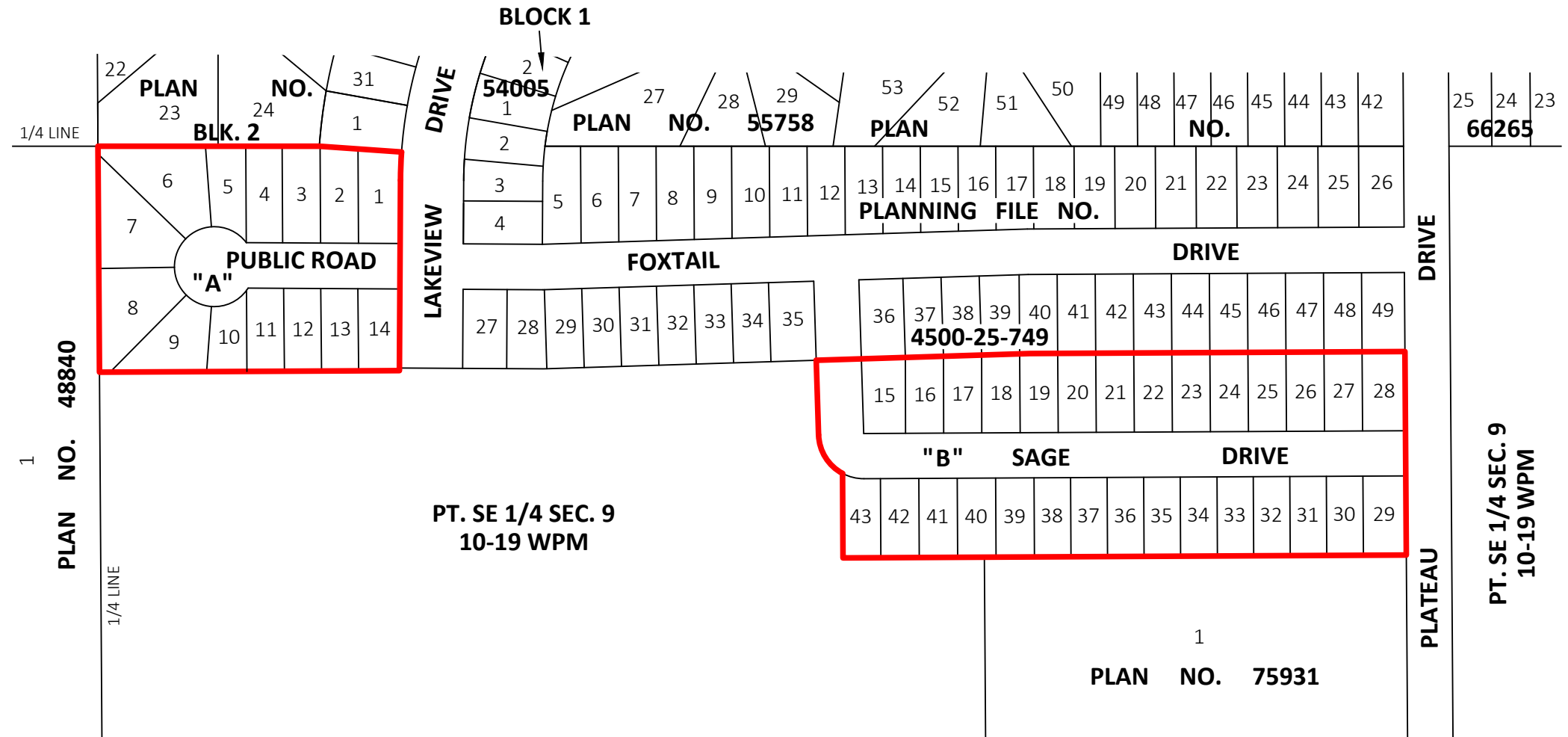
3000G VICTORIA AVENUE, BRANDON, MANITOBA R7B 3Y3
TELEPHONE 204-725-7070 FAX 204-727-5995

SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

OF PART OF
SE 1/4 SEC. 9, TWP. 10, RGE. 19 WPM
 BEING PART OF TITLE NO. 3389609/2
 CITY OF BRANDON, MANITOBA
 SCALE: 1 : 2500

AREA TABLE		
Lot ID	Feet ²	Metre ²
1	8278.66	769.113
2	7645.59	710.299
3	7739.21	718.996
4	7407.22	688.153
5	6697.08	622.179
6	13372.34	1242.331
7	12651.04	1175.320
8	12517.46	1162.910
9	9493.27	876.052
10	5499.02	510.876
11	6540.95	607.674
12	6476.99	601.732
13	6445.70	598.826
14	7151.79	664.423
15	6819.43	633.545
16	6143.26	570.728
17	6223.60	578.191
18	6321.12	587.252
19	6342.10	589.200
20	6353.07	590.219
21	6353.56	590.265
22	6354.05	590.311
23	6354.54	590.357
24	6355.04	590.402
25	6355.53	590.448

AREA TABLE		
Lot ID	Feet ²	Metre ²
26	6356.02	590.494
27	6356.02	590.540
28	7168.18	665.945
29	7162.35	665.404
30	6111.22	567.751
31	6100.31	566.737
32	6100.13	566.721
33	6054.40	562.472
34	6145.34	570.921
35	6099.61	566.673
36	6099.44	566.656
37	6099.26	566.640
38	6099.09	566.624
39	6409.23	595.437
40	6409.04	595.419
41	6408.85	595.401
42	6408.65	595.383
43	6396.75	594.277
Public Road	24778.40	2301.988
Sage Drive	62093.83	5768.705
Total	388747.62	36109.979



Dated at Brandon, Manitoba
 this 8th day of April, 2026.

[Redacted Signature]

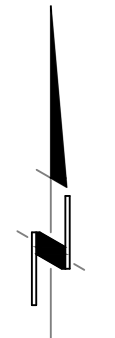
Manitoba Land Surveyor
 Authorized to practice under the "Land Surveyors Act" of Manitoba

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2026. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

NOTICE:
 [Redacted] (Manitoba Land Surveyor) of GeoVerra Manitoba Land Surveying Limited is providing, by agreement with Burgess Law Office, certain material stored electronically. These documents are protected by copy right and further distribution by electronic means or by any other means are prohibited. Ownership of these documents is retained by GeoVerra Manitoba Land Surveying Limited.
 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.

NOTES:

Survey Date: May 2nd, 2022 and November 13, 2025
 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
 Plans referred to are of record in the Brandon Land Titles Office
 Land affected by this proposal is shown bordered thus - - - - -
 Survey monuments found on the ground are described and shown thus - - - - - ○

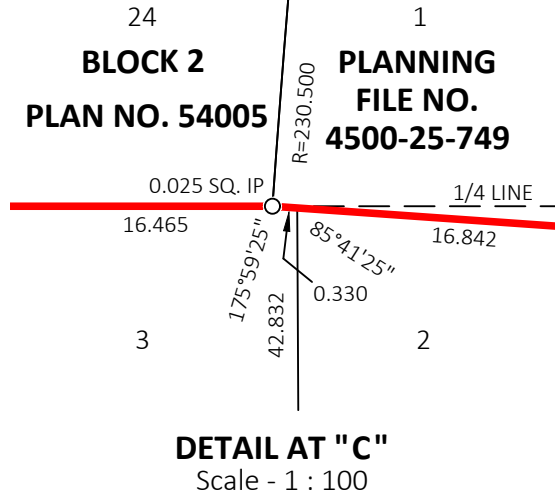
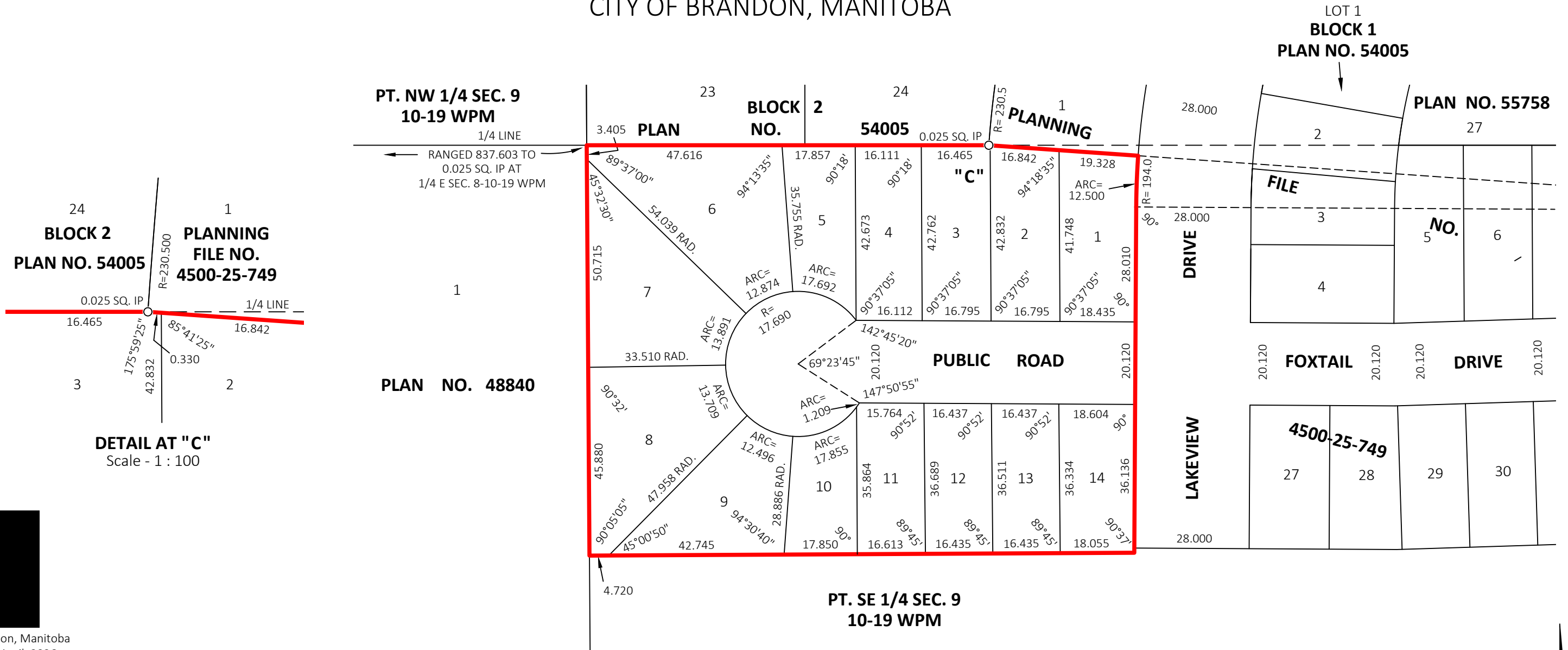


METRIC

<p>GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com</p>	Revision: ISSUED		REV. 0
	Field Book: 558/2-3, 563/134-137, 564/138-139		
	Plan Date: March 27, 2026	Initials: CJ - CM - FG	
	Project No.: 26-00783-001	File: 26-00783-001-SAM_RO	
		Page 1 of 3	

SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

OF PART OF
SE 1/4 SEC. 9, TWP. 10, RGE. 19 WPM
 BEING PART OF TITLE NO. 3389609/2
 CITY OF BRANDON, MANITOBA

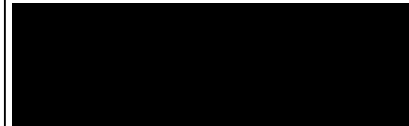


NOTES:

Survey Date: May 2nd, 2022 and November 13, 2025
 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
 Plans referred to are of record in the Brandon Land Titles Office
 Land affected by this proposal is shown bordered thus -----
 Survey monuments found on the ground are described and shown thus -----○

NOTICE:
 (Manitoba Land Surveyor) of GeoVerra Manitoba Land Surveying Limited is providing, by agreement with Burgess Law Office, certain material stored electronically. These documents are protected by copy right and further distribution by electronic means or by any other means are prohibited. Ownership of these documents is retained by GeoVerra Manitoba Land Surveying Limited.
 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 8th day of April, 2026.

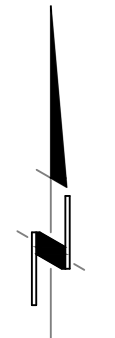


Manitoba Land Surveyor
 Authorized to practice under the "Land Surveyors Act" of Manitoba

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2026. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

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

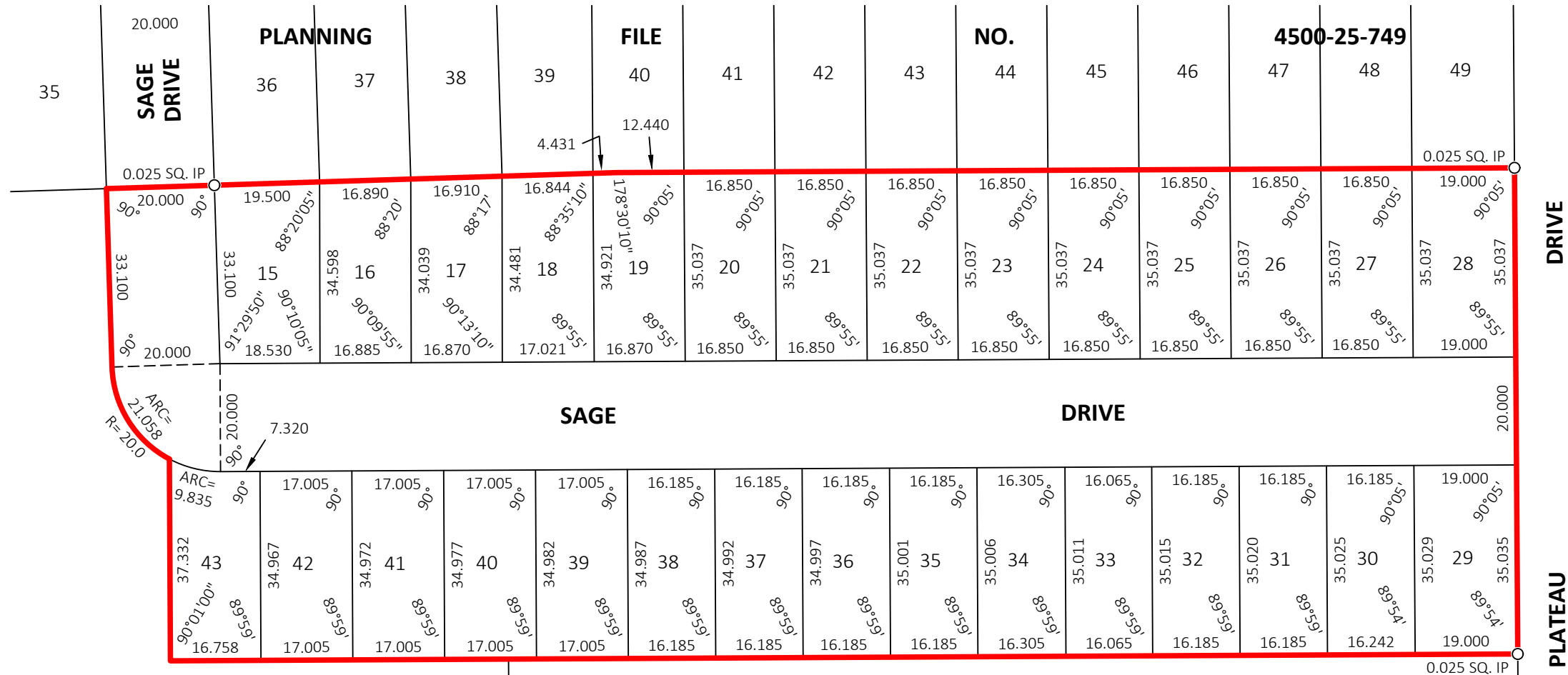
Revision: ISSUED		REV. 0
Field Book: 558/2-3, 563/134-137, 564/138-139		
Plan Date: March 27, 2026	Initials: CJ - CM - FG	
Project No.: 26-00783-001		
File: 26-00783-001-SAM_RO		Page 2 of 3



METRIC

SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

OF PART OF
SE 1/4 SEC. 9, TWP. 10, RGE. 19 WPM
 BEING PART OF TITLE NO. 3389609/2
 CITY OF BRANDON, MANITOBA



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

1
PLAN NO. 75931

DETAIL AT "B"
 Scale - 1 : 1000

Dated at Brandon, Manitoba
 this 8th day of April, 2026.

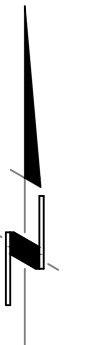
Manitoba Land Surveyor
 Authorized to practice under the "Land
 Surveyors Act" of Manitoba

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2026. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

NOTICE:
 (Manitoba Land Surveyor) of GeoVerra Manitoba Land Surveying Limited is providing, by agreement with Burgess Law Office, certain material stored electronically. These documents are protected by copyright and further distribution by electronic means or by any other means are prohibited. Ownership of these documents is retained by GeoVerra Manitoba Land Surveying Limited.
 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.

NOTES:

Survey Date: May 2nd, 2022 and November 13, 2025
 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
 Plans referred to are of record in the Brandon Land Titles Office
 Land affected by this proposal is shown bordered thus - - - - -
 Survey monuments found on the ground are described and shown thus - - - - -



METRIC

<p style="font-size: small; margin: 0;">GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com</p>	Revision: ISSUED		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">Field Book: 558/2-3, 563/134-137, 564/138-139</td> <td rowspan="2" style="font-size: x-small;">Initials: CJ - CM - FG</td> <td rowspan="2" style="font-size: x-small;">REV. 0</td> </tr> <tr> <td style="font-size: x-small;">Plan Date: March 27, 2026</td> </tr> <tr> <td colspan="2" style="font-size: x-small;">Project No.: 26-00783-001</td> <td rowspan="2" style="font-size: x-small;">Page 3 of 3</td> </tr> <tr> <td colspan="2" style="font-size: x-small;">File: 26-00783-001-SAM_RO</td> </tr> </table>	Field Book: 558/2-3, 563/134-137, 564/138-139	Initials: CJ - CM - FG	REV. 0	Plan Date: March 27, 2026	Project No.: 26-00783-001		Page 3 of 3	File: 26-00783-001-SAM_RO	
	Field Book: 558/2-3, 563/134-137, 564/138-139	Initials: CJ - CM - FG		REV. 0								
	Plan Date: March 27, 2026											
	Project No.: 26-00783-001			Page 3 of 3								
File: 26-00783-001-SAM_RO												
Field Book: 558/2-3, 563/134-137, 564/138-139												
Plan Date: March 27, 2026	Initials: CJ - CM - FG											
Project No.: 26-00783-001		Page 3 of 3										
File: 26-00783-001-SAM_RO												