

WAVERLY DEVELOPMENTS LTD.

April 2, 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 - Lot 2, Plan 75157 (1910 Bell Avenue)
Letter of Intent - Revised Property Lines Bell Avenue Apartments**

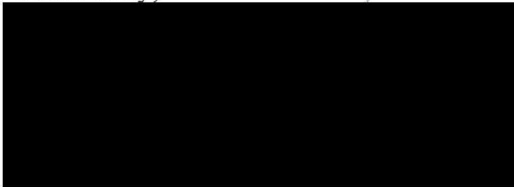
Further in this matter please be advised that the intent of the owner/applicant for the subdivision and re-zoning is to subdivide the property. We wish to extend the current northerly boundary for Subdivision 4500-24-741 and consolidate the titles once complete. The proposed developments consists of two four storey multi-family residential apartment buildings with gable roofs on a 3.27 acre site.

The Developer proposes to create apartments with 131 residential units. Building A includes 64 units along with rental office, community lounge and gym while Building B contains 67 units. The development will also include exterior amenities such as a sports court, BBQ area with seating and a dog run. Surface parking is provided with primary site access from Oak Haven Road.

In support of said application, the applicant is applying to have the subject property rezoned to RMD (Residential Medium Density). This subdivision is an extension of the Outback Drive development.

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

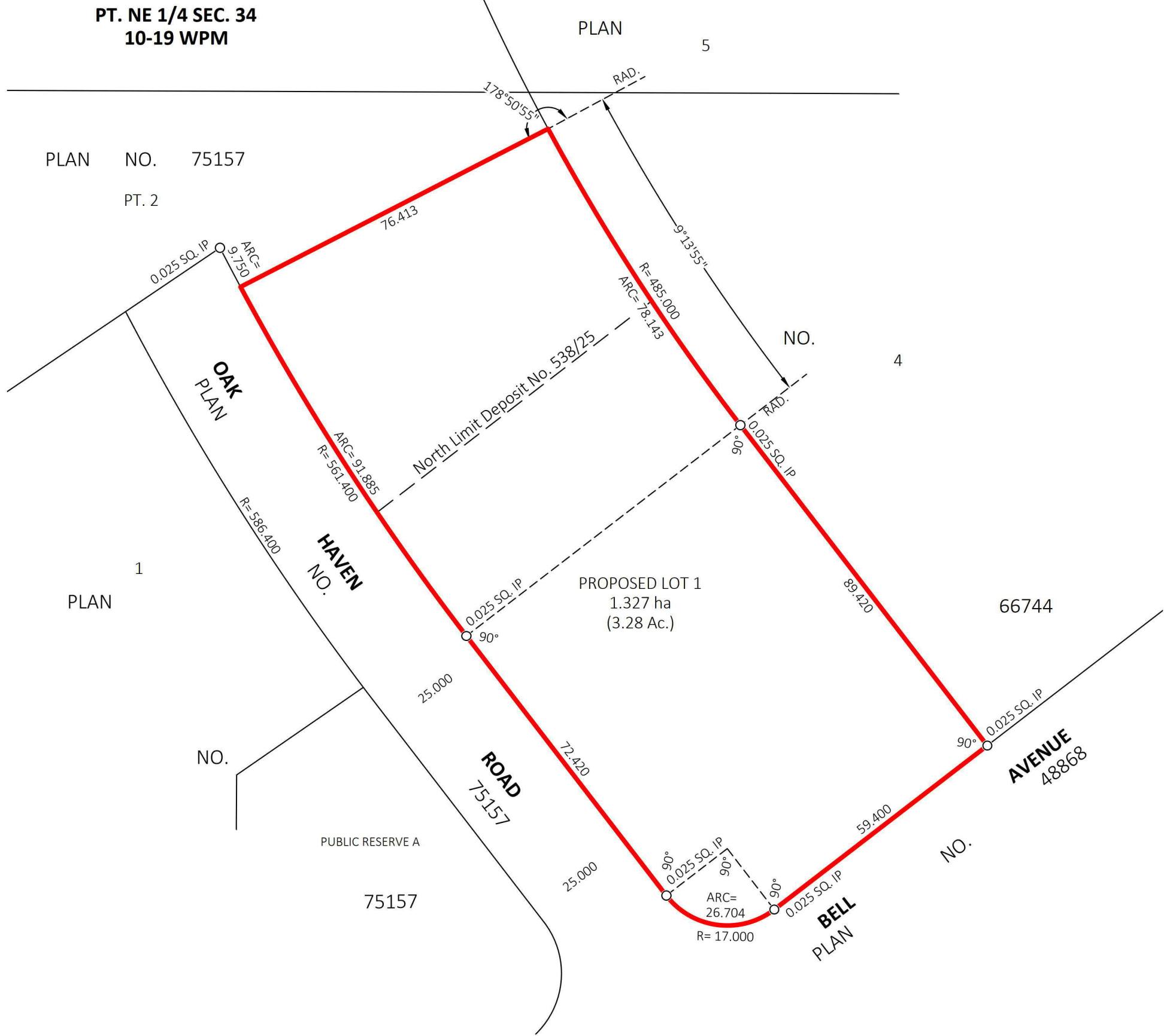
Yours truly,



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. 34, TWP. 10, RGE. 19 WPM
BEING LOT 1, DEPOSIT NO. 538/25 AND PART LOT 2, PLAN NO. 75157
BEING PART OF TITLE NO. 3361861/2
CITY OF BRANDON, MANITOBA
SCALE: 1:1000



NOTICE:
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NOTES:
 Survey Date: June 7th, 2021 to April 11th, 2026
 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 described and shown thus -----○

<p style="font-size: small;">GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com</p>	Revision: ISSUED		<p style="font-size: x-small;">METRIC</p>
	Field Book:		
	Plan Date: March 24, 2026	Initials: CJ - CM - TL	
	Project No.: 26-00798-001	REV. 0	
File: 26-00798-001-SAM-ROA			

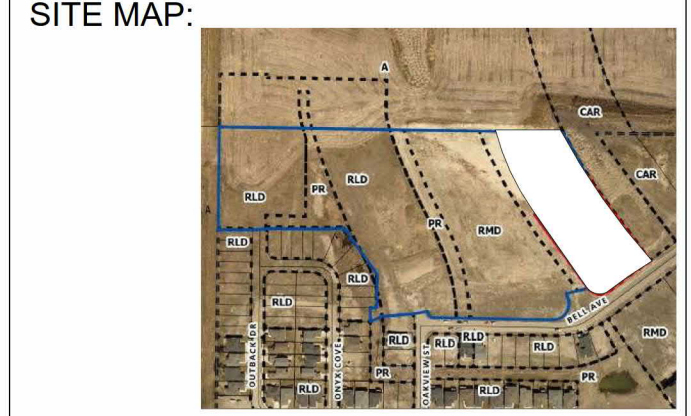
[Redacted Signature]

Dated at Brandon, Manitoba
this 26th day of March, 2026.

[Redacted Name]

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.



PROJECT STATUS:

CONCEPT

Revision Schedule

No.	Description	Revision Date
A	ISSUE FOR REVIEW	02/05/2026
B	ISSUE FOR REVIEW	02/12/2026
C	ISSUE FOR REVIEW	02/27/2026
D	ISSUE FOR REVIEW	03/30/2026
E	ISSUE FOR REVIEW	04/13/2026

SEAL: ABELARCHITECTURE
THOMAS C. ABEL, ARCHITECT AAA, T: 604.882.6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

HAVEN ROAD

PROJECT NUMBER:

PROJECT NUMBER (VP...)

ADDRESS:

HAVEN ROAD, BRANDON MANITOBA

DRAWING TITLE:

SITE PLAN

DRAWN BY:

PD

CHECKED BY:

-

DATE:

04/13/2026

SCALE:

As indicated

DRAWING #:

A1.00

REV #:

E

SITE INFORMATION

PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (4 - STOREY)		
TOTAL UNITS	131 UNITS		
ROOF TYPE	GABLE ROOF		
CIVIC ADDRESS	-		
MUNICIPALITY	CITY OF BRANDON		
ZONING	RMD		
LEGAL DESCRIPTION	-		
LOT AREA	13,268.24 m ²	3.279 ACRES	1.327 HECTARES
DENSITY	40.0 DU/ACRE	99.2 DU/HECTARES	
BYLAW MAX DENISY	86 UNITS / HECTARE (86 * 1.32 = 113.5 UNITS)		
DENSITY BONUS	86 UNITS * 15% = 12.9		
BONUS 15% (BYLAW 51.1 ITEM)	86 + 12.9 = 98.9 UNITS / HECTARE		
NEW MAX DENSITY	98.9 UNITS * 1.32 = 130.5 DU / HECTARE		
33 1 BED / STUDIO / 131 TOTAL UNITS = 0.25 (25% DENSITY)			

ZONING SUMMARY

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	4 STOREY	4 STOREY
MIN. FRONT YARD S.B.	4.6 m	4.6 m
MIN. REAR YARD S.B.	7.6 m	7.6 m
MIN. CONER SIDE YARD S.B.	3.0 m	3.0 m
MIN. INTERIOR SIDE YARD S.B.	3.0 m	3.0 m
MIN. LOT AREA	670 m ²	13,526.8 m ²
MIN. LOT WIDTH	18.2 m	76.2 m
SITE COVERAGE	MAX 50%	24.2%

VEHICULAR / BIKE PARKING

APARTMENT -	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
	1.0 / UNIT	131	131	163
ACCESSIBLE PARKING	-		6	6
TOTAL PARKING STALLS			137	169
OTHER PARKING PROV.				
VISITOR				TBC
SMALL CAR				-
EV INSTALLED				-
EV CAPABLE				6
BICYCLE PARKING				
BICYCLE PARKING				20

BUILDING INFORMATION

BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	4	64	1,603.08 m ²	6,473.6 m ²
B	4	67	1,603.08 m ²	6,473.6 m ²
TOTAL		131	3,206.15 m²	12,947 m²

UNIT BREAKDOWN

	BUILDING A	BUILDING B	%
STUDIO	8	8	12%
1 BED / 1 BATH	8	9	13%
2 BED / 1 BATH	5	5	8%
2 BED / 2 BATH	27	29	43%
3 BED / 2 BATH	16	16	24%
TOTAL	64	67	
	131 UNITS		

LANDSCAPE

	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	-%	29.5%
m²	- m ²	3,916.4 m ²

LEGEND

	PROPERTY LINE		CHAINLINK FENCE
	SETBACK LINE		LANDSCAPE AREA
	BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)
	FIRE HYDRANT		CROSSWALK 1.5 X .45 STRIPS
	EV CHARGER		SIDEWALK LETDOWN
	WOODEN FENCE		ACCESSIBLE PARKING
	RETAINING WALL		BIKE PARKING (NUMBER REPRESENTS COUNT)

