

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**

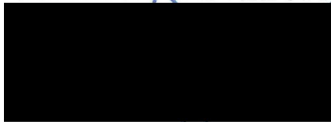
Further in this matter please be advised that the intent of the owner/applicant for the subdivision and re-zoning is to subdivide the property. We wish to extend the current northerly boundary for Subdivision 4500-24-741 and consolidate the titles once complete. The proposed developments consists of 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,
WAVERLY DEVELOPMENTS LTD.



JWB/ms

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