



Alexia Stangherlin, P.Eng.
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May 10, 2023

Attn: City of Brandon Planning & Buildings Department,

Re: Variance Requirements

Please accept this Letter of Intent as a formal submission and requirement of the Variance request associated with

LOCATION: 108 26th Street North – Brandon Water Treatment Facility Membrane Building and Fencing
On behalf of

APPLICANT: Alexia Stangherlin, of the City of Brandon.

A Variance is being sought for:

1. Building construction within 1.65m of front property line
2. Fence installation at a height of 2.1m

With regard to the criteria set forth in the Planning Act under review, the following justification is provided:

The Water Treatment Facility has been located on the current development site for nearly 100 years as is currently zoned as Educational Institutional. The proposed development is an expansion that will provide improved water for the community at large and additional capacity to provide water for community growth. The limitations of land area at the existing site on all sides have factored into the design of the proposed development; however, the building footprint is limited by the equipment it must house for the purposes of water treatment. As an existing building on site that also fronts McDonald Avenue is within a similar setback from property line, the proposed building remains in line with the surrounding area.

Additionally, the proposed fence is provided for protection of electrical equipment as well as the public. It is also in line with a similar installation on the site, as the existing switchyard is located on the east side of the facility with a similar fence.

I would be happy to answer any questions regarding the application. Thank you in advance.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. Stangherlin".

Alexia Stangherlin, P.Eng.
City of Brandon