



Alexia Stangherlin, P.Eng.  
Director of Utilities  
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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 26<sup>th</sup> 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.

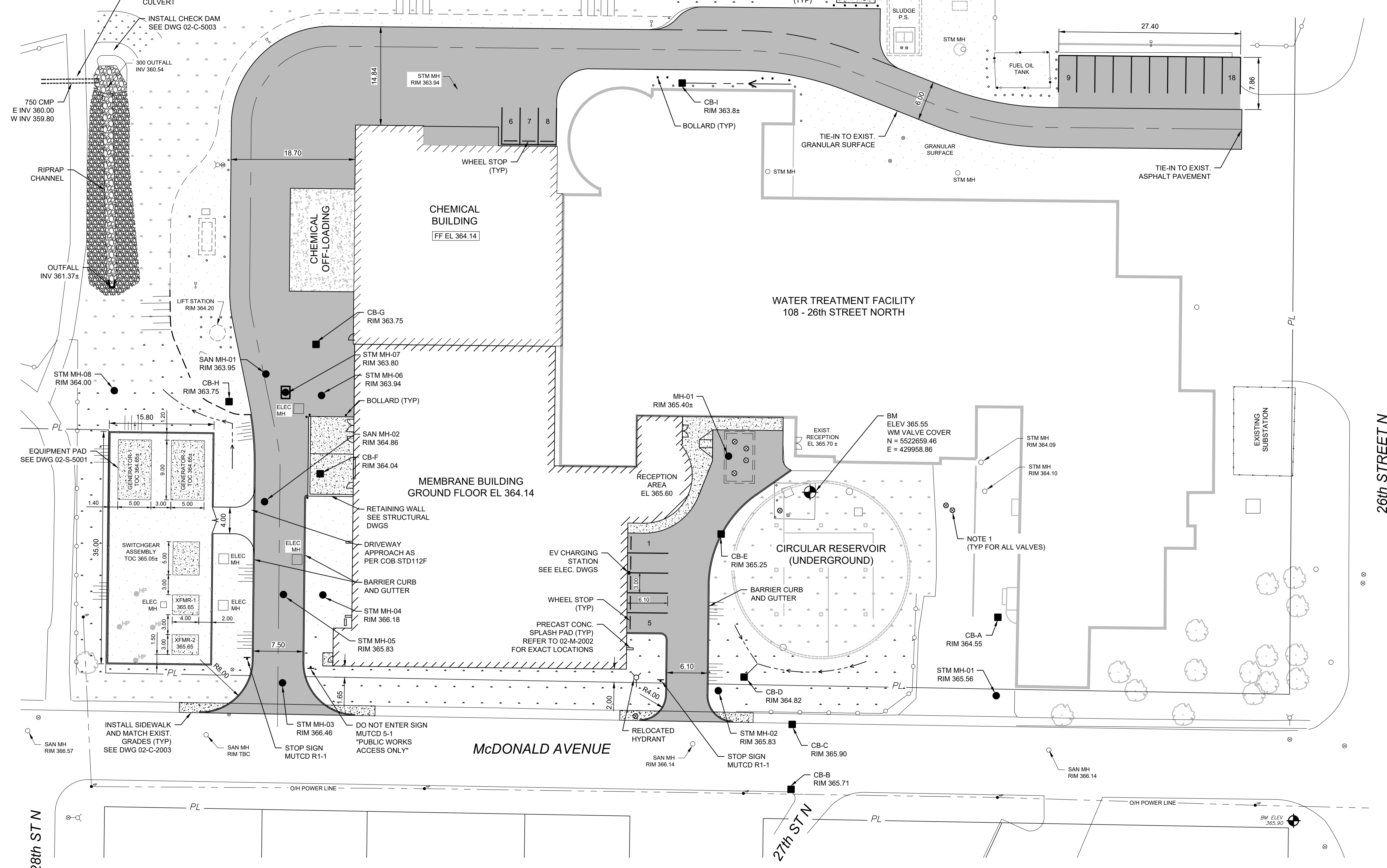
Additionally, the proposed fence is provided for protection of electrical equipment as well as the public. It is also in line with a similar installation on the site, as the existing switchyard is located on the east side of the facility with a similar fence.

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



PLAN

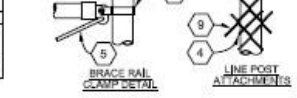
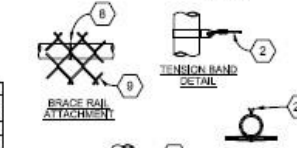
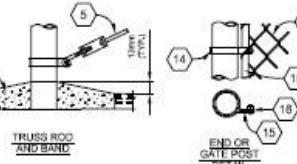
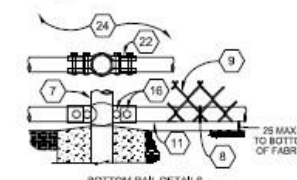
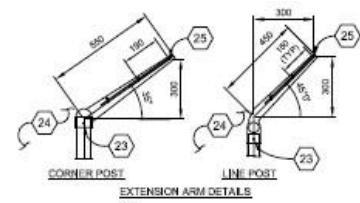
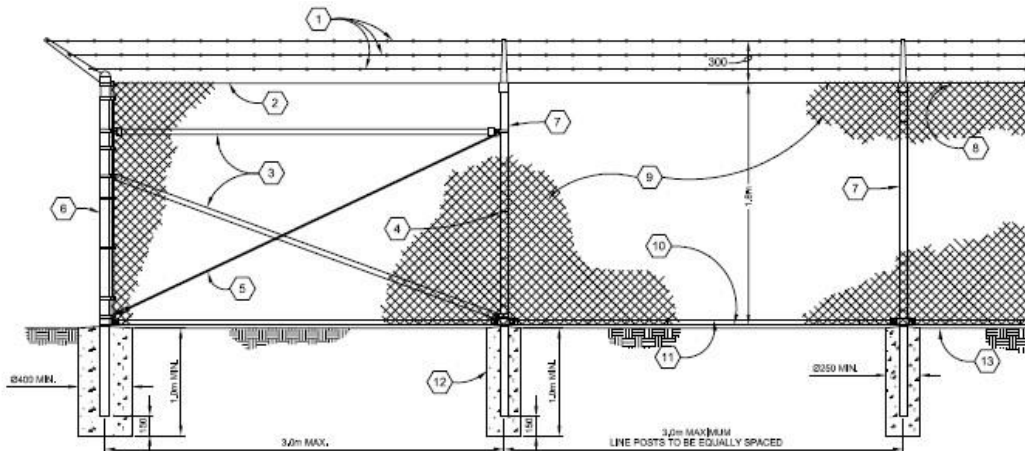
1:300m

28th ST N

26th STREET N

27th ST N

BM ELEV 365.90



1. 3 STRAND BARBED-WIRE APRON ON EXTENSION ARMS
2. TOP TENSION WIRE
3. BRACE RAIL
4. 9-GAGE STEEL TIE WIRES, 375 O.C. MAX & WITH 100 FROM TOP & BOTTOM OF FABRIC
5. TRUSS ROD (29mm MIN.)
6. CORNER, END, OR FULL POST
7. LINE POST
8. 9-GAGE STEEL TIE WIRES (TYP.), (300 O.C. MAX.)
9. CHAIN LINK FABRIC (9 GAGE, 50mm MESH)
10. BOTTOM OF FABRIC
11. BOTTOM RAIL
12. CONCRETE BASE
13. GRADE LINE
14. TENSION BAND (375 O.C. MAX. & WITH 100 FROM TOP & BOTTOM OF FABRIC)
15. TENSION BAR TO ENGAGE EACH FABRIC LINK
16. 9mm CARRIAGE BOLT W/ PIPED THREADS
17. PULL POST
18. #8 AWG SOLID COPPER WIRE
19. MOLDED EXOTHERMIC WELD OR APPROVED CLAMP-TYPE FITTING OF COPPER
20. #18 COPPER-CLAD STEEL GROUND ROD
21. ENDS TWISTED AT LEAST THREE FULL TURNS
22. DOUBLE RAIL END
23. 9mm PLAIN PIN RIVETED FLUSH (TYP.)
24. SECURE SIDE
25. LOCK PIN, TYP.

**FENCE LEGEND:**

- TYPE FE5 - CHAIN LINK FENCE WITHOUT BARBED-WIRE APRON
  - TYPE FE6 - CHAIN LINK FENCE W/ BARBED-WIRE ON SINGLE OUTRIGGER
  - TYPE FE7 - CHAIN LINK FENCE W/ BARBED-WIRE ON DOUBLE OUTRIGGER
  - TYPE FE8 - CHAIN LINK FENCE W/ BARBED-WIRE AND BARBED-WIRE ON DOUBLE OUTRIGGER
  - TR - FENCE WITH TOP RAIL AND TENSION WIRE AT BOTTOM
  - TBR - FENCE WITH TOP AND BOTTOM RAILS
  - TWB - TENSION WIRE TOP AND BOTTOM
  - TWBR - FENCE WITH TOP TENSION WIRE AND BOTTOM RAIL
- FINAL NUMBER IS FABRIC WIDTH IN INCHES.

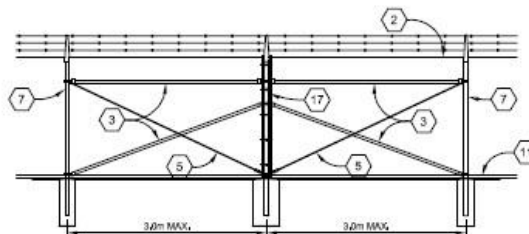
**EXAMPLES:**

- FE5TR72 - CHAIN LINK SECURITY FENCE WITH BARBED-WIRE ON SINGLE OUTRIGGER, TOP RAIL, AND 72 INCH FABRIC WIDTH.
- FE5TWBR64 - CHAIN LINK SECURITY FENCE WITH NO APRON, TOP AND BOTTOM TENSION WIRE, AND 64 INCH FABRIC WIDTH.

**NOTES:**

- A. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN LINK FABRIC SHALL BE PLACED ON THE SIDE OPPOSITE THE SECURE AREA.
- B. ONLY 9-GAGE GALVANIZED STEEL TIE WIRES SHALL BE USED FOR FASTENING THE FENCE FABRIC TO FENCE POSTS AND RAILS. 16-GAGE STAINLESS STEEL TIE WIRES SHALL BE USED FOR FASTENING FENCE FABRIC TO TENSION WIRES. HOG RINGS SHALL NOT BE ALLOWED ON SECURED FENCES.
- C. BOTTOM RAIL SHALL BE ATTACHED TO DOUBLE RAIL ENDS USING 3/8" CARRIAGE BOLTS AS SHOWN. ADDITIONAL HOLES SHALL BE DRILLED THROUGH THE BOTTOM RAIL ENDS TO INSURE THAT CARRIAGE BOLTS PASS THROUGH THE BOTTOM RAIL, AS SHOWN.

**CHAIN LINK SECURITY FENCE DETAIL**  
NTS



**NOTE:**  
PROVIDE BRACE PANEL WHENEVER STRAIGHT RUNS EXCEED 500 FEET.

**BRACE PANEL DETAIL**  
NTS

**5 CHAIN LINK FENCE**  
NTS

STEEL POST SCHEDULE	
USE AND SECTION	MIN OUTSIDE DIMENSIONS (TYPICAL)
CORNER, END & FULL POSTS	
TUBULAR - ROUND	50mm O.D.
LINE POSTS	
TUBULAR - ROUND	50mm O.D.
BOTTOM & BRACE RAILS	
TUBULAR - ROUND	40mm O.D.
TUBULAR - SQUARE	38mm O.D.
H-SECTION	40mm x 38mm
C-SECTION (ROLL-FORMED)	40mm x 32mm

**FASTENING DETAILS**