

September 3, 2025

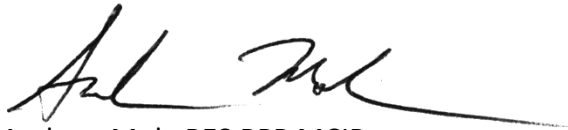
RE: Letter of Intent—Variance Application for Reduced Site Area for Future 18th Street Lift
Station
Brandon, MB

On behalf of the City of Brandon (“the City”), I am applying to vary Table Five-2 under Subsection 10(1) of the R.M. of Cornwallis Zoning By-law No. 1558/09/99 to reduce the minimum site area from 80 acres to 1,650m² (0.4 acres) of a proposed lot in the AG80 Agricultural General Zone under subdivision application 4500-25-750.

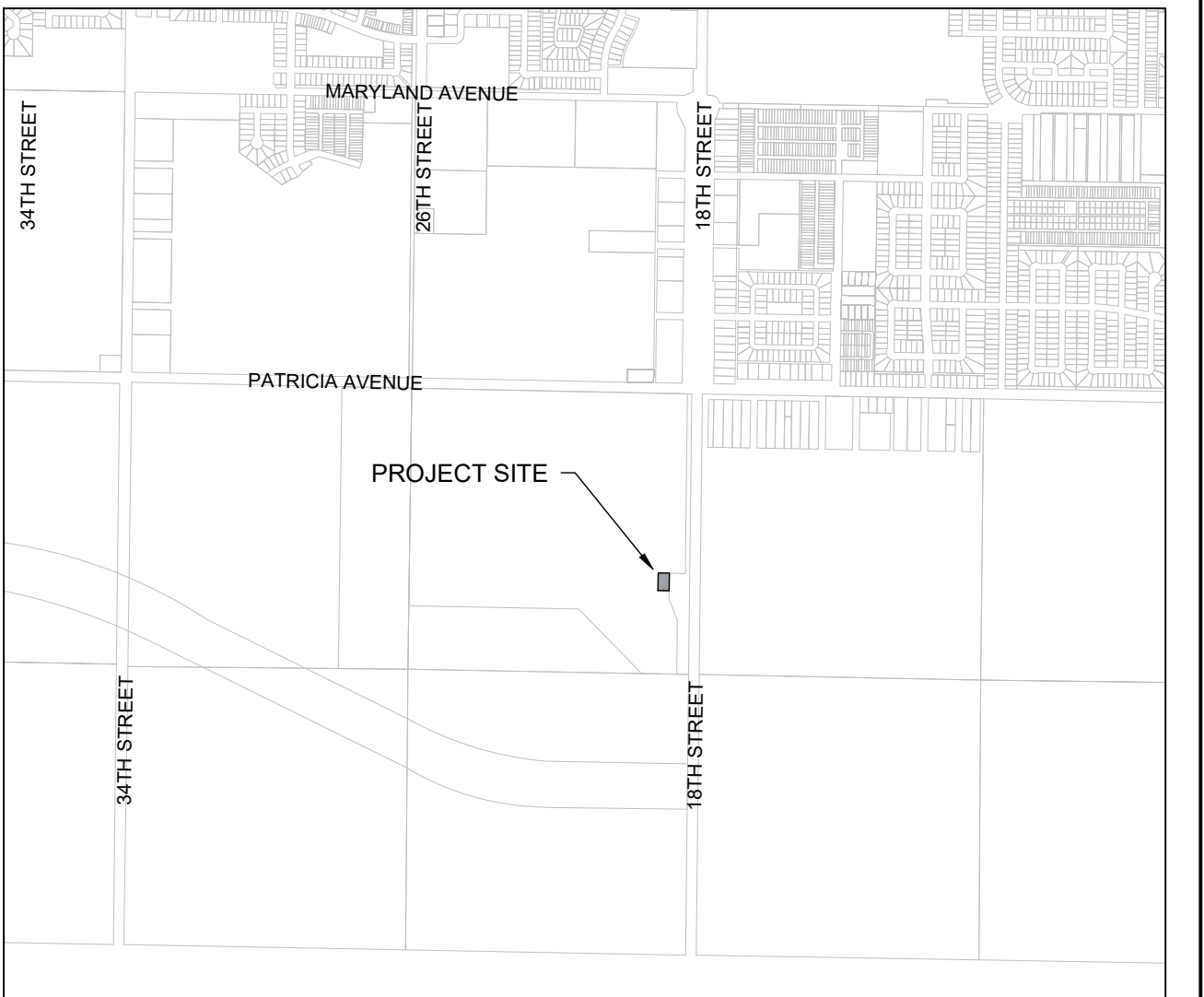
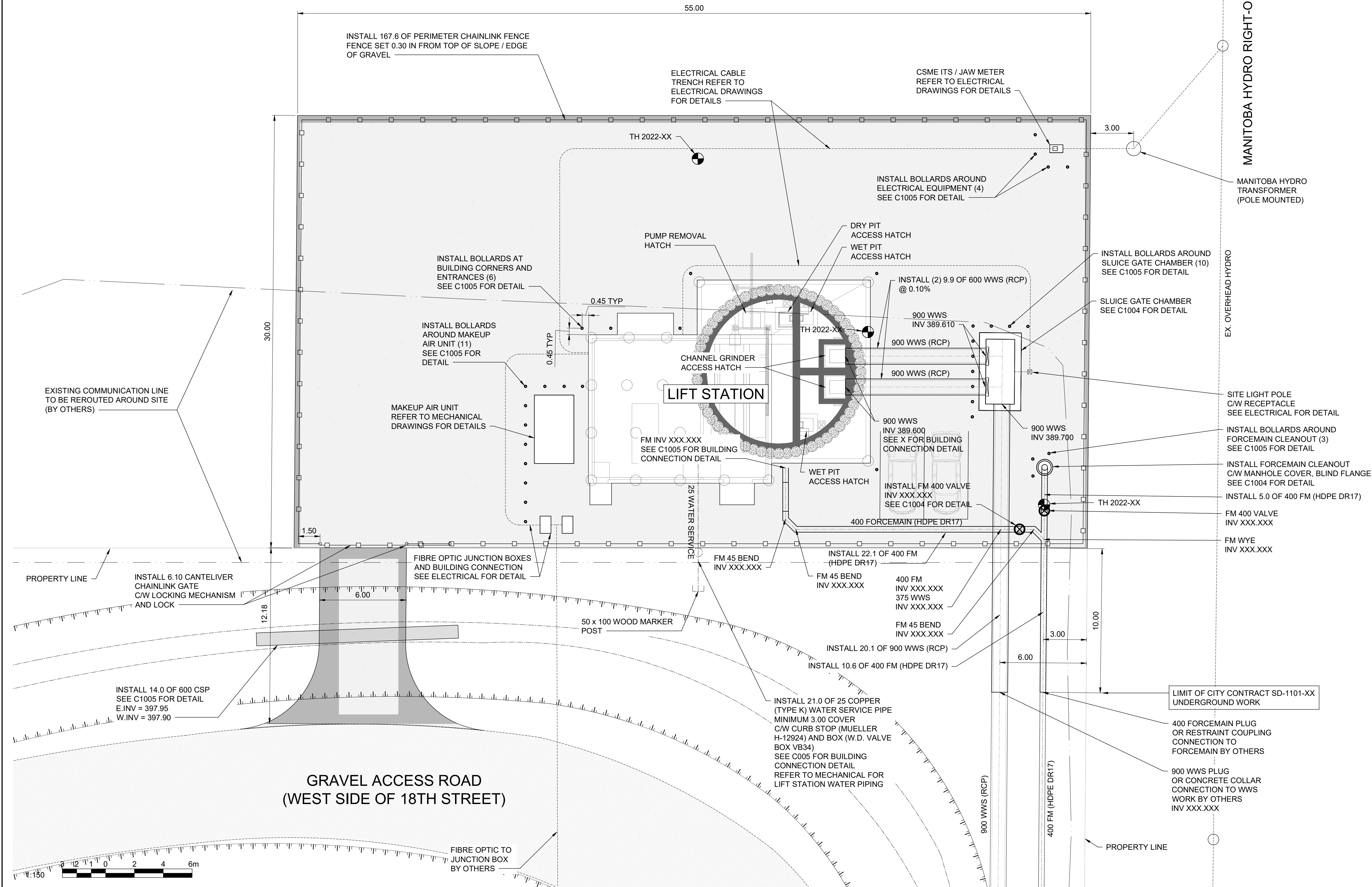
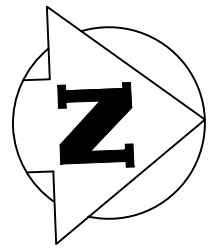
The applicant of subdivision application 4500-25-750 initially proposed two lots for which they also applied for minimum site area variances under application V-16-25. However, upon review of the associated subdivision application, City administration confirmed that the City requires land for the future lift station to be located on 18th Street at the northwest corner of the west-side service road south of the site’s wetland, and will require an additional lot as a condition of subdivision approval in its recommendation to City Council. However, similar to the applicant’s proposed two lots, to avoid rezoning at this time since development of the lift station is not imminent, the City is seeking a variance to allow for a smaller site than typically allowed in the AG80 Zone.

Thank you for your consideration.

Sincerely,



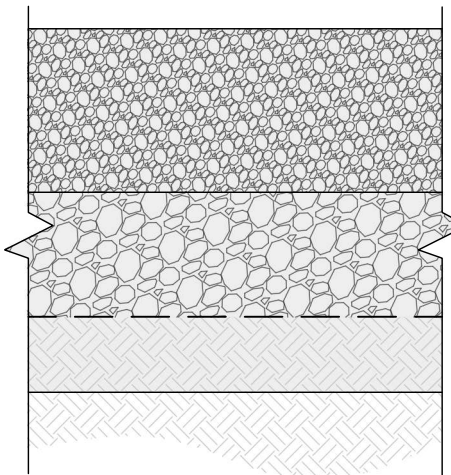
Andrew Mok, BES RPP MCIP
Senior Planner



KEY PLAN

CONSTRUCTION NOTES

- CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES FROM INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UNDERGROUND STRUCTURES ARE BASED ON THE BEST INFORMATION AVAILABLE. NO GUARANTEE IS GIVEN THAT LOCATIONS ARE EXACT, OR THAT ALL EXISTING UTILITIES ARE SHOWN.
- ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH THE LATEST REVISION OF THE CITY OF BRANDON STANDARD SPECIFICATIONS AND THE PROJECT SPECIFICATIONS.
- IF RESTORATION OF ACCESS ROAD IS REQUIRED, ROAD STRUCTURE TO BE:
400 mm A-BASE GRANULAR BASE COURSE
350 mm C-BASE GRANULAR BASE COURSE
NON-WOVEN GEOTEXTILE

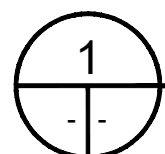


400 A BASE GRANULAR MATERIAL

350 C BASE GRANULAR MATERIAL

NON-WOVEN GEOTEXTILE

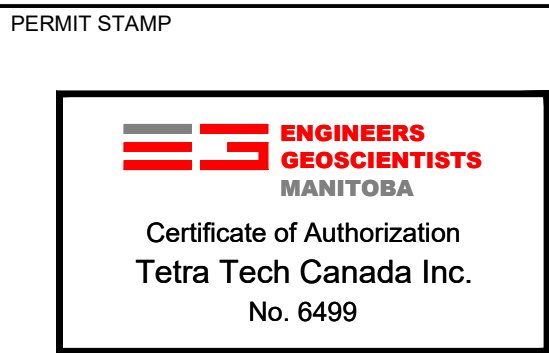
100 SCARIFY AND COMPACT SUBBASE



ACCESS ROAD RECONSTRUCTITON
GRAVEL STRUCTURE

NTS

NO.	DESCRIPTION	NO.	DATE	ISSUED FOR 65% REVIEW	DRAWN	REVIEWED	ISSUED	APPROVED
		A	2025.07.04		NL	TRC	KY	KY
REFERENCE DRAWINGS		REVISIONS/ISSUE		DRAFTING		ENGINEERING		



PRELIMINARY
DRAWING

NOT TO BE
USED FOR
CONSTRUCTION

DESIGNED BY: TRC	DRAWN BY: NL	REVIEWED BY: KY
APPROVED BY: KY	DATE: 2025.07.04	SCALE: AS NOTED
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PROJECT NAME: SOUTHWEST LIFT STATION AND FORCEMAIN 18th STREET LIFT STATION			
DRAWING DESCRIPTION: CIVIL SITE SERVICING PLAN			
CONSULTANT PROJECT NO: 734-2004060200	CITY DRAWING NO: SD-1101-##	SHEET NO: C1002	REV: A