

September 3, 2025

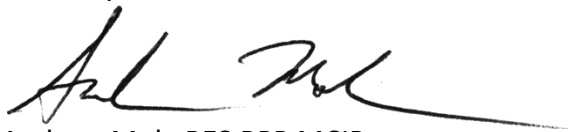
RE: Letter of Intent—Variance Application for Reduced Site Area for Future 18th Street Lift
Station
Brandon, MB

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