


TITLE: <p style="text-align: center;"> SUBDIVISION 4500-18-675 2517 MCDONALD AVENUE WLY 25' LOT 6 & LOTS 7/8, BLOCK 106, PLAN 15 BLTO OWNER: BARBARA-JEAN JACKSON & ALAN KEIL APPLICANT: EVAN KELLER </p>										
PRESENTER: Ryan Nickel, MCIP RPP	AGENDA NO:									
DEPARTMENT: City of Brandon Planning & Buildings Department	BOARD MEETING DATE: September 6, 2018									
CLEARANCES: Principal Planner	ATTACHMENTS: A. Application related documents (# of pages = 4) B. Map, air photo & drawings (# of pages = 3)									
APPROVALS: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Sonikile Tembo</td> <td style="width: 33%;">August 23, 2018</td> <td style="width: 33%;">Ryan Nickel</td> <td style="width: 33%;">August 23, 2018</td> </tr> <tr> <td>Community Planner</td> <td>Date</td> <td>Principal Planner</td> <td>Date</td> </tr> </table>			Sonikile Tembo	August 23, 2018	Ryan Nickel	August 23, 2018	Community Planner	Date	Principal Planner	Date
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REQUEST:

The applicant, Evan Keller, on behalf of the property owners, Barbara-Jean Jackson and Alan Keil, is applying to subdivide a property located at 2517 McDonald Avenue to create one (1) lot in the Residential Low Density (RLD) Zone. Approval of this application will allow for the development of a semi-detached dwelling.

BACKGROUND:

Development Context

The subject site is currently vacant, and is located on the north 2000-block of McDonald Avenue. It is in Zone 3 of the Methane Gas Zones. The site is surrounded with residential uses to the east, south, and southwest, the water treatment plant to the west, and a greenspace to the north. Access to the site is provided by McDonald Avenue and a lane off 26th Street North.

History

A house was built in 1906. The house and shed were demolished in 2006.

Minor Subdivision

Section 119(1) of The Planning Act defines a minor subdivision as a subdivision that results in a single new parcel of land or a subdivision of one or more parcels of land where each parcel being transferred is to be consolidated with an adjacent parcel covered by another title so that no additional title results, provided

- a) the parcels resulting from the subdivision conform with the development plan by-law, the zoning by-law and any secondary plan by-law,

- b) no new public roads will be created as a result of the subdivision, and
- c) the subdivision does not require any change in access to a provincial road or provincial trunk highway.

Section 124(3) of The Planning Act states that upon receiving an application for a minor subdivision, the approving authority may, in accordance with the regulations and as an exception to subsection (2),

- a) give conditional approval to the minor subdivision, subject to any conditions described in section 135 that the approving authority considers appropriate, and
- b) send a copy of the application and the conditional approval to the council of the municipality in which the affected land is located.

ANALYSIS:

The applicant is proposing to split the property into two lots to build a semi-detached dwelling.

Consistency with the Development Plan

The subdivision complies with the following policies in the Brandon & Area Planning District Development Plan 2013 (“the Development Plan”):

- 2.2.1—a new residential use is proposed in an area designated “Residential” in Map One of the Development Plan
- 10.2.3—infill development is one of the three priorities for growth in the City Of Brandon
- 10.2.4—help the City to accommodate part of the population growth within developed areas while ensuring contextually appropriate infill development

Consistency with the Zoning By-law

The subdivision complies with the minimum bulk and siting requirements for RSD sites in the City of Brandon Zoning By-law (“the Zoning By-law”). The dimensions of the proposed lot will permit the construction of a semi-detached dwelling in compliance with the Zoning By-law.

Commenting Agencies

All comments have been addressed and summarized below.

Brandon School Division

The Brandon School Division requires a cash-in-lieu for land dedication \$283.50 for school purposes. This is recommended as a condition of subdivision approval.

Utilities

Westman Communications Group requires an easement to protect existing underground infrastructure at the rear (north side) of the site. This is recommended as a condition of subdivision approval.

RECOMMENDATION:

That application 4500-18-675 to subdivide 2517 McDonald Avenue (Lots 6/8, Block 106, Plan 15 BLTO exc. Ely 1' of Lot 6; and Pt. of the lane which lies N of said Lots) be approved subject to the owner or successor submitting written confirmation to the City of Brandon Planning & Buildings Department that

1. The Brandon School Division has received \$283.50 as a cash-in lieu contribution for school purposes, and
2. Arrangements have been made for an easement agreement and Plan of Easement to the satisfaction of Westman Communications Group, and registering the easement agreement along with the easement plan, if required, in series with the plan of subdivision;

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.