

The site is located in a level 4 methane gas zone, where in accordance with The Methane Gas Policy, any development in this zone is at the discretion of the developer.

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:

1. Will be compatible with the general nature of the surrounding area;

The proposed residential use is compatible with the predominant residential character in the area. The density of the use (two units) is compatible with the predominant lower density residential character of the area. The exterior of the building will not be altered, whereby the building will appear as a single-detached dwelling from the McTavish Avenue.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and

The proposed secondary unit will not be detrimental to the health or general welfare of neighbouring residents. The proposed improvements to the structure will be completely internal and not impair the integrity and character of the neighbourhood. The provision of a secondary stall in the rear yard will provide adequate parking that does not disrupt the fabric of the neighbourhood nor cause an impact on traffic volumes in the surrounding area.

3. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law

The proposed development conforms with the Brandon & Area Planning District Development Plan 2013:

- The subject site is within an area identified as “Residential” in Map One: Urban Land Use of the Development Plan (2.2.1);
- Contributes to a range of housing density options in a neighbourhood (Policy 2.2.4) and
- Increases density adjacent to a school, along a transit route and within close proximity to an arterial street/commercial area (Policy 2.2.5).

The proposed secondary unit will meet the requirements set forth in the City of Brandon Zoning By-Law No. 7124; including parking, minimum unit size and all siting minimum distances.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon – Engineering Department

Parking is not allowed on any portion of a public lane nor within the City right-of-way. An additional parking stall will be added off the back lane in the southwest corner of the site to meet the parking requirements of one (1) stall per dwelling unit. The applicant will be required to apply for a driveway permit and any work within the ROW will be completed by a bonded contractor.

Notification

As required under s. 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject property and notice posters were posted on the property.

Public Outreach

In accordance with section 13 of the Zoning By-law, the applicant went door to door to residents living adjacent to the subject property and gave the residents an overview of the proposed application. All comments received were in support of the application. No official letters of support or objection were submitted from those the applicant contacted directly. As of the writing of this report, the Planning & Building Safety Department has not received any other forms of representation in support of or in opposition to this application.

RECOMMENDATIONS:

That the Public Hearing for Conditional Use Application C-06-16-B at 2610 McTavish Avenue be concluded.

That Conditional Use Application C-06-16-B to allow for a duplex in the Residential Single Detached RSD Zone be approved at 2610 McTavish Avenue (Lot 2, Plan 42643 BLTO in NW ¼ 15-10-19 WPM) in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-2” and the attached site plan “Attachment B-2”.