



CITY OF BRANDON

UNDER THE PLANNING ACT

CONDITIONAL USE DECISION NO: C-01-20

Pursuant to Section 104 of The Planning Act, Keller Developments Ltd., on behalf of Nathan Edward Henry Fortin, applied to the Planning Commission of the City of Brandon for approval of a Conditional Use as provided for in City of Brandon Zoning By-law No. 7124 to permit the establishment of a four-unit multiple dwelling on an interior site at 2513 McDonald Avenue (Lots 3, 4, and 5 and Ely 1 foot of lot 6, Block 106, Plan 15 BLTO Exc out of said Lot 3, Ely 19 feet) in the Residential Low Density (RLD) Zone.

After careful consideration of the application and any representation made for or against the conditional use sought by the applicant, the City of Brandon Planning Commission was satisfied that the application:

- (a) will be compatible with the general nature of the surrounding area;
- (b) 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
- (c) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Planning Commission therefore agreed to approve said Conditional Use Application in accordance with the intent of the attached letter of intent (Attachments A-3 and A-4) and the attached site plan (Attachment B-2).

Dated this 4th day of June, A.D. 2020.

This Order shall expire if not acted upon within twelve (12) months of the date of making. The issuance of a building permit for the purposes of constructing the proposed building constitutes acting upon this order.

Pursuant to Section 34 of The Planning Act, a decision may be appealed to City Council by the applicant, any person who made representation at a hearing on the application held by the Planning Commission, or a designated employee or officer of the City of Brandon Planning & Buildings Department. The appeal must be in writing and submitted within 14 days of the date on this order to the City Clerk's Department at 410 9th Street, Brandon, MB R7A 6A2, and identify the contact information and home address of the appellant, the decision being appealed, and the reason(s) for the appeal.


Amber Chapil, Planning Commission Clerk



Planning & Buildings Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Letter of Authorization

Date: _____

To: City of Brandon
Planning & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

RE: 2513 McDonald Ave, Brandon, MB (address or legal description of application)

I (We) hereby give authorization to:

Kate McKenzie (Myria Design/Keller Developments) (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u>Nathan Fortin</u>	<u>[Signature]</u>	<u>Feb 25, 2020</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date



February 25, 2020

City of Brandon
Planning, Property & Building Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attn: Planning, Property & Building Department

Re: Conditional Use Application for property at 2513 McDonald Avenue, Brandon, MB

Please consider this letter of intent as part of our application for conditional use to construct a 4 dwelling building on the property located at 2513 McDonald Avenue in Brandon MB. According to *Table 9 of the City of Brandon Zoning by-law 7214*, Part 3, Division 1, multiple dwelling buildings with 4 or fewer units on an interior site in the RLD zone are permitted only under conditional use. Additionally, an interior lot of less than 15.2m in width is permitted as a conditional use. Our application is to address these two items. This letter is submitted to you by Myria Design and Keller Developments on behalf of the property owner, Nathan Fortin.

We have recently submitted an application to subdivide this property into two parcels. The East parcel is the one we are looking to develop with the construction of the 4-plex. This parcel will be 14.3m wide and 42.67m long. The property is currently zoned RLD.

The proposed development will meet the three criteria for approving a conditional use application:

1) Will it be generally compatible with the nature of the surrounding area?

The proposed development is a 2 storey 4-plex having 2 dwellings on each floor and an attached garage at the front for the upper 2 dwellings. To fit in to the surrounding area we have designed the building to have a small footprint. The bottom suites will walk out to the back yard and the top suites will walk out to the front yard. This will reduce the look of a multiplex and create a look more suitable to the neighborhood. Please see the plans and renderings we have submitted with this application which demonstrate the look and feel of the proposed building.

2) Will it 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?

As the development is a residential building which will comply with all necessary codes and bylaws there should be no health or safety concerns to people living in the area. Regarding issues with traffic concerns, there are only 2 parking spaces in the front at the garage and the

rest of the parking is provided at the back in a low traffic area. There are several other driveways off the street in the area so the driveways in our development wouldn't be changing the nature of pedestrian traffic on the street. Additionally, the development will only rejuvenate and improve the look of an existing property and should have no other affect on properties or future development in the area.

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

We believe the development is consistent with these plans and by-laws. Specifically, our development is in line with the objectives and policies laid out in *Section 10.2.4, Infill Areas* of the *BARD Development Plan*. We will provide a high-quality site and building design which is compatible and contextually suited to the surrounding neighborhood. A benefit of our development is the use of existing infrastructure.

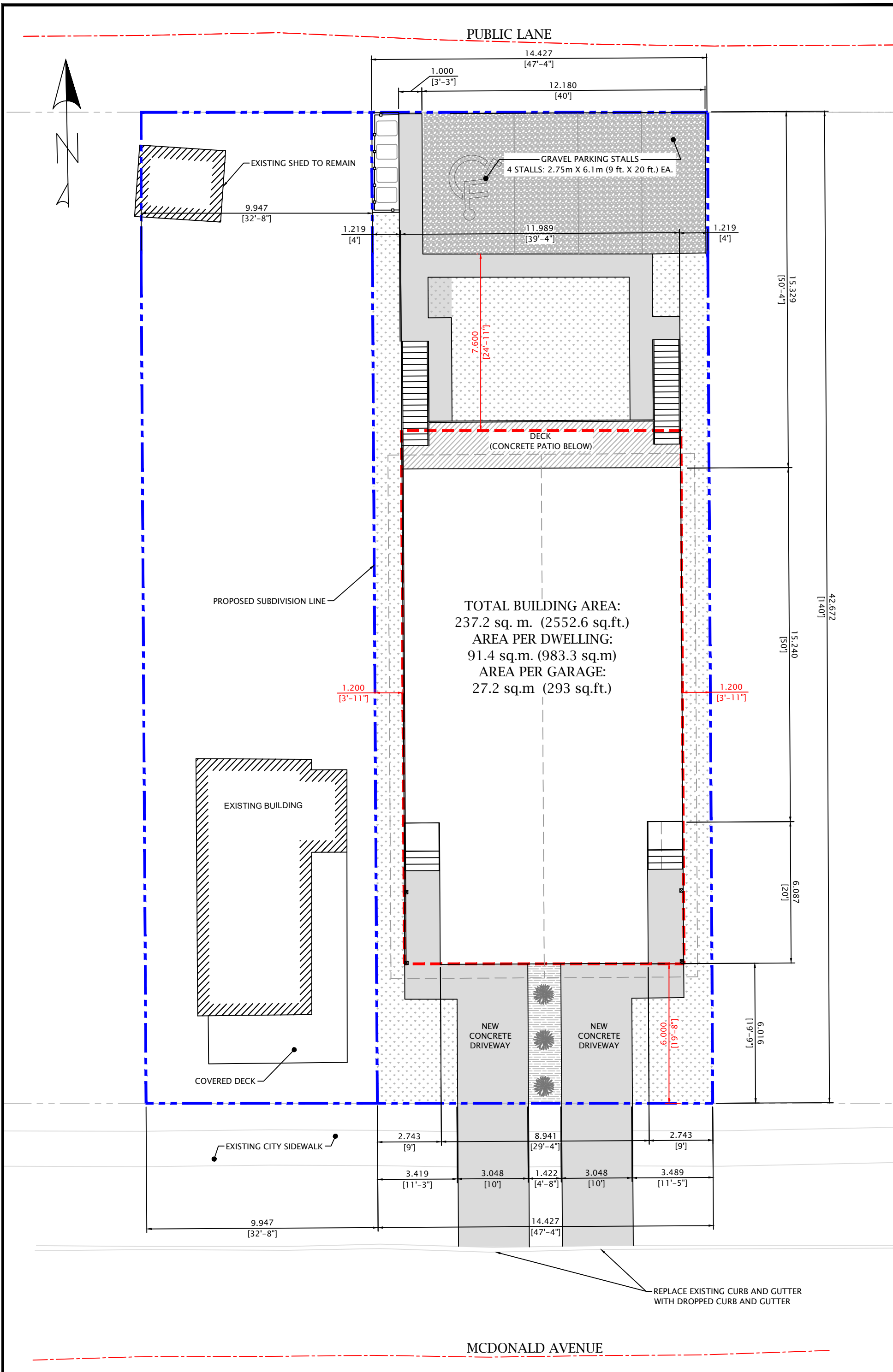
If you have any questions or require further information regarding this application, please do not hesitate to contact me.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Kate McKenzie', with a stylized flourish at the end.

Kate McKenzie, C.E.T.

MYRIA DESIGN



LEGEND

- NEW CONCRETE
- GRASS/SOD
- GRAVEL PARKING AREA
- LANDSCAPE BED
- CITY RESERVE (AVAILABLE FOR USE BY OWNER TO THE SOUTH)
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MINIMUM SETBACK
- ROOF LINE

SITE INFORMATION

CIVIC ADDRESS:
2513 MCDONALD AVENUE, BRANDON, MB

LEGAL DESCRIPTION:
PT. LOTS 2 & 6 AND ALL OF LOTS 3, 4, & 5, BLOCK 106, PLAN 15 BLTO

CURRENT ZONE: RLD

AREA OF SITE (AFTER SUBDIVISION): 615.6 Sq.m.

AREA OF BUILDING: 237.2 Sq.m.

SITE COVERAGE FROM BUILDING: 38.5%

NOTES

1. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED AS PER THE LATEST EDITION OF THE CITY OF BRANDON STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL DECIMAL NUMBERS ARE METERS AND WHOLE NUMBERS ARE MILLIMETERS UNLESS NOTED OTHERWISE.
3. SURVEY DATA PROVIDED BY RICHMOND SURVEYS.
4. LOCAL VERTICAL AND HORIZONTAL CONTROL TO BE PROVIDED ON SITE BY GENERAL CONTRACTOR AT TIME OF CONSTRUCTION.
5. CONTRACTOR TO ENSURE MINIMUM 2% SLOPE IN GRADE AWAY FROM BUILDING
6. ALL UTILITIES TO BE LOCATED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. ALL GRASSED LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BE COMPLETED WITH SOD.
8. ALL DIMENSIONS IN RED REFER TO MIN. SETBACK REQUIREMENTS AS PER CITY OF BRANDON BY-LAW.

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

NO	REVISION	DATE
1	ISSUED FOR REVIEW	2020-02-27

DESIGNER:

MYRIA DESIGN
UNIT #2 - 1875 MIDDLETON AVE.
BRANDON, MANITOBA R7C 1A7
PH: 204-728-1328

DEVELOPER:

CLIENT: FORTIN

LOCATION: 2513 MCDONALD AVENUE, BRANDON, MB

DRAWING: 4-PLEX SITE PLAN

DATE: JANUARY 22, 2020	SCALE: AS NOTED	SHEET C-101
DRAWN BY: KM	JOB #: KP043	

1 SITE PLAN
SCALE: 1:150