



CITY OF BRANDON

UNDER THE PLANNING ACT

CONDITIONAL USE DECISION NO: C-02-20

Pursuant to Section 104 of The Planning Act, Keller Developments 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 duplex on an interior lot at 448 Douglas Street (Lot 3, Block 1, Plan 4 BLTO) in the Residential Single Detached (RSD) 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 attached letter of intent (Attachment A) and the attached site plan (Attachment B-2).

Dated this 16th day of April, 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

February 28, 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 448 Douglas Street, Brandon, MB

Please consider this letter of intent as part of our application for conditional use to construct a duplex on the property located at 448 Douglas Street, Brandon MB, which has the legal description Lot 3, Block 1, Plan 4, BLTO. According to *Table 9 of the City of Brandon Zoning by-law 7214*, Part 3, Division 1, a duplex in a RSD zone is permitted under conditional use. We are applying for conditional use as per this requirement. This letter is submitted to you by Myria Design and Keller Developments on behalf of the property owner, 6864636 Manitoba Ltd .

The existing property is 15.23 meters wide and 36.74m long. There is currently a derelict residence on the property which will be demolished. Th property is currently zoned RSF, or RSD as it is referred to in the zoning by-law.

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 Duplex having 2 dwellings on the main floor and an attached garage at the front. To fit in to the surrounding area we have designed the building to have a similar look to a single dwelling residence. We have also extended the roof out to the sides to create a look of the entrances being at the front of the building rather than having the focus be primarily on the garage. 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. 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.?

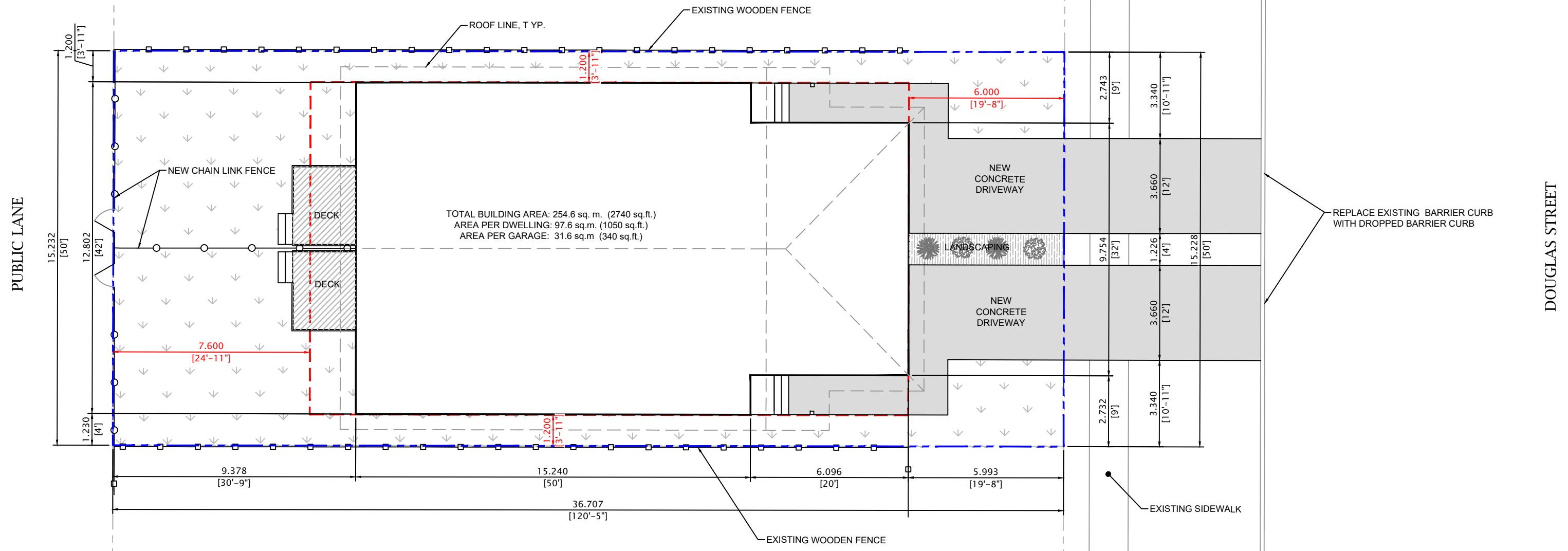
We believe the development is consistent with these plans and by-laws. Specifically, our development is in line with the objectives and policies laid out in *Section 10.2.4, Infill Areas* of the *BARD Development Plan*. We will provide a high-quality site and building design which is compatible and contextually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

Kate McKenzie, C.E.T.

MYRIA DESIGN



- 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.

1 SITE PLAN
SCALE: 1:150

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

LEGEND

- NEW CONCRETE
- GRASS/SOD
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES/LOT LINES
- MINIMUM SETBACK
- ROOF LINE
- EXISTING WOODEN FENCE
- NEW CHAIN LINK FENCE

SITE INFORMATION

CIVIC ADDRESS:
748 DOUGLAS STREET, BRANDON, MB

LEGAL DESCRIPTION:
LOTS 3, BLOCK 1, PLAN 4 BLTO


AREA OF SITE: 559 Sq.m.

AREA OF BUILDING: 254.6 Sq.m.

SITE COVERAGE FROM BUILDING: 45.4%

NO	REVISION	DATE

DESIGNER:



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

DEVELOPER:



CLIENT:

LOCATION:
448 DOUGLAS STREET, BRANDON, MB

DRAWING:
DUPLIX
SITE PLAN

DATE: FEBRUARY 28, 2020	SCALE: AS NOTED	SHEET C-101
DRAWN BY: KM	JOB #: KP056	