



Conditional Use

Name of Property Owner: Nathan Fortin
Name of Applicant: Kate McKenzie (Myria Design/Keller Developments)
Civic Address of Property: 2513 McDonald Ave., Brandon, MB
Legal Description of Property: Pt. lots 2 & 6 and all of lots 3, 4 & 5, Block 106, Plan 15, BLTO

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Conditional Use Request:

To build a 4 dwelling unit on an interior lot with a width less then 15.2m in an RLD zone.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: Date: Feb. 25, 2020
Address: suite 2 - 1875 Middleton Ave., Brandon, MB Postal Code: R7C 1A7
Phone No.: (Primary) 204-570-1322 (Secondary) _____
Email Address: kate@myriadesign.ca

Signature of Owner: Date: _____
Address: 528 23rd Street, Brandon, MB Postal Code: R7B 1B9
Phone No.: (Primary) 204-725-7891 (Secondary) 204-728-3296
Email Address: nathanfortin77@hotmail.com

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: _____	Planning File No.: _____	CityView No.: _____	
Date Application Received: _____	Payment Date: _____	Receipt No.: _____	Amount: \$ _____
Conditional Use - Application			REV 12/2018



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