



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

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



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

Application for Minor Subdivision

Name of Property Owner: Nathan Fortin
 Name of Applicant: Kate McKenzie (Myria Design)
 Civic Address of Property: 2513 McDonald Avenue, 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 & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Subdivision Request:

To split the existing lot into two parcels. See drawings included in this application.

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. 7, 2020
 Address: 2 - 1875 Middleton Avenue Postal Code: R7C 1A7
 Phone No.: (Primary) 204-570-1322 (Secondary) _____
 Email Address: kate@myriadesign.ca

Signature of Owner: Date: Feb 7th 2020
 Address: 528 23rd Street, Brandon, Manitoba Postal Code: R7B 1V9
 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 & Building Safety 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: \$ _____
Minor Subdivision - Application			REV 05/2018

Development Information

Proposed Land Use(s)	Number of Units	Number of Lots	Total Land Area (m ²)
Detached	1	1	364.4
Semi-Detached			
Duplex			
Row House			
Multiple Dwellings			
Other Residential	4	1	527.5
Parks and Open Space	N/A	N/A	
Industrial	N/A		
Commercial	N/A		
Institutional	N/A		
Roadway/Laneway ROW	N/A	N/A	
Other Non-Residential	N/A		
Totals	5	2	891.9

Services

Sewage Disposal	Municipal Sewer	Septic Tank	Septic Field	Other
Present	X			
Proposed	X			
Water Supply	Piped Water	Community Well	Individual Well	Other
Present	X			
Proposed	X			
Drainage	Natural	Ditches	Curb & Gutter	Storm Sewer
Present			X	
Proposed				



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

Letter of Authorization

Date: Feb 7th, 2020

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

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

I (We) hereby give authorization to:

Kate McKenzie (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 7, 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



February 7, 2020

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

Attn: Planning, Property & Building Department

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

Please consider this our letter of intent as per the requirements outlined by the City of Brandon for the subdivision of the property located at 2513 McDonald Avenue in Brandon MB. This letter is submitted to you by Myria Design and Keller Developments on behalf of the property owner, Nathan Fortin.

The current property is 24.384m wide and 42.672m long. There is an existing residence on the property, which will remain, and an existing garage, which will be demolished. Both are located on the West side of the lot. The property is zoned RLD.

The purpose of the subdivision is so that the owner may develop the East side of the lot. The proposed development is a 2 storey 4-plex having 2 dwellings on each floor and 2 attached garages at the front. 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. We will also be submitting a conditional use application for this development due to the zoning requirements.

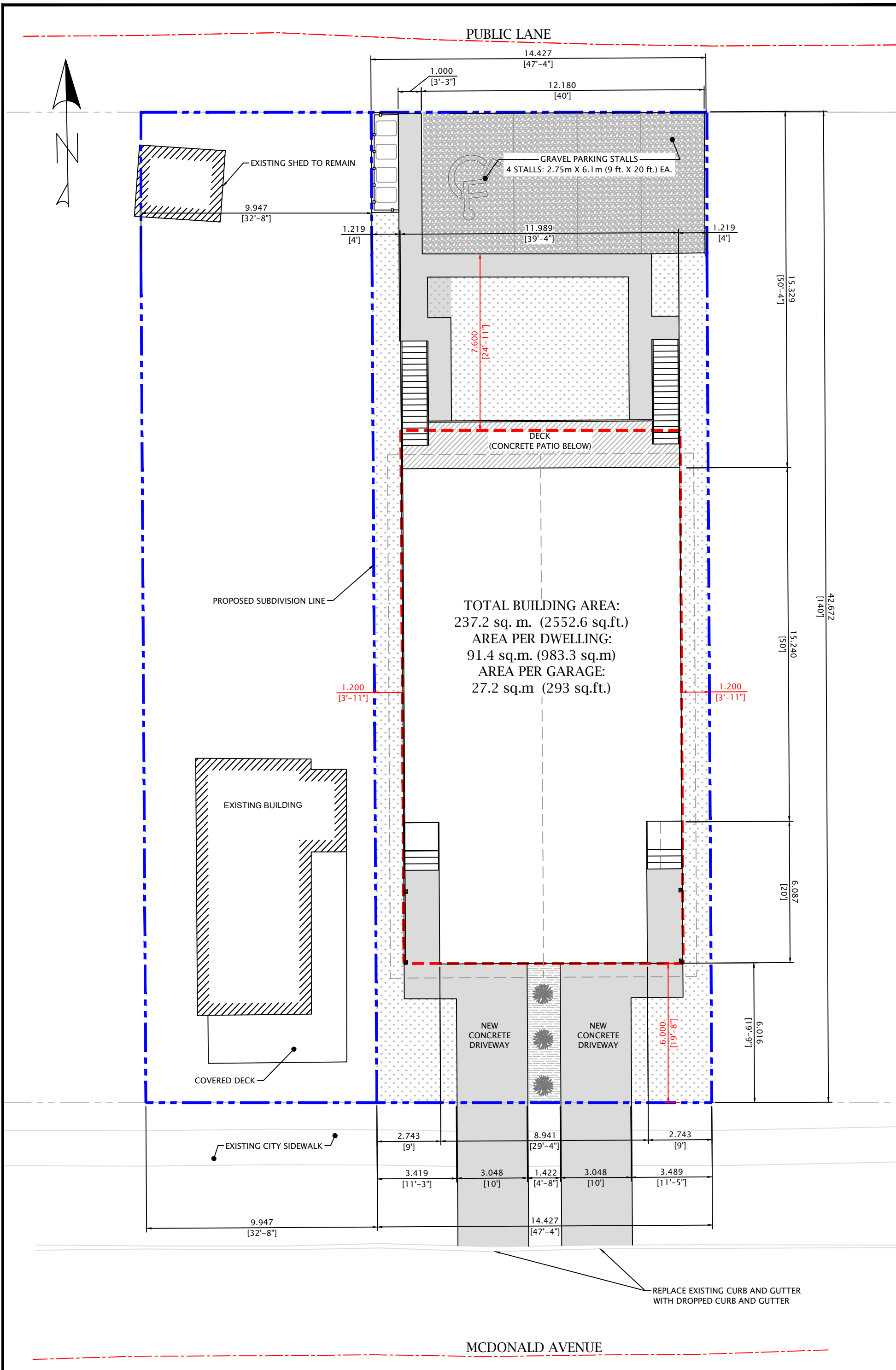
We are applying to split the existing 24.384m wide property into 2 parcels. The West parcel would be 9.947m wide and the East parcel would be 14.427m wide. This will give enough space for both the existing residence and the proposed development to have the minimum setbacks as outlined in the *City of Brandon Zoning By Law 7124*.

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



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:



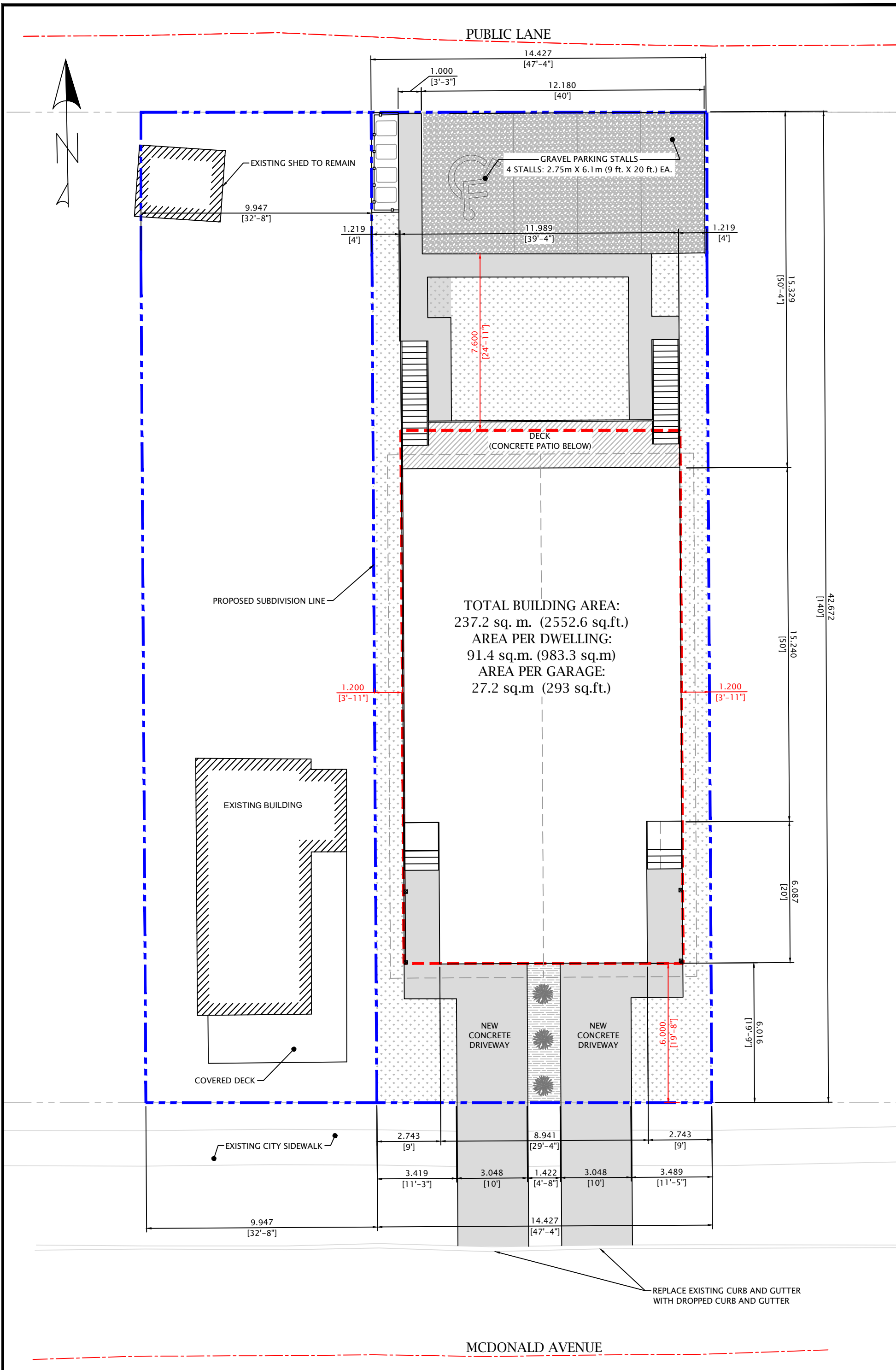
CLIENT:
FORTIN

LOCATION:
2513 MCDONALD AVENUE, BRANDON, MB

DRAWING:
4-PLEX
SITE PLAN

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

1 SITE PLAN
SCALE: 1:150



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

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

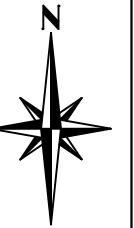
1 SITE PLAN
SCALE: 1:150

SUBDIVISION APPLICATION MAP

OF PART OF
NE 1/4 SEC. 22, TWP. 10, RGE. 19 WPM

CITY OF BRANDON

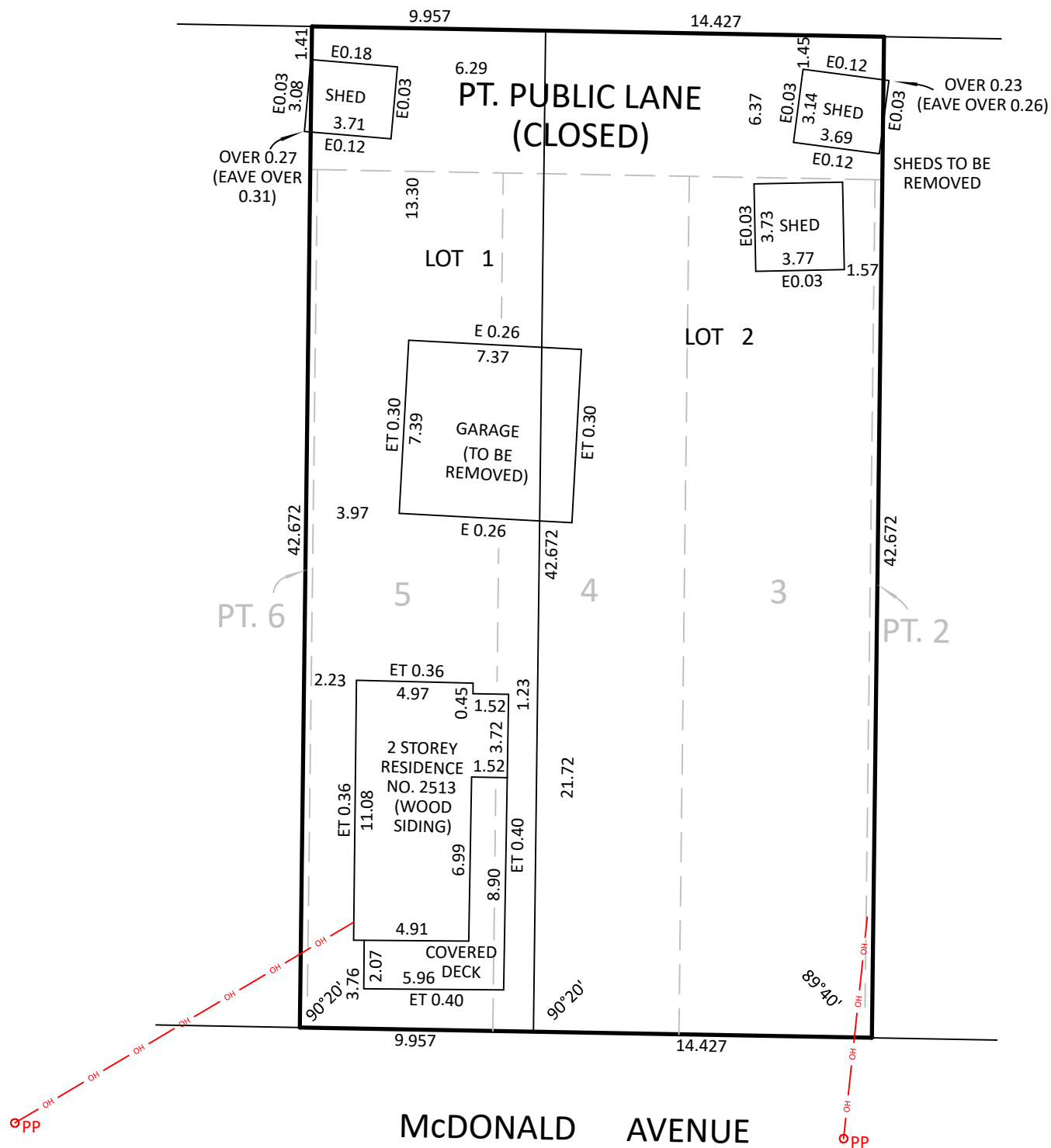
METRIC



All distances are in metres and may be converted to feet by multiplying by 3.28084.
All plans referred to are on record in the Brandon Land Titles Office.
Overhead power shown thus OH
Scale: 1:250

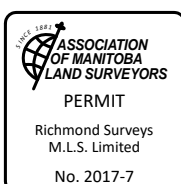
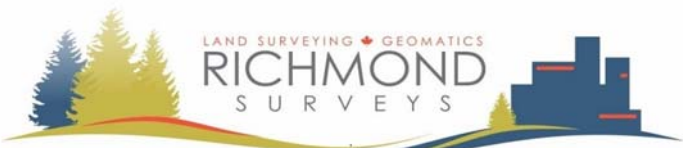
CERTIFICATE OF TITLE NO. 3031377
DATE OF TITLE SEARCH 2020-02-06
REGISTERED OWNER(S): Nathan Edward Henry Fortin

LEGAL DESCRIPTION
PARCEL ONE: 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 NE 1/4 22-10-19 WPM
PARCEL TWO: ALL THAT PORTION OF THE LANE (NOW CLOSED) PLAN 15 BLTO
WHICH LIES NORTH OF AND IMMEDIATELY ABUTS UPON THE LAND ABOVE DESCRIBED
IN NE 1/4 22-10-19 WPM
PARCEL THREE: WLY 1 FOOT OF LOT 2 AND ELY 19 FEET OF LOT 3
BLOCK 106 AND ALL THAT PORTION OF LANE WHICH LIES NORTH OF AND
IMMEDIATELY ABUTS UPON THE LAND ABOVE DESCRIBED IN PLAN 15 BLTO
EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY
THE REAL PROPERTY ACT
IN NE 1/4 22-10-19 WPM
ENCUMBRANCES: CAVEAT NOS. 84-7399 & 84-7755 AND
MORTGAGE NO. 1451991



Richmond Surveys File No.	200038
Drawing File No.	200038_RO_MT
Fieldbook_Page	34/48 see 180387/190212

RICHMOND SURVEYS M.L.S. LTD.
1102 ROSSER AVENUE. 102 SASKATCHEWAN AVENUE EAST
BRANDON.MB R7A 0L7 PORTAGE LA PRAIRIE. MB R1N 0L1
TEL:(204)761-0178 TEL:(204)856-0178
WWW.RICHMONDSURVEYS.COM



LOT AREAS	
LOT	SQ. M.
1	424.9
2	615.6

NOTE:
FOR PLANNING APPLICATION
PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.