


TITLE: VARIANCE 533 ROSS AVENUE OWNER: RONALD MARTIN APPLICANT: PREMIER BUILDER GROUP (KELSEY SWIDNICKI)		
MEETING DATE: August 6, 2025		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Variance Application V-15-25 to vary Clauses 35(f)(1) and (2) of the Zoning By-law to increase the maximum allowable floor area from 70.0m² to 80.0m², and to allow a detached suite to be located in front of a single detached dwelling in the RLD Residential Low Density Zone be approved at 533 Ross Avenue (ELY 60 Feet Of Lot 3, Block 8, Plan 1701 BLTO) in accordance with the attached letter of intent “Attachment A-1” and site plan “Attachment B-3”, subject to the owner or successor submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the secondary suite to the satisfaction of the City of Brandon Real Estate Administration.

BACKGROUND:

Request

The applicant, Kelsey Swidnicki of Premier Builder Group, on behalf of the property owner, Ronald Martin, is applying to vary Clauses 35(f)(1) and (2) of the Zoning By-law to increase the maximum allowable floor area from 70.0m² to 80.0m², and to allow a detached suite to be located in front of a single detached dwelling for property located at 533 Ross Avenue in the RLD Residential Low Density. Approval of this application will allow for the conversion of an existing detached garage into a detached secondary suite.

Development Context

The subject site currently has a single detached dwelling with a detached garage in front of it and is located in the middle of block bound by Knowlton Drive, Kirkham Crescent, and Ross Avenue. Uses surrounding the site include low density residential to the east, west and south and a greenspace to the north. Ross Avenue provides access to the site.

History

The site currently has a single detached dwelling built in 1988 along with a detached garage.

ANALYSIS:

The proposal involves converting the existing detached garage into a detached secondary suite, and differs from the typical placement of detached suites behind the principal dwelling. The proposed suite will be 80.0m² in size, exceeding the Zoning By-law's maximum allowable area of 70.0m². To address these non-conformities, the applicant is seeking two variances.

Consistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:***1. Will be compatible with the general nature of the surrounding area;***

The proposed detached suite maintains the low-density residential character of the surrounding neighbourhood. The structure already exists and will retain its existing scale and built form, with only interior modifications and minor exterior upgrades. Although the Zoning By-law requires detached suite to be in the rear yard, this intent is primarily to preserve the visual prominence of the principal dwelling and maintain a consistent streetscape. In this case, the existing garage is already located in the front yard, and its conversion avoids unnecessary demolition and site disturbance.

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;

The detached suite will be established within the footprint of an existing garage, avoiding additional site disturbance. Additionally, parking is not expected to be an issue, as on-site parking is already available for both the principal dwelling and the proposed detached secondary suite. Also, the front yard location does not compromise safety or privacy, as the structure is already integrated into the site and does not obstruct visibility or access.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

The variance is the minimum required to allow for the conversion of an existing building into a livable suite. Without the variances, the existing building could not be legally converted. The applicant is not proposing additional structures or expansions, only to slightly exceed the floor area limit to accommodate the suite within the existing building footprint.

The zoning By-law limits detached suites to 70.0m² to ensure they remain subordinate to the principal dwelling. The proposed suite is 80.0 m², only slightly above the maximum, and remains secondary in scale.

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

The City Plan

- The site is located within “General Urban Area” and is situated under Map 3: Urban Structure
- 4.3(3)(c) – proposal support enhancement of existing building to facilitate increased residential development
- 7.1(1)(a) – The General Urban Area supports both existing and future residential development
- 7.1(3) Residential General Policies(b), (c) – proposal contributes to a diverse mix of housing options and densities, including secondary suites, to meet the needs of residents of varying incomes, ages, and abilities.

Zoning By-law

- Apart from the variance request, the proposal complies with all other provisions in the Zoning By-law

Commenting Agencies

All comments have been addressed or summarized below

City of Brandon

- Provide new addressing of the secondary suite to the satisfaction of the City of Brandon Real Estate Administration.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with and exceeding minimum requirements under Subsection 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the application did not require a public outreach report as a secondary suite is a permitted use on the site. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.