

**Variance to Zoning By-law 6642**

Name of Property Owner: Kevin Hiebert  
 Name of Applicant: Kevin Hiebert  
 Civic Address of Property: 1017 Stickney Ave  
 Legal Description of Property: Lots 3/4, Block 109, Plan 2 BLTO

**References:**

BAPD Development Plan By-law No. 78/01/04  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 6642  
 Urban Design Standards and Guidelines

*\*\*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\*\**

Variance Request: To increase the density from three units to four.

*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 Owner: [Signature] Date: \_\_\_\_\_  
 Address: Bx 102 Site 30 KRA Brandon, MB R7A5Y2 E-Mail: plainsman58@yahoo.ca  
Street Address City/Province Postal Code  
 Home Phone: \_\_\_\_\_ Cell Phone: 204-573-0072 Work Phone: \_\_\_\_\_

Signature of Applicant: [Signature] Date: \_\_\_\_\_  
 Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Street Address City/Province Postal Code  
 Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

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, 421 - 9<sup>th</sup> Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2115

<b>FOR PLANNING DEPARTMENT USE ONLY:</b>			
Community Planner: <u>RYAN E</u>	Planning File No.: <u>V-24-13-B</u>	CityView No.: <u>2013-166</u>	
Date Application Received: <u>OCT 25/13</u>	Payment Date: <u>OCT 25/13</u>	Receipt No.: <u>2013-1201</u>	Amount: \$ <u>465.<sup>00</sup></u>
Variance - Application			REV01/13

# Letter of Intent

To City of Brandon Planning & Building Safety Department,

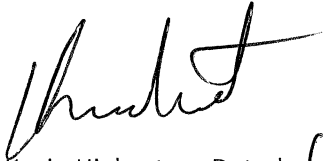
I, Kevin Hiebert, am applying to increase the allowable density on 1017 Stickney from 3.4 units currently allowed to 4 units. My plan is to build a 4plex in keeping with the neighborhood aesthetics and zoning requirements.

This area is well serviced by public transportation. It is my opinion that this increase in density would have a positive effect on the neighborhood.

I believe it is incumbent on the current administration to assist in-fill development when possible, given the shortage of housing we are experiencing. I respectfully request that this subdivision be approved.

We also submit the house we built at 2923 McDonald Ave as well as our duplex at 244 13<sup>th</sup> St as an example of our efforts to build quality housing that will be aesthetically pleasing and an asset to the community.

Sincerely,



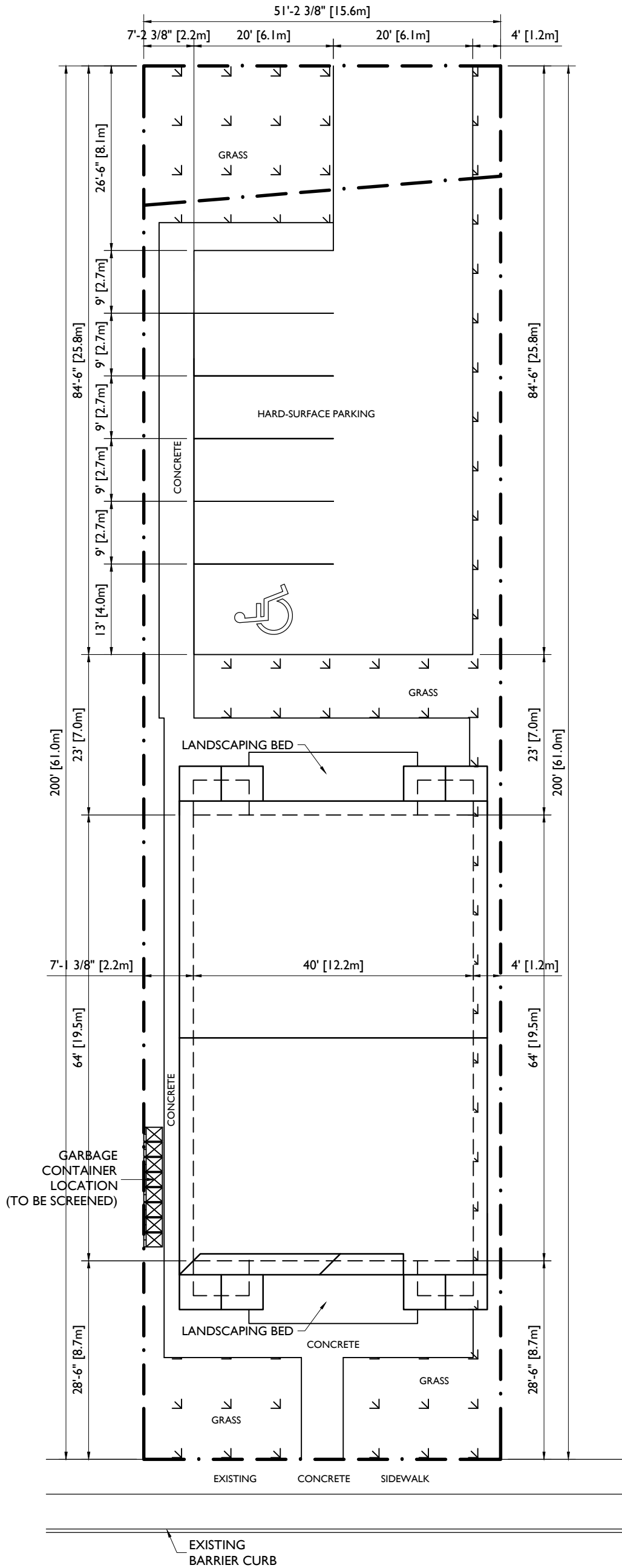
Kevin Hiebert

Dated:

Oct 24/13

# 1017 STICKNEY AVENUE

PUBLIC LANE



4 UNIT CONDOMINIUM  
 TWO STORY WOOD-FRAME CONSTRUCTION  
 USAGE AREAS:  
 AREA OF BUILDING - 238.84m<sup>2</sup> [2570 FT<sup>2</sup>]  
 BUILDING LAND USAGE - 27.5%  
 AREA OF DECKS & STEPS - 29.74m<sup>2</sup> [320 FT<sup>2</sup>]  
 DECKS & STEPS LAND USAGE - 3.4%  
 AREA OF CONCRETE SURFACES - 107.34m<sup>2</sup> [1155 FT<sup>2</sup>]  
 CONCRETE SURFACE LAND USAGE - 12.3%  
 AREA OF ASPHALT SURFACES - 240.71m<sup>2</sup> [2590 FT<sup>2</sup>]  
 ASPHALT SURFACE LAND USAGE - 27.7%  
 AREA OF LANDSCAPING BEDS - 13.94m<sup>2</sup> [150 FT<sup>2</sup>]  
 LANDSCAPING BED LAND USAGE - 1.6%  
 AREA OF GRASS SURFACE - 236.34m<sup>2</sup> [2543 FT<sup>2</sup>]  
 GRASS SURFACE LAND USAGE - 27.2%

LOT SIZE: 15.6m [51'-2"] X 55.5m [182'-0"]  
 LOT AREA: 866.6m<sup>2</sup> [9325 FT<sup>2</sup>]  
 ZONING: RLD  
 MINIMUM SITING REQUIREMENTS:  
 SITE AREA: 232m<sup>2</sup> [2496 FT<sup>2</sup>]  
 SITE WIDTH: 7.6m [25'-0"]  
 FRONT YARD: 6.0m [19'-8"]  
 SIDE YARD - INTERIOR: 1.8m [6'-0"]  
 SIDE YARD - CORNER: 3.0m [10'-0"]  
 REAR YARD: 7.6m [25'-0"]  
 MAXIMUM SITING REQUIREMENTS:  
 BUILDING HEIGHT: 11m [36'-0"]

A 1:200

SITE PLAN

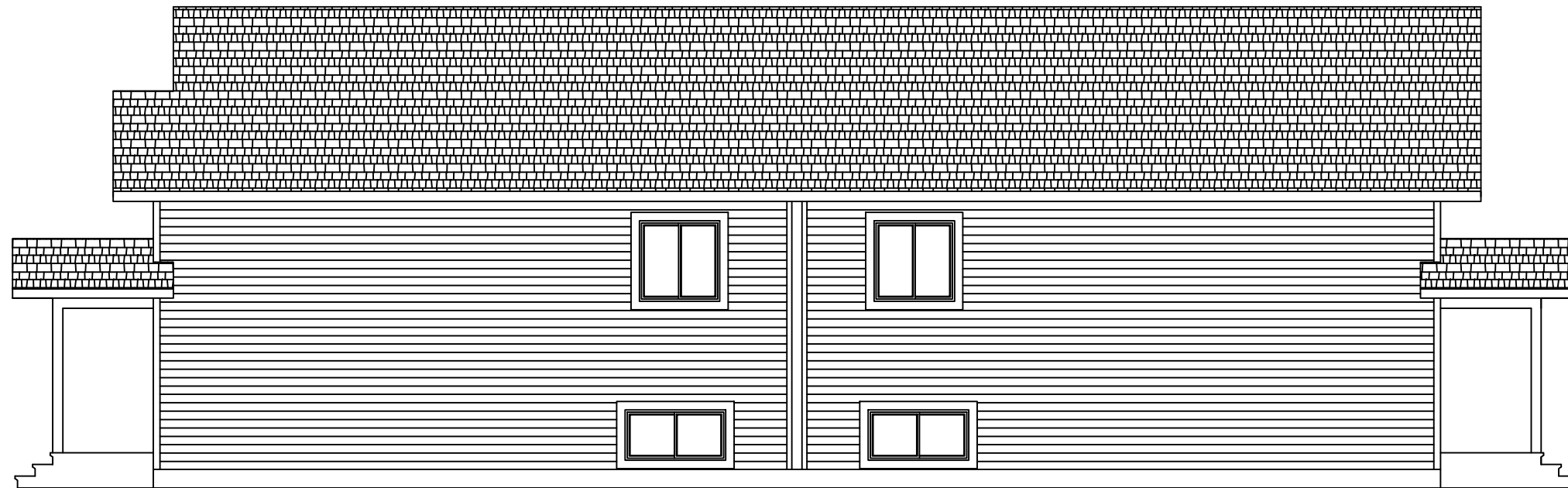


833-4TH STREET N, BRANDON, MB R7A 2M9  
 204.727.4049 + RBURGESS@YBRDESIGN.CA

1017 STICKNEY AVENUE



FRONT EXTERIOR ELEVATION



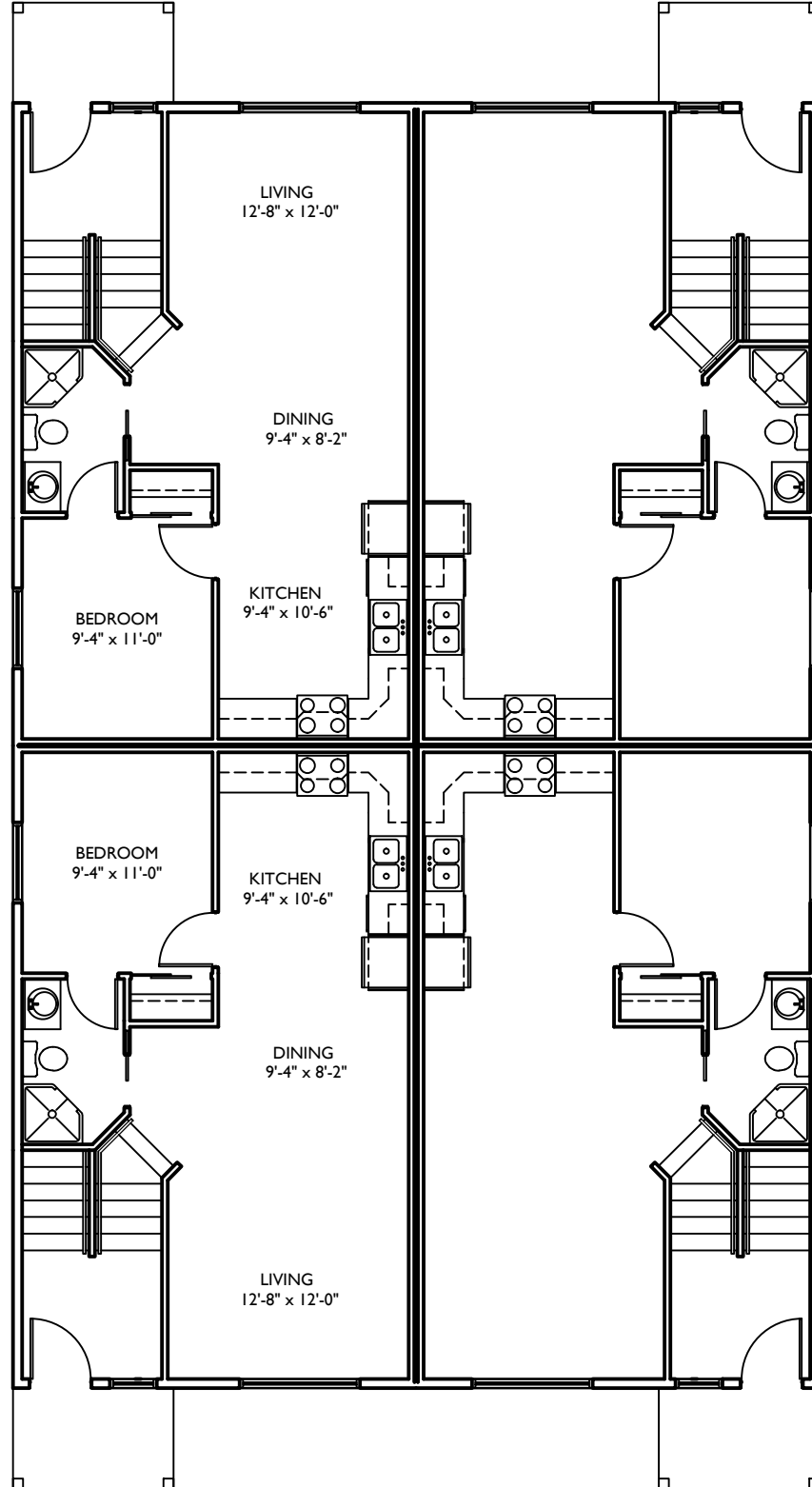
RIGHT EXTERIOR ELEVATION



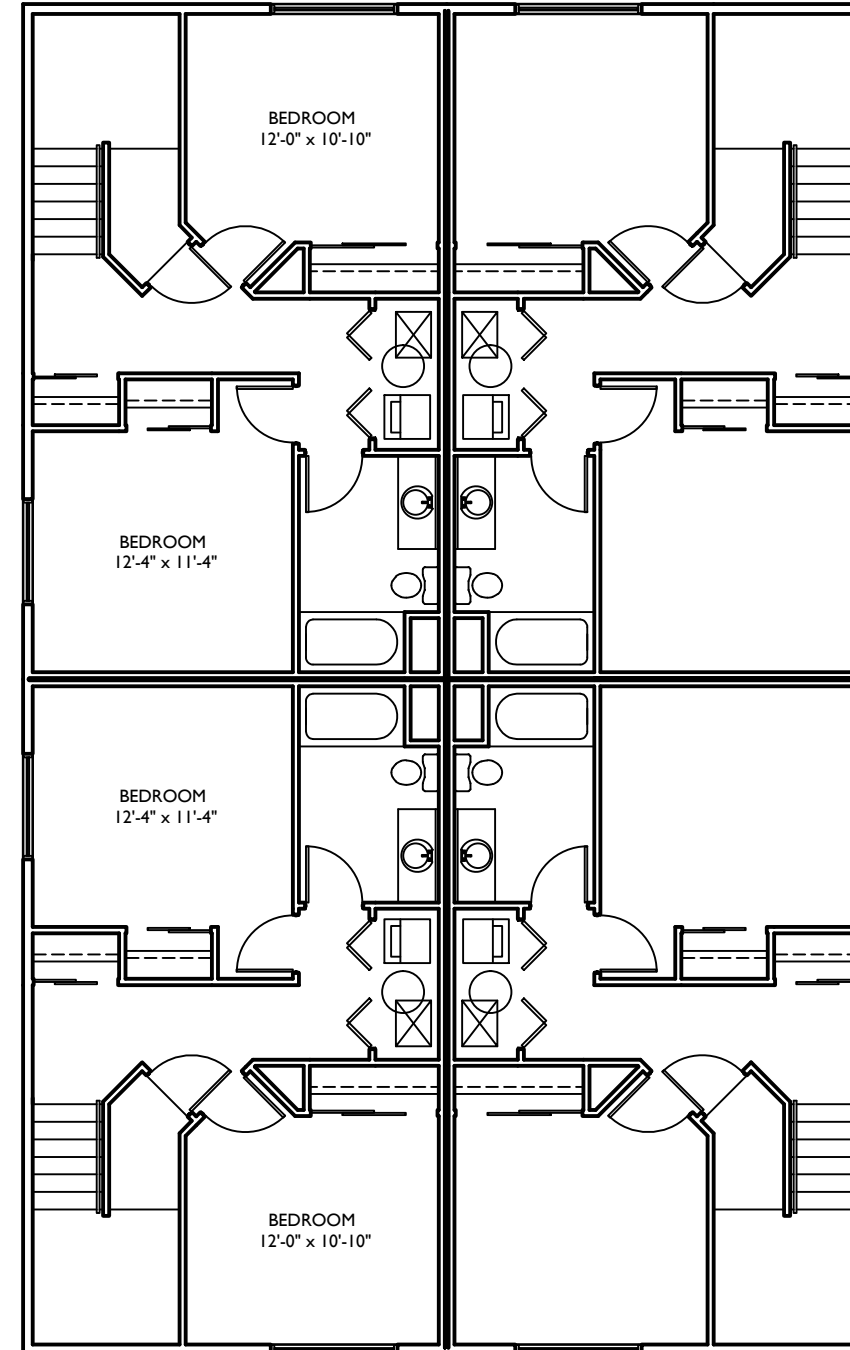
**YBRDESIGN**

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# 1017 STICKNEY AVENUE



MAIN FLOOR BUILDING PLAN



FINISHED BASEMENT BUILDING PLAN



**YBRDESIGN**

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