



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

Variance to Zoning By-law 6642

Name of Property Owner: Kevin and Caroline Hiebert
Name of Applicant: NCON Construction Inc. (Nathan Beswitherick)
Civic Address of Property: #38-16th Street
Legal Description of Property: Lots 1/3, Block 84, Plan 2 BLTO
EXC. Nly 12.5' of Lot 3

References:

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

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:

Variance request to table 13.2
- setbacks in the TR zone
- Units / Ha
Special parking Variance Sec 22.1

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: _____ Date: _____

Address: _____ E-Mail: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

Signature of Applicant: Nathan Beswitherick Date: June 17 2015

Address: 1097 Sycamore Drive, Brandon MB R7A 4C8 E-Mail: nbeswitherick@yahoo.com

Home Phone: 204-727-6106 Cell Phone: 204-573-9978 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, 638 Princess Ave, Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Rylee Zinke Planning File No.: V-15-15-B CityView No.: 15-57
Date Application Received: Jun 17/15 Payment Date: Jun 17/15 Receipt No.: 2015-2880 Amount: \$ 875.00
Variance - Application

REV01/13

Robert Zilke

From: plainsman58@yahoo.ca
Sent: Tuesday, June 16, 2015 9:32 AM
To: Robert Zilke
Subject: 38 16th St

Follow Up Flag: Follow up
Flag Status: Completed

Hi Robert, nathan will be bringing in an application regarding 38 16th st but we are out of town, and unable to sign the authorization in person. Please take this email as authorization and we will complete a paper copy if needed upon our return. Thanks.

Kevin Hiebert

Sent from my iPhone

NCON Construction Inc

1097 Sycamore Dr.
Brandon, MB
R7A 4C8
(204) 573-9978

June 16, 2015

City of Brandon Planning & Building Safety Development

To the Planning Commission members,

I am proposing a new plan for development at the civic address of #38 – 16th Street or the legal address of 3: S ½. Currently there is a single dwelling home and car garage on site. I would like to clear the land and build a 12 unit residential building.

In order to accomplish this goal, there would be three variances required:

- Population density increase
- Zero setbacks to the property lines
- parking variance (one stall per unit)

I feel that this development will be a perfect fit for the area, as it is in the transitional zone right on the edge of the hub. The twelve, two bedroom units will be smaller, ranging from approximately 530-560 sq/ft depending on the unit. With the university being only blocks away I believe the majority of the tenants applying will be students. The rental rates of \$850 would also be accommodating considering the new modern feel it presents. Considering the targeted student cliental, I think that the single parking stall per unit could work. As many students don't have a vehicle, or prefer to walk or bike.

As for the request for zero setbacks, this is due to the size of the lot. I tried to meet the parking requirements and drive ways. Thus needing to push the building out to the edges to accommodate and maintain enough square footage for the foot print of the building.

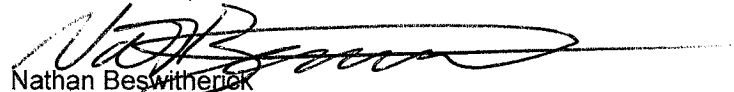
I believe that this development will be a good asset to the down town area. Bringing in higher density for the amenities of the area. As well as being a beautiful modern looking building. Bringing a new updated look to the area.

I have also tried to accommodate the existing neighbor directly to the north. We have done this by placing the building to the south side of the lot, placing parking/driveway on his side. Also I will be building a 6' fence between us as well to provide privacy to his yard.

Over all I feel that this development would be very suiting for the zoning that it is in. It will provide new modern housing for students and others at an affordable rate. It will add a fresh new modern feel to the hub area. I have tried to go the extra mile to accommodate the planning act. At the same time trying to present an outstanding building inside and out, that I feel will be easy to fill considering the vacancy rates in Brandon.

I humbly thank you for the consideration of my requests to the planning commission. I believe that although I would require the three variances, this will be a great addition to Brandon.

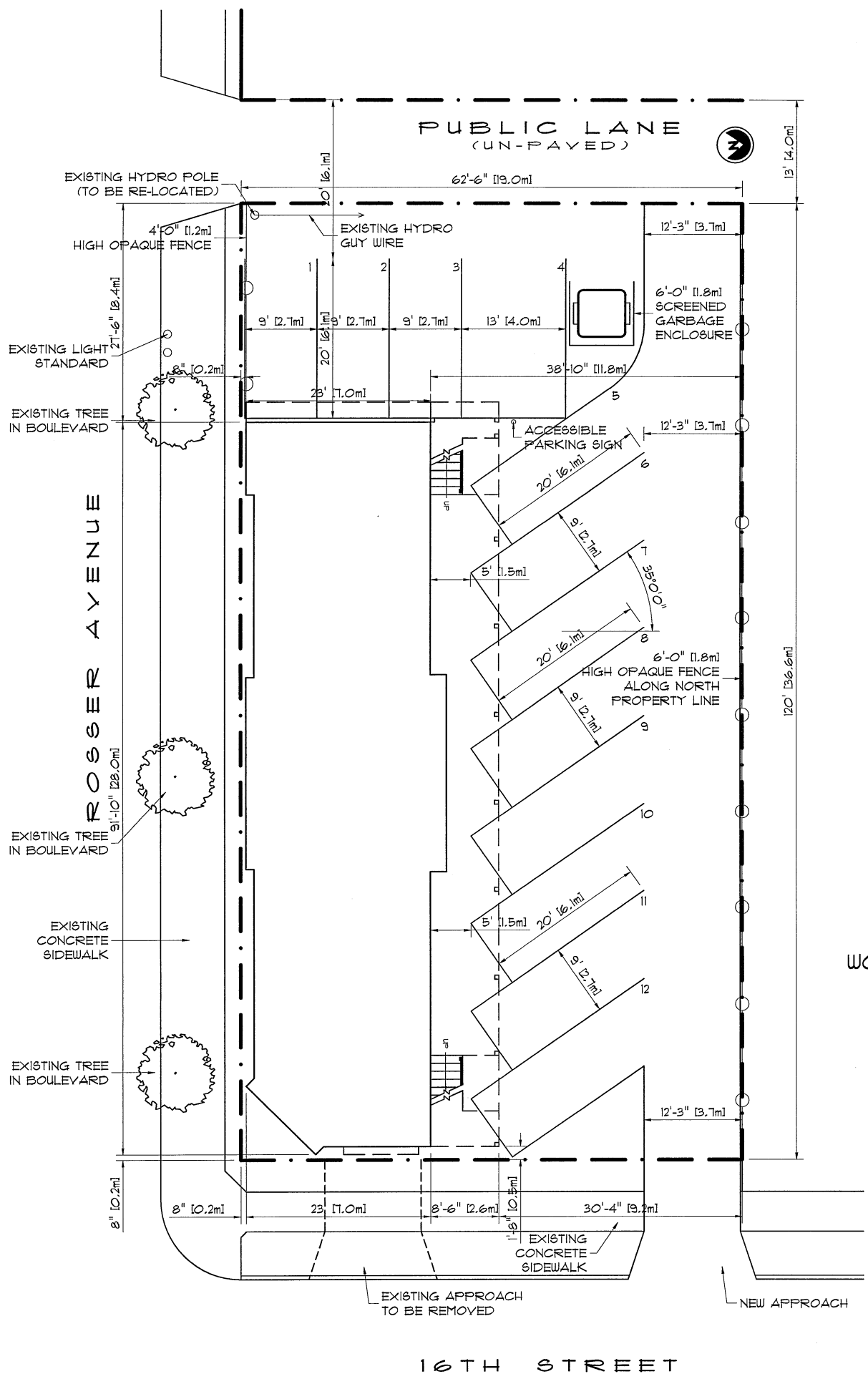
Sincere thanks,



Nathan Bestwithenick
President
NCON Construction Inc.

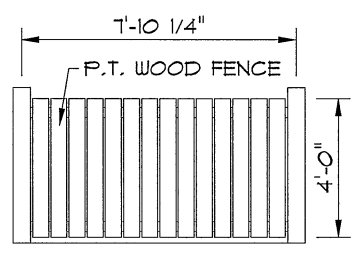
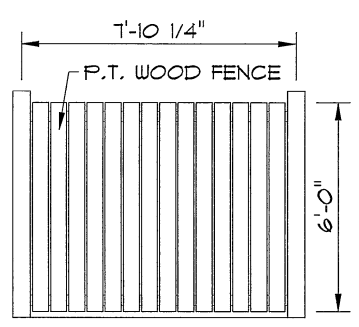
38 16TH STREET

LOT: 1/3 BLOCK: 84 PLAN: 2



USAGE AREAS:
AREA OF BUILDING - 191.45m² [2060 FT²]
BUILDING LAND USAGE - 21.5%
AREA OF HARD-SURFACES - 505.58m² [5440 FT²]
HARD-SURFACE LAND USAGE - 72.5%

LOT SIZE: 19.0m [62'-6"] X 36.6m [120'-0"]
LOT AREA: 691.03m² [7500 FT²]
ZONING: HTR
MINIMUM SITING REQUIREMENTS:
SITE AREA: 670m² [7200 FT²]
SITE WIDTH: 18.2m [59'-8"]
FRONT YARD: 0.0m [0'-0"]
SIDE YARD - INTERIOR: 3.0m [10'-0"]
SIDE YARD - CORNER: 3.0m [10'-0"]
REAR YARD: 6.0m [20'-0"] (WITH LANE)
MAXIMUM SITING REQUIREMENTS:
FRONT YARD: 6.0m [19'-8"]
SIDE YARD - CORNER: 6.0 [19'-8"]
BUILDING HEIGHT: 14m [46'-0"]

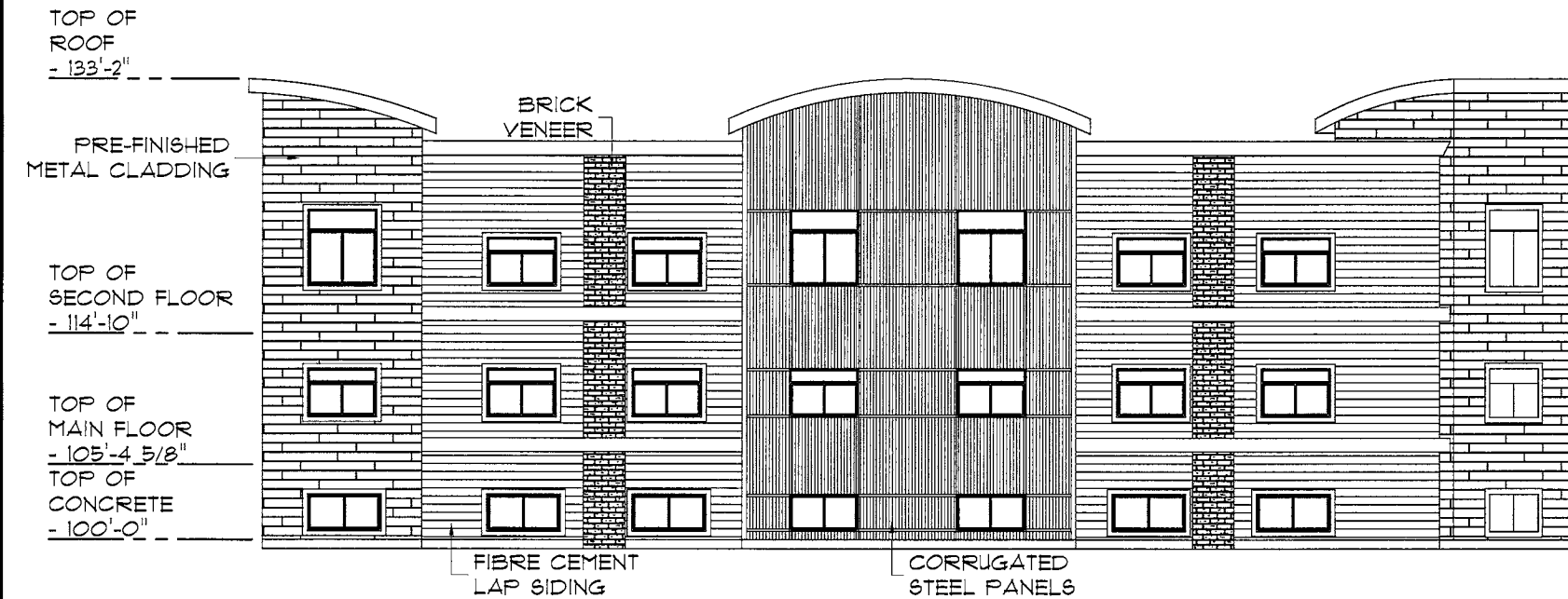


WOOD FENCE ELEVATIONS

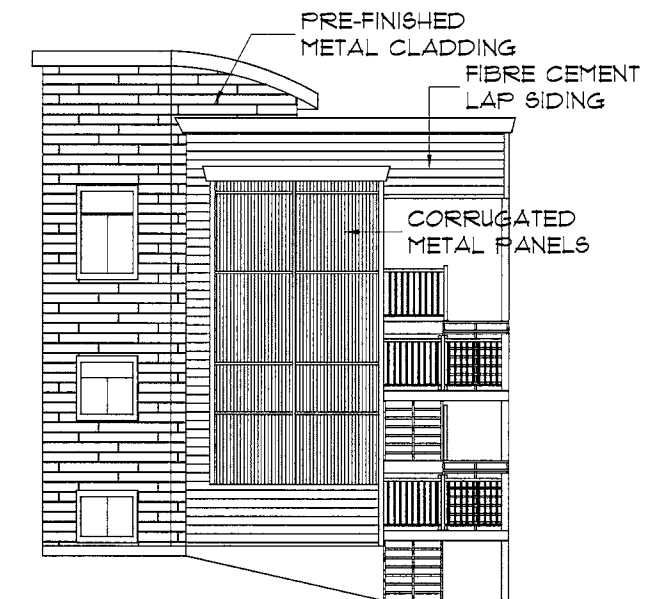
A1 SITE PLAN
1:200

38 16TH STREET

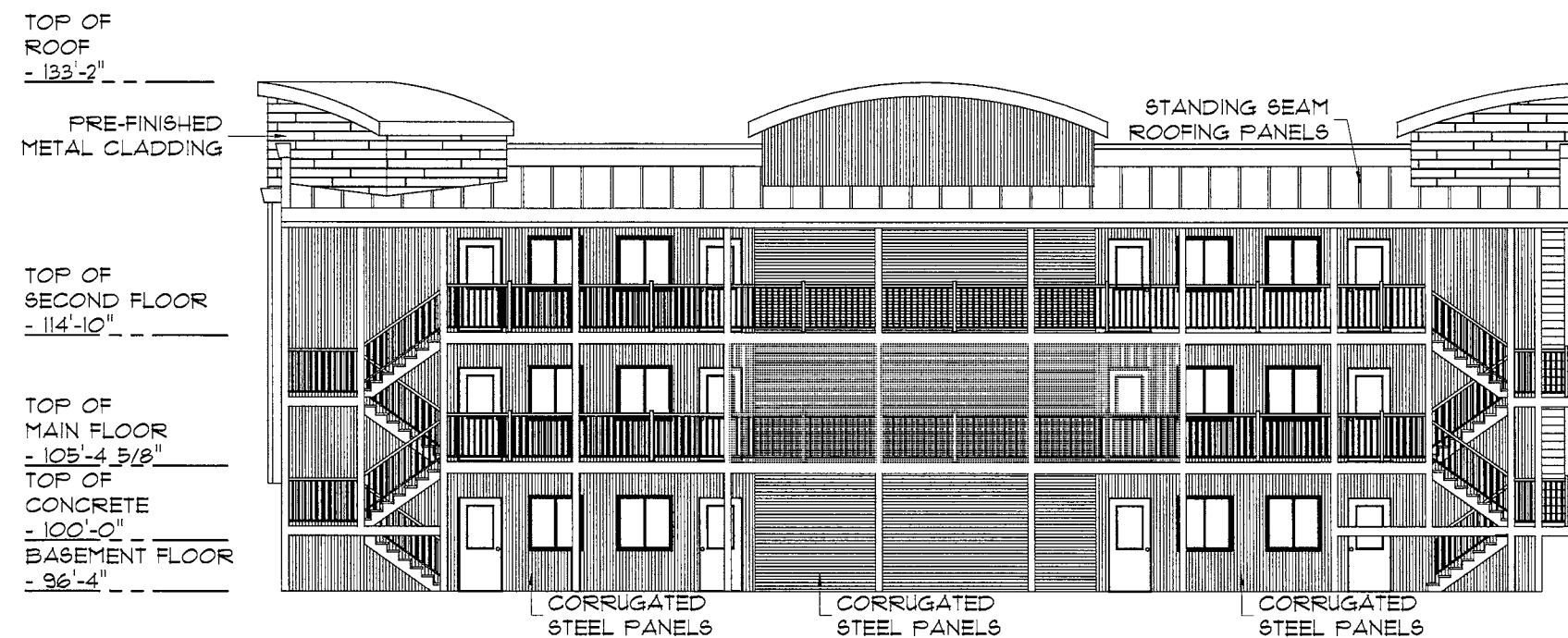
LOT: 1/3 BLOCK: 84 PLAN: 2



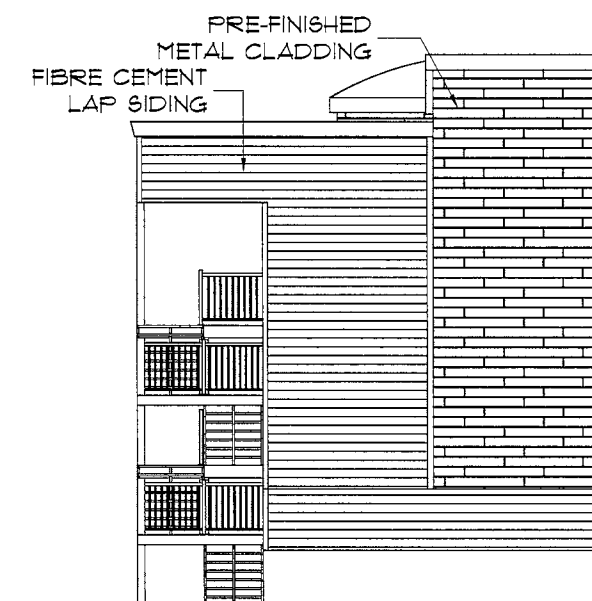
E1 SOUTH EXTERIOR ELEVATION
1:150



E3 EAST EXTERIOR ELEVATION
1:150



E2 NORTH EXTERIOR ELEVATION
1:150



E4 WEST EXTERIOR ELEVATION
1:150



YBRDESIGN

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