


TITLE: SUBDIVISION 4500-14-584 2010 - 49 TH STREET EAST LOT 3, BLOCK 2, PLAN 2147 BLTO OWNER: SHAWNE ELDER APPLICANT: LAWRENCE DONALD		
PRESENTER: Ryan Nickel, MCIP	AGENDA NO:	
DEPARTMENT: Planning & Building Safety	BOARD MEETING DATE: February 5, 2015	
CLEARANCES: Principal Planner	ATTACHMENTS: A. Application related documents (# of pages = 4) B. Map, air photo & drawings (# of pages = 2) C. Council resolution (# of pages = 1)	
APPROVALS: <div><div>Original signed by W. Albakry Community Planner</div><div>January 21, 2015 Date</div><div>Original signed by R. Nickel Principal Planner</div><div>January 22, 2015 Date</div></div>		

REQUEST:

The applicant, Lawrence Donald, on behalf of the property owner, Shawne Elder, is applying to subdivide 2110 49th Street East (Lot 3, Block 2, Plan 2147 BLTO) to create four (4) new lots. The two northernmost lots will be consolidated with 1950 49th Street East (Lot 1, Block 2, Plan 2147 BLTO), and 2010 49th Street East (Lot 2, Block 2, Plan 2147 BLTO).

The subdivision, along with the concurrent rezoning application, will result in the creation of four (4) parcels zoned for heavy industrial uses.

BACKGROUND:

Development Context

The subject site is largely undeveloped, except for 1950 49th Street East, where Assiniboine Industrial Services, a business specialized in sandblasting and truck painting, has been established since 2012.

ANALYSIS:

Approval of this subdivision application, along with the concurrent rezoning application, will result in the creation of four (4) similarly sized parcels for heavy industrial uses.

Consistency with the Development Plan

The subject site is designated “Industrial” in Map: 1 Urban Land Use of the Development Plan 2013. The proposed subdivision and the concurrent rezoning to MH Heavy Industrial is in compliance with section 4.1.1 of the Development Plan 2013 which states that “all industrial development in Brandon shall be directed to designated INDUSTRIAL areas in the city.” The proposed subdivision to create four (4) heavy industrial lots is in compliance with the Development Plan section 4.1. (a) promoting opportunities for industrial development at appropriate locations with the city.

Consistency with the Zoning By-law

The intent of the MH Industrial Heavy Zone as set forth in the City of Brandon Zoning By-law section 41.(C) is to provide for the widest range of uses, including those industrial operations that have the potential to generate significant levels of emissions, such as noise, odour, smoke, fumes or vibration, handle environmentally hazardous materials, generate considerable truck traffic, as well as those uses that incorporate extensive outdoor operations and storage, as part of their normal operations. The proposed MH Industrial Heavy Zone and the concurrent subdivision are consistent with the surrounding industrial zones.

Land Use Analysis

The proposed parcels are not serviced by water, sanitary sewer, or storm sewer; and no plans exist to extend infrastructure to the parcels in the future. Therefore, the proposed parcels will likely be used by “dry” industries which require minimal to no water use for their operations. Potential “dry” industrial uses include outdoor storage, junk and salvage yards, and warehouse and storage facilities. Uses that locate on the proposed parcels will be required to be “self-sustaining” thus providing water and sewer facilities on their respective properties. The access and supply of water must be adequate for fire mitigation purposes to the satisfaction of the Fire Department. Potential emissions, vibration, traffic and noise from future development will likely not impact any residential properties, as the site is located further than 4km from any residential zoned area.

City Council Decision

In accordance with section 125(1) of The Planning Act, City Council approved this application on January 19, 2015, subject to the following condition:

- a) The owner or successor submitting written confirmation to the City of Brandon Planning & Building Safety Department that an application for Manitoba’s Pit & Quarry Rehabilitation Program has been applied for.

RECOMMENDATION:

That subdivision application 4500-14-584 to subdivide 2010 - 49th Street East (Lot 3, Block 2, Plan 2147 BLTO) in the City of Brandon be granted Conditional Approval subject to the conditions contained in the City of Brandon resolution dated January 20, 2015;

And further, that subject to meeting all other necessary conditions and requirements of subdivision, that the designated signing officers are authorized to sign and seal the Final Certificate of Approval.