Welcome!

East Brandon Industrial Area Secondary Plan Open House

October 5, 2017

OPEN HOUSE OBJECTIVES:

1. Inform stakeholders on project context, goals and objectives
2. Gather feedback on opportunities and constraints within the plan area
3. Discuss potential for future industrial development

Thank you for attending!

City of BRANDON

East Brandon Industrial Secondary Plan

Goals and Objectives

The intent of East Brandon Industrial Development Area Strategy is to provide the vision and development framework for the industrial area for the next thirty years. The Planning goals & objectives identified outline the vision for this plan.

The growth of Brandon's industrial sector and its capacity to attract 'anchor tenants' and industrial 'cluster' generators will hinge on its ability to showcase the advantages of the East Brandon Industrial Area (EBIA) and offer a range of parcel sizes, development infrastructure and support services. The EBIA is geographically and environmentally diverse and contains sufficient land to accommodate the forecast demand for employment land for the City over the 30-year planning horizon. The intent of the EBIA Secondary Plan is to provide the framework that will direct future growth and investment in a logical and progressive manner that builds on the area's assets.

The following is a synthesis of the goals and objectives that have been identified for the EBIA Secondary Plan:

GOAL 1. FOSTER INDUSTRY CLUSTERS

Objective: Further assess the potential of existing areas/nodes as industry clusters (based on intensity of use, infrastructure and access requirements, etc)

Objective: Support and encourage synergistic relationships among businesses within a defined area to optimize infrastructure and resource use and reduce economic and environmental costs

Objective: Identify suitable sites or clusters that could accommodate the relocation of industrial uses currently inappropriately located in other areas of the City

Objective:

GOAL 2. OPTIMIZE INFRASTRUCTURE INVESTMENTS

Objective: Identify an infrastructure strategy based on nodes/corridors to maximize cost efficiencies and capital investment

Objective: Ensure infrastructure is capable of supporting future industrial development of all types and scales

Objective: Explore water supply options for sites that are too remote to connect to municipal services

Objective: Identify the types of industries that could use reclaimed wastewater

Objective:

GOAL 3. APPEAL TO A WIDE MARKET

Objective: Develop a variety of parcels at different locations, sizes, costs and levels of service

Objective: Maintain larger parcels at key locations to attract large-scale, land intensive industrial users

Objective: Provide a minimum of 5 years of available serviced, shovel-ready industrial land

Objective: Identify the target market and cluster opportunities at key nodes

Objective:

GOAL 4. PROTECT & ENHANCE EXISTING TRANSPORTATION INFRASTRUCTURE

Objective: Endeavor to reserve large parcels adjacent to rail lines for users requiring rail access

Objective: Develop an efficient local street network that integrates well with the arterial network

Objective: Accommodate active transportation and transit facilities

Objective: Minimize highway and rail line intersections

Objective:

GOAL 5. CREATE A SAFE & ATTRACTIVE PLACE TO WORK

Objective: Integrate natural features, wetlands and open spaces into future development

Objective: Preserve sites identified in the Green Space Master Plan for future community recreation

Objective: Identify appropriate locations for compatible business and worker support services

Objective: Mitigate/buffer adverse impacts of development adjacent to residential uses and areas containing endangered species

Objective: Recognize limits on developing lands adjacent to methane emission sites

Objective:

GOAL 6. RECOGNIZE & PROTECT THE CONTRIBUTIONS OF EXISTING USES

Objective: Protect servicing obligations related to existing business

Objective: Work with existing land owners to identify where land holdings may be released or optimized for future development

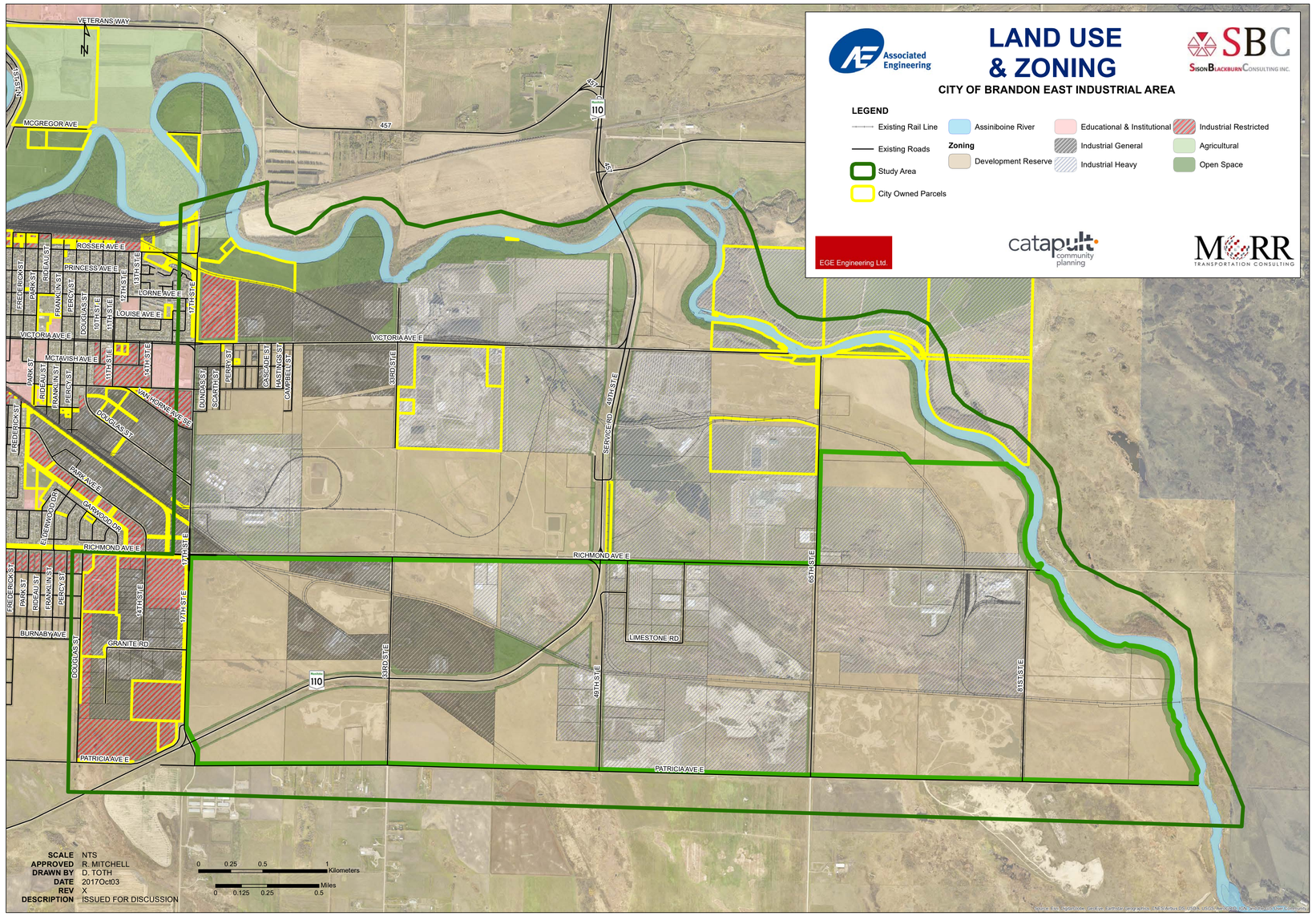
Objective: Recognize existing agreements regarding aquifer or river water supply

Objective: Accelerate the mining of high value aggregate resources and reclamation of abandoned pits

Objective:

East Brandon Industrial Secondary Plan

Land Use and Zoning



- The Study Area lands are designated Industrial and zoned to promote long-term industrial development.
- Industrial Heavy, General and Restricted zones allow for industrial activity of varying intensity (from most permissive to least).
- Lands not already zoned as one of the three industrial uses are largely classified as Development Reserve or Open Space.
- Development Reserve preserves unfragmented lands for future development.
- For specific questions regarding zoning and land use, please consult the Zoning By-Law (available online or hard copy here for reference).

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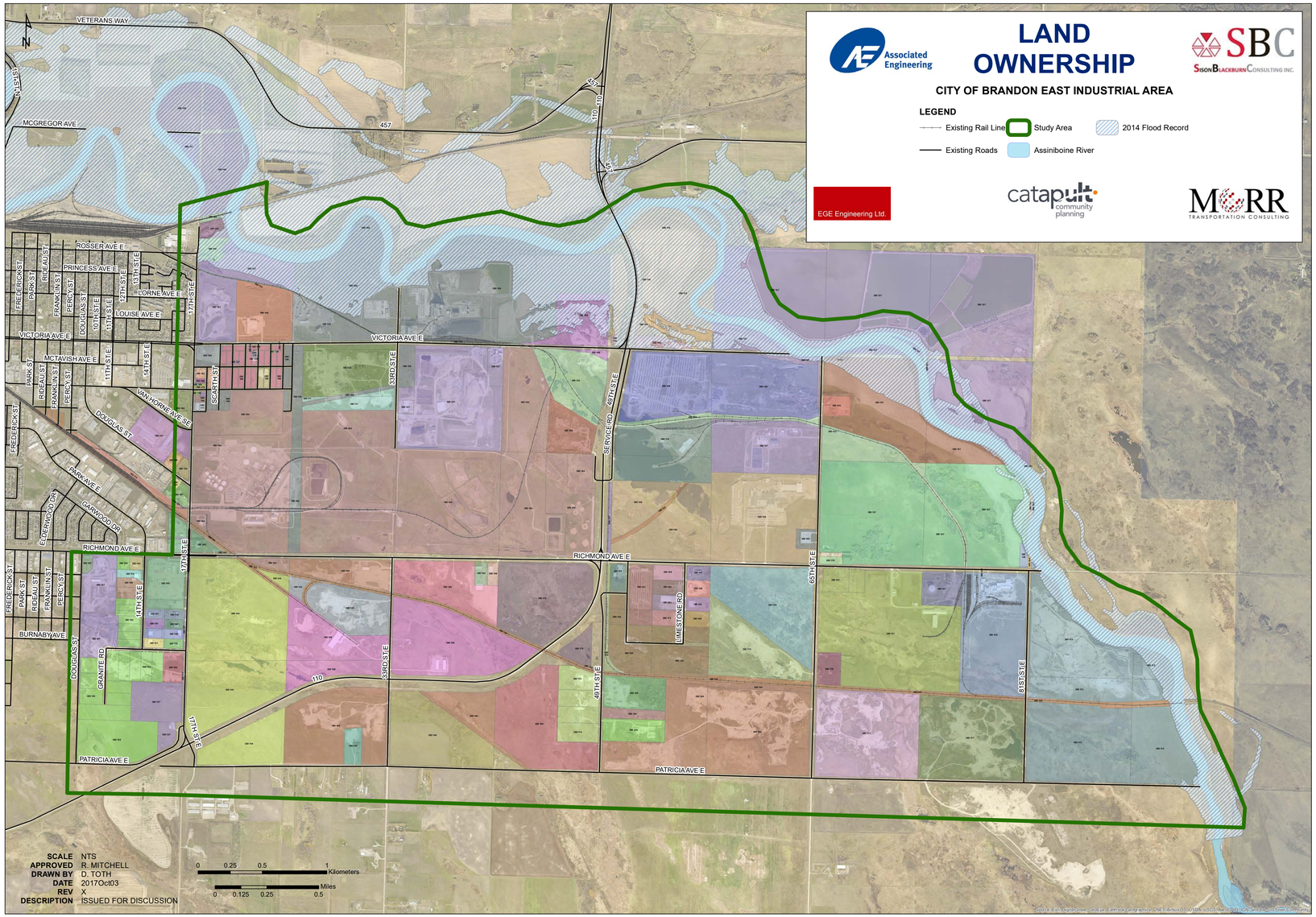
Land Ownership



- Legal parcels are outlined on the adjacent map, and grouped together by colour to indicate common ownership.
- Over 50 individual parties own land in the Study Area.
- The Study Area includes 6,191 acres in total.
- The City of Brandon owns 887 acres and is the largest single landowner in the Study Area.
- Many of the properties and land holdings are fully developed, held in corporate reserve, or not easily developed due to physical constraints.
- 1,664 acres of land are considered ‘developable’ subject to servicing and other upgrades

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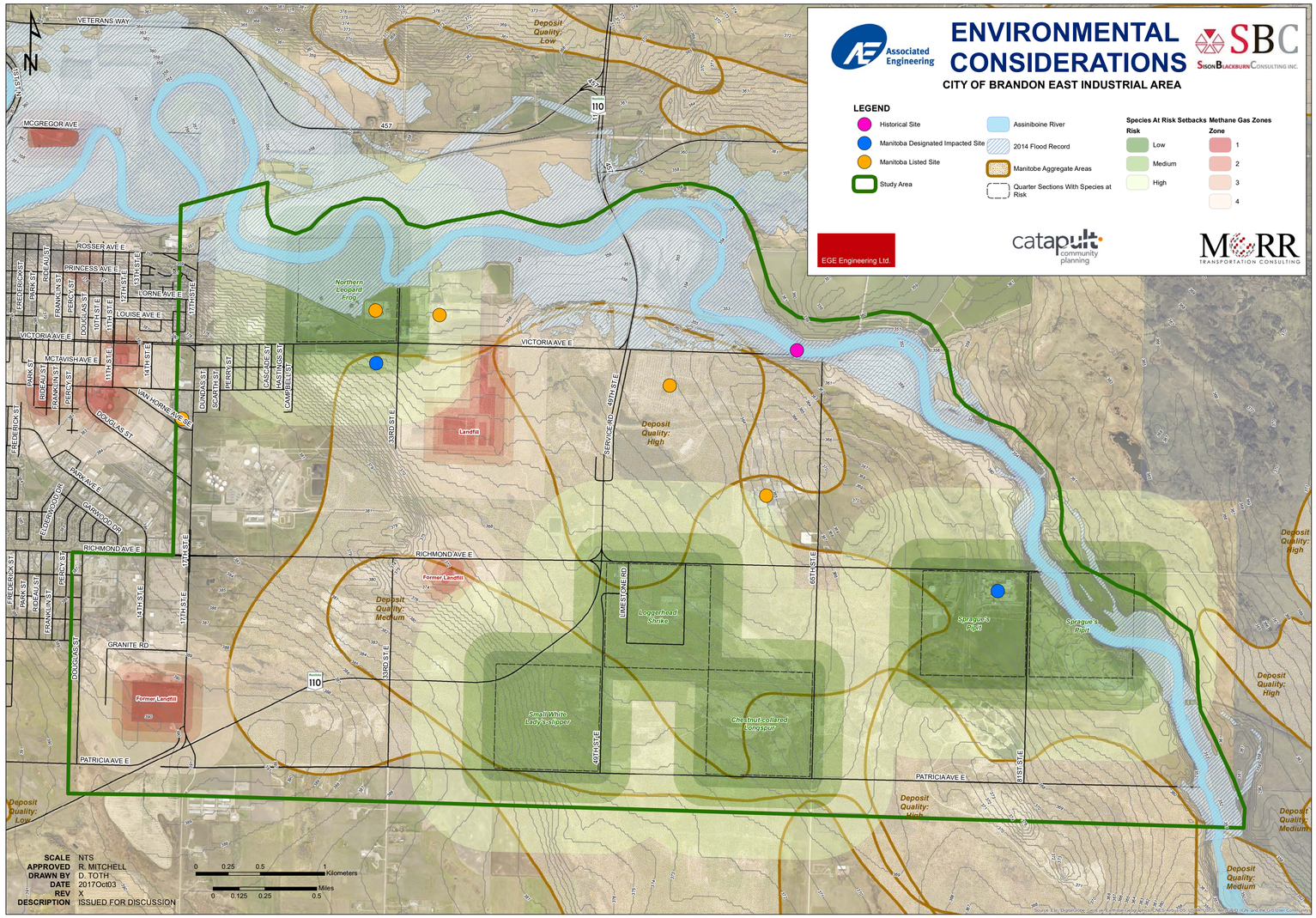
Environmental Constraints



SPECIES-AT-RISK

- Three birds, one plant, one amphibian in study area
- Prescribed setback distances for types of development
- Field surveys may reduce size of areas to avoid
- Pre-construction surveys may be required to protect species

METHANE

- Three landfill sites in study area
- Prescribed setback distances for types of development
- Vapour monitoring and/or mitigation may be required for new development

GROUNDWATER

- Additional industrial allocations not feasible
- Surface water allocations are available
- Protect shallow and deep aquifers from contamination

AGGREGATE

- Protect existing extraction activities
- Reclamation plans for old sites

CONTAMINATED SITES

- May restrict subsurface development (servicing, basements)

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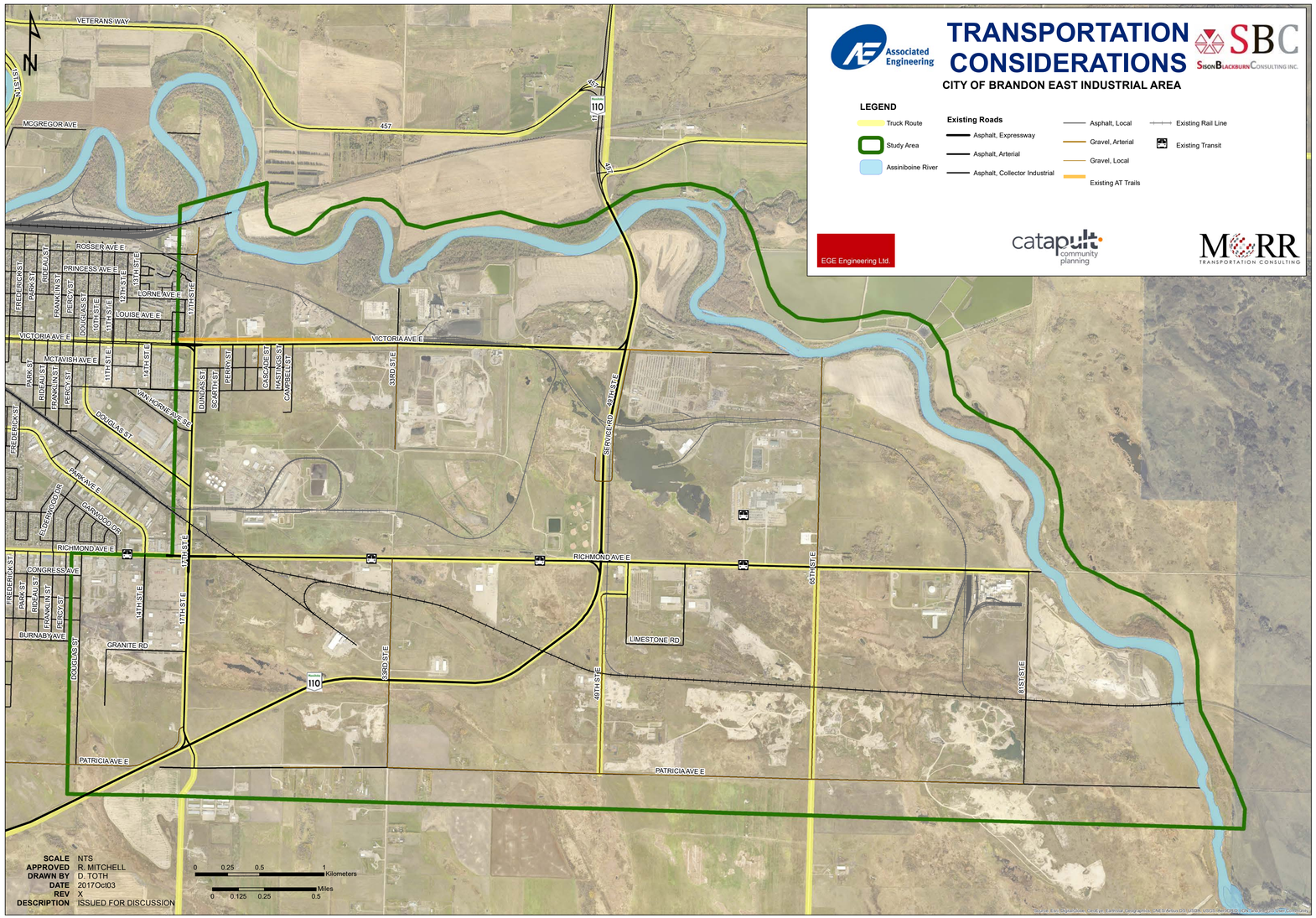
Transportation Considerations



ACCESS TO PTH 110

- Intersection control
- Access locations

KEY INTERSECTION IMPROVEMENTS

- Geometric improvements
- Traffic signals

TRUCK ROUTES AND DANGEROUS GOODS ROUTES

- Weight restrictions
- Permitted network

ACTIVE TRANSPORTATION

- Existing trails on Victoria Ave, 17th street
- Proposed trails
- Sidewalks

TRANSIT

- Service frequency and routes

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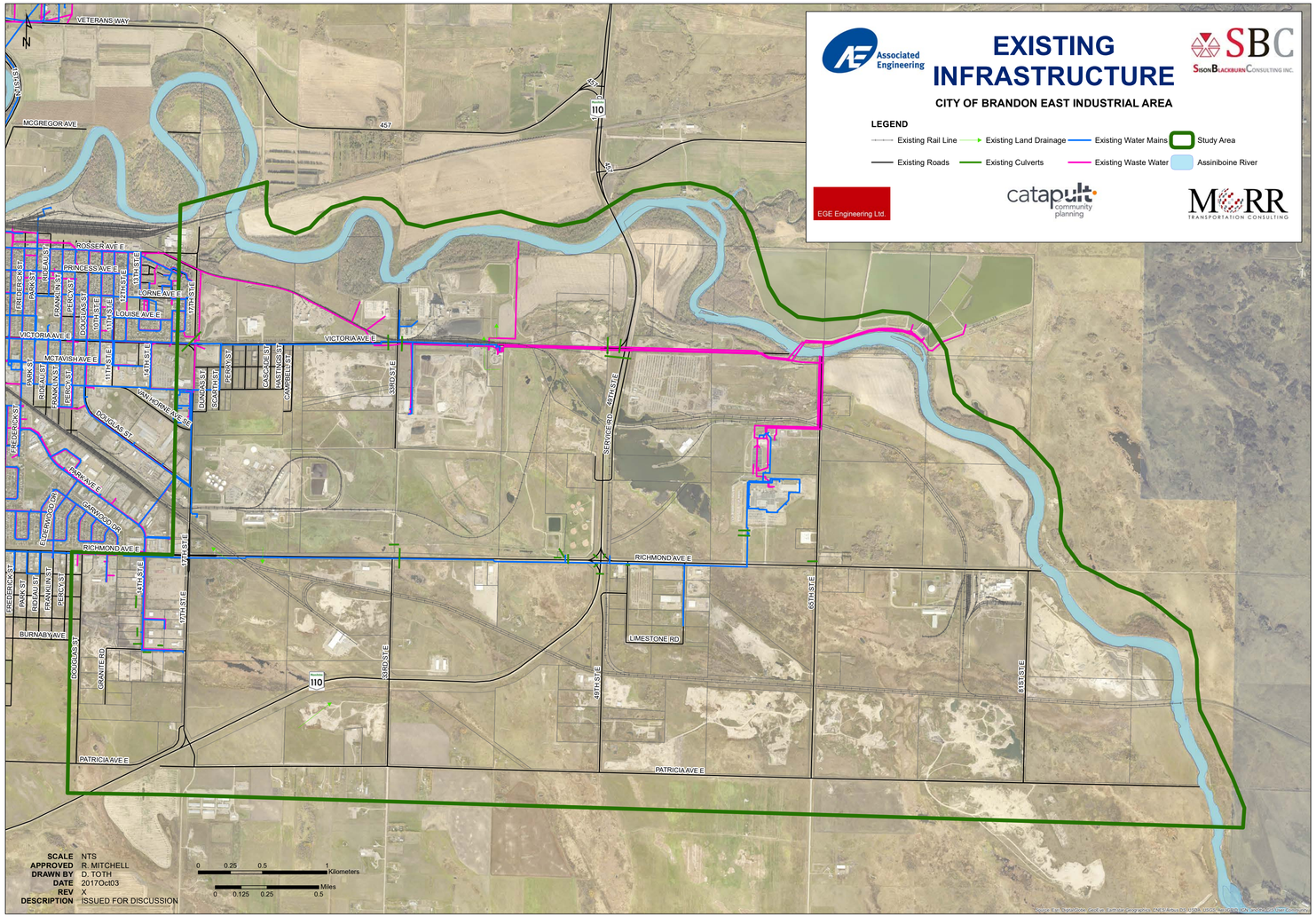
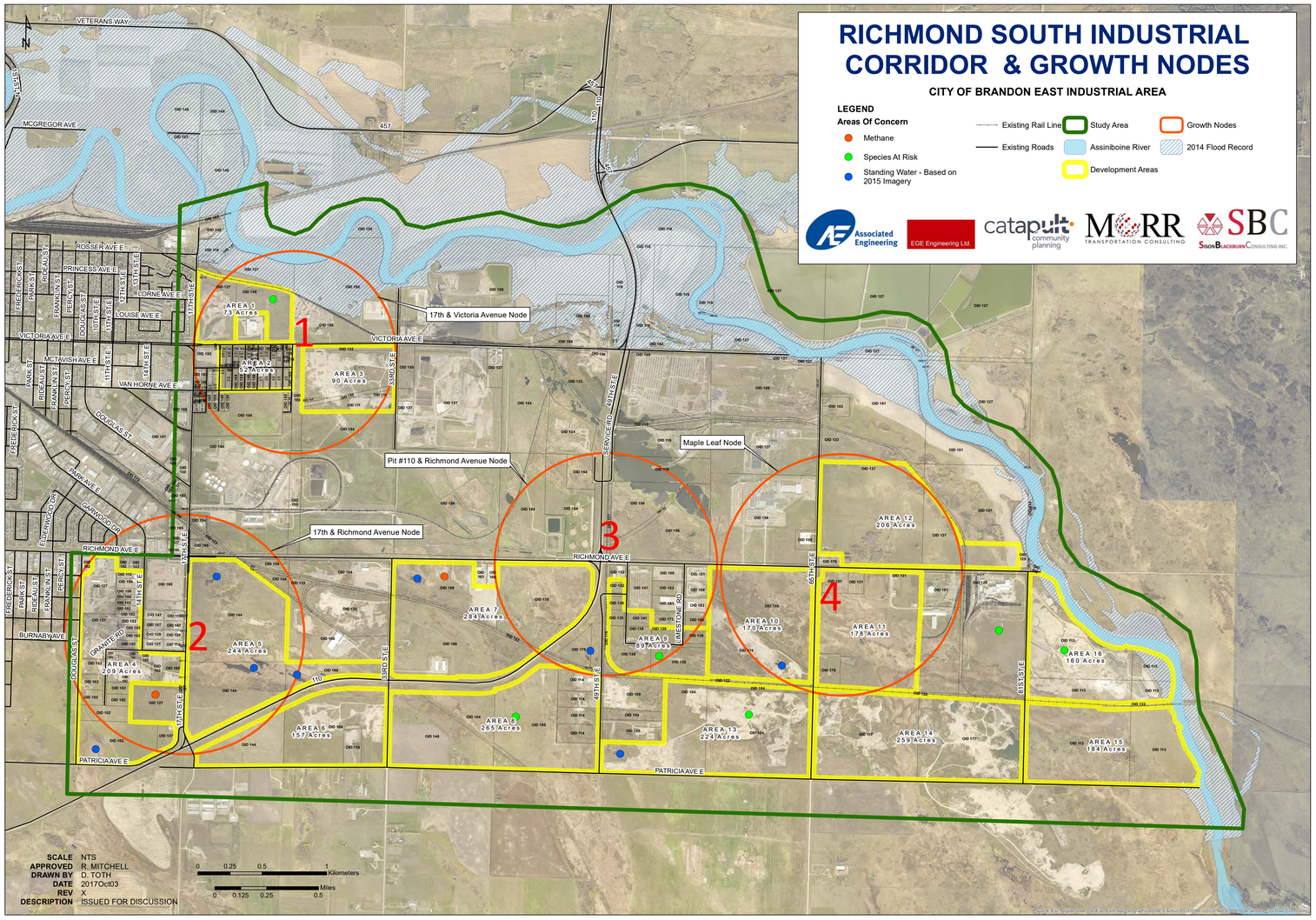
Infrastructure Considerations



- Existing infrastructure capacities may be inadequate to accommodate future industrial uses
- Lack of utilities, water services and fire protection
- Future development cannot impact upon servicing provided to existing businesses (i.e. water service to Maple Leaf Foods)
- The Central Waste Water Treatment Facility is an asset. Capacity would need to be assessed relative to potential new developments
- Many businesses have wastewater trucked to off-site disposal locations
- Use of groundwater for potable water supply is not viable for future users. Municipal services or other alternatives will be required
- The treated wastewater from the City's treatment facility may offer opportunity for industrial uses that require non-potable water for processing
- Land drainage is largely surface and directed to ditches along roadways. Future development will need to consider storm water retention.

East Brandon Industrial Secondary Plan

Potential Growth Nodes and Development Areas



POTENTIAL GROWTH NODES

- Red circles identify areas with potential as ‘industry clusters’, based on existing zoning, uses and conditions
  1. **Victoria Ave Manufacturing Node** – potential for future food processing cluster
  2. **Richmond Ave Industrial Node** – supports continued development of existing industrial park, logical extension of agricultural, oilfield supply and lighter manufacturing uses
  3. **PTH 110 & Richmond Ave Node -** supports potential for additional heavy industry, sectors reliant on highway/rail access and large lots
  4. **East of Maple Leaf Node** - long term potential for large-scale development requiring large parcels

POTENTIAL DEVELOPMENT AREAS

- Yellow borders identify lands that have the potential for future development
- The majority of lands identified with development potential are in the south half of the Study Area, along Richmond Ave

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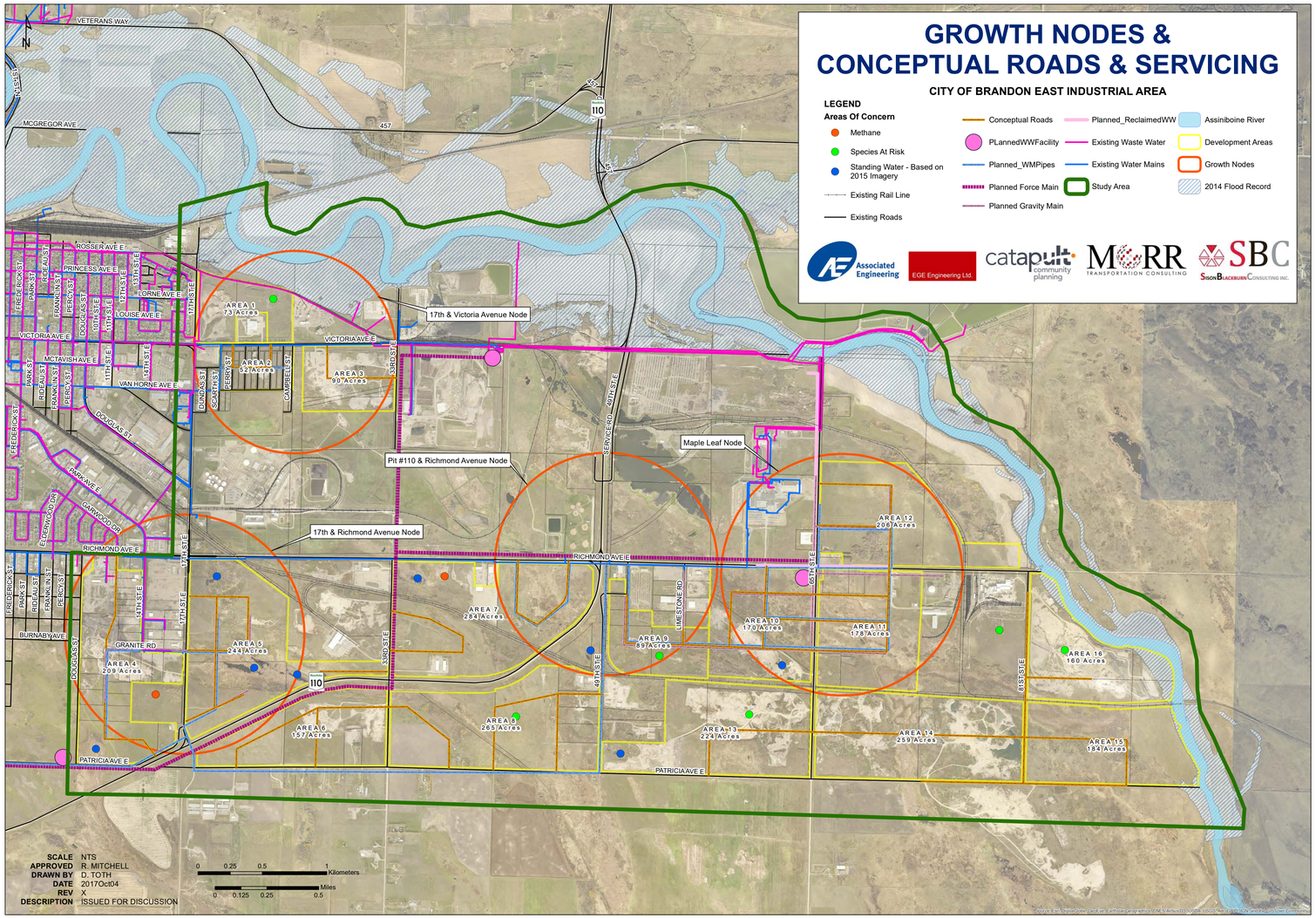
Conceptual Development, Roads and Servicing



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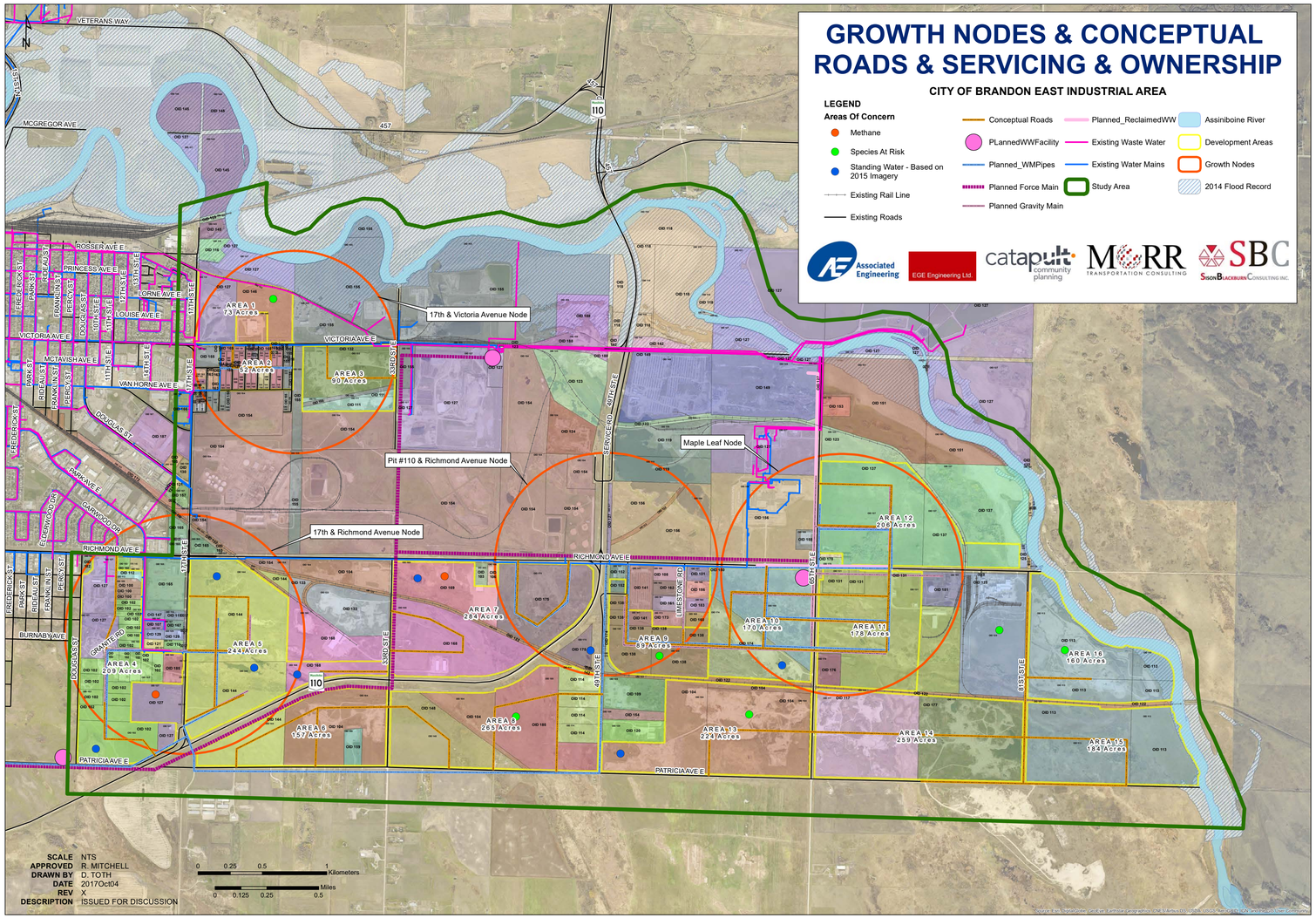
Conceptual Development, Roads, Servicing with Ownership



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Process and Next Steps

- The anticipated completion date of the project is Spring 2018.
- The Background Review is nearing completion. Following this meeting, conceptual planning will continue based on the ”nodes and corridors” identified in this presentation. Technical studies of transportation and other infrastructure and servicing requirements will be initiated.
- Community engagement will continue through ongoing dialogue with Key Stakeholders including land owners and the general public. An additional public event will be scheduled in the new year as concepts evolve.

Thank you for participating!

For further information on the project, please contact:

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