

Variance to Zoning By-law 6642

Name of Property Owner: BLUE WATER WASH
 Name of Applicant: SAMSON ENGINEERING INC. (Phil Dorn)
 Civic Address of Property: 347 Park Ave. E
 Legal Description of Property: Lot 1 Plan 37192 BLTO

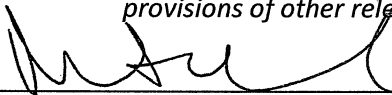
References:


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 to Bulk and Siting requirement for a 4.5 m
Sidyard in an Industrial General Zone. Proposed Addition for this
property comes to 0.343 m of side property line.

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: April 14, 2015
 Address: P.O. Box 164 BLUMNORT, MB R0A 2C0 E-Mail: Robert.dueck@SLT.CA
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: 204-326-0643 Work Phone: 204-326-6380

Signature of Applicant:  Date: APRIL 14, 2015
 Address: 162 - 10th St. BRANDON MB R7A 4E6 E-Mail: pdorn@samsonengineering.com
Street Address City/Province Postal Code
 Home Phone: _____ Cell Phone: (204) 761-2152 Work Phone: (204) 727-0747

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

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|---|--------------------------------|-------------------------------|-------------------------|
| FOR PLANNING DEPARTMENT USE ONLY: | | | |
| Community Planner: <u>Waleed Alkhatib</u> | Planning File No.: | CityView No.: <u>2015-45</u> | |
| Date Application Received: <u>Apr 24/15</u> | Payment Date: <u>Apr 27/15</u> | Receipt No.: <u>2015-2730</u> | Amount: <u>\$525.00</u> |
| Variance - Application | | | REV01/13 |

Letter of Authorization

Date: 21 April 2015

To: City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

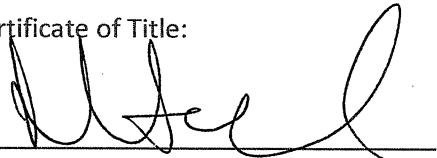
RE: 347 Park Avenue East (address or legal description of application)

I (We) hereby give authorization to:

Samson Engineering Inc. (Phil Dorn) (Applicant's name)

To apply for a Development application for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title:

| | | |
|---------------------|--|-------|
| <u>Robert Dreck</u> |  | _____ |
| Name (Print) | Name (Signed) | Date |
| _____ | _____ | _____ |
| Name (Print) | Name (Signed) | Date |
| _____ | _____ | _____ |
| Name (Print) | Name (Signed) | Date |
| _____ | _____ | _____ |
| Name (Print) | Name (Signed) | Date |



SAMSON ENGINEERING INC.

162 – 10TH STREET, BRANDON, MANITOBA, R7A 4E6

PH: (204) 727 – 0747 FAX: (204) 725 – 9870

INFO@SAMSONENGINEERING.COM

April 22, 2015

City of Brandon
Planning and Building Safety Department
638 Princess Avenue
Brandon, MB
R7A 0P3

Attention: City of Brandon Planning and Building Safety Department

Subject: Letter of Intent (Amendment of Zoning Bi-law 662) for property described as Lot 1 Plan 37192 BLTO located at 347 Park Avenue East, Brandon, Manitoba commonly known as Blue Water Wash

To Whom It May Concern:

Samson Engineering is pleased to submit this letter of intent on behalf of Robert Dueck, Vice President of Blue Water Wash, as part of the *Variance to Zoning By-law 6642* Application for the property described as Lot 1 Plan 37192 BLTO which is located at 347 Park Avenue East in Brandon, MB. This property is zoned as MG (Industrial General).

Lot 1 Plan 37192 BLTO is the location of Blue Water Wash, which is a large truck and trailer wash facility and is the only one of its kind in Brandon. Mr. Dueck is proposing an addition to the washing facility which would include 3 new wash bays and a mechanical room facilitating the necessary expansion and modernization of the operation to keep up with industry demands, specifically the needs of Maple Leaf Pork and the cattle industry. As the industry grows and changes a greater emphasis on bio-security is required. The addition of the 3 new bays provides enhanced cleaning facilities for livestock trucks and trailers. The improved operation is necessary in preventing the spread of diseases such as swine flu.

SEI and Mr. Dueck have explored several options for the location of the new wash bays, however the proposed location of the addition is the only option that satisfies the operations requirements for 3 – 23' (7.0m) wash bays, allocation for a shared mechanical room, and site separation of the "Clean" and "Dirty" sides of the site to meet health standards.

The proposed addition consists of a mechanical room on the north east corner of the existing building and a 3 wash bay addition on the East side of the existing building. The new east face of the building will run adjacent to the east property line at a distance of 0.3m. Due to the close proximity of the building to the property line, the east wall will have a 1 hour fire resistance rating.

The bulk and siting requirements for a MG zoned property dictate a 4.5m side yard and as the proposed addition will only have 0.3 m side yard we are applying for a variance to the by-law.

Proposed Development Description

The proposed development involves a 3 bay addition to the East side of the existing Blue Water Wash facility. The addition will increase the number of truck wash bays from 7 to 10 total bays. (See attached drawing C-101)

The development of the Blue Water Wash expansion will consist of the following:

- The construction of a 21.6x15.3m addition to the East side of the existing building
- The construction of a 12.8x11m mechanical room and storage area to the North side of the building at the North West corner of the existing building
- The construction of retaining walls on each side of the building running adjacent to the property line, 0.343m from the property line
- Re-grading the site in the front and rear of the new addition to ensure proper drainage
- The addition of a 1.5m landscaping buffer at the front of the property providing a landscaping screen from Park Avenue East
- The addition of a landscape peninsula and new tree mid-way through the parking isle which runs parallel to the East side of the property

Biosecurity Concerns

The new wash bays will provide enhanced cleaning facilities to meet the current health requirements of the Agriculture industry. Additionally, the site will have separation from the "Clean" and "Dirty" side of the operation, preventing cross contamination and helping to prevent the spread of disease and enhancing the general health and well being of the industry and the community.

Traffic Concerns

The proposed addition has the potential of improving the ingress of truck traffic from Park Avenue East into the Blue Water Wash facility. The additional bays will enable more trucks to go through the facility at one time, causing less congestion in the parking lot and subsequently the approach off of Park Avenue East. (See drawing C-103 for traffic plan).

Traffic exiting the facility will continue to leave through the East egress route and then be conveyed onto Industrial Drive where it can readily be conveyed to Park Avenue East without causing congestion.

Drainage Concerns

The area of the site being developed currently drains East into the swale located along the West property line. The water from the new development will still flow into the swale on the West property line and will only increase the flow into that swale by 0.0024 cms. This swale flows south to Park Avenue East and is throttled at the South end with a 0.35m diameter storm pipe

and as such there will be no increase in flow into the city ditch located on the North side of Park Avenue East. A retaining wall will be constructed on the West side of the building to prevent water from the new development from flowing onto the adjacent property. (See C-102 for Drainage Plan)

Lighting Concerns

The site has sufficient lighting from light standards located on the North end of the site and the East side of the site near the proposed retaining wall. There is existing exterior lighting on the building and the proposed addition will have similar lighting. (See C-101 and A-201)

Canvassing the Neighbors

SEI canvassed the property owners/managers of the neighboring buildings to discuss the proposed addition and show them a drawing of the proposed plan. Scott Johnson, of Centech Electrical & Controls, which is located at 140 Industrial Drive, has no concerns with the proposed addition as long as the drainage plan is approved by the City of Brandon.

Similarly, we spoke with Curtis of Graywoods Sports Group, located at 114 Industrial Drive. He informed us that he had no problem with Blue Water Wash building right up to the property line as long as the shared swale didn't change. We assured him a City approved drainage plan would be implemented and that we had no plans on changing the elevations of the swale.

We attempted to talk with a representative from Nutrition Feed Partners, soon to be located at 349 Park Avenue East, but were unable to make contact. Blue Water Wash has a good working relationship with Nutrition Feed Partners and have already been in discussions for a plan to have their trucks washed at Blue Water and then proceed onto Nutrition Feed Partners Lot to pick up seed. Additionally, as we are not changing the East side of the property, we expect no objections from them.

The Development in regards to the Planning Act

The proposed development is generally consistent with the Brandon & Area Planning District Development Plan and specifically with the following objectives from the plan:

1. *Will it be compatible with the general nature of the surrounding area?*

The truck wash is located within an industrial zone, on an existing truck route. It is an existing operation that is well suited to the area. The addition will be equally suited to the area.

2. *Will it 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 proposed addition has no negative health effects, in fact the opposite. The proposed addition offers improved cleaning facilities and a comprehensive plan for separating trucks

from the "Clean" and "Dirty" side of the site, preventing cross contamination and the spread of disease.

Further, the proposed addition should have no negative impacts on neighboring properties or future developments in the area. The operation is existing so the addition will not change the sites current usage. The plans for the proposed additions additional exterior lighting should not affect any surrounding properties and the changes to the area's drainage are negligible. The proposed addition plans do include a landscape buffer on the property providing a screen to Park Avenue East, which will be an aesthetic improvement to the surrounding area.

3. *Is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property?*

Blue Water Wash requires the variance to the by-law in order to proceed with the addition. Based on the size and shape of the site, and the logistics of how the trucks are routed and separated from the "Clean" and "Dirty" side of the site, there is no other reasonable position for the proposed addition on the lot.

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

We believe the proposed addition is generally consistent with the *BAPD Development Plan* and specifically consistent with 1.6.2.b of the General Objectives of the Planning Act which states:

To protect and to strengthen agriculture and its related activities as a major economic activity and use of land within the BAPD and to preserve the rural character of the Rural Municipalities of Cornwallis and Elton

The Blue Water Wash Facility is a necessary operation in helping to service the local hog industry, a major economic contributor in our community. Blue Water Wash and its proposed addition is a vital part of keeping this industry healthy and successful in our area.

Should you have any questions regarding the information provided in this letter, please do not hesitate to contact our office at the information provided above.

Yours very truly,
SAMSON ENGINEERING INC.



Phil Dorn, P. Eng.