

TITLE: <p style="text-align: center;">BY-LAW NO. 7155 SNOW DISPOSAL ZONING BY-LAW APPLICANT: CITY OF BRANDON</p>		
PRESENTER:		FILE NO: Z-06-16-B
DEPARTMENT: Planning & Building Safety	ATTACHMENTS: 1. Draft by-law 2. Schedule A - Zoning By-law	
CLEARANCES:  Principal Planner	DATE: Sept 19, 2016	
APPROVALS:		
Director of Planning & Building Safety	Date	City Manager
		Date

REQUEST:

The City of Brandon is applying to include the following provisions in the existing Zoning By-law No. 7124 to regulate snow disposal sites:

- “Snow disposal facility” and “Water body” to the definition section;
- Minimum buffer distances from any residential or water body; and
- “Snow disposal facility” to Table 15: Industrial Use Table as a permitted use in the IG and IH Zone and as a conditional use in the IR Zone.

DISCUSSION:

Brandon is a winter city, and as such all businesses and residents have to deal with the reality of storing snow and the subsequent snow melt runoff. Since the closure of the existing snow disposal site (i.e. Crystal flats) at 1825 Victoria Avenue East there has been a growing concern of private companies storing excess amounts of snow onto privately owned sites. This has precipitated various sites throughout the City to become unregulated dumping and storage grounds for large quantities of snow. The issue is that some these sites are not designed to accommodate drainage of the excess water from the melt, and in some instances this results in water trespasses onto adjacent private and public property.

The storage of snow as a principal use is currently not regulated by the City, and therefore these amendments seek to define the use, restrict it in certain areas, and include provisions to ensure surrounding properties are not adversely impacted.

Once City Council gives 1st reading of By-Law No. 7155, the application will proceed to the public hearing process to be conducted by the Planning Commission.

RECOMMENDATION:

That By-law No. 7155 (Z-06-16-B) to address snow disposal facilities be read a first time.