


TITLE: <p style="text-align: center;">VARIANCE 301 AVIATION AVENUE UNIT 4 OWNER: CITY OF BRANDON APPLICANT: 6348387 MANITOBA LTD.</p>										
PRESENTER: Samuel van Huizen, BES		Page 1 of 3								
DEPARTMENT: Planning & Building Safety	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings									
CLEARANCES: Principal Planner	MEETING DATE: August 3, 2016									
APPROVALS: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 33%;"><i>Original signed by S. van Huizen</i></td> <td style="text-align: center; width: 33%;"><i>July 15, 2016</i></td> <td style="text-align: center; width: 33%;"><i>Original signed by R. Nickel</i></td> <td style="text-align: center;"><i>July 20, 2016</i></td> </tr> <tr> <td style="text-align: center;">Community Planner</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Principal Planner</td> <td style="text-align: center;">Date</td> </tr> </table>			<i>Original signed by S. van Huizen</i>	<i>July 15, 2016</i>	<i>Original signed by R. Nickel</i>	<i>July 20, 2016</i>	Community Planner	Date	Principal Planner	Date
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REQUEST:

The applicant, Todd Lewis, President of 6348387 Manitoba Limited, on behalf of the property owner, The City of Brandon, is applying to vary Table 16: Industrial Bulk and Siting Requirements in Part III, Division 4, Section 62 of the City of Brandon Zoning By-law No. 7124 to reduce the minimum side yard setback from 4.5 meters to 3.0 meters for property located at 301 Aviation Avenue – Unit 4, in the IG Industrial General Zone. Approval of this application will allow for the construction of a hanger.

BACKGROUND:

Development Context

The subject site is currently undeveloped land and is located at the Brandon Municipal Airport. The site is surrounded by airport infrastructure for the movement of aircraft and various other uses permitted in the IG Zone. The airport is surrounded by agricultural farmland in the Rural Municipality of Elton. Access to the site is provided along Aviation Avenue from Commonwealth Way, Sandison Road and Route 10 north from Brandon. The site is situated on the airside of the Brandon Municipal Airport and is not accessible to the general public.

History

The site is one of seven subdivided properties initiated by the City of Brandon in 2003 to allow for the development of privately leased hangers for small aircraft storage. Since then, two hangers have been constructed.

ANALYSIS:

The applicant is proposing to build a 24.3 meter by 24.3 meter hanger for the storage of private aircraft. Access to the building will be via a main hanger door on the west facing wall and small man door. The general public will not have access to the site due to the location on the airside of the Brandon Municipal Airport.

The City of Brandon has completed a drainage plan for the area and the applicant will be required to submit their own drainage plan to the city with their application for a building permit.

Consistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:

1. Will be compatible with the general nature of the surrounding area;

The proposed reduced side yard setback will be consistent with the industrial and aeronautical character of the existing developed area. There are two existing hangers and one other proposed hanger in the general vicinity of the subject site. The increased size of hanger on the proposed site will be compatible with the general nature of the surrounding area.

2. Will 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 use will generate noise, vibration, dust, lighting, odour and traffic at a level that is commensurate with an airfield and other uses permitted in an IG zone. The reduction in side yard setback to 3.0m is consistent with other uses in the IG zone and will allow for appropriate drainage from the property to not impact surrounding sites. Therefore, the proposed reduced side yard setback will not likely be detrimental to the surrounding area.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

The intent of the minimum side yard setback in the IG zone is to provide increased separation between higher intensity industrial uses (buildings) in the zone. The proposed use for the hanger building is not a high intensity industrial use, and therefore a reduction to the minimum side yard setback from 4.5m to 3.0m is the minimum modification of the zoning by-law possible to relieve the injurious effect of the zoning by-law on the applicant's property.

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

Section 13.2.12 of the Brandon & Area Planning Development Plan 2013 ensures for an adequate supply of land for possible future expansion of the airport facilities. Airports and warehousing are both permitted uses in the City of Brandon Zoning By-law No. 7124. All other siting requirements for the subject site comply with the zoning by-law.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon Engineering Department

As part of the building permit submission, the applicant will be required to provide a drainage design for Lot 4 that ties into the overall drainage design that the City of Brandon has completed and provided to the applicant.

Notification

As required under s. 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject property and notice posters were posted on the property.

Public Outreach

Since this application does not result in an increase in density or intensity, public outreach is not required. As of the writing of this report, the Planning & Building Safety Department has not received representation in favour of or in opposition to this application.

RECOMMENDATIONS:

That the Public Hearing for Variance Application V-15-16-B at 301 Aviation Avenue Unit 4 be concluded.

That Variance Application V-15-16-B to vary Table 16: Industrial Bulk and Siting Requirements in Part III, Division 4, Section 62 to of the Zoning By-law by reducing the minimum side yard setback from 4.5m to 3.0m in the IG Industrial General Zone be approved at 301 Aviation Avenue, Unit 4 (Lot 4, Plan 42427 BLTO in the SE ¼ 12-11-19 WPM) in accordance with the intent of the application “Attachment A-1”, the attached letter of intent “Attachment A-2” and the attached site plan “Attachment B-2”.