



170000035

Planning & Building Safety Department
638 Princess Avenue. Brandon MB. R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca/planning

Amendment to Zoning By-law 7124

Name of Property Owner: SEAL-ON PAVING LTD.
Name of Applicant: SEAL-ON PAVING LTD.
Civic Address of Property: 1890 65th Street East
Legal Description of Property: Lot 2 Plan 22346 BLTO

References:

BAPD Development Plan By-law No. 95/01/12
Applicable Secondary Plan By-law
City of Brandon Zoning By-Law No. 7124

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

Proposal:

To Rezone from Development Reserve (DR) Zone to Industrial Heavy (IR) Zone to allow for two above ground storage tanks on the property.

As applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant: Date:

Address: Street Address Postal Code City/Province E-Mail:

Home Phone: Cell Phone: Work Phone:

Signature of Owner: Date: May 7, 2017

Address: 65 Limestone Road R7A 7L5 Brandon, Manitoba E-Mail: arnill@westernasphalt.ca

Home Phone: Cell Phone: Work Phone: 2047259538

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 Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:
Community Planner: S. van Huizen Planning File No.: Z-01-17-B CityView No.: 170000035
Date Application Received: 8/17/17 Payment Date: May 8/17 Receipt No.: 17-5280 Amount: \$ 3400
Re-Zoning Application REV01/16



Letter of Authorization

Date: May 7, 2017

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

RE: Lot 2 Plan 22356 BLTO (address or legal description of application)

I (We) hereby give authorization to:

Steve McMillan (Applicant's name)

To apply for a development application for the above address.

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

Dean Arnill
Name (Print)

[Signature]
Name (Signed)

May 8, 2017
Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

May 9, 2017

Letter of Intent

City of Brandon Planning & Building Safety Department
638 Princess Avenue
Brandon Manitoba
R7A 0P3

Re: Zoning Amendment Application for 1890 65th Street East (Lot 2 Plan 22346 BLTO)

Zoning Request

Seal-On Paving Ltd. is applying to rezone 1890-65th Street East (Lot 2 Plan 22346 BLTO) in Brandon Manitoba from Development Reserve (DR) Zone to Industrial Heavy (IH) Zone to allow for the development of two storage tanks on the property.

Proposed Use of the Property

The proposed use for the property will be the erection of two outdoor storage containers in the south-east corner of the site, that will hold Liquid Asphalt Cement. The Liquid Asphalt Cement will be brought in on rail cars from the adjacent CN rail line to the north and stored in the two proposed storage tanks until ready for use in the Emulsion Plant located on the adjacent property at 65 Limestone Road. The Liquid Asphalt Cement will be transported to the adjacent site by trucks, using an internal roadway that joins the two properties.

The property was previously used for aggregate mining purposes. That use has been completed and the owner is currently working with the Province of Manitoba on the reclamation of the site. Once this work has been completed, the property will be ready for the proposed use of two storage tanks.

Development Plan & Zoning By-Law

The property is designated Industrial as indicated on Map 1: Urban Land Use in the Brandon & Area Planning District Development Plan 2013 By-law 95/01/12. The property is zoned as Development Reserve according to the City of Brandon Zoning By-law 7124. The property will be rezoned to Industrial Heavy Zone to allow for the proposed use of two storage tanks. This use falls under Storage Facilities under Table 15: Industrial Use Table in the City of Brandon Zoning Bylaw 7124, and is a permitted use in the Industrial Heavy Zone.

Environmental Concerns

There are no environmental concerns currently with the property or with the proposed use. Liquid Asphalt Cement is a low risk substance since it does not penetrate the soil at any significant depth before it solidifies, forming a hard surface (similar to an asphalt road) and does not contaminate the soil, surface water, or ground water. As such secondary containment is not required. If a spill of Asphalt Cement were to occur the material would be recovered, reheated, and placed back in a tank.

Secondary Plans

There is no Secondary Plan, Neighbourhood Plan or any other area plans or policies that affect this property.

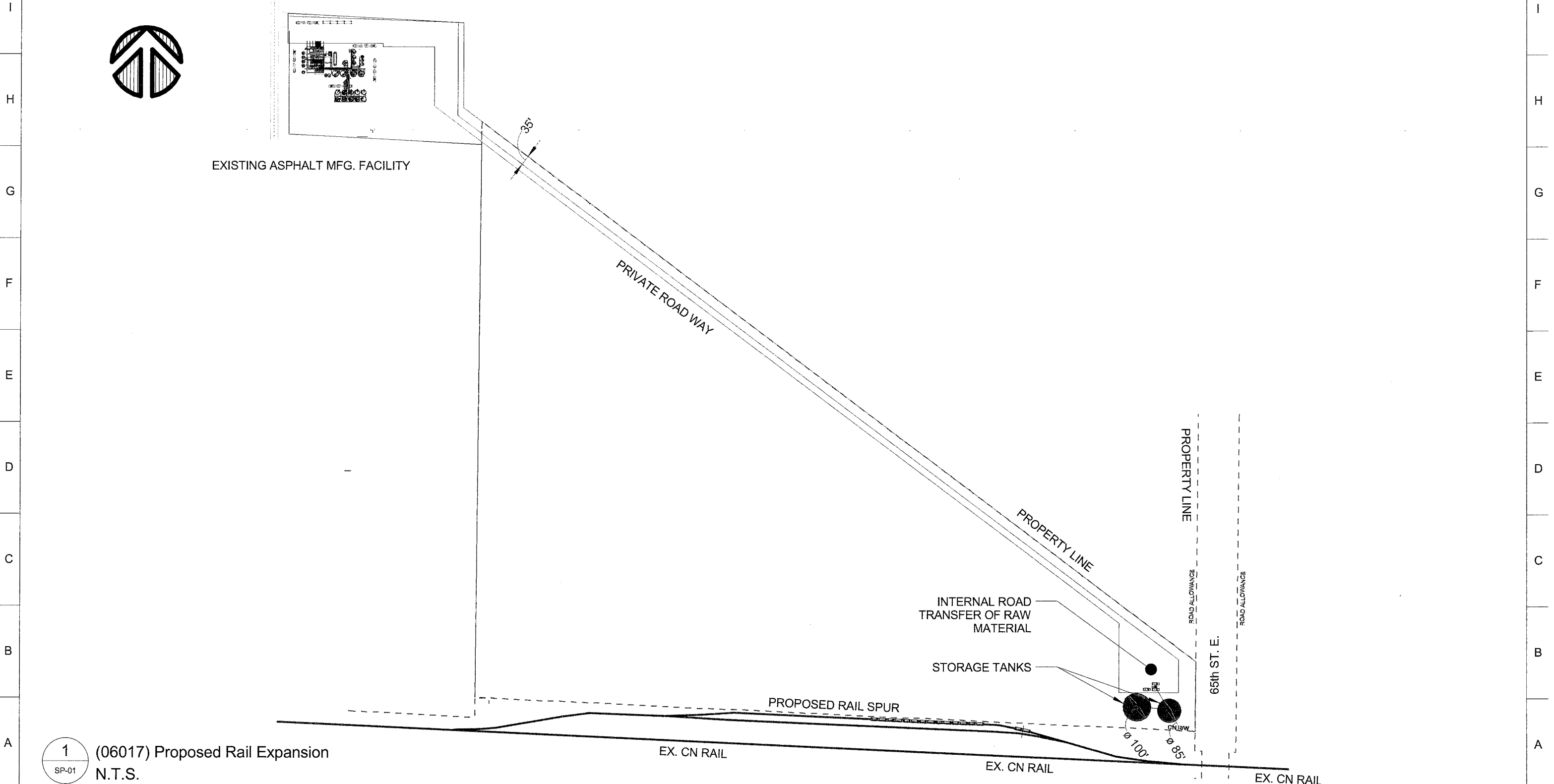
If there are any questions related to this application, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. McMillan', with a long horizontal stroke extending to the right.

Steve McMillan, RPP
VP of Planning Services
VBJ Developments Ltd.

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1 (06017) Proposed Rail Expansion
 SP-01 N.T.S.



Brandon Storage Site
 65 Limestone Road
 Brandon, MB R7A 7L5

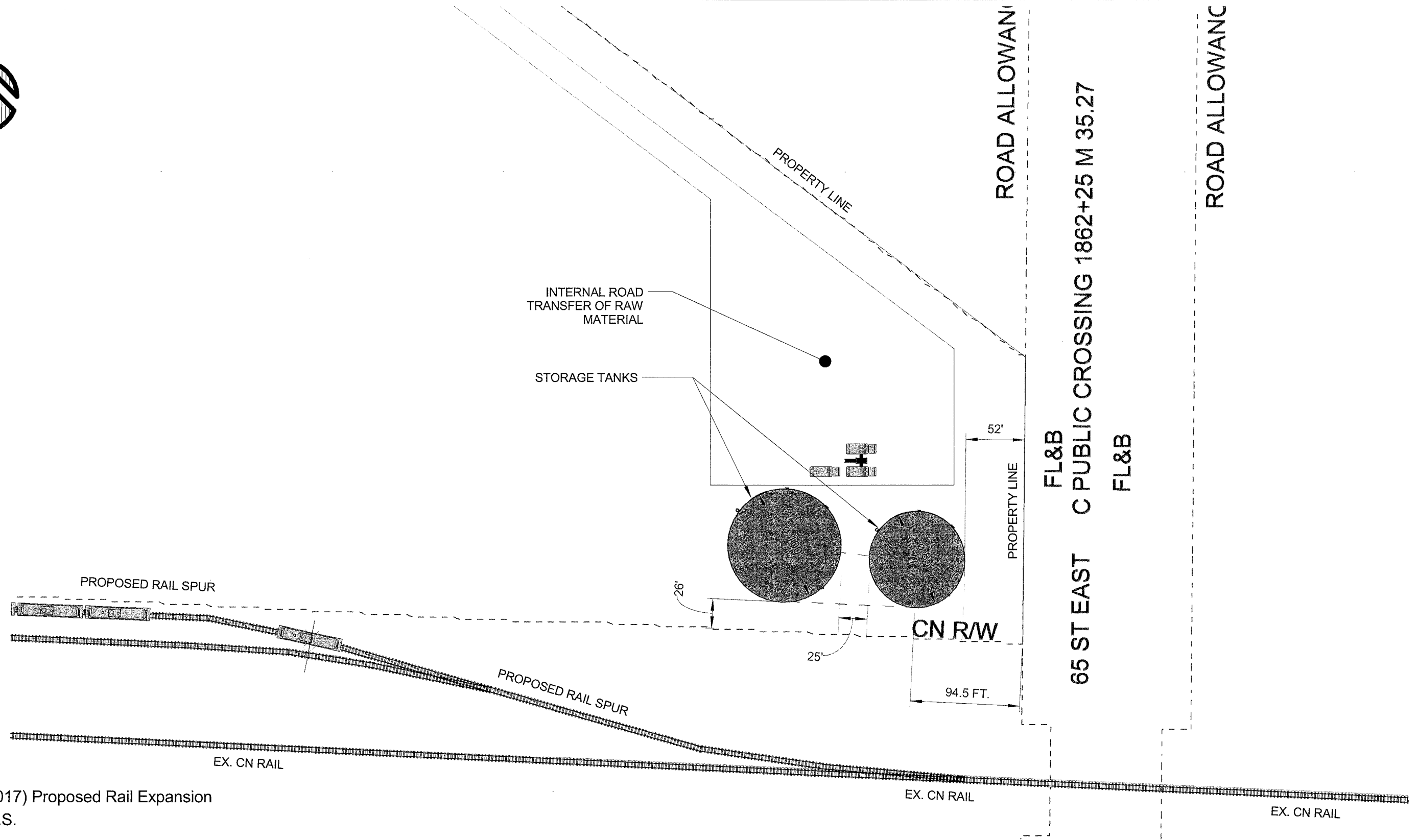
No.	Description	Date
	Rail / Tank Proposal	May 08/17

Brandon - Proposed Site Plan	
Project number	06017
Date	Mar. 16/17
Drawn by	Northstar
Checked by	B.D.
SP-01	
Scale As indicated	

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1 (06017) Proposed Rail Expansion
SP-02 N.T.S.

WESTERN ASPHALT
products

Brandon Storage Site
65 Limestone Road
Brandon, MB R7A 7L5

No.	Description	Date
	Rail / Tank Proposal	May 08/17

Brandon - Proposed Site Plan (SE Corner)

Project number	06017	SP-02
Date	Mar. 16/17	
Drawn by	Northstar	
Checked by	J.D.L.	
		Scale As indicated