



<b>TITLE:</b> <b>BY-LAW NO. 7177 TO REZONE</b> <b>PROPERTY LOCATED AT 1890 – 65<sup>TH</sup> STREET EAST</b> <b>OWNER/APPLICANT: SEAL-ON PAVING LTD.</b>			
<b>PRESENTER:</b> Samuel van Huizen, BES		<b>Page 1 of 2</b>	
<b>DEPARTMENT:</b> Planning, Property & Buildings		<b>ATTACHMENTS:</b> A. Application related documents B. Map, air photo & drawings C. Draft by-law	
<b>CLEARANCES:</b>  A/Chief Planner		<b>DATE: May 19, 2017</b>	
<b>APPROVALS:</b>			
<b>General Manager of Development Services</b>		<b>A/City Manager</b>	
<b>Date</b>		<b>Date</b>	

**REQUEST:**

The applicant, Dean Arnill of Seal-On Paving Ltd., is applying to rezone a property located at 1890 – 65<sup>th</sup> Street East from DR Development Reserve to IH Industrial Heavy. Approval of this application will allow for the construction of two storage tanks in support of an asphalt manufacturing plant.

**BACKGROUND:**

***Development Context***

The subject site is currently vacant, and is located on 65<sup>th</sup> Street East south of Richmond Avenue East. The property has a CN railway right-of-way along the southern site line. The site is surrounded by Industrial Heavy zoned uses. Various industrial uses are located to the northwest of the site along Richmond Avenue East. Access to the site is provided by 65<sup>th</sup> Street East in the southeast corner of the site and by rail to the south. An internal roadway connects to the asphalt manufacturing plant on an adjacent property at 65 Limestone Road.

***History***

The subject site was subdivided from a larger property several times, the last time in 2000, when the industrial lots on Limestone Road were created. The site is identified as “Medium” quality aggregate designations as determined by the designated Provincial Authority and shown on Map 10 of the Brandon and Area Planning District Development Plan 2013. The site was approved for a conditional use to establish a sanitary landfill site for the disposal of clean fill including bricks and cement. The site now sits vacant without an active use.

**DISCUSSION:**

Approval of this rezoning will accommodate the construction of two tanks for the storage asphalt cement in the southeast corner of the site. The site will also have access to CN railway spurs to the south for the offloading of material from rail cars into the storage tanks. Trucks will transport the material from the storage tanks along an internal roadway to the asphalt manufacturing plant located to the west of the site.

Once City Council gives first reading of By-Law No. 7177, the application will proceed to the review and the subsequent public hearing processes.

**RECOMMENDATION:**

That By-law No. 7177 (Z-01-17-B) to rezone property located at 1890 – 65<sup>th</sup> Street East (Lot 2, Plan 22346 BLTO) from DR Development Reserve to IH Industrial Heavy be read a first time.