


TITLE: BY-LAW NO. 7274 TO AMEND SECONDARY PLAN BY-LAW NO. 7209 EAST BRANDON INDUSTRIAL AREA SECONDARY PLAN		
MEETING DATE: August 5, 2020		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: <ul style="list-style-type: none"> A. By-law No. 7274 B. By-law No. 7274—annotated C. Table of proposed changes D. Letter of intent E. Revised Appendix E to the EBIASP F. Revised Appendix F to the EBIASP G. New Appendix G to the EBIASP: East Brandon Industrial Area Servicing Analysis—2020 update 	
PRESENTER: Andrew Mok, BES MCIP RPP	MANAGER: Ryan Nickel, Director of Planning & Buildings	

RECOMMENDATIONS:

That the Planning Commission recommend City Council approve By-law No. 7274 (SP-01-20) to amend the East Brandon Industrial Area Secondary Plan By-law No. 7209.

BACKGROUND:

Request

The applicant, Andrew Mok of the City of Brandon, is applying to amend the East Brandon Industrial Area Secondary Plan By-law No. 7209 (EBIASP). Approval of this application will allow for flexibility in implementation policies to enable some advance development of the Full Service “B” (FS-B) Area.

Development Context

The EBIASP area has areas of developed and undeveloped land, with larger sites and more intense industries generally located further east away from the City’s existing residential areas. The EBIASP area boundaries include the Assiniboine River to the north and east, Patricia Avenue East to the south, and, to the west, 17th Street East north of Richmond Avenue East and the undeveloped Douglas Street right-of-way south of Richmond Avenue East. PTH 110, Victoria Avenue East, Douglas Street, Richmond Avenue East, and Patricia Avenue East provide access to the EBIASP area from the rest of the city.

History

City Council adopted the EBIASP in 2018 to establish a strategy to develop the City’s industrial lands, most of which is located east of 17th Street East. The EBIASP established areas of industrial development depending on the level of infrastructure service available and required to enable continual growth of the EBIASP area. This resulted in, amongst other things, the creation of two Full Service areas for the establishment of industrial uses requiring City water and sanitary services. These areas are FS-A in close vicinity of the City’s existing urban area, and FS-B east of PTH 110.

ANALYSIS:

Attachment C is a list comparing the original and proposed provisions of the Secondary Plan. The main substantive change is the inclusion of an alternative servicing scenario (Attachment B-3) that could support the water and wastewater servicing of the FS-B area in the short term before the City makes long-term infrastructure improvements that would enable full buildout of the area. The alternative servicing scenario prepared by Associated Engineering (Attachment G) identifies two wastewater servicing options, one of which could use an existing dormant wastewater forcemain to the north of the site. Conceptual costing for Option 1 (building a new forcemain) is \$9,500,000 and Option 2 (using the existing forcemain) is \$5,500,000. Investment in the alternative servicing scenario would likely be triggered by developer interest in the area and potentially private/public funding partnerships.

Attachments E and are revised Appendices E and F respectively in light of the proposed amendments. Appendices E and G are included in this report as additional information only, they are not considered to be part of the by-law.

Consistency with the Development Plan

- Policies 4.1.1, 6.2.1, 6.2.3, and 6.2.5—no change in land use designations, EBIASP still maintains land use designations consistent with Development Plan, including buffers along the Assiniboine River and arterial streets
- Policy 12.2.2—proposed amendments to allow for advance development in the FS-B area reflects City’s need to take long-term approach in infrastructure investments to enable full buildout of the area
- Policies 12.2.5 and 12.2.9—proposed interim infrastructure improvements to enable advance development of the FS-B area makes use of existing street rights-of-way and utility corridors
- Policy 12.2.7—proposed amendments allow for part of the FS-B area to be developed as a first stage of full buildout before the City makes long-term infrastructure improvements

Commenting Agencies

The City did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 168 of The Planning Act, notice of the public hearing was sent to owners of property within 100 metres (328 feet) of the subject property. Notice was also posted on the subject property and advertised in the Brandon Sun on July 16, 2020 and July 23, 2020.

Public Outreach

Section 13 of the Zoning By-law does not apply, as this application is a secondary plan amendment. That said, the City had discussions with the property owners most likely to be affected by the proposed amendments prior to drafting the amendments. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.