

June 30, 2022

Letter of Intent

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

Re: Zoning Application for 4501 Patricia Avenue East (Lot 4, Block 2 SP 2147 BLTO)

Full Tilt Towing & Transport Ltd (Jeff Hogg) is applying on behalf of the owner Vionell Holdings Ltd to rezone 4501 Patricia Avenue East from Development Reserve to Industrial Heavy Zone. This zoning change will allow Full Tilt Towing to move their operations to the property fronting on 49th Street East.

Development Plan

The property is currently designated Industrial in the BAPD Development Plan 2013. The zoning of this property to Industrial Heavy conforms to the Development Plan.

East Brandon Industrial Area Secondary Plan

In the East Brandon Industrial Area Secondary Plan, this property is within the PS (Partially Serviced) area and has specific requirements for servicing.

Sanitary Sewer

The property will need to be serviced by private onsite sanitary wastewater management systems compliant with the Brandon and provincial requirements. There are no planned upgrades to provide city sewer service to this area.

Water Service

The property is within the PS area where development will be serviced by piped municipal water, however the closest water line is nearest waterline is over 1500m away. The property will use a potable water source until municipal services are extended.

Stormwater Management

Stormwater management will be handled privately onsite as per Brandon and provincial regulations. A detailed drainage report will be supplied during the Development Permit process.

Environmental

The property has been earmarked for a species at risk, specifically the small white lady slipper. The property owner commissioned a field survey with a qualified Botanist and Ecological Consultant which took place between June 21-23rd 2022. A full report will be submitted shortly with the findings.

Aggregate Resources

The property has also been identified for a high aggregate resource. The property was mined in the past but mostly for sand and some gravel, both of which were not high quality. The property hasn't been mined for a few years now. The owner will provide information to confirm all useful aggregate resources have been mined.

Zoning

The current zoning for the property is Development Reserve. Rezoning the property to Industrial Heavy would be consistent with the BAPD Development Plan and also with the adjacent zoned properties in the area. Land directly to the north and east are zoned Industrial Heavy. The proposed use of a Vehicle Towing and Storage business is only permitted in the Industrial Heavy Zone, which makes it the only logical zoning for the property and use.

Proposed Development

The applicant is proposing to move his business, Full Tilt Towing and Transport, from its currently location at 1503 Moreland Avenue to 4501 Patricia Avenue East. The business has an approved Conditional Use Ordre to operate at its current location, however this is only temporary as the use is in contravention of the North Brandon Gateway Secondary Plan. Moving the business to a more appropriate location and zoning designation has been a key priority for the owner for many years.

The plan is to construct a new building and vehicle storage yard fronting on 49th Street East which will be accessed from Richmond Avenue and Limestone Road. The approximate size of the developed area will be in the 10-20 acre range, with the design to be finalized through the Development Permit process. The proposed building for the site would be roughly 10,000 square feet with some additional storage sheds and a large exterior storage area for vehicles.

The total size of the property is 97.16 acres which provide plenty of room to take into account any white lady slippers occurrences that might be present. The location of the proposed development would be downstream from the orchids which will have no effect on the current habitat if one is found. The location of the developed area is over 600m from the nearest small white lady slipper location that was surveyed over 20 years ago. This is outside the provincial setback requirement of 100m. The survey from this year will be provided in a report shortly to confirm currently small white lady slipper occurrences.

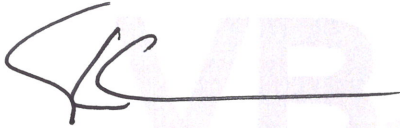
The location of the past aggregate mining area is located at the north end of the site which is over 1000m away from the proposed developed area. The proposed development would conform to the current lotting plan for the area as there are many 10 acre lots fronting on 49th Street East that are zoned for Industrial Heavy use with private onsite services.

The remaining 75 acres of the property could be further subdivided or developed in the future based on updated plans for the area. At this time the development of the Full Tilt Towing site is the only development planned for the property.

Due to current supply chain shortages, a new building for the site will not take place until 2023, however, the owner is looking to establish the gravel vehicle storage area this fall in order to move storage operations to this more compatible location as soon as possible.

If there are any questions related to the above information, please don't hesitate to contact me for clarification. We hope to receive your support on this development.

Sincerely,



Steve McMillan, MCIP, RPP
VBJ Developments Ltd
For Full Tilt Towing & Transport Ltd.

