

Comité de révision de la planification de Beaubassin

Rapport du personnel

Usages Conditionnel

Objet : Terms and conditions for industrial use

Numéro du fichier: 15-067

Date du réunion: Le mercredi le 18 février, 2015

De : Nicolas Landriau
Development Officer

Information générale

Requérant/: Jason Melanson 679218 NB Inc

Propriétaire: 1137 rue Amirault Dieppe E1A 1E1

Demande: The client is seeking for a development permit to use the warehouse as a place to store assurance claims products. Under section 6(1) (a) (i) of the Beaubassin west planning area rural plan regulation, uses in Industrial zone are subject to section 34(4)c) of the community planning act

Information du site

Endroit: 18 Brennan, LSD Scoudouc

NID: 70494349

Grandeur du lot: 8096 m²

Usage présent: warehouse

Zonage: Industrial

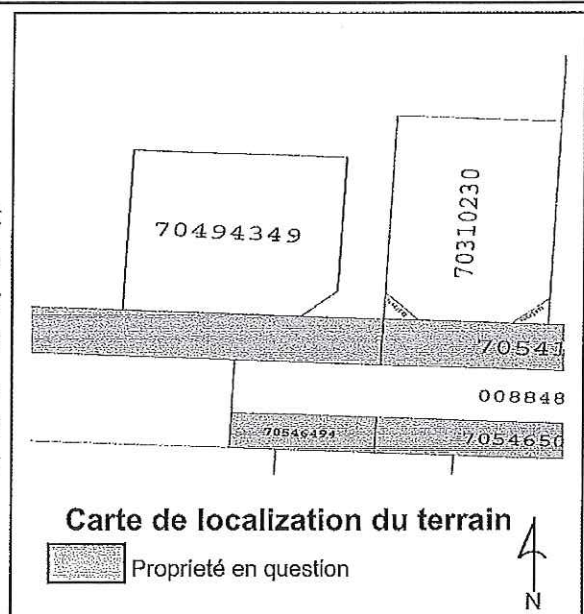
Usage futur: Industrial

Usage des environs & Zonage:
Industrial and Light Industries I zones

Services municipaux:

Water and sewer

Accès/Sortie: Brennan Avenue



Politiques de plans municipaux

(d) Industrial Uses

Policy

- It is the policy of the community to locate the new industrial uses in the Scoudouc Industrial Park or in areas developed for this purpose.

Proposals

- It is proposed that industrial uses that could constitute a nuisance to their neighbours shall be permitted uses in the Scoudouc Industrial Park only.

- It is proposed that new industrial uses that may pose a moderate or an important impact on the environment shall be authorized subject to an agreement pursuant to section 39 of the Community Planning Act.

Réglementations de l'arrête de zonage et/ou l'arrêté de lotissement

I Zones - Light Industries

Permitted Uses

6(1)

In an I zone, any land, buildings or structures may be used for the purposes of, and for no other purpose than

(a) one of the following main uses, subject to section 34(4)(c) of the Community Planning Act :

(i) a warehouse,

(ii) a wholesaling establishment,

(iii) an assembly plant, and

(iv) a manufacturing establishment;

(b) an accessory building, accessory structure or accessory use to the main use of the land, building or structure, if this section permits such main use.

6(2) All industrial or other wastes shall be discharged in the Westmorland-Albert solid waste dump.

6(3) The area in front of the main building shall be fully landscaped within one year of the commencement of the structures and can include grass, trees, shrubbery, climbers and creepers, paths and pedestrian walkways.

Consultations internes et externes

The client spoke with the development officer to get his project ready.

Discussion

Jason Melanson representing 679218 NB Inc. came to apply for a development permit on the property

on January 15th, 2015 for the use of the existing warehouse and a fence. He submitted a location plan for a 8' high fence.

Mr Melanson was informed at this time that as per the Beaubassin west planning area rural plan regulation, uses in Light Industrial zone are subject to terms and conditions under section 34(4)c) of the Community planning act.

The building was already used for the purpose of caskets storage.

The purpose of the new industrial use is a assurance claims storage place. The existing warehouse is to be used as a storage unit for goods that need to be relocated after a property got damages (fire, water, wind...). The client would also like to use containers in the yard to extend storage capacities.

Avis public

Notice was sent to land owners within 1000m of the subject property.

Autorité légale

34(4)In prescribing the purposes for which land, buildings and structures in any zone may be used, a zoning by-law may

(a) establish classes of such purposes with respect to main, secondary and accessory uses, and permit land, buildings or structures to be used for

- (i) one or more classes of such purposes, or
- (ii) one or more purposes in any class;

(c) prescribe particular purposes therefor

- (i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and
- (ii) that may be prohibited by the advisory committee or regional service commission where compliance with terms and conditions imposed under subparagraph (i) cannot reasonably be expected.

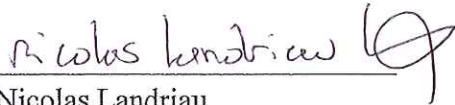
34(5)Terms and conditions imposed under paragraph (4)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect

- (a) properties within the zone or in abutting zones, or
- (b) the health, safety and welfare of the general public.

Recommandation

It is respectfully recommended that the members of the Beaubassin Planning Review and Adjustment Committee impose the following terms and conditions to the property bearing PID 70494349 before allowing the development of an industrial use on the property:

1. If there is hazardous product (such as but not limited to: gas, paint, thinner, solvent, explosives...) to be temporarily or permanently store on the main building, the owner will have to apply for a permit in order to meet actual National building code requirements ;
2. All industrial or other wastes shall be discharged in the Westmorland-Albert solid waste dump.



Nicolas Landriau

Agent d'aménagement/development officer

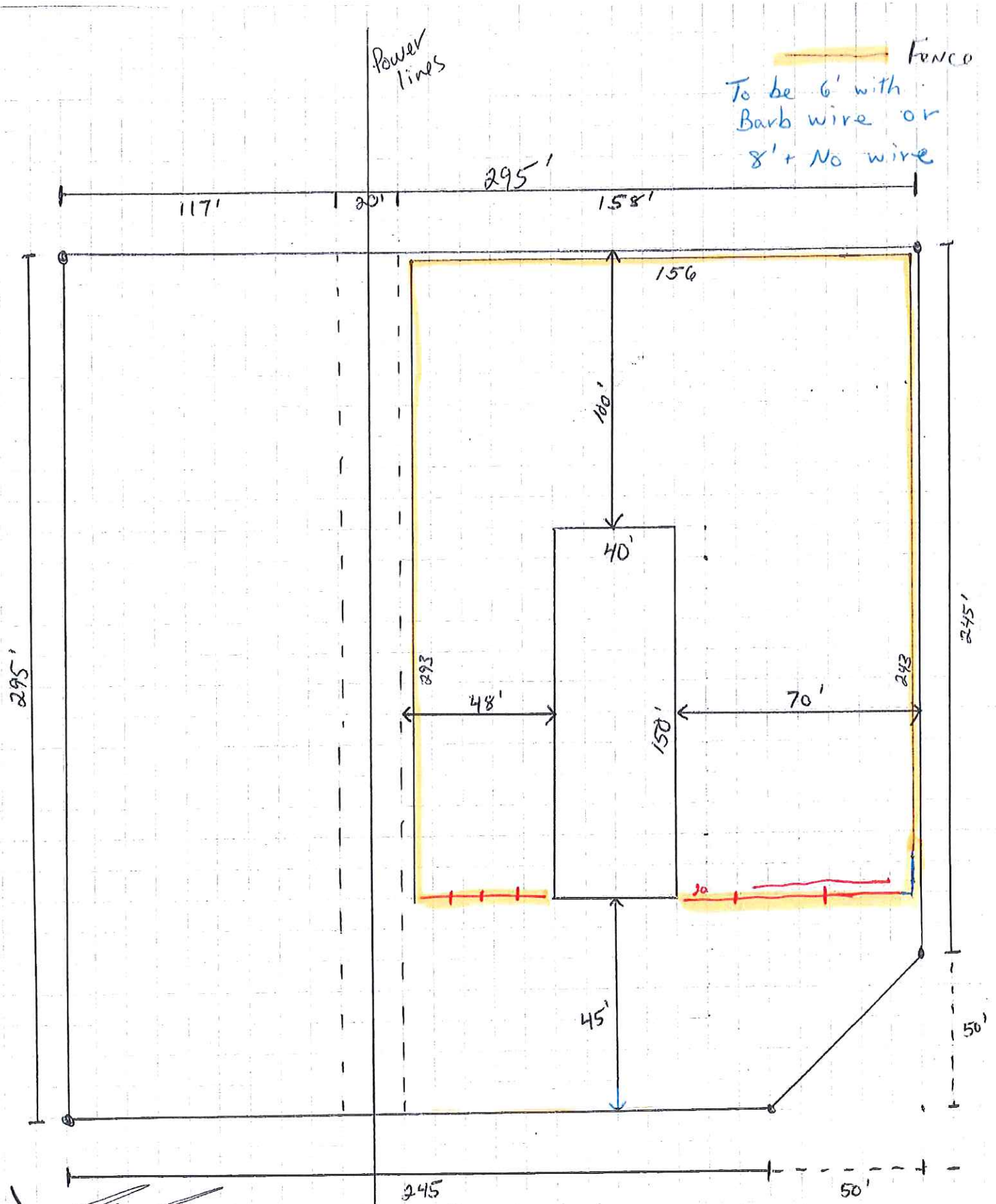


Jesse Howatt

Urbaniste/planner

Power lines

Fence
To be 6' with Barb wire or 8' + No wire



18 Brennan Ave

Scoudouc Ind. Park

