

Beaubassin planning review and adjustment committee

STAFF REPORT

TEMPORARY PERMIT

Subject: Add an additional 2 main buildings (self-storage) to the site

File number: 15-299

Meeting Date: Monday, April, 20, 2015

From: Nicolas Landriau Development officer

GENERAL INFORMATION

Applicant: Kim Atkinson

Landowner: 607219 NB Inc C/O Parlee Beach Self Storage

Proposal: The client wants to add 2 main building (self-storage) to the site dedicated to self storage.

SITE INFORMATION

Location: 23 Ohio Road Shediac

PID: 70392212

Lot size: 2.23 Hectares

Current Use: Commercial

Future land Use: Commercial

Surrounding use & Zoning: Commercial, General Commercial (GC)

Municipal Servicing: Water and sewer

Access/Egress: Ohio road

Westmorland-Albert

1222, rue Main Street,
4th floor, Unit/Unité 4000,
Moncton, NB, E1C 1H6
Tel: 506-382-5386

Beaubassin

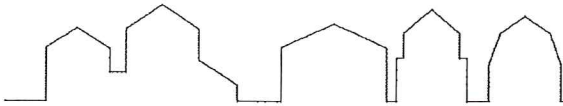
815A, rue Bombardier Street,
Route 15, Exit/sortie 37,
Shediac, NB, E4P 1H9
Tel: 506-533-3637

Tantramar

131H, rue Main Street,
Sackville, NB, E4L 4B2
Tel: 506-364-4701

Solid Waste •

Déchets Solides
2024, rue Berry Mills Road,
Moncton, NB, E1C 8T6
Tel: 506-877-1050



Municipal plan Policies

3.2.4 Commercial sectors and uses

Commercial development is probably the most prominent element to consider in determining the outcome of an urban community. Generally, urban activities are attracted by business and service centres. It is also thanks to a well-established business centre that a municipality defines its outreach within a region. A municipality's goal is to distribute commercial services throughout its territory in a way that will be adapted to the needs of a region, town, neighbourhood, and different communities of interest. Accessibility to commercial sectors is a key factor that contributes to meeting a local population's needs.

The Town recognizes the advantages of concentrating the largest part of its commercial activities, professional services, and financial services in the downtown core. In fact, this provides functional space organization to all citizens who only need to go to one place to meet all of their needs.

Consequently, there would be less traffic, travel time would be reduced, and residents could benefit from a wide array of choices. Similarly, every business will benefit from its ability to attract others and take advantage of common services.

Finally, this type of layout will guarantee a larger regional outreach within the municipality, and consequently, will attract more investments. Moreover, it would avoid an over-distribution of private and public investments.

1. Council's policy is to recognize that historically, the Town of Shediac had quickly established a firmly-rooted business centre and currently, the Town of Shediac is revealing itself to be a second-tier regional service hub.

2. Council's policy is to correctly frame commercial activities.

5. Council's policy is to implement urban design guidelines in the downtown core and in other commercial boroughs so as to highlight its features, attract new businesses and sustain its economic viability.

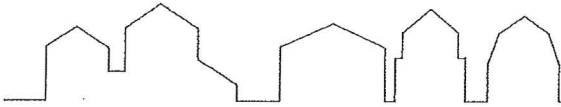
6. Council's policy is to encourage continued growth in commercial developments in the Town of Shediac.

9. Council's policy is to consider localizing businesses with a regional outreach and that need large parking lots close to Highway 15 and/or Highway 11, or close to the municipality's main arteries, such as Ohio Road and Main Street, up to the intersection with Cornwall Road.

10. Council's policy is to encourage businesses servicing a local population or a population in a borough to be located within those boroughs and within the downtown area.

7.6.1 Development concept:

The *Ohio Road* borough is another main artery of the Town of Shediac. In fact, this artery ensures the joining of Main Street, at the intersection of Parlee Beach Road, and Highway 15. The heavy flow of traffic on Ohio Road has prompted businesses to set up shop on the outskirts of town. The local detachment of



the RCMP is also located on Ohio Road. Given this fact, we anticipate that there is a great potential for commercial development in this sector in the next few years. A more permissive commercial zoning would further favour development.

However, development on a section of Ohio Road is constraint due to a lack of services, such as water and sewer.

Ohio Road is the gateway to the Town of Shediac. Consequently, this borough has the potential for highway commercial development, despite the presence of some single family dwellings in the northern part of the borough, as well as a mini home park. In fact, this type of development requires a large area of land to allow for the construction of big box stores, to accommodate a secure access to the highway, enough space to allow delivery trucks to manoeuvre, and finally, enough parking to meet the needs of a clientele in transit.

Another not inconsiderable advantage of this borough is that the section south of Ohio Road is not developed very much. This will make it easier for the integration of new businesses and it would allow for the establishment of development guidelines, in order to minimize potential nuisances attributed to this type of development on neighbouring residential sectors. This being said, there is a great potential for commercial development over the next few years in this sector.

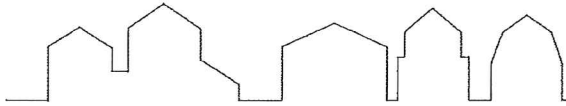
7.6.2 Proposals related to the Ohio Road borough:

3. It is proposed that all new developments be serviced by the municipal water system and the sanitary sewer system.
4. It is proposed to promote the expansion of the potable water system and the wastewater system in order to stimulate economic growth within this borough.
5. It is proposed to require that a site plan be designed to optimize land use, thus creating a built environment that is enjoyable and efficient, before authorizing a commercial development in this borough.
6. It is proposed to promote the diversification of commercial uses in order to create a hub of economic development.
7. It is proposed that the town develops design standards in order to guarantee that businesses will be well-integrated into this environment.

Zoning Bylaw and or Subdivision By-law Regulation

4.2 The Commission may, subject to the terms and conditions it judges appropriate:

- a) authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this by-law;



26.1 Except as otherwise prescribed within an P, RM, ID and DS zone, no more than one main building or main structure may be placed or erected on a lot, no building or structure may be altered to become a second main building or structure thereon.

Internal Consultation & External Consultation

The client spoke with a development officer and a planner in order to get the project ready.

Discussion

When evaluating a variance, the Planning Act provides the following criteria or test to evaluate the requests.

Is it Reasonable?

The client is asking to build 2 30'x150' self storage units on the lot were 4 units are already present and fully used. The overall project is for 8 units and the proposed buildings are only a phase of the project.

The property is designated as commercial and the use of a warehouse is permitted. The lot is not facing Main street.

The request seems reasonable.

Is it desirable for the development of the property?

The proposed 2 new units are going to help to the commercial development of the area and reinforce the value of the property. The remnant area of the lot is not suitable for any other purpose than the one planned and the lot cannot ideally be subdivided. The use of the whole lot as a self storage commerce is probably one of the better ways to develop the property.

It seems to be desirable for the property.

Does the variance meets the intentions of the zoning by-law?

The intention of the by-law is to allow warehouse and commercial development that need space, and big building in General commercial zones. The use is permitted and the intention of the by-law is to allow several building on the lot that are not facing Main street.

The intentions of the zoning by-law are met.

Does the variance meets the intentions of the municipal plan?

The intentions of the municipal plan are to promote commercial development within the area while framing such development by imposing specification in order to make sure that the development will not create conflict with abutting properties, to optimize land use, and to well integrate businesses in their environment.

The intentions of the rural plans are met.



Public Notice

Public notice was sent to property owner within 60 meters of the lot bearing PID 70392212.

Legal Authority

34(3) Subject to subsection (4), for greater certainty without limiting the general power conferred by subsection (1) or (2), a zoning by-law mentioned therein shall divide the municipality into zones, prescribe the purposes for which land, buildings and structures in any zone may be used, and prohibit the use of land, buildings and structures for any other purpose, and may

h) empower the advisory committee or regional service commission, subject to such terms and conditions as it considers fit,

(i) to authorize, for a temporary period not exceeding one year, a development otherwise prohibited by the by-law,

(i.1) to authorize, for an additional temporary period not exceeding one year, a development otherwise prohibited by the by-law if

(A) the applicant holds an authorization under subparagraph (i) that is to expire or has expired,

(B) an application with respect to the land has been made to amend the applicable zoning by-law, basic planning statement or rural plan, and

(C) the advisory committee or regional service commission has received a resolution from the council confirming that the council will consider the application referred to in clause (B); and

(ii) to require the termination or removal of a development authorized under subparagraph (i) or (i.1) at the end of the authorized period;

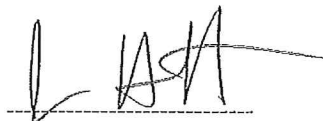
Recommendation

Staff recommends that the temporary permit request from Kim Atkinson on behalf of 607219 NB Inc C/O Parlee Beach Self Storage, (PID 70392212), Town of Shediac, to add 2 main buildings on the property **BE GRANTED** under the following conditions:

1: The proposed development will have to follow the location plan provided.

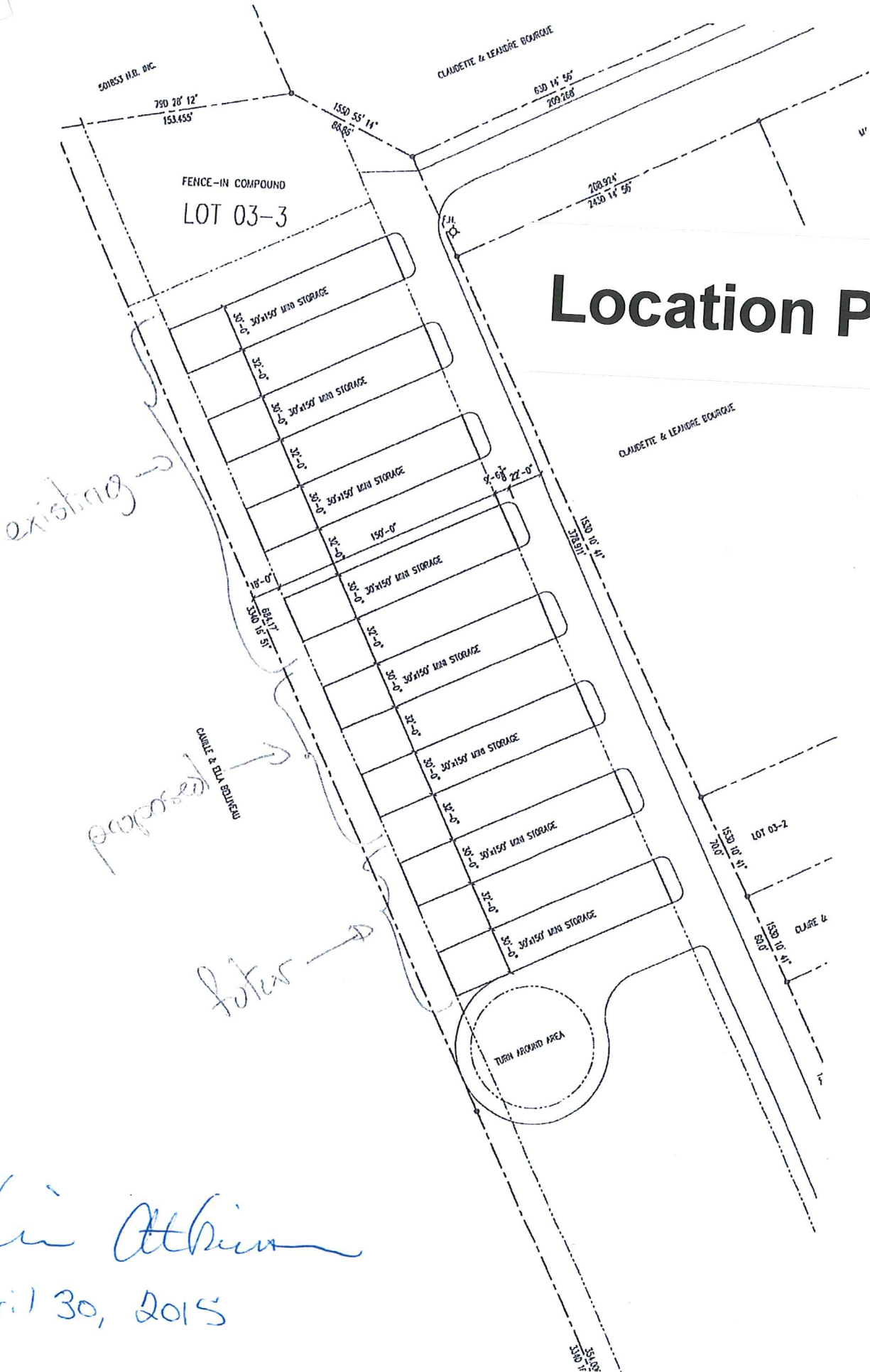


Nicolas Landriau
Development officer



Jesse Howatt MCIP, RPP
Planner

Location Plan



Kin Atkinson
April 30, 2015

site photos



05/01/2015

Détails

Fond de carte

Partager

Imprimer

Mesurer

Géosignets

Rechercher une adresse ou un lieu

Légende

Areas



GeoNB_SNB_CivicAddress

Civic_Addresses



GeoNB_SNB_Parcels

parcels



GeoNB_ENV_Wetlands

PSW_30m_buffer



PSW



Regulated_Wetlands



Wetlands_30m_buffer



GeoNB_ENV_ProtectedWellfie

ELG Protected Wellfields

Preliminary - Wellfield area not defined

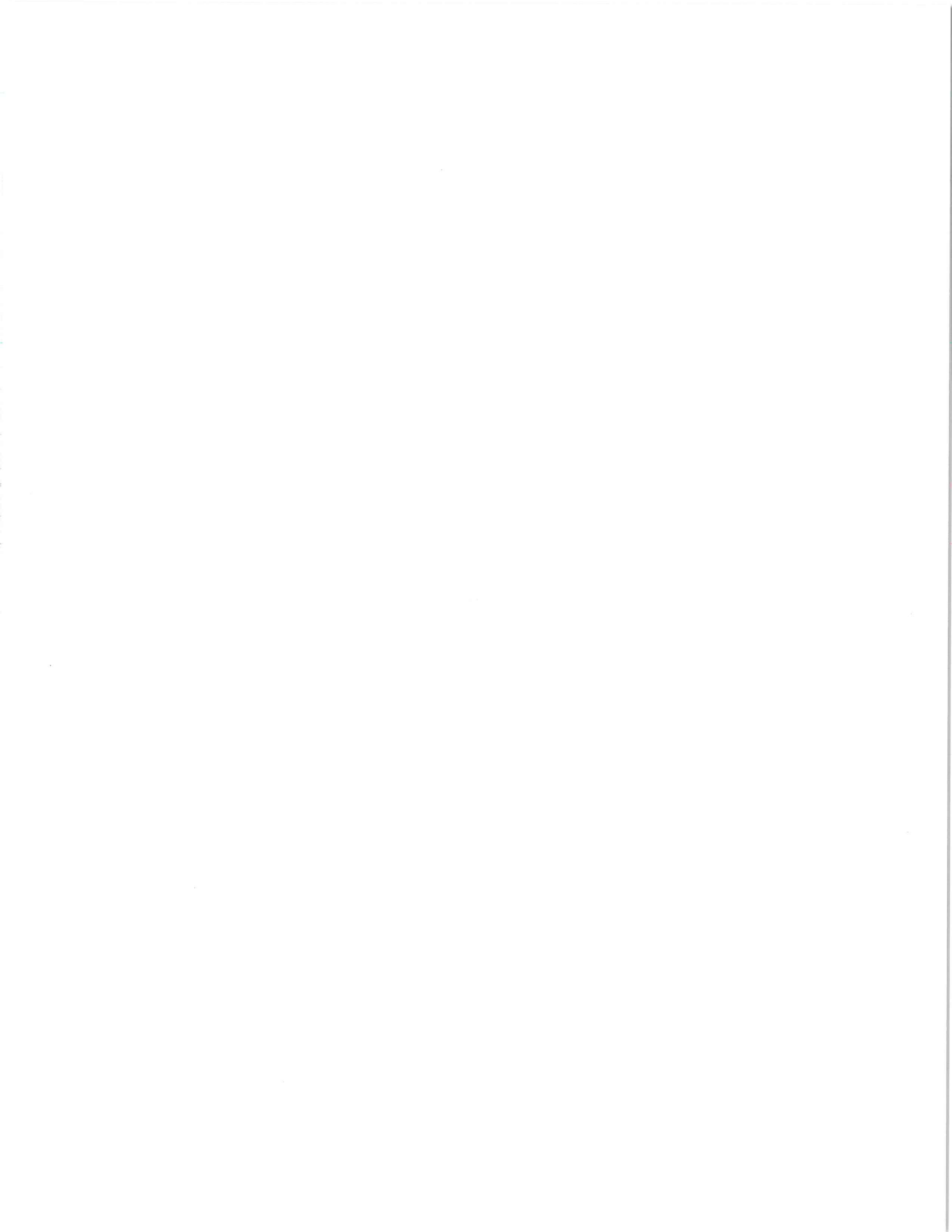


Zone A - Preliminary



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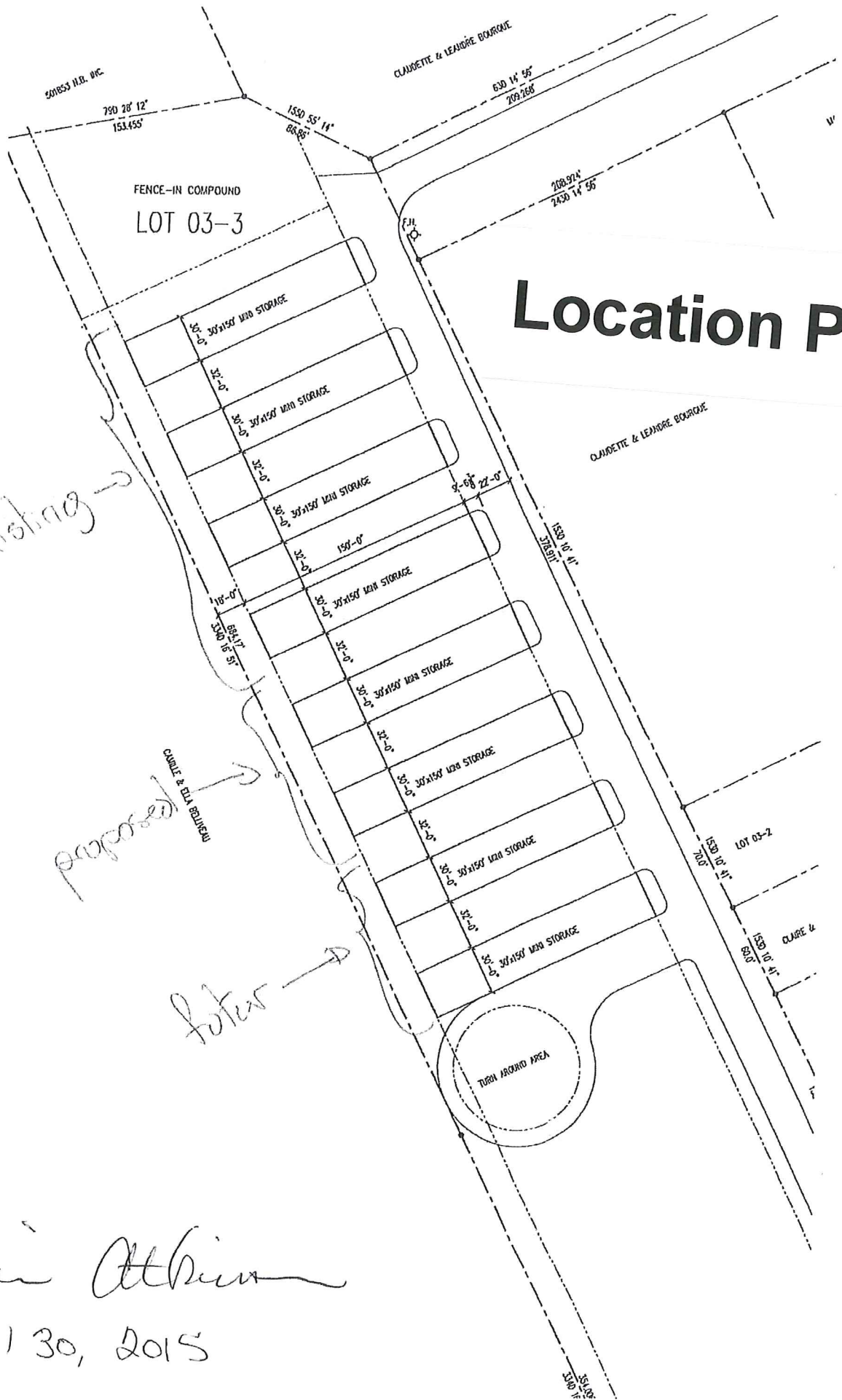




site photos



05/01/2015



Location Plan

Kiri Atkinson
 April 30, 2015

ArcGIS SERSC Parcels

Détails

Fond de carte

Partager

Imprimer

Mesurer

Géosignets

Légende

Areas



GeoNB_SNB_CivicAddress

Civic_Addresses



GeoNB_SNB_Parcels

parcels



GeoNB_ENV_Wetlands

PSW_30m_buffer



PSW



Regulated_Wetlands



Wetlands_30m_buffer



GeoNB_ENV_ProtectedWellfields

ELG Protected Wellfields

Preliminary - Wellfield area not defined



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