

Beaubassin Planning Review and Adjustment Committee

STAFF REPORT

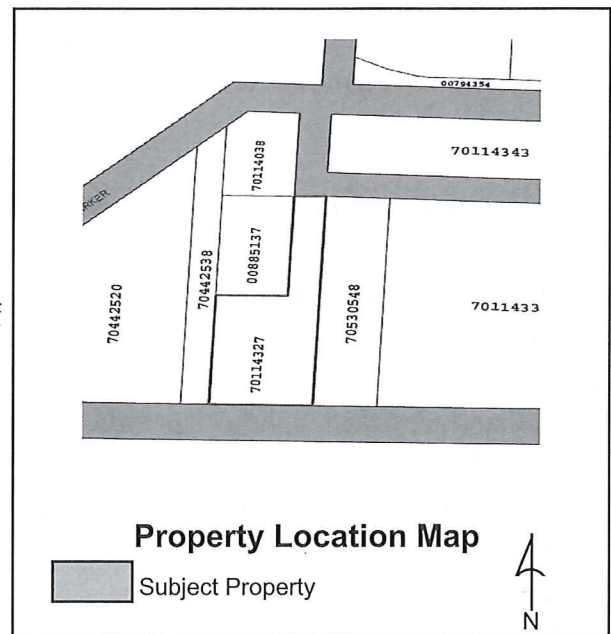
Subject : Terms and conditions for an industrial use
File number: 15-500
Meeting Date: Wednesday, June 17, 2015
From : Nicolas Landriau
 Development Officer

GENERAL INFORMATION

Applicant/: Patrick Leblanc Shoppe d'Anotec Inc.

Landowner : Shoppe d'Anotec Inc.

Proposal: Add storage unit to the main building
 (architectural aluminium manufacturer).
 The total area of addition will be 6568 sqf



SITE INFORMATION

Location: , LSD Scoudouc
PID: 70114327
Lot Size: 14788 m²
Current Use: Manufacturing plant
Zoning: I zone Light Industries
Future Land Use: Industrial
Surrounding Use & Zoning: Industrial, Light industrial zone
Municipal Servicing: Sewer
Access/Egress: Eileen street

Municipal Plan Policies

(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.

Zoning Bylaw and or Subdivision By-law Regulation

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.

Internal Consultation & External Consultation

The client spoke with the development officer to get his project ready. Pete Belliveau Special assistant Constituency office of Shediac Bay-Dieppe came to the South East Regional Service Commisiion Shediac office in order to get information about the project and the processing of the file.

Discussion

The company is a architectural aluminum manufacturing plant that is willing to enlarge the building to expand indoor raw material stocking capacities.

The building start without a permit and is still going on.

The use of the building is not going to change. The company is growing and want to enlarge their production capacities.

Public Notice

Public notice was send to the neighborhood within 100 meters around the property.

Legal Authority

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

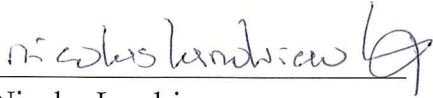
(b) the health, safety and welfare of the general public.

Recommendation

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 PIDs 70114327,

00885137 and 70114038 before allowing the development of an industrial use on the property:

1. Property bearing PIDs 70114327, 00885137 and 70114038 will have to be consolidated prior a development/building permit is issued ;
2. As reasonably as possible the lot's existing vegetation must be maintained.
3. 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



06/01/2015



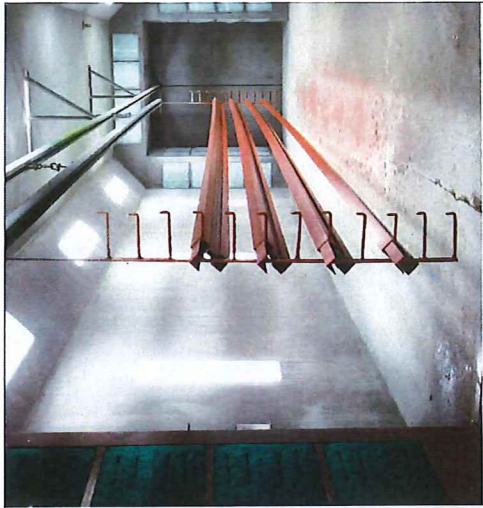
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Aluminum Architectural Products:

- Curtainwall framing - 1 3/4", 2", and 2 1/2" wide with a variety of depths
- Sloped framing for skylites
- SSG (Structural Silicone Glazing) curtain wall framing
- Window framing, 3" to 6", deep profiles
- Operable vents (awnings, hoppers, casements and SSG awnings)
- Doors - Narrow, wide and monumental styles - various base, division rail and header sizes (Doors available with "Insulclad")
- Door framing, standard and thermally broken profiles
- High performance thermally broken Terrace and sliding patio doors
- Gaskets for our systems are provided by Tremco
- Aluminum and steel anchoring systems
- Curved shapes

Aluminum Sheet and Brake Shapes

0.32" to .125" - Flat sheet or custom brake form shapes post anodized (Sills, corners, column covers etc.)

Painting

Licensed applicator for PPG, Valspar and Akzo-Noble industrial paints (Electro-statically applied and oven cured)

Custom Aluminum Dies

Special projects that require custom profiles, we can assist with CAD design.

Aluminum Fabrication

CNC machining, welding, cutting, assembly and fabrication of parts.

Anodizing

Clear - .004" - Class 2 and .007" - Class 1 Two step color anodizing - Champagne, Light and Architectural Bronze + Black

Door and Window Hardware

We provide only name brand hardware for our doors and windows. Tru-Cl, Adam-Rite, Iico, Pemko, Gallery etc.



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Sales / CAD:

CAD:

CAD/CNC:

Accounting:

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ARCHITECTURAL ALUMINUM MANUFACTURER

Anotec Manufacturing Inc. is a locally owned and operated Architectural Aluminum manufacturer supplying the glazing contracting industry. With experienced personnel and in house anodizing, paint, CNC, CAD and fabrication equipment we provide precision, custom made products with timely deliveries. Customer service is always our top priority.