

Beaubassin Planning Review and Adjustment Committee

STAFF REPORT

Temporary Use Approval

Subject : Temporary use permit

File number: 15-1149

Meeting Date: Wednesday, September 23, 2015

From : Jesse Howatt
Planner

GENERAL INFORMATION

Applicant/: Luc LeBlanc Southeast Concrete

Landowner : Luc LeBlanc Southeast Concrete

Proposal: The request for a temporary permit to convert a public garage on property bearing PID 70541065 in the Scoudouc Industrial Park.

SITE INFORMATION

Location: 55 Brenan, LSD Scoudouc

PID: 70541065

Lot Size: 1.73 ha

Current Use: Concrete Plant

Zoning: Light Industrial

Future Land

Use: Concrete plant with public garage

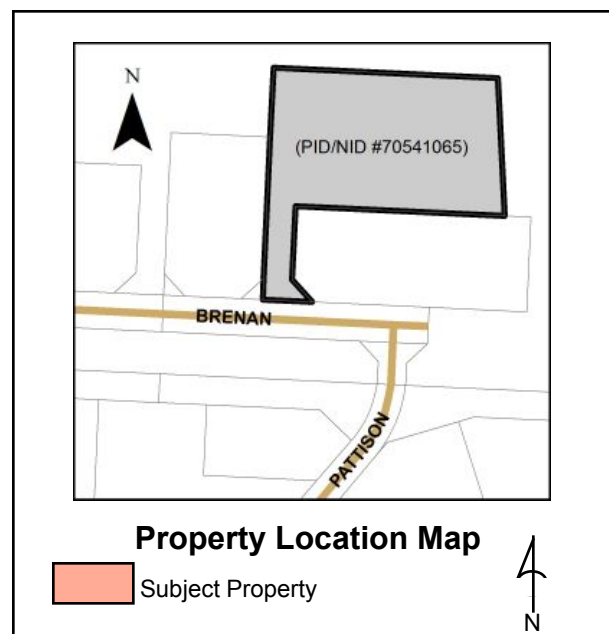
Surrounding

Use & Zoning: Industrial

Municipal

Servicing: water and sewer

Access/Egress: Brenan Ave.



Municipal Plan Policies

The Commission is reviewing the Beaubassin West rural plan. The intention is to adopt the plan before 2016. The current rural plan requires that a public garage be subject to section 39 of the Community Planning Act, and the applicant will be subject to section 39 of the Community Planning Act if the proposed rural plan is not adopted.

Zoning Bylaw and or Subdivision By-law Regulation

In the proposed plan, a public garage will be permitted as primary use in the Scoudouc Industrial Park. In the current and proposed plan, the applicant is required to have one parking space for every 36 square feet of the business' surface area.

Internal Consultation & External Consultation

The file was discussed within the Commission.

Discussion

The applicant has requested to convert a public garage in the Scoudouc Industrial Park. Currently, the applicant is operating a private garage for his own truck. Therefore, the garage already exists. The reason why a public garage is allowed as a primary use in the Scoudouc Industrial Park is because we do not foresee any conflicting use. The main purpose of the Scoudouc Industrial Park is to be the region's location for all heavy industries. If the light industries or businesses see an advantage in setting up in the Scoudouc Industrial Park, they should be allowed to do so.

Public Notice

Public Notice has been mailed on September 9 to neighboring landowners within 100 meters of the subject property.

Legal Authority

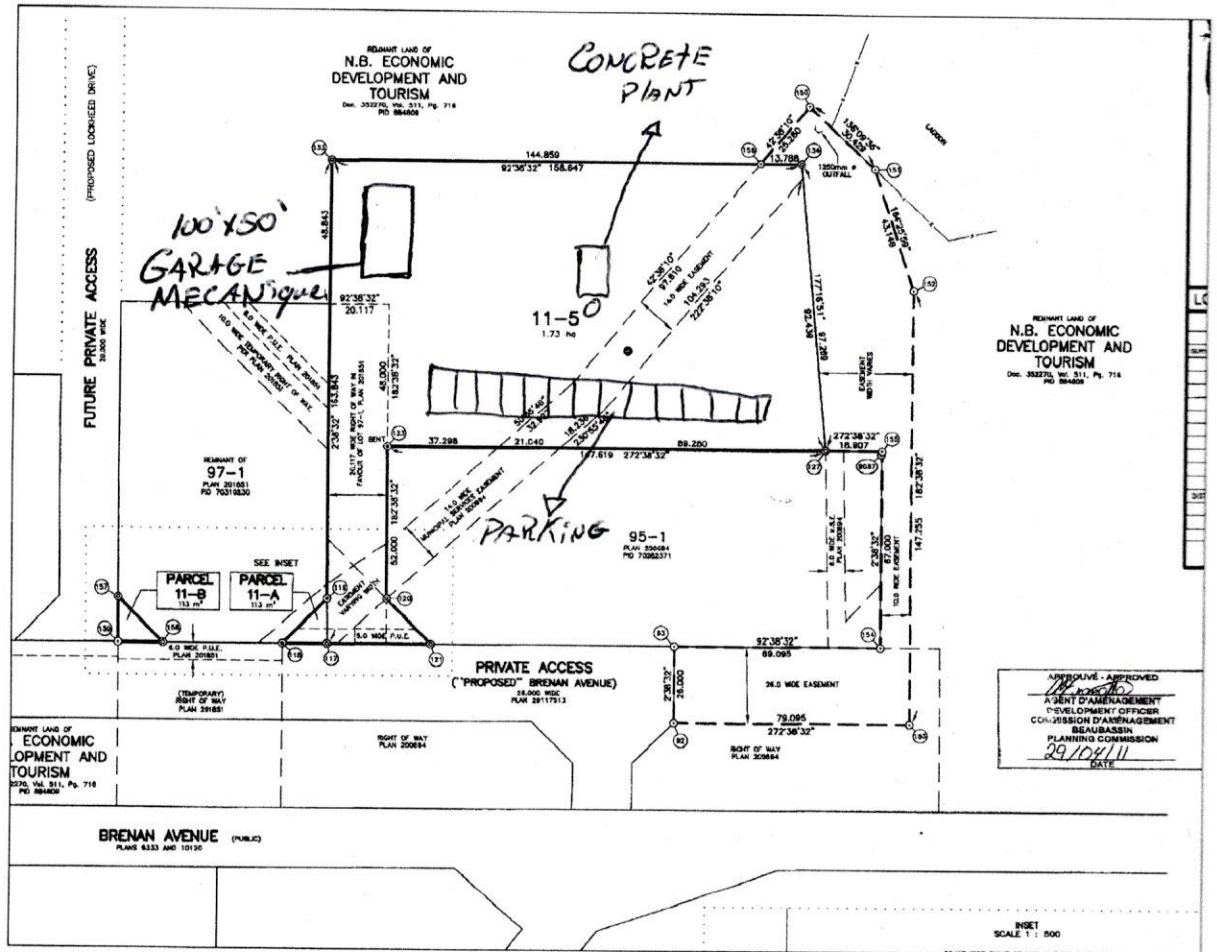
The Beaubassin West Planning Area Rural Plan Regulation provides the Planning Review and Adjustment Committee with the following authority:

2.2(2) The Commission may, subject to such terms and conditions as it considers fit,
a) authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this Regulation.

Jesse Howatt, MICU, UPC

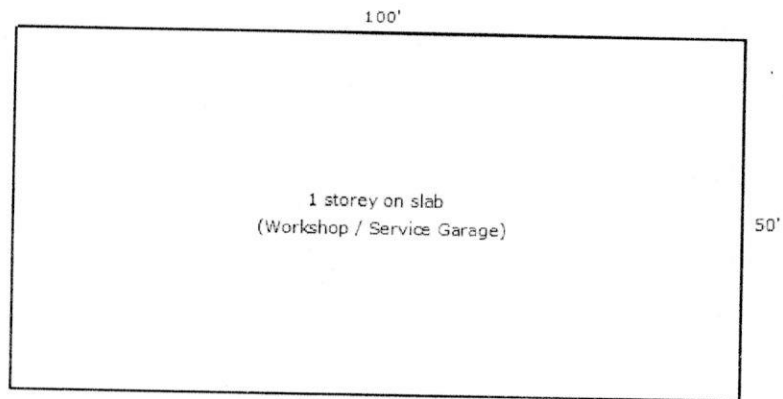
SCHEDULE F

SURVEY PLAN - LOT 11-5



SKETCH - WORKSHOP / SERVICE GARAGE

FOR ILLUSTRATION PURPOSES ONLY



Sketch by: Ager Sketch & Sincere

Comments

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	5000.00	5000.00

BUILDING AREA BREAKDOWN	
Breakdown	Subtotals
First Floor 100.0 x 50.0	5000.00

Net BUILDING Area

(rounded)

5000

1 Item

(rounded)

5000