plan360

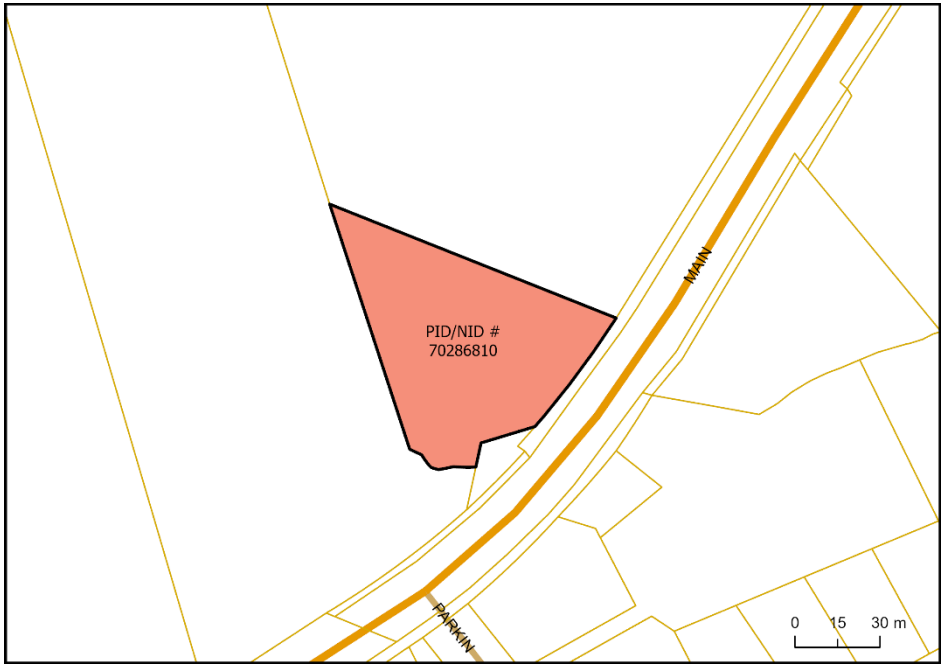
# Redesignation and rezoning application for vehicle inspection shop

**Preliminary**

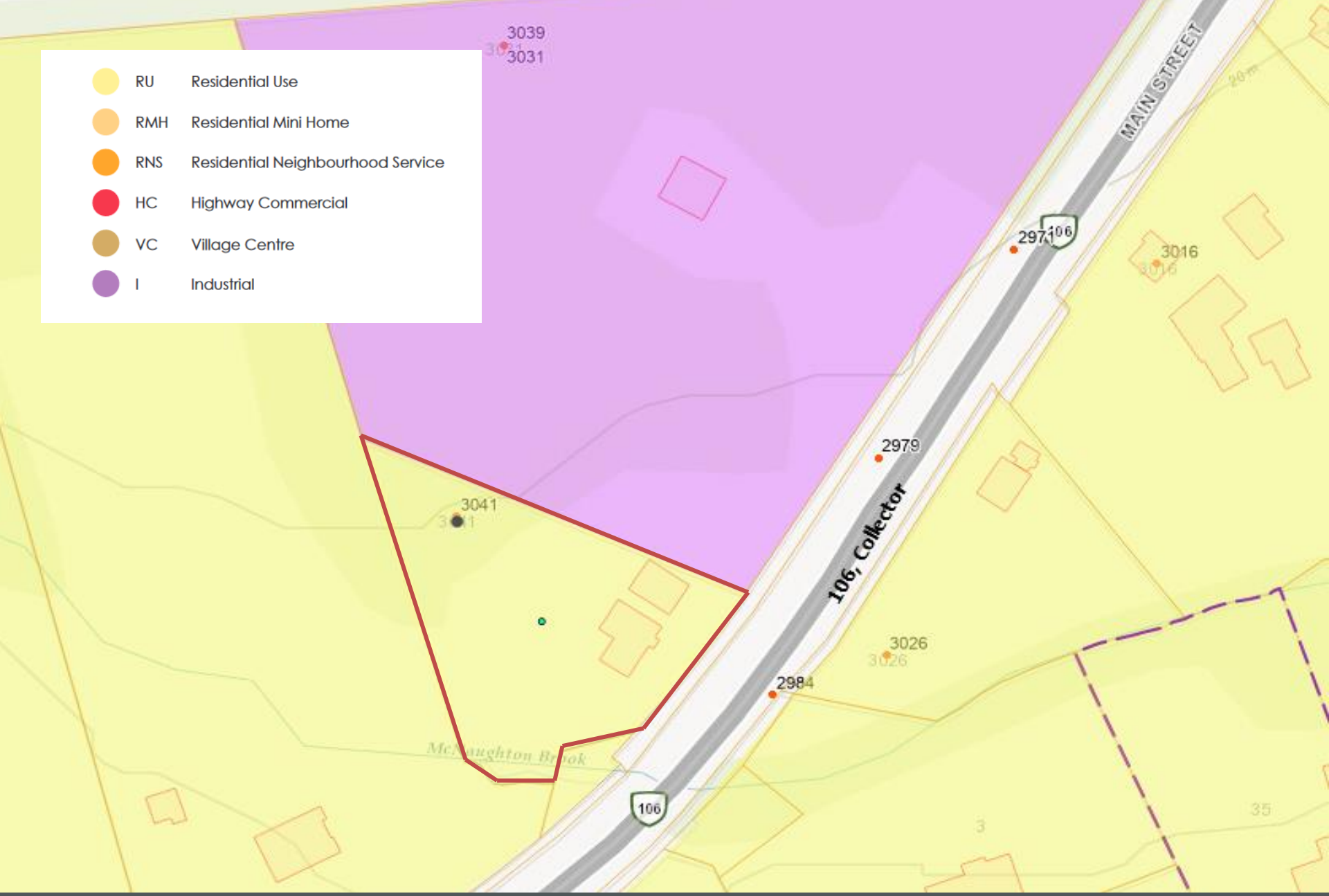
Presented by **Sam Gerrand**
October 28, 2024

The applicant is requesting:

A redesignation and rezoning of a portion of the property to **Industrial** to allow the operation of a motor vehicle repair and inspection shop.



# Location


RU Residential Use
RMH Residential Mini Home
RNS Residential Neighbourhood Service
HC Highway Commercial
VC Village Centre
I Industrial
3039
3031
MAIN STREET
106
2971
3016
2979
106, Collector
3041
3026
2984
106
35

# Zoning

## Residential Use (RU) Zone

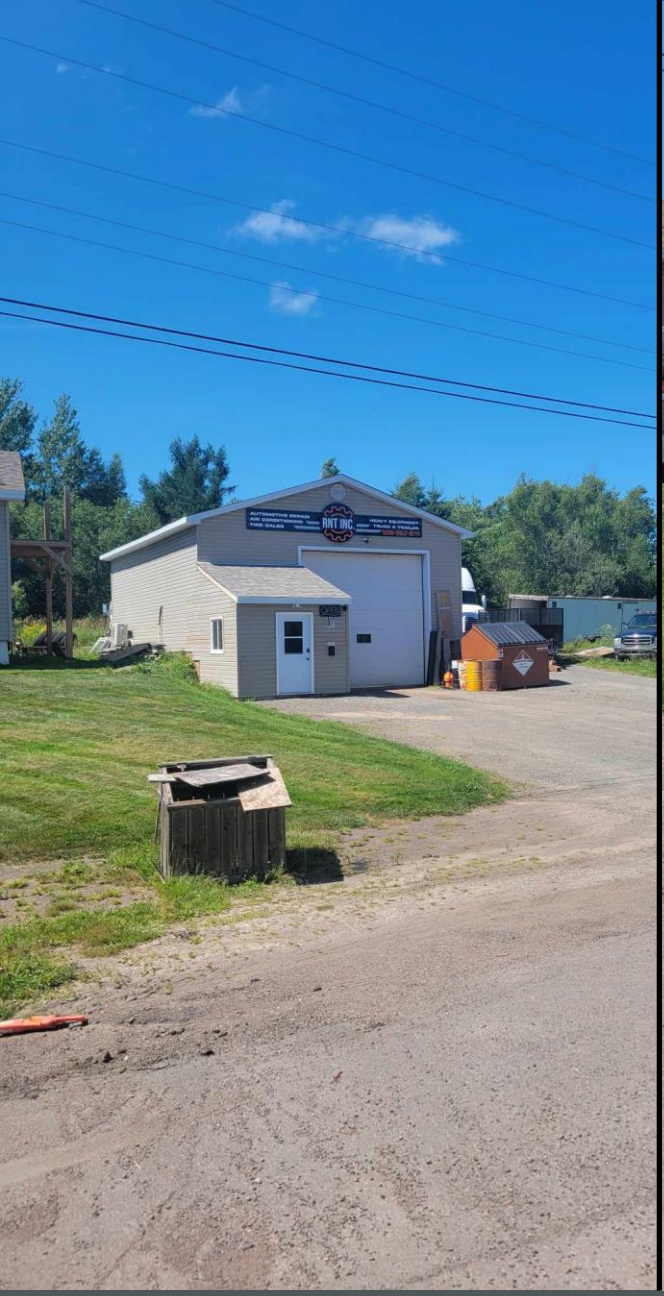
### Permitted Uses

A vehicle repair and inspection shop is **not** a permitted use of the residential zone.

"**Home occupations** … shall not include the repair detailing or washing of motor vehicles, auto body shop, construction equipment, recreational vehicles and motorcycle repair shops and small engine repair shops"

3041
4 ft
30 ft
EXISTING GARAGE
10 ft
43 ft
PARKING AREA
8 Parking Stalls
8 ft x 10 ft
OFFICE ADDITION
40 ft
8 ft
10 ft
48ft
35 ft
EXISTING RESIDENCE
43 ft
2984
40 m to WATERCOURSE
McNaughton Brook
McNaughton Brook
McNaughton Brook
McNaughton Brook
McNaughton Brook

# Site Plan


AUTOMOTIVE REPAIR
AIR CONDITIONING
TIRE SALES
RNT INC.
HEAVY EQUIPMENT
TRUCK & TRAILER

AUTOMOTIVE REPAIR
AIR CONDITIONING
TIRE SALES
RNT INC.
HEAVY EQUIPMENT
TRUCK & TRAILER
506-962-8111
OPEN

# Site Photos

## Residential Policy

**4.7.4** It is a policy that home occupations which are compatible with adjacent residential uses and maintain the character of residential areas shall be permitted within this designation. Such home based businesses shall be an accessory use to the main residential use, to assure that the home occupation is well integrated in the residential nature of the community.

## Industrial Policy

**4.6.1** It is a policy that Council encourage future industrial growth within the Industrial designation, near the Trans-Canada highway interchange as this area offers connectivity to highway transport, accesses designed for higher traffic loads and provides high visibility from the Trans-Canada Highway.

**4.6.4** It is a policy that development in the Industrial designation shall be sensitive to the natural environment. Engineered plans shall be required to limit erosion, pollution and sediment runoff and demonstrate that onsite drainage will not negatively affect the natural environment.

- The proposed use is contained within an existing building. An engineering report was completed to confirm the building meets building code for an industrial building.

- The property is beside an existing industrial parcel. This may mean the impacts of adding an industrial use may be smaller here—where industrial use already exists—compared to a new location where there is not already an impact.

- There is policy support in Municipal Plan to allow light industrial use to occur within the village center and to incentivize home occupations that benefit local economy.

Under the *Community Planning Act*, when Council receives a **redesignation and rezoning** request Council may choose to:

1.) pass the resolution to start the process of public engagement if they wish to consider the request to change the designation and zoning on a portion of the property, or

2.) if Council does not wish to entertain this change to the Municipal Plan (future land use map) and rezoning of the property, the resolution may be denied.

## Council Action