

PRESENT: J. Rogerson
M. Buchanan
D. Young
P. Walker

SUMMARY OF THE APPLICATION:

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Colleen & Bart Hutson, seeking relief from Section 11.3.50 of Zoning By-law 2015-30, Restricted Industrial Special Zone No. 50 (M4Sp.50) to rebuild a section of the existing building and to add a twelve foot wide addition on property identified as 1379 Tower Drive.

OTHERS IN ATTENDANCE:

Rick Miller

The Chairman called the Hearing to Order at 9:30 a.m. and outlined the procedure to be followed and read the Notice of Hearing. A Planning Report was distributed prior to the Hearing which outlined the four tests applied under the Planning Act in order to determine if the application was minor in nature. Staff concurred the requested variances maintained the intent of the Zoning By-law and the Official Plan and was appropriate development for the area.

Mr. Miller was invited to discuss the application on behalf of his clients and the following discussion occurred:

- Rural Property – subject building located within a specific zone
- Former Pilot Diamond Tool Plant
- Centre section of building is in poor repair – new purchaser wishes to tear down and rebuild and add to the footprint
- Current special zone so specific – states “existing” buildings – adding 20’ – triggers variance
- 100m from adjoining properties – not affecting neighbours
- 200m from Tower Drive – CA had no objections
- Personal storage use – never the intent to change the use

The following resolution was then passed:

RESOLUTION NO.2

MOVED BY: Paul Walker

SECONDED BY: Marc Buchanan

“THAT the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Colleen & Bart Hutson, seeking relief from Section 11.3.50 of Zoning By-law 2015-30, Restricted Industrial Special Zone No. 50 (M4Sp.50) to rebuild a section of the existing building and to add a twelve foot wide addition on property identified as 1379 Tower Drive, **BE APPROVED.”**

REASONS:

- 1) The variance in minor.
- 2) It is desirable for the appropriate development or use of the land, building or structure.
- 3) The general intent and purpose of the By-law and of the Official Plan are maintained.
- 4) As no public comment, written or oral has been received, there was no effect on the Committee’s Decision from the public.

CONDITIONS:

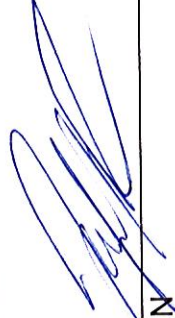
- 1) That the applicant enter into a Site Plan Control Agreement with the City



“CARRIED”
J. Rogerson, Chairman

CONCURRING MEMBERS

J. Rogerson, Chair
M. Buchanan
D. Young
P. Walker



CHAIRMAN

NON-CONCURRING MEMBERS



SECRETARY-TREASURER