

**PRESENT:** J. Rogerson M. Buchanan  
P. Geden D. Young

**SUMMARY OF THE APPLICATION:**

A Minor Variance Application has been submitted by Bertrand Wheeler Architecture Inc. on behalf of the North Bay & District Humane Society seeking relief from Zoning By-law 2015-30, Table 7C Minimum Side Yard Setback for General Industrial (M2) zone from 4.5m to 1.8m for the purpose of constructing a new adoption facility building at 2046 Main Street West.

**OTHERS IN ATTENDANCE:**

Marcus Wheeler, Liam Cullen

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 variance maintained the intent of the Zoning By-law and the Official Plan and was appropriate development for the area.

The Chairman invited Mr. Wheeler to discuss the application on behalf of his clients. Mr. Wheeler explained the proposed building was for a future pet adoption centre which is currently operating from 1060 Main Street West. The Humane Society has partnered with Pet Value Canada which acts as a hub for the rest of the Province. They have now run into a situation where there is a need to expand from the existing facility. Since his employment, Mr. Cullen advised that the Humane Society handled 900 animals per year, and has since grown to 1600 animals per year.

Mr. Wheeler advised the location of the proposed new building on the abutting vacant lot would optimize the amount of space for parking and future needs as their intent is to merge all three properties into one.

Discussion from members include difficulty understanding the sketch provided, future training facility on westerly vacant lot, and the variance requested.

Being no further questions or comments, the following resolution was then passed:

**RESOLUTION NO. 5**

**MOVED BY: Don Young**

**SECONDED BY: Marc Buchanan**

**“THAT** the Minor Variance Application submitted by Bertrand Wheeler Architecture Inc. on behalf of the North Bay & District Humane Society seeking relief from Zoning By-law 2015-30, Table 7C Minimum Side Yard Setback for General Industrial (M2) zone from 4.5m to 1.8m for the purpose of constructing a new adoption facility building at 2046 Main Street West, **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.

"CARRIED"  
J. Rogerson, Chairman

**CONCURRING MEMBERS**

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

**NON-CONCURRING MEMBERS**

  
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SECRETARY-TREASURER

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CHAIRMAN