

**PRESENT:** J. Rogerson  
P. Geden  
P. Walker

M. Buchanan  
D. Young

**SUMMARY OF THE APPLICATION:**

A Minor Variance Application has been submitted by Miller & Urso Surveying Inc. on behalf of Alexandra Stewart, requesting a variance to Zoning By-law 2015-30, Table 6C to increase the lot coverage from Maximum 40% to 61% (existing is currently at 58.3%) to construct a proposed addition and Special Provision 7 of Table 6C to permit parking spaces to be located within 3m of a street for property located at 1370 Regina Street.

**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.

The Chairman invited Mr. Miller to discuss the application on behalf of his clients. Mr. Miller advised of the following:

- Stewart's Decorating Building
- Currently using 2 Sea Containers and 1 Trailer for storage
- Would like to construct addition to replace storage containers
- Some parking spaces within 3m of road allowance – similar to adjacent properties
- Lot coverage – consistent with other businesses in area

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

**RESOLUTION NO. 3**

**MOVED BY: Marc Buchanan**

**SECONDED BY: Don Young**

**“THAT** the Minor Variance Application submitted by Miller & Urso Surveying Inc. on behalf of Alexandra Stewart, requesting a variance to Zoning By-law 2015-30, Table 6C to increase the lot coverage from Maximum 40% to 61% (existing is currently at 58.3%) to construct a proposed addition and Special Provision 7 of Table 6C to permit parking spaces to be located within 3m of a street for property located at 1370 Regina Street, **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.

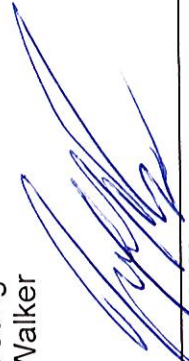
**CONCURRING MEMBERS**

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

**NON-CONCURRING MEMBERS**

"CARRIED"  
J. Rogerson, Chairman

**CHAIRMAN**



**SECRETARY-TREASURER**

