

To: Committee of Adjustment
From: Christian Tinney, Building Standards Department
Date: March 7, 2024
Applicant: Intel Power Inc.
Location: 10 Bradwick Drive
 PLAN 65M2049 Part of Lot 1
 PLAN 65M2049 Part of Lot 2
File No.(s): A188/23

Zoning Classification:

The subject lands are zoned EM2, General Employment Zone and subject to the provisions of Exception 14.169 under By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The minimum rear yard setback required is 12.0 metres. [Table 11-3]	To permit a minimum rear yard setback of 0.35 metres to an accessory structure.
2	The minimum interior side yard setback required is 6.0 metres. [Table 11-3]	To permit a minimum interior side yard setback of 0.0 metres to an accessory structure.
3	The minimum number of parking spaces required is 20 spaces. [Table 6-2]	To permit a minimum of 16 parking spaces.
4	The minimum width of an aisle permitting two directions of motor vehicle traffic shall be 6.0 metres. [Section 6.6.1, 1. & 6.6.3, 2.]	To permit a minimum of 5.39 metres width for an aisle permitting two directions of motor vehicle traffic.
5	The minimum width of an aisle or driveway providing access to a loading space within a building and having two directions of traffic shall be 6 metres. [Section 6.11.3, 1. a.]	To permit a minimum of 5.96 metres width for an aisle or driveway providing access to a loading space.

Staff Comments:

Building Permit(s) Issued:

Building Permit No. 23-135084 for Single Use (Commercial) - New, Issue Date: (Not Yet Issued)

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.