Rezoning Application

17063 RTE 2 Milton Station. PID 283242

History

Residence was built in 1959 with an addition completed in 1986.

Shop was added to the property in 1992.

Property has long history of small commercial activity:

- Trucking Business
- Autobody Repair
- Auto Detailing
- Watertight Plumbing and Heating

Watertight Plumbing and Heating

- - Celebrated their 15 year anniversary this past May.
  - Formed May 5th 2005
  - Incorporated in 2008
- - Currently employs 15 full time people
  - 8 Red seal plumbers
  - 4 Apprentices
  - 2 Office Staff
  - Parts Runner
- Servicing Customers across the island. 46 Customers are from community of Milton Station.

Recent Changes to property

- Beautification upgrades:
  - New Roof on house
  - New steel roof siding on building
- Moved commercial traffic to Lower Malpeque Entrance.
- Added parking lot to rear of property.
- Turned west side of building to green space (improved lines of sight).

Short Term Vison

- Continue operating plumbing and heating business
- House and shed are no longer used as a residence.
  - House has been converted to additional office space.
  - Shed is currently empty and will likely be removed from property.
  - All commercial access to the property will continue to be off the Lower Malpeque Road.
  - Shop is used for inventory and equipment. There is no retail at the shop.

Long Term Vison

- Continue operating Watertight Plumbing and Heating.
- If company continues to grow we may consider removing house and building a shop / adding on to existing shop.
  - Follow all municipal and provincial commercial development bylaws.
- Remove access from the Malpeque Road as per Dept. of Transportation Request.

Summary

- Currently We are operating a business under a non conforming status.
- Our current and long-term use for property is commercial.
- There are a number of existing commercial properties in close proximity.
- We want to be conforming, and have the property rezoned commercial.

Thank-you

- Questions