

Applicant Submission Form

This location requires the change in the Land Use Designation since the new owners want to be able to accommodate the uses listed below in the new building, which are part of their business, and are not part of the permitted uses in the current Land Use Designation (C-COR2).

The following discretionary uses would be requested as part of this change (with the following additions including a minimum retail component of 30% of the ground floor area):

- cleaning, servicing, testing or repairing;
- light fabrication and assembly of belts, and pressing and shaping of hats or
- packaging of materials, goods or products.

There is no manufacturing on site (except for the very light fabrication of belts). Smithbilt receives the pre-manufactured shapeless hat bodies which they then proceed to block (shaping of the hat with hat block presses) to give them their final shape. Then the brim of the hat is crafted and any additional detailing requested by the client. This area is also used as a showcase for the showroom on the main floor.

The owners, Smithbilt Hats, have been located about half a block south from the new location for quite a few years now, and they are pretty well know in the community.