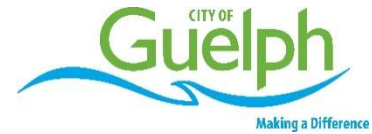


# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-12/21  
Location: 254 Edinburgh Road South  
Hearing Date: January 14, 2021  
Owner: Anna Favero  
Agent: K. O'Dwyer, RS Landscape and Construction  
Official Plan Designation: Medium Density Residential  
Zoning: Specialized Convenience Commercial (C.1-8)

**Request:** The applicant is seeking relief from the By-Law requirements to permit a maximum of one (1) operator and seven (7) employees in the proposed personal service establishment (hair salon) within the existing building.

**By-Law Requirements:** The By-Law permits, in a personal service establishment, a maximum of one (1) operator and one (1) employee.

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## Staff Recommendation

### Approval

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## Recommended Conditions

None

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## Comments

### Planning Services

The subject property is designated "Medium Density Residential" under the City's Official Plan. The "Medium Density Residential" land use designation allows for a variety small scale non-residential uses that are complementary and serve the needs of residential neighbourhoods, such as convenience commercial uses. Convenience Commercial uses are defined as small-scale commercial operations and personal services that have a planning function of serving the day-to-day convenience shopping needs of an immediately surrounding residential population. The requested variance to permit a maximum of one (1) operator and seven (7) employees in the personal service establishment (hair salon) meets the general intent and purpose of the Official Plan.

The subject property is zoned as Specialized Convenience Commercial (C.1-8), which permits a Personal Service Establishment with a maximum of one operator and one employee and 1 residential Dwelling Unit. The use also allows for a maximum of 75 square metres of Gross Floor Area (G.F.A.) to be open to the public. The property was zoned to C.1-8 pre-1995 and the rationale for limiting the business to 1 operator and 1 employee is unknown. Any rezoning application brought forward today would likely not "people zone" the number of employees permitted for a business.

Zoning staff have confirmed the proposed interior layout of the personal service establishment meets the maximum G.F.A requirement open to the public. The property also meets the total minimum 7 parking space requirement for a Personal Service Establishment and one (1) residential dwelling unit:

Personal Service Establishment (84.72 square metres of G.F.A.); 1 space per 16 square metres of G.F.A.: 6 spaces required

1 Dwelling unit: 1 space required

The requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is considered desirable for the development of the land and is considered to be minor in nature.

Staff recommend approval of the variance.

### **Engineering Services**

Engineering staff have no concerns with the requested variance to permit a maximum of one (1) operator and seven (7) employees in the proposed personal service establishment (hair salon) within the existing building.

We agree with recommendations made by the Planning and Building staff.

### **Building Services**

This property is located in the Specialized Convenience Commercial (C.1-8) Zone. The applicant is proposing to increase the maximum number of employees permitted in the proposed 85 square metre personal service establishment (hair salon). A variance from Section 6.1.3.8.1 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a maximum of one (1) operator and seven (7) employees in the proposed personal service establishment (hair salon) within the existing building.

### **Comments from the Public**

None

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## **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

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