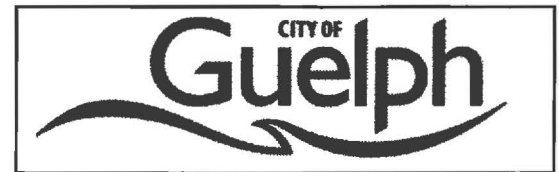


COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar 24, 2021	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-26/21

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes X** **No**
 Email from Lindsay Sulatycki, March 12, 2021

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:			
Address of Property: <u>60 Ontario Street, City of Guelph</u>			
Legal description of property (registered plan number and lot number or other legal description): <u>Part of Lot 59, Registered Plan 113, City of Guelph, County of Wellington</u>			
REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)			
Name:	<u>Watir Holdings Corp.</u>		
Mailing Address:	<u>2009 Gordon Street</u>		
City:	<u>Guelph, Ontario</u>	Postal Code:	<u>N1L 1G7</u>
Home Phone:		Work Phone:	<u>(519) 658-3213</u>
Fax:	<u>(519)</u>	Email:	<u>mwatt3213@gmail.com</u>
AGENT INFORMATION (If Any)			
Company: <u>Astrid J. Clos Planning</u>			
Name: <u>Astrid Clos, MCIP, RPP</u>			
Mailing Address: <u>423 Woolwich Street, Suite 201</u>			
City:	<u>Guelph</u>	Postal Code	<u>N1H 3X3</u>
Work Phone:	<u>(519) 836-7526</u>	Mobile Phone:	
Fax:		Email:	<u>astrid.clos@ajcplanning.ca</u>

Official Plan Designation: Low Density Residential	Current Zoning: C.1-15 Zone Permits a Vehicle Body Shop and Vehicle Service Station.
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):**Minor Variance 1**

That personal service establishment, take-out restaurant and convenience store be added as permitted uses to section 6.1.3.15.1 of the C.1-15 Zone for the subject property. These uses are permitted in the C.1 Zone and would be more compatible with the neighbourhood than the Vehicle Body Shop and Vehicle Service Station uses currently permitted.

The subject property is designated Low Density Residential in the Official Plan. Section 9.3.1.2 of the Official Plan permits Non-Residential Uses in Residential Designations that are complementary to and serve the needs of residential neighbourhoods. Such non-residential uses include convenience commercial uses limited to a maximum gross floor area of 400 square metres on a property. These non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.

The existing building has a total area of 150 square metres which is less than the maximum non-residential gross floor area permitted by the Official Plan within the Low Density Residential designation.

Minor Variance 2

That section 6.1.3.15.2 of the C.1-15 Zone be revised to allow 0 parking spaces to be provided, notwithstanding section 4.13.4 of the zoning by-law. While the zoning by-law would require that 11 parking spaces be provided for the proposed coffee shop, barber shop and convenience store, the property contains an existing building that would not permit these parking spaces to be provided. The trucking operation that operated on the property for a number of years resulted on vehicles being parked on the road allowance. The proposed uses are intended to service the neighbourhood through walk-in customers. Bicycle parking will also be provided. The reuse of this building to provide small-scale neighbourhood amenities is appropriate development for this area.

Why is it not possible to comply with the provision of the by-law? (your explanation)

Previously site-specific zoning was applied to this property permitting only Vehicle Body Shop and Vehicle Service Station uses. The request is to permit uses that are allowed within the C.1 Zone. The existing building on the property does not allow for the provision of on-site parking.

PROPERTY INFORMATION

Date property was purchased:	2021	Date property was first built on:	1970's
Date of proposed construction on property:	Upon issuance of a building permit.	Length of time the existing uses of the subject property have continued:	unknown

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Vehicle trucking operation.

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): take-out restaurant (coffee shop) 38.5m², personal service establishment (barber shop) 19 m², convenience store 91.7 m².

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan) Please see the plan provided.

Frontage:	31.88 m (Ontario Street)	Depth:	(irregular)	Area:	332 m ²
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PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)			
EXISTING (DWELLINGS & BUILDINGS)		PROPOSED	
Main Building		Main Building	
Gross Floor Area:	150 m ²	Gross Floor Area:	150 m ²
Height of building:	1 storey	Height of building:	1 storey
Garage/Carport (if applicable)		Garage/Carport (if applicable)	
Attached <input type="checkbox"/> Detached <input type="checkbox"/>		Attached <input type="checkbox"/> Detached <input type="checkbox"/>	
Width:		Width:	
Length:		Length:	
Driveway Width:		Driveway Width:	
Accessory Structures (Shed, Gazebo, Pool, Deck)		Accessory Structures (Shed, Gazebo, Pool, Deck)	
Describe details, including height:		Describe details, including height:	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND			
EXISTING		PROPOSED	
Front Yard Setback:	0 M	Front Yard Setback:	0 m
Exterior Side Yard (corner lots only)	M	Exterior Side Yard (corner lots only)	m
Side Yard Setback:	Left: 1.23 M Right M	Side Yard Setback:	Left: 1.23 M Right m
Rear Yard Setback	0.82 M	Rear Yard Setback	0.82 m

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway Municipal Road Private Road Water Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water Sanitary Sewer Storm Sewer

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Building Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Previous Minor Variance Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

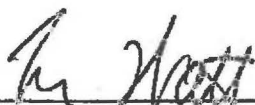
POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Michael Watt, Watt Holdings Corp.
Signature of Owner

March 15, 2021

Date

AFFIDAVIT

I, Astrid Clos, Astrid J. Clos Planning Consultants, of the City of Guelph in County of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



Astrid Clos, Astrid J. Clos Planning Consultants
Signature of Agent

MARCH 15, 2021

Date

NOTE: The Signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City of Guelph in the County of Wellington this 15th day of MARCH, 2021.

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.



Commissioner of Oaths

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I, the undersigned, being the registered property owner(s) of 60 Ontario Street, Guelph hereby authorize
(municipal address)

Astrid Clos, Astrid J. Clos Planning Consultants as my agent for the purpose of submitting an application
(Authorized agent's name)

to the Committee of Adjustment and acting on our behalf in relation to the application.



Michael Watt, Watir Holdings Corp.
Signature of the property owner

March 15, 2021

Date

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.