

COMMITTEE OF ADJUSTMENT APPLICATION FOR MINOR VARIANCE



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Apr 15, 2021	Folder #: A-30/21
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff?

Yes ☒ No ☐

Formal preconsultation meetings for a ZC and SP application for the project. Parking reduction discussed at Site Plan Review Committee Meeting on March 24, 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: 710 Woolwich Street, Guelph

Legal description of property (registered plan number and lot number or other legal description):

Part Lot 19 Division A Guelph As In Cs71373 City of Guelph

OWNER(S) INFORMATION:

Name: 2776563 Ontario Inc.

Mailing Address: 1515 Gordon St Unit 203

City: Guelph Postal Code: N1L1C9

Home Phone: _____ Work Phone: 519-654-9099X553

Fax: _____ Email: shannah@heritagehomes.com and mmacgregor@reidsproperties.com

AGENT INFORMATION (If Any)

Company: IBI Group

Name: Victor Labreche

Mailing Address: 410 Albert Street, Suite 101

City: Waterloo Postal Code: N2L3V3

Work Phone: 519-585-2255 Mobile Phone: _____

Fax: _____ Email: victor.labreche@ibigroup.com

Official Plan Designation: Mixed Office / Commercial	Current Zoning Designation: SC1-28
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required): Parking reduction for proposed new Beer Store. Applicant proposing to construct new Beer Store and demolish existing building. Applicant proposing a total of 33 parking stalls whereas the by-law requires 38 spaces. See cover letter for additional details.
The specific section of the Zoning By-law we are requesting a minor variance to is Section 4.13.4.2 - Standard Commercial Use Ratios (Type of Use or Building) - Liquor Store (Beer Store) requires 1 parking space per 16.5m ² G.F.A which based on the proposed building G.F.A of 618.45m ² requires 38 parking spaces whereas 31 parking spaces are proposed which 1 space per 20m ² .

Why is it not possible to comply with the provision of the by-law? (your explanation) Existing Zoning By-Law standards exceed the expected parking demand for the Beer Store location. See attached cover letter for additional commentary.

PROPERTY INFORMATION			
Date property was purchased:	October 23, 2020	Date property was first built on:	1958 by the Beer Store
Date of proposed construction on property:	Fall 2021	Length of time the existing uses of the subject property have continued:	Since 1958 and continued to date
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Commercial - Beer Store			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Commercial - Beer Store (relocated)			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)		
Frontage: 50.22 m	Depth: Varies, see site plan	Area: 3353 sq. m

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			Main Building		
Gross Floor Area:	Approx 800 sq. m		Gross Floor Area:	620 sq m	
Height of building:	1 storey		Height of building:	1 Storey	
Garage/Carport (if applicable) NA			Garage/Carport (if applicable) NA		
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:	~60 M		Front Yard Setback:	6 M	
Exterior Side Yard (corner lots only)	NA M		Exterior Side Yard (corner lots only)	NA M	
Side Yard Setback:	Left: ~22 M	Right: ~8 M	Side Yard Setback:	Left: ~25 M	Right: 4.63 M
Rear Yard Setback	M		Rear Yard Setback	41.9 M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)	
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Water <input type="checkbox"/> Other (Specify) Shared drive aisle

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)	
Water <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SP21-007
Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	
Consent	<input type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input 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 Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

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

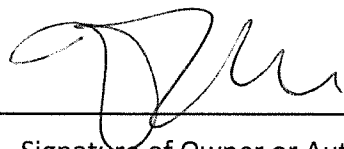
This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

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.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

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.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Melissa MacGregor for 2776563 Ontario Inc., of the City/Town of

Guelph in County/Regional Municipality 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.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

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/Town of Guelph in the County/Regional Municipality of

Wellington this 31st day of March, 2021.

Commissioner of Oaths

(official stamp of Commissioner of Oaths)

Victoria Strachan

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

2776563 Ontario Inc.

[Organization name / property owner's name(s)]

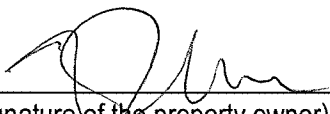
of 710 Woolwich Street

(Legal description and/or municipal address)

hereby authorize IBI Group c/o Victor Labreche
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 31st day of March 2021.


(Signature of the property owner)

(Signature of the property owner)

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.