



February 7, 2023

30619-21

Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mr. Juan da Silva

Dear Mr. da Silva:

Re: Severance Application & Sketch
900 Southgate Drive
Part of Lot 11, Concession 7, Geographic Township of Puslinch
PIN 71199-0003, City of Guelph

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the sketch, completed application form, PIN Report and Map, and required deeds. Payment of \$2,700 to the City of Guelph for the severance application will be made after submission.

Proposal:

The proposal is to sever the subject property known as #900 Southgate Drive (PIN 71199-0003) to create a new parcel for industrial purposes. The existing building known as "Denso Manufacturing Canada" will remain on the Retained Parcel.

The Severed Parcel is vacant and a unique shape with a frontage of 199.1m along Clair Road West, for an area of 2.5ha, where a new industrial building is proposed.

The Retained Parcel (#900) is a corner lot with a frontage of 318.0m along Clair Road West and frontage of 408.5m along Southgate Drive, for an area of 15.0ha where the existing building (Denso Manufacturing Canada) will remain unchanged.

There was a significant amount of research, consideration and discussion with City Staff for this proposal. The Severed Parcel was configured to allow a suitable building to envelop in the front area of the parcel. The intention was to ensure that the existing building on the Retained Parcel will have ample room to continue with the functions of their business such as the driveway / trailer parking area and side yard setbacks.

The proposed Severance is presented with a hypothetical building for the purpose of showing that site can function well for a good-sized operation in terms of size, parking, truck movement and zoning conformance. The specific use or building size have not yet been determined as the potential end user has not yet been determined.

Aspects of the Severance configuration that were evaluated with City staff included the following:

- Appropriate separation of proposed entrance to the existing driveway leading to the City-owned lands with the water tower
- Adequate space on the retained parcel from the proposed limit to the existing building for existing tractor-trailer parking and loading
- Movement of tractor-trailer movement into the proposed severance and in the rear of the proposed building.
- Clarification of position of Significant Natural Areas as determined in a recent OPA amendment.
- Whether or not to include the long “hour-glassed” shape in the rear of the proposed severance.
- Adequate municipal services (water & sanitary) for the proposed development.

The majority of the proposed property follows the existing top of bank and chain link fence that surrounds the DENSO operational lands. The proposed severance is surplus to DENSO and the removal of these lands does not impact existing site operations. The proposed severance is an ideal “in-fill” site for a future industrial-type use that will provide employment and economic activity.

Also note that the northeast property line of the Severed Parcel is “S” shaped as it follows a narrow 0.3m wiggly strip that is owned by the City (shown as PART 2, 61R-7440 and PIN 71199-0054 on the sketch).

Planning Review:

The Zoning for the subject property is a Specialized Industrial B.1-2 where a variety of individual uses are permitted. The Zoning requirements are met for both the Severed and Retained Parcel.

The Zoning will be reviewed in more depth during the Site Plan / Building Permit stage once plans for the proposed building on the Severed Parcel have been finalized.

The property has an Official Plan designation of Industrial. Section 9.5.2 of the Official Plan reviews the Objectives of “Industrial Uses” and this application aligns with the objectives listed including:

- a) To ensure sufficient serviced industrial land is available to attract a diversified range of industrial uses.*
- b) To ensure the efficient use of existing industrial land and promote redevelopment of under-used or brownfield sites.*
- c) To promote and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments and the expansion of existing industries.*



- d) *To promote and implement high urban design standards and landscaping to ensure attractive industrial developments.*
- e) *To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment.*

Summary:

This application allows for industrial intensification that adheres to the Zoning and Official Plan designation. This provides a great opportunity for a new development and Employment opportunities. We appreciate the preliminary consultation with City Staff on this proposal and feel that the configuration meets the comments and concerns identified.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeff Buisman".

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc James Nagy
cc Michelle Dermody, Denso Manufacturing