

# Patterson Planning Consultants Inc.

Hand Delivered

**Our File: 164**

March 13, 2023

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

Dear Committee:

**Re: 51 Woodlawn Road West  
Minor Variance Application  
Vesterra 735 Woolwich Inc.**

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Patterson Planning Consultants Inc. is pleased to submit this Minor Variance application on behalf of Vesterra 51 Woodlawn Inc. to assist with the continued success of the lands municipally known as 51 Woodlawn Street West in the City of Guelph. The site currently consists of a multi-tenant commercial building. The landowner is proposing to bring a new tenant into the existing building being a pet grooming business.

The subject lands are designated "Commercial Mixed-Use Centre" in the City of Guelph Official Plan. 51 Woodlawn Road West is zoned "Specialized Service Commercial (SC.2-3)". This zoning is site specific and limits the range of uses permitted on the subject property.

As such, a minor variance is being sought for the lands to allow the "Animal Care Establishment" use needed in support of the proposal. Initial discussions have taken place with Mr. Michael Witmer, Senior Development Planner regarding this proposal.

No physical changes to the property, exterior of the building or parking lot are proposed.

In support of the proposed development, the following variance is being sought:

- 1) Relief / modify Section 6.4.3.2.3.1 of By-law (1995) - 14864 as it applies to 51 Woodlawn Road West to permit an "Animal Care Establishment" which is allowed by Section 6.4.1.2 (via Section 6.4.1.1) whereas the site specific zoning does not permit this use.**

We trust that the submitted material and the above information are sufficient for the acceptance of a complete application at this time, and would greatly appreciate this item coming forward at the next Committee of Adjustment meeting.

Should you have any questions or concerns please do not hesitate to contact our office.

Yours truly,  
**Patterson Planning Consultants Inc.**

A handwritten signature in black ink that reads "Scott Patterson". The signature is written in a cursive, flowing style.

**Scott Patterson, BA, CPT, MCIP, RPP**  
**Principal**

SP/jk

*Copy: Vesterra 51 Woodlawn Inc.*