

Committee of Adjustment Notice of Public Hearing



An Application for Minor Variances has been filed with the Committee of Adjustment

Application Details

Location:

384 Crawley Road

Proposal:

The applicant is proposing to develop the lands for a cold storage and manufacturing facility within six phases. The final proposed development of the site will include five large manufacturing and warehousing buildings proposed to have a maximum height of 46 metres, along with loading areas, parking lots, and office space.

This property is also subject to an application for Site Plan Approval (file SP23-007).

By-Law Requirements:

The property is located in the Specialized Industrial (B.3-10 and B.3-11), Conservation Land (P.1) and Wetland (WL) Zones. Variances from Table 7.3 Row 12, and Sections 4.9.1, 7.3.3.10.4.2, and 7.3.3.11.3.2 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law:

- a) permits a maximum building height of 20 metres in the Industrial (B.3) Zone;
- b) requires that no garbage or refuse shall be stored on any lot in any zone except within the principal building or any accessory building or structure on such lot or in a container in a side yard or rear yard of such lot; and
- c) requires within the B.3-10 and B.3-11 Zones, that garbage, refuse and storage composters shall be setback a minimum of 14 metres from Maltby Road and must be visually screened from any public street by a fence, wall or berm;

The property is also located in the site-specific Industrial (B-14 and B-15), and Natural Heritage System (NHS) Zones. Variances from Table 10.4, Sections 4.9(a), 4.9(b), 18.18.14(e)(v), 18.18.15(c)(vii), 5.3.1(e), 5.4(a), 5.4(b), 4.11(f), Table 10.3, and Table 10.4 of Zoning By-law (2023)-20790, as amended, are being requested.

The By-law:

- a) permits a maximum building height of 20 metres in the Industrial (B) Zone;
- b) requires that no garbage or refuse shall be stored on any lot in any zone except within the building or structure on such lot or in a container in an interior side yard or rear yard of such lot;
- c) requires that every garbage or refuse storage area required by this by-law, including any garbage loading or unloading area, which is visible from an adjoining site zoned residential, commercial, natural heritage system, institutional, business park, institutional/research park, or park, or from a river or street, shall have a visual screening consisting of a solid fence. An enclosed in-ground waste container is not required to have visual screening;
- d) requires within the B-14 and B-15 Zones, that garbage, refuse and storage composters shall be setback a minimum of 14 metres from Maltby Road and must be visually screened from any public street by a fence, wall or berm;
- e) requires that the minimum width of a parking aisle providing two way access shall be 6.5 metres;
- f) requires that all loading spaces shall be located to the rear of the front wall of a building or to the rear of an exterior side wall of a building facing a public street;
- g) requires that all loading spaces facing a public street shall be screened with a minimum 3 metre wide buffer strip;
- h) requires that no required parking space, parking aisle, snow storage or loading space shall be used for outdoor storage purposes;

- i) requires a maximum front yard and exterior side yard setback of 25 metres; and
- j) requires that a principal entrance shall be provided that faces the front lot line or exterior side lot line.

Request:

The applicant is seeking relief from the requirements of both By-laws to permit:

- a) a maximum building height of 46 metres;
- b) garbage or refuse storage to be permitted outside of the principal building or any accessory building or structure, and located within any yard or location on site, partially screened from view;
- c) a minimum parking aisle width of 6 metres;
- d) loading spaces located beside an exterior side wall of a building not facing a street and not screened with a buffer strip;
- e) outdoor storage for snow storage and related equipment to be located anywhere on site provided is screened from the street by landscaping and fencing;
- f) a maximum front yard setback of 109 metres; and
- g) a principal entrance to not be required to face a street line.

Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date: **Thursday, June 8, 2023**
Time: **4:00 p.m.**
Location: **[Guelph.ca/live](https://guelph.ca/live) and Council Chambers, City Hall,
1 Carden Street**
Application Number: **A-36/23**

If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

Providing Comments

Any person may watch the public hearing at guelph.ca/live or in-person and participate by submitting written comments and/or speaking to the application. You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, address, application number or address of the property you are providing comments on, and any other relevant information in your submission. Written comments received by **June 1, 2023 at 12:00 p.m.** will be circulated to the Committee members and included with the staff comments document that is posted online prior to the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. the day before the hearing**. Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the hybrid public hearing. Instructions will also be provided during the hearing to ensure those watching online or in-person will be given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 extension 2349.

Additional Information

Agendas and comments related to this application will be available online at guelph.ca/cofa. Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

Notice of the Decision

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal.

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated May 23, 2023.

Contact Information

Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
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