

Committee of Adjustment Application for Minor Variance

Introduction – Minor Variance

An asterisk (*) indicates a response is required

Page 2 of 10

Pre-consultation with Zoning and Planning Services staff

Was a Preliminary Zoning Review submitted for this proposal? (Residential properties only) *

Yes

No

Was Planning Services staff consulted? *

Yes

No

It is **highly recommended** that a [Preliminary Zoning Review](#) and pre-consultation with Planning Services staff be completed prior to submitting your application to the Committee of Adjustment. Failure to do so may result in your application being deferred, refused or deemed incomplete.

[Preliminary Zoning Review form](#)

If you would like to schedule a pre-consultation with Planning staff, please email planning@guelph.ca before submitting this form.

I understand that a Preliminary Zoning Review and pre-consultation with Planning Services staff is highly recommended *

I agree

Committee of Adjustment fee(s)

Following the submission of this online form, Committee of Adjustment staff will contact you to complete the required fee payment and that until such time that the fee is received, the application will not be complete and will not be processed. For the application fee and the fee refund policy, please visit the [Committee of Adjustment fees](#) page.

I understand that following the submission of this online form, Committee of Adjustment staff will contact me to complete the required fee payment *

I agree

Municipal Freedom of Information

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 their 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 the owner/authorized agent, consultants and solicitors, will be part of the public record and will also be available to the general public. Therefore, information on this application and any supporting documentation provided by the owner/authorized agent, consultants and solicitors, will be **posted online** and 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 extension 2349.

I understand and provide my consent, that personal information, as defined by Section 2 of the MFIPPA is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. *

I agree

Permission to enter the site

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. *

I agree

Posting of Advisory Sign

I understand that each sign must be posted at least ten (10) days before the scheduled hearing of this application and be replaced, if necessary, until the day following the hearing. *

I agree



Committee of Adjustment Application for Minor Variance

Contact information

An asterisk (*) indicates a response is required

Registered owner

If there is more than one owner, please include all registered owner(s) as listed on Transfer/Deed of Land.

Name *	Phone *	Extension	Email *
Industrial Equities Guelph Corporation	(647) 454-1577		mmidgley@cowiecapital.com

Mailing address

Unit	Street address *	City *	Postal code *
	55 Kelfield Street	Toronto	M9W 5A3

Is there an authorized agent? *

- Yes
- No

Agent information

Organization/company name

Bousfields Inc.

Name *

Evan Sugden

Phone *

(416) 947-9744

Email

esugden@bousfields.ca

Is the agent mailing address the same as the one for the registered owner? *

Yes

No

Agent mailing address

Street address *

1 Main Street East,
Suite 200

City *

Hamilton

Province *

Ontario

Postal code *

L8N 1E7



Committee of Adjustment Application for Minor Variance

Property information

An asterisk (*) indicates a response is required

Page 4 of 10

Property address

Street number *

384

Street *

Crawley Road

City * ?

Guelph

Province *

Ontario

Postal code

N1L 1G5

Legal Description of the property

The legal description is the registered plan and lot number(s)

Legal description of the property *

Pt Lots 13, 14 & 15, Con 7, Township Of Puslinch, Parts 1-14 Incl.
61r11757 Except Pts 1 To 5 Incl., 61r11767 Subject To An Easement In
Gross Over Pt 5, 61r11757 Except Pt 3, 61r11767 As In Wc182140 City Of
Guelph

[Official Plan Designation – Schedule: Land Use \(PDF\)](#)

Official Plan Designation – Land Use *

Industrial and Significant Natural Areas and Natural Areas as per New Site-Specific Policy 9.13.3.13.

[Zoning Designation under Zoning By-law \(1995\)-14864 – Interactive Map](#)

Current zoning designation under Zoning By-law (1995)-14864, as amended *

Site-Specific Industrial (B.3-10) and (B.3-11), Conservation Land (P.1), and Wetland (WL).

Zoning Designation under Zoning By-law (2023)-20790, as amended – Interactive Map

Current zoning designation under Zoning By-law (2023)-20790, as amended *

Site-Specific Industrial (B-14) and (B-15), and Natural Heritage System (NHS).

Date property was purchased *

9/27/2005



Is a building or structure proposed? *

Yes

No

Date of proposed construction *

7/3/2023



Is this a vacant lot? *

Yes

No

Is this a corner lot? *

Yes

No

Length of time existing uses have continued *

More than 35 years.

Proposed use of land *

Industrial

Dimensions of the property

Please refer to survey plan or site plan

Frontage (metres) *

30

Area (metres squared) *

827000

Depth (metres) *

640



Committee of Adjustment Application for Minor Variance

Application details

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Purpose of the application

Is the purpose of the application enlargement/extension of legal non-conforming use? *

Yes

No

Purpose of the application * 

new building

building addition

accessory structure

accessory apartment

fence height

additional use

variance(s) related to a consent application

other

Type of proposal (select all that apply) *

Existing

Proposed

Variance(s) required under Zoning By-law (1995)-14864, as amended

The City of Guelph recently approved a new Zoning By-law. This means that applicants will need to apply under both the current, and previous Zoning By-law while the transition occurs. Please ensure you are applying for variances under both Zoning By-law (1995)-14864, as amended and Zoning By-law (2023)-20790, as amended.

[View the Zoning Bylaw](#)

Are variance(s) from Zoning By-law (1995)-14864, as amended, required? *

Yes

No

Section or table of Zoning Bylaw (1995)-14864, as amended *

Proposed *

Required *

Table 7.3(12) and Section 4.18

46 m

20 m

Section or table of Zoning Bylaw (1995)-14864, as amended *

Proposed *

Required *

Sections 4.9.1, 7.3.3.10.4 and 7.3.3.11.3

Garbage or refuse storage is 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.

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 container in a Side Yard or Rear Yard of such Lot. As well, 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.

Variance(s) required under Zoning By-law (2023)-20790, as amended

[View the Zoning Bylaw](#)

Are variance(s) from Zoning By-law (2023)-20790, as amended, required? *

Yes

No

Section or table of Zoning Bylaw (2023)-20790, as amended *

Table 10.4(A) and Section 4.14

Proposed *

46 m

Required *

20 m

Section or table of Zoning Bylaw (2023)-20790, as amended *

Sections 4.9(a), 4.9(b), 18.18.14(e)(v) and 18.18.15(c)(vii)

Proposed *

Garbage or refuse storage is 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.

Required *

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. 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.

Despite 4.9 (b) an enclosed in-ground waste container is not required to have visual screening. As well, garbage, refuse and storage composters Garbage, refuse and storage composters shall be setback a minimum of 14 metres from Maltby Road and must be visually screened from any street, public by a fence, wall or berm.

Section or table of Zoning Bylaw (2023)-20790, as amended *

Proposed *

Required *

Section 5.3.1(e)

6.0 m

6.5 m

Section or table of Zoning Bylaw (2023)-20790, as amended *

Section 5.4(a) and 5.4(b)

Proposed *

To permit loading spaces located beside an exterior side wall of a building not facing a street and not screened with a buffer strip.

Required *

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 street, public. As well, all loading spaces facing a street, public shall be screened with a minimum 3 metre wide buffer strip.

Section or table of Zoning Bylaw (2023)-20790, as amended *

Sections 4.11(f)

Proposed *

Outdoor storage shall be used for snow storage and related equipment and is permitted anywhere on site provided is screened from the street by landscaping and fencing.

Required *

No required parking space, parking aisle, snow storage or loading space shall be used for outdoor storage purposes.

Section or table of Zoning Bylaw (2023)-20790, as amended *

Section 10.3.1(b) and Table 10.3

Proposed *

109 m

Required *

25 m

Section or table of Zoning Bylaw (2023)-20790, as amended *

Proposed *

Required *

Section 10.3.1(c) and Table 10.4(A)

A principal entrance shall not be required to face a street line.

A principal entrance shall be provided that faces the front lot line or exterior side lot line.

Why is it not possible to comply with the Zoning Bylaw?

Please describe the reasons why the variance(s) are needed * ?

For the reasons set out in the Planning Rationale for Minor Variance letter included with the submission.

Other development applications that relate to this minor variance. Has the subject land ever been the subject of:

- | | |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Zoning Bylaw Amendment |
| <input type="checkbox"/> Plan of Subdivision | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Consent |
| <input type="checkbox"/> Previous Minor Variance Application | |

Site Plan reference/application number * ?

Forthcoming.



Committee of Adjustment Application for Minor Variance

Building information

An asterisk (*) indicates a response is required

Page 6 of 10

Existing buildings and structures

Additional existing buildings

Are there any additional buildings or structures on the subject property? *

Yes

No



Committee of Adjustment Application for Minor Variance

Building information (continued)

An asterisk (*) indicates a response is required

Page 7 of 10

Proposed buildings and structures

Add a proposed building or structure (check all that apply) *

- | | |
|--|--|
| <input type="checkbox"/> Accessory structure | <input type="checkbox"/> Building addition |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch |
| <input checked="" type="checkbox"/> Other | |

Proposed other structure

Please specify

Type of proposed structure *

Phase One also includes a 46-metre-tall frozen high-bay warehouse providing 14,682 m2 of gross floor area, a 2-storey frozen dispatch warehouse connected to the high-bay warehouse providing 7,120 m2 of gross floor area, 1,100 m2 of office space also connected to the high-bay warehouse as a 3-storey bump-out.

Gross floor area of proposed structure (square metres) *

32222

Number of stories of structure *

15

Height of structure (metres) *

46

Width of structure (metres) *

192

Length of structure (metres) *

177



Committee of Adjustment Application for Minor Variance

Setbacks, access and services

An asterisk (*) indicates a response is required

Setbacks for all Buildings and Structures

A setback is the distance from a property line to the nearest wall/structure/building.

Proposed

Front setback (metres) *

Rear setback (metres) *

Left setback (metres) *

Right setback (metres) *

Type of Access to the Subject Lands

Type of Access to the Subject Lands (check all that apply) *

Provincial highway

Municipal road

Private road

Water

Other

Types of Municipal Services

Types of Municipal Service (check all that apply)

Water

Sanitary
sewer

Storm
sewer



Committee of Adjustment Application for Minor Variance

Summary and review

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Sworn Declaration

I 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.

Name *

Evan Sugden

Date *

5/9/2023



Street address *

1 Main Street East

City *

Hamilton

Province *

Ontario

Appointment and Authorization

I have been authorized by the registered property owner(s) as the agent for the purpose of submitting an application(s) to the Committee of Adjustment and I am acting on behalf of the owner(s) in relation to this application.

Name *

Evan Sugden

Date *

5/1/2023



Additional fees

Committee of Adjustment

For the application fee related to the Committee of Adjustment, please visit the [Committee of Adjustment fees](#) page.

Conservation Authority - GRCA

Should the lands be within an area of interest to the [Grand River Conservation Authority](#) (GRCA), a further fee may be required for GRCA comments.

Legal and Realty Services

Any municipal agreement required as a condition of minor variance approval will be subject to a fee of \$428.00 plus HST and applicable search and registration costs.

Building Services

For fees related to permits issued by Building Services, please visit [Building Services fee webpage](#)

Other Fees

For information on any other additional user fees, please visit the [2023 User Fee Guide](#)

I have read and understood the statements above. *

I agree

What email address would you like us to contact you with? *

esugden@bousfields.ca

Office use only

File number

A-36/23

Address

384 Crawley Road
Guelph, Ontario
N1L 1G5

Comments from staff

Received May 9, 2023