



SHAPING GREAT COMMUNITIES

June 13th, 2023

File No: 23088

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Trista Di Lullo
Secretary Treasurer – Committee of Adjustment

Dear Ms. Di Lullo:

**Re: Consent Application
516 Imperial Road North, Guelph
Hogg Fuel & Supply**

On behalf of our client, Hogg Fuel & Supply, please find enclosed a Consent Application for the property municipally known as 516 Imperial Road North, Guelph (herein referred to as the "Site") to create a new industrial lot.

Introduction

The Site is approximately 13,317.4 square metres (3.29 acres) in size, with approximately 109.73 m (360 ft) of frontage on Imperial Road North. The Site is located in a built-up industrial neighbourhood in the Speedvale/Woodlawn, northwest area of Guelph. Existing industrial uses surround the Site. To the east, the Site is bounded by Imperial Road North and vacant industrial lands beyond. To the south and west, the Site is bounded by a PetroCanada cardlock and the Canadian National Railway with 14 spurlines that provide rail freight services to PDI Industries fronting Massey Road. The Site backs onto PDI Industries. To the north, the Site is bounded by a large industrial building that is for sale.

The Site has two existing uses. The southern portion of the Site is used for a commercial cardlock providing a wholesale self-serve refueling depot for trucking operations as well as a building for the sale of lubricants, etc. The northern portion of the Site is used as a commercial parking lot on a permit basis.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Applicable Land Use Policies/Regulations

The Site is designated “Industrial” in the City of Guelph Official Plan. The objectives of the Industrial designation are to ensure sufficient serviced industrial land is available to attract investment to promote a diversified range of industrial uses, to promote the efficient use of existing industrial land, and encourage the redevelopment of under-used industrial sites.

The Site is split-zoned. The north portion is zoned Industrial B.3 and the Cardlock is zoned Specialized Industrial B.3-6, which permits:

“A fuel supply depot and Warehouse

Fuel Supply Depot shall mean a fuel dispensing operation consisting of fuel pump islands, underground fuel tanks and a kiosk in which the sale of fuel may be available to fleets, Trucking Operations and industry, but it is not available to the public in a manner of an automobile gas bar.

Minimum Setback of Fuel Pump Islands = 60 metres from front property line”

Proposed Application

The Consent Application for Severance proposes the creation of a new lot dividing the Site along the existing zoning boundary between the north and south portions of the Site. The Retained Lot (the commercial cardlock) will have an area of 6252.1 sq. m., with the Severed Lot having an area of 7065.3 sq.m. Please refer to the enclosed consent sketch and Draft Reference Plan prepared by JD Barnes.

Conclusion

The Owner is seeking approval for consent to sever 516 Imperial Road North into two separate lots. The Consent Application for Severance is appropriate for the following reasons:

- The Application is consistent with and conforms to the Provincial Policy Statement for Settlement/Built-Up Areas;
- It promotes efficient land use patterns, services and infrastructure, including existing municipal sanitary and water services, and promotes public transit;
- It conforms to the regulations of the B.3 and B.3-6 Zones;
- It will provide for the intensification of an underutilized industrial lot anticipated to be developed for higher intensity industrial uses.

In support of the Proposed Application, please find enclosed:

- Completed and signed Application Form;

- Consent Sketch completed by GSP Group Inc.;
- Draft Reference Plan prepared by JD Barnes; and
- An application fee of \$2700.00 payable to the City of Guelph was previously submitted.

If you have any questions or require further information, please contact me.

Yours truly,
GSP Group Inc.

A handwritten signature in black ink that reads "Chris Pidgeon". The signature is written in a cursive, flowing style with a large initial "C" and "P".

Chris Pidgeon, MCIP, RPP
Principal Planner

Enclosure