

Committee of Adjustment Notice of Public Hearing



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

Application Details

Location:

595 Elmira Road North

Proposal:

The subject property is currently developed as a self-storage facility and comprises twelve one-storey buildings. The applicant is proposing to demolish three existing single-storey buildings, and construct a new four-storey building with a gross floor area of 5,608 square metres.

This property is currently subject to an application for site plan (file SP22-098).

By-Law Requirements:

The property is located in the Specialized Highway Service Commercial (SC.2-2) Zone. A variance from Sections 4.13.4.2 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires 1 parking space per 50 square metres of gross floor area for a storage facility use [total of 96 parking spaces required].

The property is also located in the Service Commercial (SC) Zone. Variances from Table 5.3, Table 8.7, Section 5.8.1(b)(ii), and Section 5.9(c) of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires:

- a) 1 parking space per 100 square metres of gross floor area for a storage facility use [total of 54 spaces required];
- b) a maximum building height of 3 storeys;
- c) a minimum of 25% of the required short term bicycle parking spaces to be weather protected; and
- d) that for any non-residential use, a minimum of 10% of required parking spaces be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces be provided as designed electric vehicle parking spaces.

Request:

The applicant is seeking relief from the requirements of Zoning By-law (1995)-14864, as amended, to permit a minimum of 50 parking spaces on the subject property.

The applicant is also seeking relief from the requirements of Zoning By-law (2023)-20790, as amended, to permit:

- a) to permit a minimum of 50 parking spaces on the subject property;
- b) a maximum building height of 4 storeys for the proposed new storage building;
- c) 0% of the required short term bicycle parking spaces to be weather protected; and
- d) 0% of the required parking spaces to be provided as electric vehicle parking spaces and 0% of required parking spaces to be provided as designed electric vehicle parking spaces.

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, October 12, 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-71/23**

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 **October 5, 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

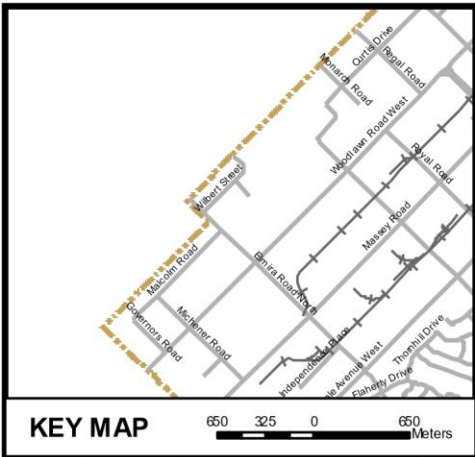
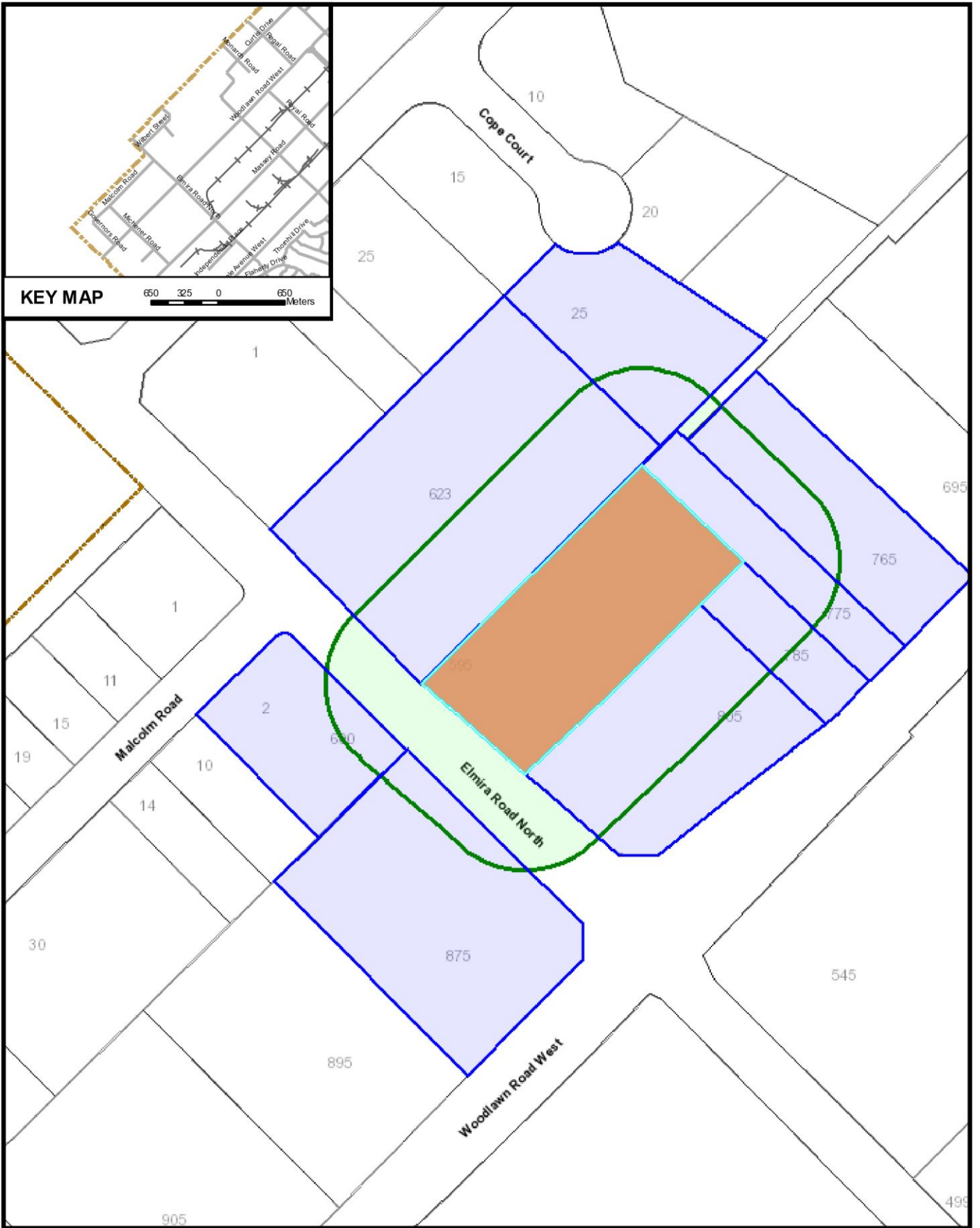
If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment. The Notice of Decision will also explain the process for appealing a decision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

Notice Details

Trista Di Lullo, ACST
Secretary-Treasurer, Committee of Adjustment
Dated September 22, 2023.

Contact Information


Committee of Adjustment: City Hall, 1 Carden Street, Guelph ON N1H 3A1
519-822-1260 Extension 2524 cofa@guelph.ca
TTY: 519-826-9771 guelph.ca/cofa



**A-71/23 (595 Elmira Road North)
60m Circulation Area**

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