

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-69/23
Location: 425 Elizabeth Street
Hearing Date: October 12, 2023
Owner: Ottmar Welding Inc. and Ottavino Rossi
Agent: Lloyd Grinham, Grinham Architects
Official Plan Designation: Industrial
Zoning Designation (1995)-14864: Industrial (B.4) Zone
Zoning Designation (2023)-20790: Industrial (B) Zone

Zoning By-Law (1995)-14864 Requirements:

The By-law requires that the minimum side yard setback be one-half the building height [3.89 metres] to a maximum of 9 metres, but not less than 3 metres, for a property located in the B.4 Zone.

Zoning By-Law (2023)-20790 Requirements:

The By-law requires a minimum interior side yard setback of 6.0 metres for a property located in the B Zone.

Request:

The applicant is seeking relief from the requirements of both By-laws to permit a minimum right side yard setback of 3.0 metres for the proposed addition to the existing industrial building.

Staff Recommendation

Approval

Comments

Planning Services

The subject property is designated as "Industrial" in the Official Plan. This designation permits industrial uses including the manufacturing, fabricating, processing, assembly and packaging of goods, foods, raw materials, warehousing

and bulk storage of goods. The requested variances will facilitate the construction of an addition to the existing industrial building with a side yard setback of 3.0 metres. The requested variances are considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Industrial" (B.4) according to Zoning By-law (1995)-14864, as amended and is zoned "Industrial" (B) according to Zoning By-law (2023)-20790, as amended. Variances to both Zoning By-laws are required to permit the addition with a side yard setback of 3.0 metres. Table 7.3, Row 4 of Zoning By-law (1995)-14864, as amended, requires a minimum side yard setback of one-half of the building height, 3.89 metres in this case, to a maximum of 9 metres, but not less than 3 metres. Table 10.3 of Zoning By-law (2023)-20790, as amended, requires a minimum interior side yard setback of 6 metres.

The general intent and purpose of regulations in the Zoning By-law relating to side yard setbacks is to ensure there is adequate separation between buildings on adjacent lots, to allow for proper lot grading and drainage, and to allow for maintenance and access. The proposed 3 metre side yard setback allows adequate room to access the rear yard and maintain the property. The adjacent property is an industrial use (steel and metal yard) and therefore, the proposed reduced side yard setback is not expected to negatively impact the adjacent property's use. Staff are satisfied that the requested variances meet the general intent and purpose of both the 1995 Zoning By-law and the 2023 Zoning By-law.

The requested variances will facilitate the construction of an addition to the existing industrial building, having little impact on the streetscape and neighbouring industrial designated and zoned properties. The proposed addition is less than 10 percent of the overall building in size and can be accommodated with existing parking. The requested variances are desirable for the appropriate development of the land and minor in nature.

The requested variances meet the general intent and purpose of the Official Plan and Zoning By-law, are desirable for the appropriate development of the land and are minor in nature.

Staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the requested variance.

We agree with the recommendations made by Planning and Building staff.

Building Services

The subject property is zoned Industrial (B.4) under Zoning By-law (1995)-14864, as amended and Industrial (B) under Council approved Comprehensive Zoning By-law (2023)-2079, as amended. The applicant is proposing a 3 metre right side yard setback for a building addition.

A building permit is required prior to the construction of the addition, at which time requirements under the Ontario Building Code will be reviewed.

Building Services supports Planning and Engineering recommendations.

Grand River Conservation Authority (GRCA)

The Grand River Conservation Authority has no objection to the proposed minor variance application. Please see attached correspondence.

Comments from the Public

None

Contact Information

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