

**DECEMBER 5, 2023**

**PROJECT NO: 2517-6799**

**SENT VIA: EMAIL  
KYLE.BRUBACHER@LINAMAR.COM**

Linamar Corporation  
280 Speedvale Avenue West  
Guelph, ON N1H 1C4

**Attention: Kyle Brubacher  
Manager, Strategy & Corporate Development**

**RE: SEVERANCE APPLICATION – EXISTING EASEMENT ASSESSMENT U51B  
280 SPEEDVALE AVENUE WEST  
CITY OF GUELPH APPLICATION NO: B-1/23**

Dear Kyle,

C.F. Crozier and Associates Inc. (Crozier) was retained by Linamar Corporation (Owner) to provide stormwater drainage insight to support the proposed lot severance at 280 Speedvale Avenue West in the City of Guelph.

We understand that Linamar Corporation submitted a severance application to the City of Guelph's Committee of Adjustment for the vacant land parcel located at 280 Speedvale Avenue West. The severance application would result in a 0.85 ha vacant lot and a 2.34 ha retained lot comprised of the existing industrial building and parking lot. According to the Committee of Adjustment Comments (January 12, 2023) the City's Engineering Department requested the severance application be deferred at this time due to the existence of an open ditch stormwater drainage easement (Easement U51B) bisecting the property.

This letter has been prepared to review the site and determine whether or not the drainage feature conveys external drainage through the property. Please note we defer any commentary to the legal standing of the easement, historic or current, to the Ontario Land Surveyor and the Lawyer on the file. This letter focuses on the drainage elements only.

Crozier has reviewed the available as-constructed drawings for the surrounding area (provided by the City) and the topographic survey complete by J.D. Barnes (October 17, 2023) which have been attached to this memo. The as-built drawings indicate municipal services (watermain, sanitary sewer and storm sewer) are available along the frontage of the severed and retained parcels from Speedvale Avenue West.

Based on our review of the as-constructed drawings, an open ditch was historically constructed through the property to convey external drainage from the northern parcels via a 30-inch (750 mm) diameter storm sewer through the property towards the existing storm infrastructure within Easement U51B; located within the southern residential lands.

The existing storm infrastructure within the southern residential lands (Easement U51B) acts as the ultimate drainage outlet for the majority of runoff from 280 Speedvale Avenue West (refer to the attached pre-development drainage figure). According to the topographic survey an open ditch does exist along the western limits of the proposed 0.85 ha severed lot; however, the open

ditch does not accept external drainage from the northern parcels across Speedvale Avenue West.

Crozier completed a site visit to review the existing drainage conditions of the property on November 1, 2023. During our site visit, the 30-inch (750 mm) diameter storm sewer shown on Plan No. U51B at Speedvale Avenue West was not visible and is assumed to have been removed during the Speedvale Avenue West reconstruction.

Additionally, an open ditch was visible during our site visit along the western portion of the severance parcel consistent with the topographic survey which was determined to only accept drainage from 280 Speedvale Avenue West.

Based on our review of the property it is our opinion that any historic stormwater infrastructure located within an existing or historic easement no longer exists, and external flows are not conveyed through the site by the easement. Any stormwater drainage entering the existing ditch along the western portion of the severance parcel from 280 Speedvale Avenue West will need to be conveyed by the future landowner or re-directed to a suitable outlet. Considering the extent of existing municipal services within Speedvale Avenue West and to the south of the site, the severed parcel should be serviceable for a future development.

We trust this letter is acceptable for the City to advance the severance application for the property. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,

**C.F. CROZIER & ASSOCIATES INC.**



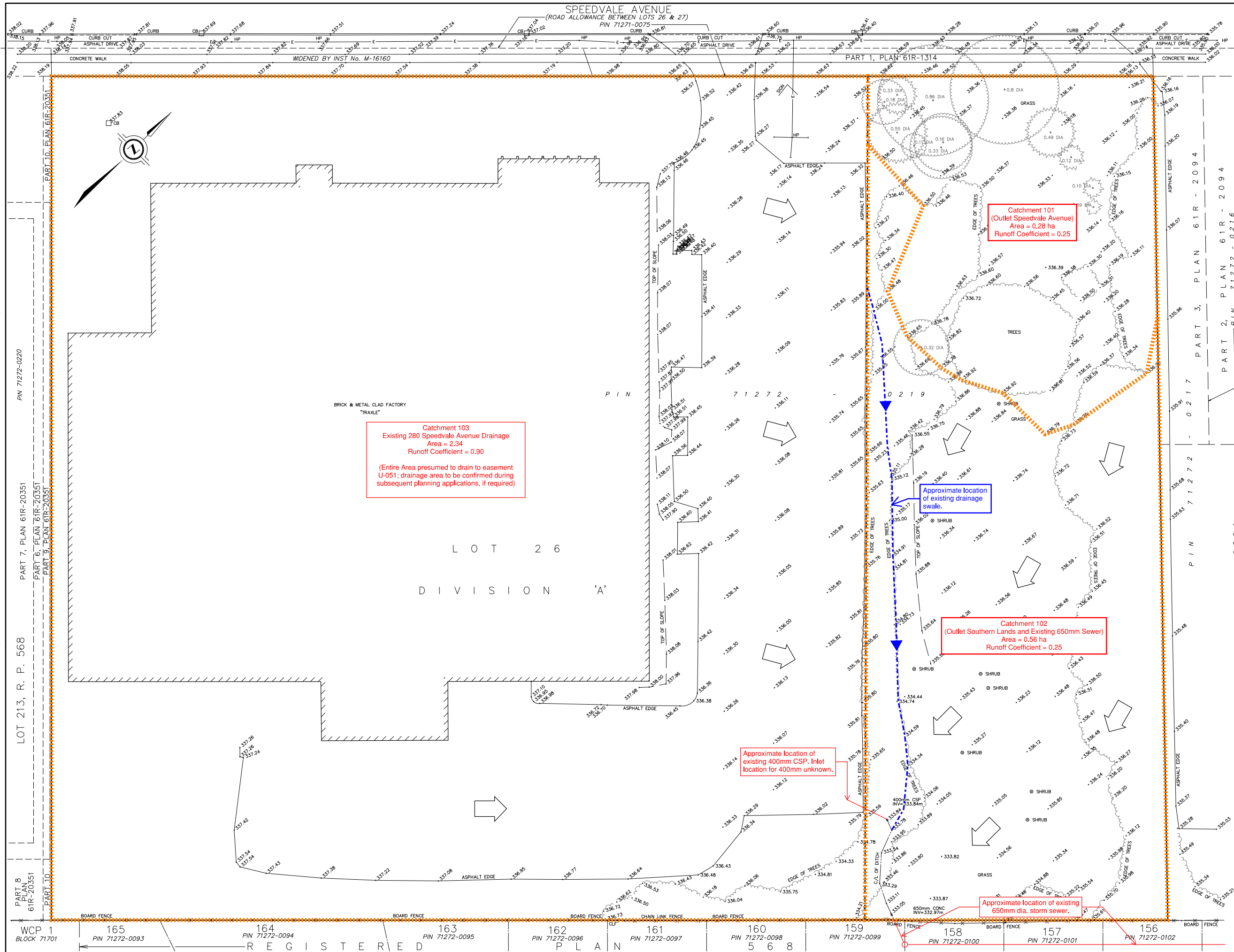
Brett Pond, E.I.T.  
Engineering Intern

**C.F. CROZIER & ASSOCIATES INC.**



Brendan Walton, P.Eng.  
Project Manager

- Encl.    1. Pre-Development Drainage Figure (Crozier, December 2023)  
          2. Site Topographic Survey (J.D. Barnes, October 17, 2023)  
          3. Site Severance Plan (J.D. Barnes, September 20, 2022)  
          4. City of Guelph Storm Sewer Easement – Plan No. U51B (City of Guelph, June 28, 2023).  
          5. Committee of Adjustment Comments (City of Guelph, January 12, 2023)



**LEGEND**

- Existing Drainage Catchment
- Overland Flow Direction
- Drainage Swale

**Catchment 103**  
 Existing 280 Speedvale Avenue Drainage  
 Area = 2.34  
 Runoff Coefficient = 0.90  
 (Entire Area presumed to drain to easement U-051; drainage area to be confirmed during subsequent planning applications, if required)

**Catchment 101**  
 (Outlet Speedvale Avenue)  
 Area = 0.28 ha  
 Runoff Coefficient = 0.25

Approximate location of existing drainage swale.

**Catchment 102**  
 (Outlet Southern Lands and Existing 650mm Sewer)  
 Area = 0.56 ha  
 Runoff Coefficient = 0.25

Approximate location of existing 400mm CSP, Inlet location for 400mm unknown.

Approximate location of existing 650mm dia. storm sewer.

**Pre-Development Drainage and Existing Conditions Figure**

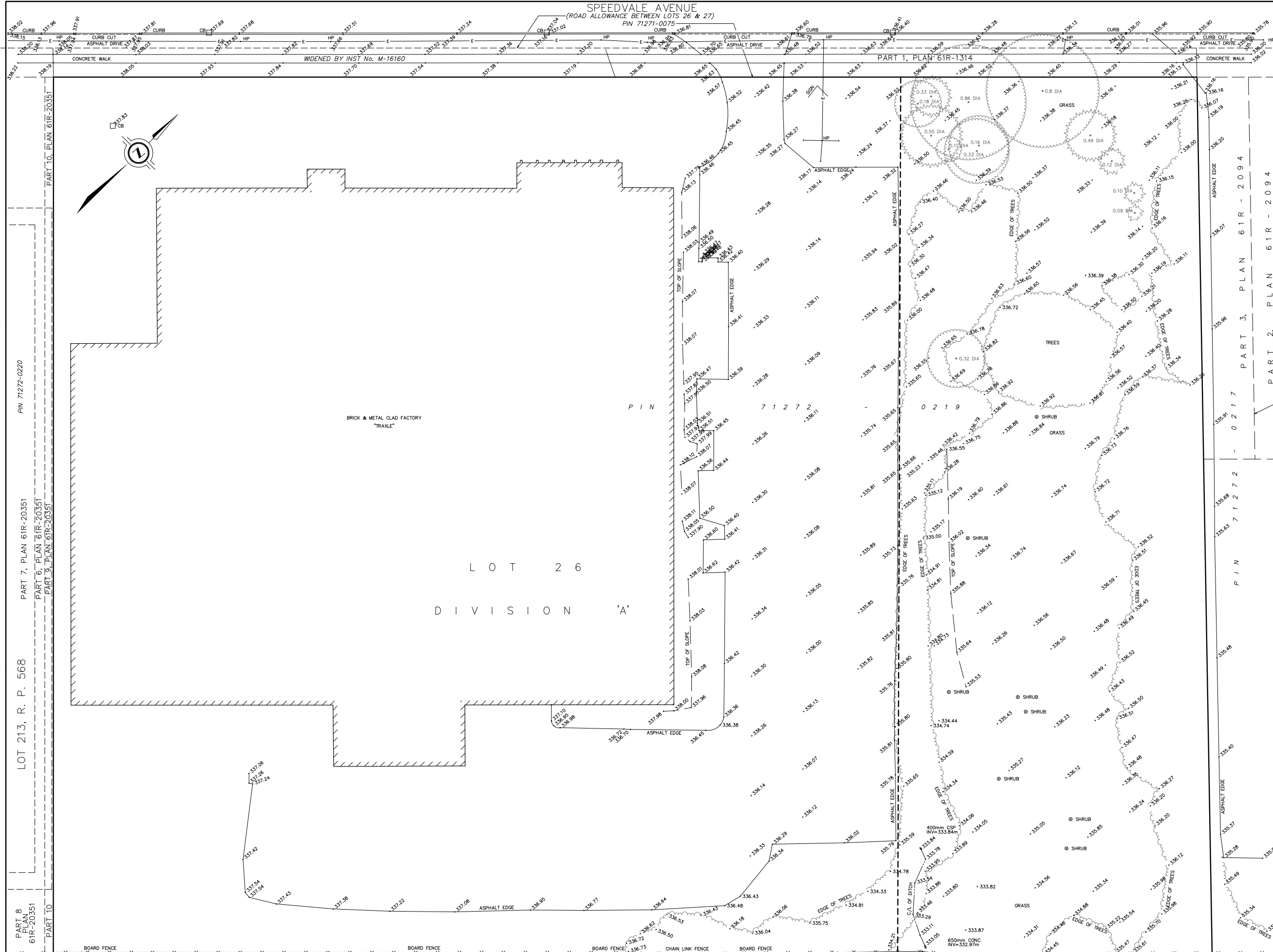
**280 Speedvale Avenue West Proposed Severance**

**Linamar Corporation**

Project No. 2517-6799

Prepared By: BP  
 Reviewed By: BW

Date: December 5, 2023



PLAN SHOWING TOPOGRAPHIC FEATURES OF  
**PART OF LOT 26**  
**DIVISION 'A'**  
 IN THE  
**CITY OF GUELPH**  
**COUNTY OF WELLINGTON**  
 SCALE 1 : 300  
 5 0 5 10 20 metres  
 J.D. BARNES LIMITED  
**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
**ELEVATION NOTES**  
 ELEVATIONS HEREON ARE GEODETIC (CGVD28-1978) AND ARE DERIVED FROM GNSS OBSERVATIONS USING NATURAL RESOURCES CANADA'S GEOID MODEL HTV2.0  
 INDEX CONTOURS ARE AT 1.00m INTERVALS.  
 INTERMEDIATE CONTOURS ARE AT 0.25m INTERVALS.

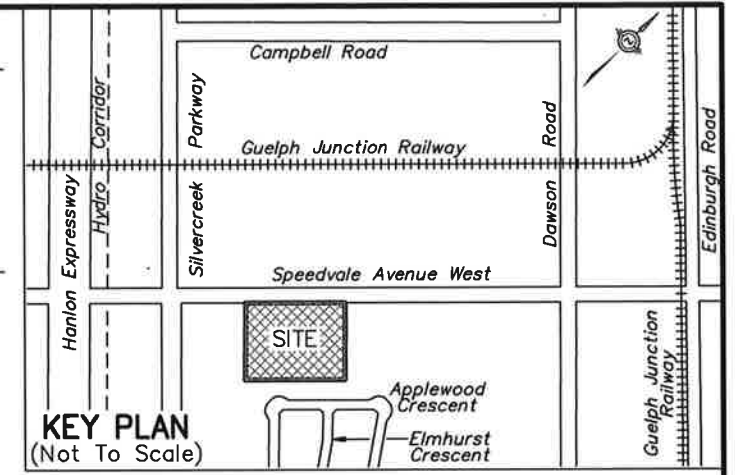
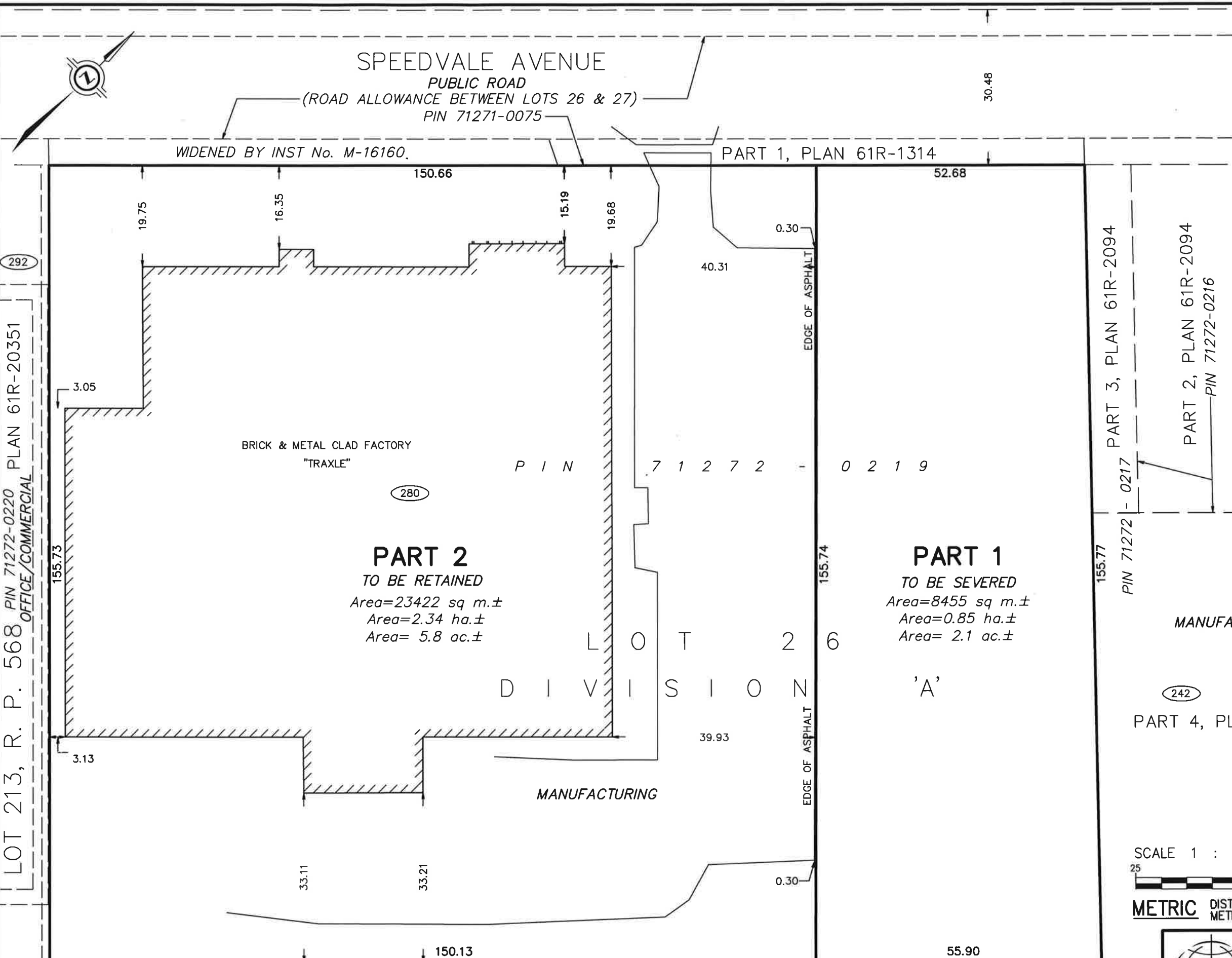
LEGEND  
 □ CB DENOTES CATCHBASIN  
 CLF DENOTES CHAIN LINK FENCE  
 CSP DENOTES CORRUGATED STEEL PIPE  
 HP DENOTES HYDRO POLE

FIELDWORK WAS COMPLETED ON THE 14th DAY OF SEPTEMBER, 2023.

**J.D. BARNES** SURVEYING  
 MAPPING  
 GIS  
 LAND INFORMATION SPECIALISTS  
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 1R1  
 T: (519) 824-4031 F: (519) 824-1220 www.jdbarnes.com

WCP 1 BLOCK 71701	165 PIN 71272-0093	164 PIN 71272-0094	163 PIN 71272-0095	162 PIN 71272-0096	161 PIN 71272-0097	160 PIN 71272-0098	159 PIN 71272-0099	158 PIN 71272-0100	157 PIN 71272-0101	156 PIN 71272-0102
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DRAWN BY: RPA	CHECKED BY: RJS	REFERENCE NO.:
PLOTTED: 10/17/23		23-14-811-00-topo
DATED: OCTOBER 17, 2023		

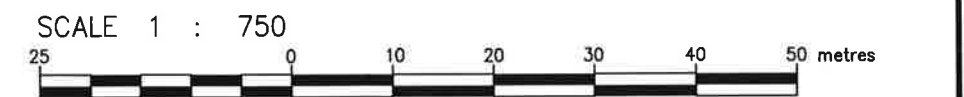


PLAN PREPARED FOR  
CONSENT APPLICATION OF  
**PART OF LOT 26**  
**DIVISION 'A'**  
IN THE  
**CITY OF GUELPH**  
COUNTY OF WELLINGTON  
**J. D. BARNES LIMITED**

666 DENOTES CIVIC ADDRESS  
WCP DENOTES WELLINGTON CONDOMINIUM PLAN

MANUFACTURING

242  
PART 4, PLAN 61R-2094



**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

RESIDENTIAL					RESIDENTIAL					
WCP 1	165 (103)	164 (101)	163 (99)	162 (97)	161 (95)	160 (93)	159 (91)	158 (89)	157 (87)	156 (85)
BLOCK 71701	PIN 71272-0093	PIN 71272-0094	PIN 71272-0095	PIN 71272-0096	PIN 71272-0097	PIN 71272-0098	PIN 71272-0099	PIN 71272-0100	PIN 71272-0101	PIN 71272-0102
REG PLAN 568										

**J.D. BARNES LIMITED**  
SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1  
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

RPA DRAWN  
RJS CHECKED  
DATED: SEP 20/2022  
Ref. No. 22-14-811-00-SEV

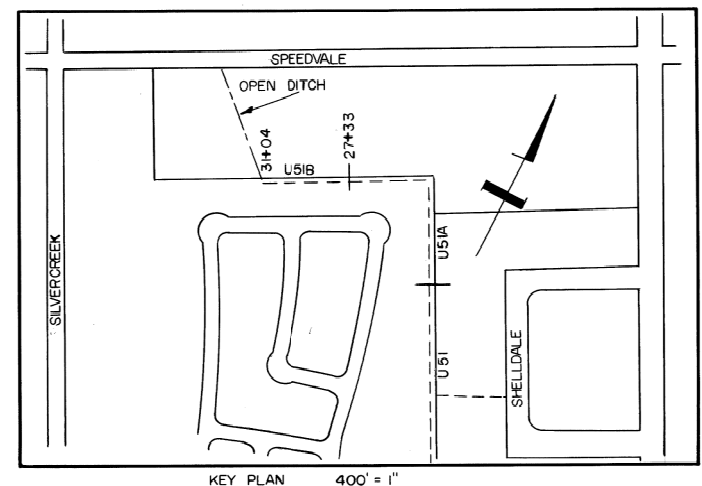
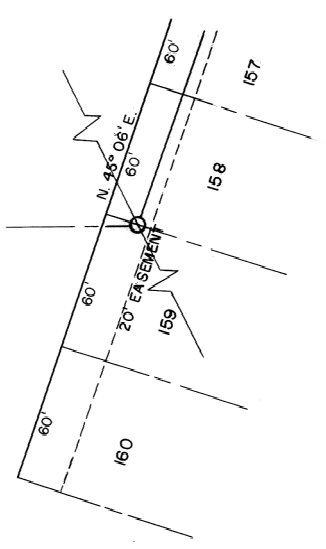
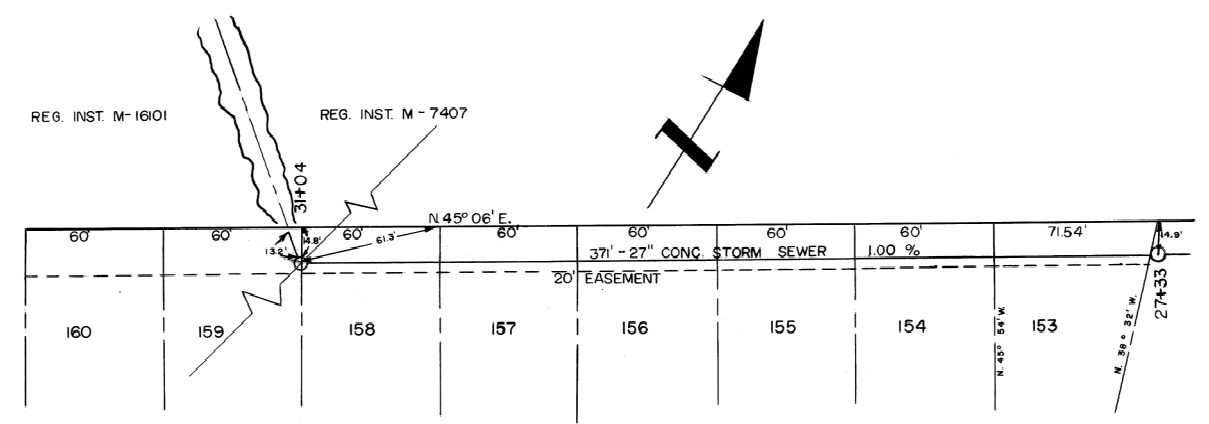
PART OF LOT 10  
REG. PLAN NO. 541

REG. INST. 6762

SPEEDVALE AVE  
N. 45° 06' E

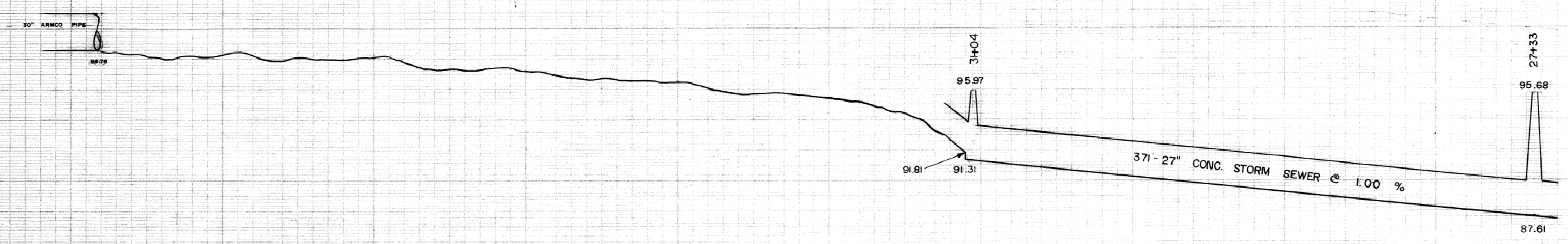
S. 63° 56' 20" E  
558.45' OPEN DITCH

CENTER LINE OF DITCH  
LIMITS OF REG. INST. M-16101  
AND REG. INST. M-7407



**STORM SEWER EASEMENT SPEEDVALE**

U-51B



CITY OF GUELPH ENGINEERING DEPT.	
STORM SEWER EASEMENT FROM 27+33 TO 36+84 SERVICE STORM SEWER	
SCALES	HORZ: 40' = 1" VERT: 4' = 1"
DRAWN BY: K. P. BENNETT CHECKED BY: DATE: JUNE 28, 1966 REVISIONS:	
CITY ENGINEER PLAN NO. <b>U51B</b>	

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: B-1/23  
Location: 280 Speedvale Avenue West  
Hearing Date: January 12, 2023  
Owner: Linamar Corporation  
Agent: Eileen Costello, Aird and Berlis LLP  
Official Plan Designation: Industrial  
Zoning Designation: Industrial (B.3) Zone

**Request:** The applicant is requesting permission to sever a parcel of land with frontage along Speedvale Avenue West of 52.68 metres and an area of 8,455 square metres. The retained parcel will have frontage along Speedvale Avenue West of 150.66 metres and an area of 23,422 square metres.

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## Staff Recommendation

### Deferral

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## Comments

### Planning Services

The proposed consent to sever application would result in a vacant severed parcel with 52.68 metres of frontage on Speedvale Avenue and an area of 0.85 hectares. The retained lands would have 150.66 metres of frontage on Speedvale Avenue and an area of 2.34 hectares. The proposed use of the severed lands has not been specified in the application.

The subject lands are designated "Industrial" in the Official Plan. Permitted uses in the industrial designation includes warehousing, laboratories, and industrial uses that involve the manufacturing, fabricating, processing and packaging of goods.

Policy 9.5.2 of the Official Plan outlines several objectives of Industrial designated lands. These objectives include ensuring sufficient serviced industrial land is available to attract a diversified range of industrial uses (9.5.2 (a)) and ensuring the efficient use of existing industrial land and promoting redevelopment of under-used sites (9.5.2(b)).

Policy 10.10.1 of the Official Plan provides criteria to consider when evaluating Consent applications. Below is an evaluation of these policies as it relates to the subject application:

**i. That all of the criteria for plans of subdivision are given due consideration.**

Staff have reviewed subdivision criteria of the Official Plan and are satisfied that the application conforms to the policies.

**ii. That the application is properly before the Committee and that a plan of subdivision has been deemed not to be necessary for the proper and orderly development of the City.**

A plan of subdivision is not necessary.

**iii. That the land parcels to be created by the Consent will not restrict or hinder the ultimate development of the lands.**

The proposed severance does not restrict or hinder the ultimate development of the retained or severed lands. The proposed severance will optimize the existing uses on the site by creating a new industrial lot from an underutilized portion of the site.

**iv. That the application can be supported if it is reasonable and in the best interest of the community.**

In the opinion of staff the proposed severance is reasonable and in the best interest of the community.

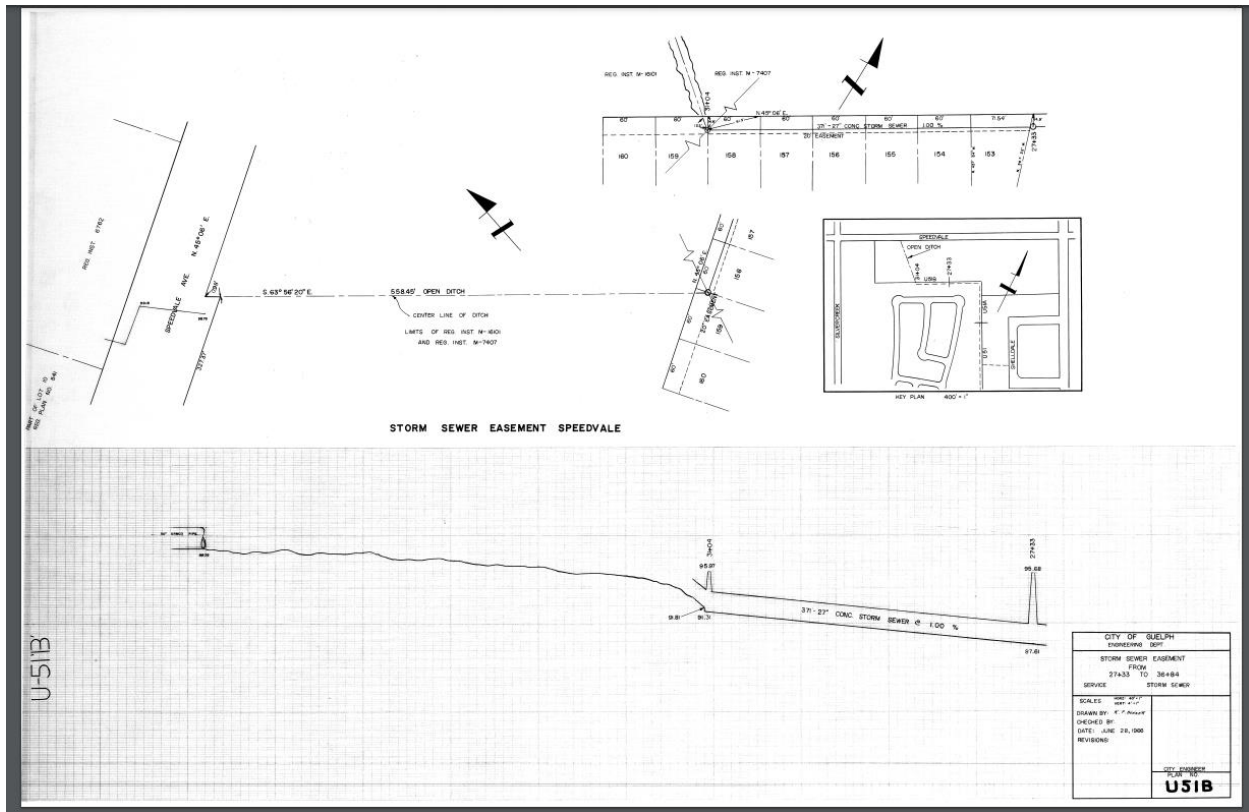
The subject property is zoned "Industrial" (B.3) according to Zoning By-law (1995)-14864, as amended, which permits manufacturing, warehouses and industrial malls. There are no changes proposed to the "retained" parcel and the existing building, parking supply and configuration will be maintained on the "retained" parcel.

Planning staff are satisfied that the proposed severance meets the Consent policies of the Official Plan and subdivision criteria as outlined in section 51(24) of the Planning Act, however, Planning staff can support engineering's recommendation of deferral.

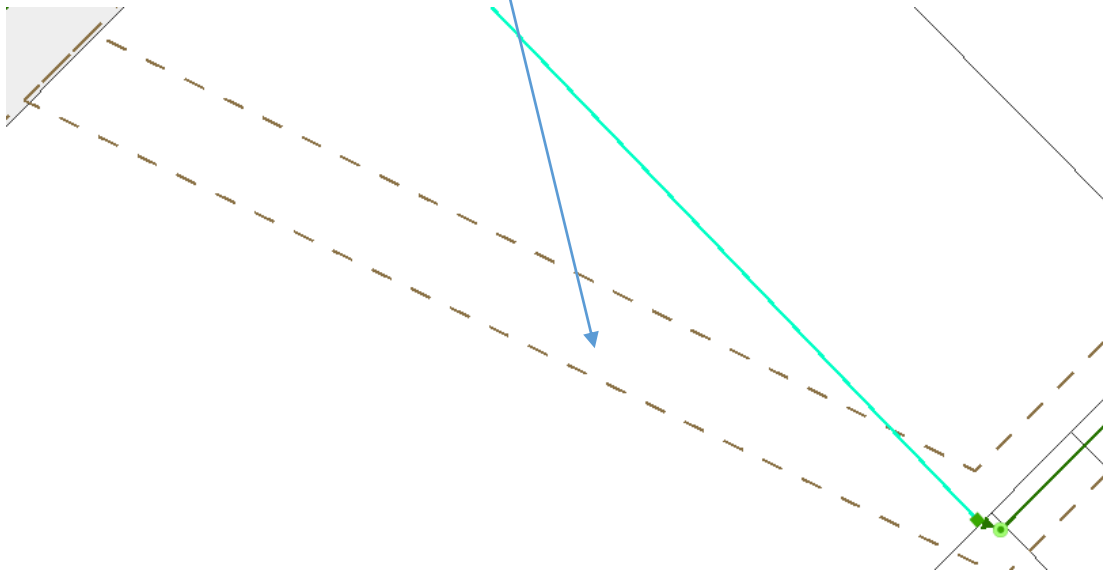
### **Engineering Services**

Engineering is requesting that this application be deferred at this time. As per the City records it appears that there is an old existing storm sewer easement located on the retained/severed parcel. Please refer to the plan from 1966 and the image below. We ask the applicant to contact engineering staff to discuss this application in detail to find solutions for the severance application. Please note that stormwater management is crucial for the future development as it drains to the residential lands located south of the subject property. Additionally, it is to be noted that provided sketch from J.D Barnes did not show this information.

Engineering recommends that this application be deferred.



Approx. easement location



### Building Services

The subject property is zoned Industrial (B.3) Zone. The applicant is proposing to sever the lands which will create a 0.85ha vacant parcel. The retained 2.34 ha developed parcel. Both the severed and retained parcel meet the minimum lot

frontage. There is no minimum required lot size, but an industrial parcel requires a minimum building gross floor area of 464.5 square metres when developed.

Note that a building permit will be required prior to any construction.

Building Services supports the deferral recommendation made by Engineering.

## **Comments from the Public**

None

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## **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

519-822-1260 Extension 2524

[cofa@guelph.ca](mailto:cofa@guelph.ca)

TTY: 519-826-9771

[guelph.ca/cofa](http://guelph.ca/cofa)