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November 22, 2022

File No. 173819

BY EMAIL

Committee of Adjustment
c/o Trista Di Lullo, Secretary-Treasurer
City Hall, 1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Di Lullo:

**Re: Consent Application
280 Speedvale Avenue West**

Aird & Berlis LLP represents Linamar Corporation., the registered owner of the property municipally known as 280 Speedvale Avenue West in the City of Guelph (the “Site”). On behalf of our client, please find the enclosed consent application for the Site.

The Site is approximately 3.19 hectares (7.88 acres), comprised of an approximate frontage of 203 metres and a depth of 156 metres. The Site includes one (1) existing low-rise industrial-style building, surface parking, and one (1) driveway entrance off Speedvale Avenue. The eastern flank of the site, composed of approximately 53 metres of frontage, is currently undeveloped.

The Site is presently used by Traxle, a division of Linamar Corporation that specializes in the manufacture of high-quality automotive parts.

The purpose of the consent application is to optimize the existing uses on the Site by severing the vacant and underutilized portion of the Site (described as Conveyed Lot - Part 1, below) to allow for a future development opportunity. There are no changes proposed to the existing building, parking supply or configuration as a result of the proposed severance.

Consent Application

The consent application proposes to sever the Site into two (2) lots (collectively, the “Proposed Lots”), such that the existing building and parking will become the Retained Lot and the vacant and underutilized portion of the Site will become the Conveyed Lot. Figure 1 (next page) illustrates the Proposed Lots on the Surveyors Sketch enclosed with this application:

1. **Conveyed Lot – Part 1 as shown in yellow** - The Conveyed Lot, being Part 1 on the enclosed Surveyors Sketch, has an approximate frontage of 53 metres and depth of 156 metres with a total lot area of 8,455 square metres. The Conveyed Lot is currently undeveloped and surplus to our client’s needs. This application aims to allow for the Conveyed Lot to provide for expanded employment opportunities.
2. **Retained Lot – Part 2 as shown in green** - The Retained Lot, being Part 2 on the enclosed Surveyors Sketch, has an approximate frontage of 151 metres and a depth of 156 metres with a total lot area of 23,422 square metres. The Retained Lot includes an

existing single-storey industrial building with parking generally located to east of the building. There is no change in use or development contemplated for the Retained Lot.

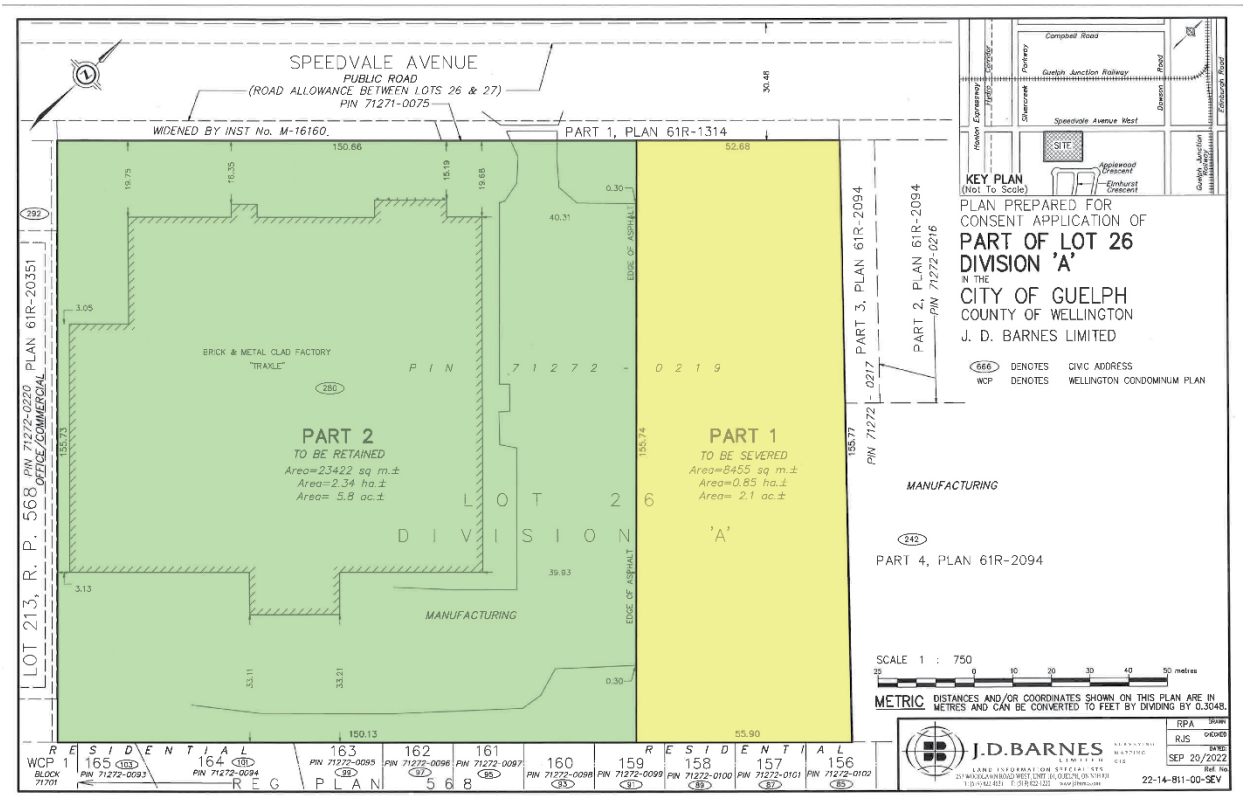


Figure 1. Surveyors Sketch

Planning Rationale

The Site is designated Industrial under the Official Plan and zoned B.3 under Comprehensive Zoning By-law 1995-14864, as amended.

The proposed consent application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, particularly as it allows for expanded employment opportunities in the built-up area of the City. As noted above, the proposed Conveyed Lands are surplus to our client’s needs and those of the current operations on the Site. The proposed severance meets the Provincial objectives to promote economic development by diversifying economic opportunities on suitable sites.

As noted above, the Site is designated Industrial under the Official Plan. Policy 9.5.2.11 permits a range of employment uses, including industrial uses (manufacturing, fabricating, etc.), warehousing and bulk storage, laboratories, repair and service operations, and complementary uses. An objective of the Official Plan is “to ensure sufficient serviced industrial land is available to attract a diversified range of industrial uses.” The proposed severance meets the objective of the Official Plan to encourage a diversity of economic activity on Industrial lands, which is afforded by the range of permitted uses.

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The Proposed Lots meet the Zoning By-law standards in the B.3 Zone, particularly with respect to the lot standards. As noted above, the proposed frontages are 53 metres for the Conveyed Lot and 151 metres for the Retained Lot. Therefore, while no building is contemplated at this time for the Retained Lot, the minimum standards regarding setback, height, minimum landscaped area, etc., can be achieved. Importantly, no changes are proposed to the parking supply or configuration on the Retained Lot.

Given that this is an existing serviced property within the built-up area of the City it is our respectful submission that the applicable criteria set out in Section 51(24) of the *Planning Act* are clearly met.

Based on the foregoing, it is our respectful submission that the proposed consent is appropriate for the Site and represents good planning and is in the public interest.

Application Materials

In support of the consent and minor variance applications, please find the enclosed materials for your review.

- One (1) Committee of Adjustment Application Form for the requested consent, including the Authorization of Agent;
- One (1) copy of the Surveyors Sketch, prepared by J.D. Barnes dated September 20, 2022; and,

A cheque in the amount of \$2,507.00 will follow the electronic submission of the application materials.

Should you require further information or clarification, please contact the undersigned or Andrew Everton, a land use planner in our office, at aeverton@airdberlis.com or 416.637.7570.

Yours truly,

AIRD & BERLIS LLP



Eileen Costello

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