

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-12/24
Location: 280 Speedvale Avenue West
Hearing Date: February 8, 2024
Owner: Linamar Corporation
Agent: Eileen Costello, Aird and Berlis LLP
Official Plan Designation: Industrial
Zoning Designation (1995)-14864: Industrial (B.3) Zone
Zoning Designation (2023)-20790: Industrial (B) Zone

Zoning By-Law (1995)-14864 Requirements:

The property is located in the Industrial (B.3) Zone of Zoning By-law (1995)-14864, as amended.

Zoning By-Law (2023)-20790 Requirements:

The property is also located in the Industrial (B) Zone. A variance from Table 10.3 of Zoning By-law (2023)-20790, as amended, is being requested. The By-law requires a minimum 3 metre wide buffer strip adjacent to interior side and rear lot lines.

Request:

The applicant is seeking relief from the requirements of Zoning By-law (2023)-20790, as amended, to permit a minimum 0 metre wide buffer strip adjacent to the left side yard lot line.

Staff Recommendation

Approval with Condition

Recommended Conditions

Planning Services

1. Any future re-development of the parking lot which requires Site Plan Approval shall adhere to the Zoning Bylaw regulations that are in effect at the time of re-development.
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Comments

Planning Services

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 underused sites (9.5.2(b)). The minor variance requested would permit a 0 metre wide buffer strip adjacent to the east side yard lot line. The requested variance does not conflict with the general intent and purpose of the Official Plan.

The subject property is zoned "Industrial" (B.3) according to Zoning By-law (1995)-14864, as amended, and is zoned "Employment" (B) in the of Zoning By-law (2023)-2079, as amended, which permits manufacturing, warehouses and industrial uses. The site recently underwent a consent application to sever the subject lands 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. There are no changes proposed to the "retained" parcel and the existing building, parking supply and configuration will be maintained on the "retained" parcel. The severance of the subject lands created a compliance issue for the retained lot as the new lot line would not comply with Table 10.3 of the 2023 Comprehensive Zoning Bylaw, which requires a minimum 3-metre-wide buffer strip adjacent to interior side lot lines. The requested variance would permit a 0-metre-wide buffer on the east side lot line of the retained parcel.

The intent of buffer strip regulations are to ensure adequate separation and landscaping is provided for adjacent lands. Under the 1995 Zoning Bylaw, the proposed severance complies with buffer requirements. The application was submitted prior to the approval of the 2023 Comprehensive Zoning Bylaw passed by Council on April 18, 2023, but was deferred to allow engineering concerns to be addressed. The site has been in operation for many years and all engineering concerns have since been addressed since the deferral in January 2023. Staff are of the opinion that the variance will have a limited effect on the functionality of the retained and severed lots, as the site has been in use for many years. The requested variance to the 2023 Comprehensive Zoning Bylaw is considered to be desirable for the appropriate development of the lands and minor in nature.

Planning staff are recommending a condition that if the parking lot on the retained parcel is redeveloped in the future and requires site plan approval, the standard landscape buffer strip in the 2023 Zoning By-law will apply.

The proposal is desirable as the retained lot is compatible with the surrounding built form and no changes are proposed to the retained lot. The requested variance meets the general intent and purpose of the Official Plan and Zoning By-law, is

desirable for the appropriate development and use of the land and is 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.3) Zone under Zoning By-law (1995)-14864, as amended and Industrial (B) under Council approved Comprehensive Zoning By-law (2023)-2079, as amended. The applicant severed the lands to create a 0.85 hectare vacant parcel. The retained 2.34 hectares is a developed parcel which has a 0 metre setback from the parking lot to the interior left side yard property line, adjacent to the severed property.

The 2023 Comprehensive Zoning By-law requires a minimum 3 metre wide buffer strip adjacent to interior side and rear lot lines on B Zoned properties, which the retained parcel did not meet when the consent was approved in January 2024. The severance application was initiated and deferred prior to the 2023 Comprehensive Zoning By-law being Council approved April 18, 2023.

Building Services has no objection to the application.

Comments from the Public

None

Contact Information

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