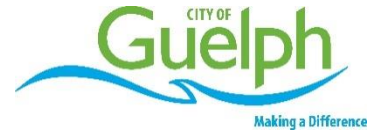


# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-12/25  
Location: 25 Fair Road  
Hearing Date: February 13, 2025  
Owner: TJL Transport Ltd.  
Agent: John Donato, CRD Construction Ltd.  
Official Plan Designation: Industrial  
Zoning Designation: Industrial (B) Zone

## By-Law Requirements:

The property is located in the Industrial (B) Zone. Variances from Table 10.3 and Section 5.4 of Zoning By-law (2023)-20790, as amended, are being requested. The By-law requires:

- a) a maximum front yard setback of 25 metres in the Industrial (B) zone; and
- b) that all loading spaces shall be located to the rear of the front wall of the building or the rear of an exterior side wall of a building facing a public street.

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

- a) a maximum front yard setback of 41.07 metres for the proposed addition to the existing industrial building; and
  - b) loading spaces to be located to the front of the front wall of the proposed addition to the existing industrial building.
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## Staff Recommendation

### Approval

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## Comments

### Planning Services

The subject lands are designated as "Industrial" in the Official Plan. The Industrial land use designation permits a range of employment uses, including manufacturing, repair and servicing operations, and warehousing uses. The variances would facilitate the expansion of the existing uses currently permitted in the Industrial

Land Use Designation. Staff are therefore satisfied that the proposal conforms with the intent of the Official Plan.

The subject property is zoned as "Industrial" (B) according to Zoning By-law (2023)-20790, as amended. This zone likewise permits a variety of employment uses such as manufacturing and warehousing. The application proposes an addition to the existing industrial building, which would match the front and rear yard setbacks, height, and general aesthetics of the existing building. Two variances are requested to permit the addition. The first variance is to permit a front yard setback of 41.07 metres, whereas the maximum front yard setback is 25 metres. The second variance is to permit the location of the loading spaces to be located on the front wall of the building, whereas all loading spaces are to be located to the rear of the front wall of the building or the rear of an exterior side wall of a building facing a public street.

The intent of a maximum front yard setback is to ensure that the building facades along the public right of way are appropriately reinforced, providing a consistent street frontage. Similarly, the intent of locating loading spaces to the rear of the front wall is to limit urban design impacts from the public right of way where loading spaces are clearly visible. In the opinion of staff, given this is an addition that would match the front yard setback and loading space location and aesthetics as the existing building, there would not likely to be any more impact to the public right of way than what already exists. The applicant has also indicated on the drawing, planting along the frontage to help screen some of the building. Any additional screening will be addressed as part of the property's active Site Plan application with staff prior to building permit. Therefore, due to the nature of the existing building and proposed addition, along with the neighbouring industrial uses not being particularly sensitive to such variances, staff find that the requested variances meet the intent of the Zoning By-law.

Staff are satisfied that the proposal is minor in nature as it maintains the current built form, and is desirable development for the subject lands as it allows for a permitted use. The variances would facilitate the expansion of employment uses in a manner compatible with the existing lot configuration and surrounding industrial area. Staff recommend approval of this application.

### **Engineering Services**

Engineering has no concerns with the requested variances. We agree with the recommendations made by Planning and Building staff.

### **Building Services**

The subject property is zoned Industrial (B) under City of Guelph Zoning By-law (2023)-20790, as amended. The applicant is proposing an addition to an industrial building which will be subject to Site Plan Approval.

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

Building Services has no concerns and supports Planning and Engineering recommendations.

## Comments from the Public

None

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### Contact Information

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

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