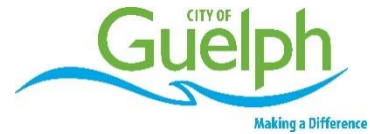


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-19/20
Location: 260 Woodlawn Road West
Hearing Date: May 28, 2020
Owner: Every Home for Christ International/Canada
Agent: Gerry Lall, Royal LePage Royal City Realty Ltd.
Official Plan Designation: Service Commercial
Zoning: Specialized Service Commercial (SC.2-2)

Request: The applicant is seeking relief from the By-Law requirements to permit a medical clinic use as an additional permitted use within the existing commercial building.

By-Law Requirements: The By-Law permits a variety of uses in the SC.2-2 Zone, but does not permit a medical clinic. A medical clinic is defined in the Zoning By-law as a place in which 3 or more medical practitioners are located and provide medical, dental or other human health treatment on a out-patient.

Staff Recommendation

Approval

Recommended Conditions

None

Comments

Planning Services

The subject property is designated "Service Commercial" in the City's Official Plan. The "Service Commercial" land use designation permits a variety of service commercial uses as well as complementary uses such as small-scale offices. The purpose of the requested variance is to allow a medical clinic as an additional permitted use on the subject property. The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Service Commercial" (SC.2-2) according to Zoning By-law (1995)-14864, as amended. The applicant is requesting a variance to Section 6.4.3.2.2.1 to allow a medical clinic (dental office) as a

permitted use. The Specialized SC.2-2 zone permits a variety of uses, including an auction centre, garden centre, hotel, storage facility, restaurant and a vehicle sales establishment but does not include a medical clinic. A minor variance application in 2004 was approved for the building to be used as an office.

Specialized zones typically recognized past and existing site specific uses. The standard "Service Commercial" SC.2 zone does permit a medical clinic. The existing site plan approved layout has been reviewed by staff and the parking allows for 4 practitioners to operate from the medical clinic (dental office). It is therefore Planning staff's opinion that the minor variance meets the general intent and purpose of the Zoning By-law.

It is Planning staff's opinion that the application meets the general intent and purpose of the Official Plan and the Zoning By-law, is minor in nature and is desirable for the appropriate development and use of the subject lands. Staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the request of seeking relief from the By-law requirements to permit a medical clinic use as an additional permitted use within the existing commercial building.

We agree with recommendations made by Planning and Building staff.

Building Services

This property is located in the Specialized Service Commercial (SC.2-2) Zone. The applicant has applied for a variance from Section 6.4.3.2.2.1 of Zoning By-law (1995)-14864, as amended.

Building Services does not object to this variance application to permit a medical clinic use as an additional permitted use within the existing commercial building.

A building permit will be required prior to any construction, at which time requirements under the Ontario Building Code will be reviewed. If no construction is to occur, a building permit may still be required for the new use. Please contact Building Services.

Comments from the Public

None

Contact Information

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

519-822-1260 Extension 2524

cofa@guelph.ca

TTY: 519-826-9771

guelph.ca/cofa