

879011 Ontario Limited

March 6, 2020

Hand Delivered

City of Guelph
Committee of Adjustment
1 Carden Street, Guelph, Ontario
N1H 3A1

Attention: Trista Di Lullo, Secretary Treasurer

Dear Ms. Di Lullo

Re: Follow Up Variance – Global Pet Foods - 715 Wellington St W – NE Corner Wellington and Imperial

On April 12, 2011 the Committee of Adjustment approved a use variance to permit *retail sale of pet foods, pet-related supplies, pet accessories and services* at our above noted plaza, which is zoned SC.2-5. Based on planning staff comments at that time, the approval limited the size of the use to 2,500 square feet.

Since 2011 Global Pet Foods has successfully conducted business in our plaza to the point that they would like to increase the size of the store to better serve their customer base. As the planned increase will take the size of the store above the size limit established in the previous decision, a new variance is required to permit the *retail sale of pet foods, pet-related supplies, pet accessories and services ...* in a space larger than 2,500 square feet.

Vacant space is available to accommodate the proposed expansion with a simple move from one part of the plaza to another (see attached site plan). No other physical changes are required to the site. Permitting the pet food store to grow with its customer base as is being requested, is in our view 'minor'.

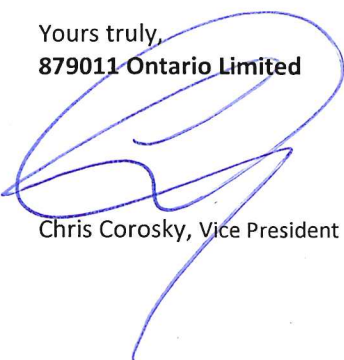
The floorspace for the expanded Global Pet Food will be just under 4,000 square feet. To prevent the need for any future variance applications we request that no floorspace cap be imposed, however, if a cap is imposed that it be set at 5,000 square feet to provide some long-term operational flexibility. We note that many retail uses are permitted as of right in the SC.2-5 zone (eg. liquor store, convenience store) and that these uses are permitted with no limit on the amount of floorspace they can occupy. Accordingly, we see no reason why the size of the pet food use should be restricted.

Approval of this application will result in a number of positive outcomes; 1) viability of the plaza will be enhanced as more floorspace will be occupied, 2) a successful local business will be enabled to grow with its customer base, and 3) higher occupancy will result in higher tax revenues being generated from the property.

Based on pre-consultation with both planning and zoning staff prior to the submission of this application, we anticipate receiving staff support for permitting this use in an expanded form.

A cheque in the amount of \$950.00 (fee) is attached. Should you require any additional information, let me know.

Yours truly,
879011 Ontario Limited



Chris Corosky, Vice President