

# Committee of Adjustment Application for Minor Variance



Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: <u>March 6, 2020</u>	Folder #:
	Application deemed complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>A-18120</u>

## TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes ☒ No ☐

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:			
Address of Property: <u>715 Wellington Street West - north-east corner of Wellington &amp; Imperial</u>			
Legal description of property (registered plan number and lot number or other legal description): <u>Part of Lot 1, Division E, Concession 1, City of Guelph, Formerly Township of Guelph, County of Wellington</u>			
REGISTERED OWNER(S) INFORMATION: (Please indicate name(s) exactly as shown on Transfer/Deed of Land)			
Name:	<u>879011 Ontario Limited (Armel) - - Contact - Chris Corosky</u>		
Mailing Address:	<u>199 Bay Street, Suite 2900, P.O. Box 459</u>		
City:	<u>Toronto</u>	Postal Code:	<u>M5L 1G4</u>
Home Phone:		Work Phone:	<u>416 214 6833</u>
Fax:		Email:	<u>ccorosky@armelcorp.com</u>
AGENT INFORMATION (If Any) <u>Not applicable</u>			
Company:			
Name:			
Mailing Address:			
City:		Postal Code:	
Work Phone:		Mobile Phone:	
Fax:		Email:	

Official Plan Designation: <b>Service Commercial</b>	Current Zoning Designation: <b>SC.2 - 5</b>
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NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

An application was **approved** by the Committee of Adjustment in 2011 (A-17/11) to permit "the sale of pet foods, pet related supplies and accessories and services". Based on planning staff comments at the time, the approval limited the size of the use to 2,500 square feet.

~~Due to the success of this business,~~ a further variance is requested to Section 6.4.3.2.5.1 to permit this same use to expand beyond 2,500 square feet.

No other variances are necessary. The plaza is fully built, and the planned expansion of Global Pet Foods will be accommodated by a simple move from current tenant space to vacant space located in another building on site.

Why is it not possible to comply with the provision of the by-law? (your explanation)

More floorspace is required for Global Pet Food to grow with its customer base.

As noted above, the expansion can be efficiently accommodated utilizing vacant space that already exists on the site, as generally shown on the attached site plan.

The approval of this application has a number of benefits, including 1) More efficient use of already constructed services, 2) Creates a more fully leased up, vibrant site, and 3) Increases tax base.

As existing vacant space is available, and site services are all currently in place, the approval of this application will enable a seamless on-site expansion of this local business, with **no negative implications**.

PROPERTY INFORMATION

Date property was purchased:	Unknown	Date property was first built on:	2001
Date of proposed construction on property:	None required other than internal renovations	Length of time the existing uses of the subject property have continued:	Global Pet Food - Since 2011

EXISTING USE OF THE SUBJECT PROPERTY **Commercial**

PROPOSED USE OF LAND Same as above - only change would be Global Pet Food moving from current space into a larger (> than 2,500 sqft) vacant space in another on-site building - See Site Plan.

DIMENSIONS OF PROPERTY: See attached site plan

Frontage: Approx 61 m (Imperial)      Depth: Approx 135 m (Wellington)      Area: Approx 2.57 acres / 10,392 m<sup>2</sup>

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)	
EXISTING (DWELLINGS & BUILDINGS)	PROPOSED
<p>No changes are required to existing buildings and structures on the property.            The site plan as currently exists (<b>copy of site plan is attached</b>) will not change.            Four single storey buildings comprise the plaza:            - Tim Hortons (3,030 sq ft / 281.5 m<sup>2</sup>)            - Pioneer Gar Bar and Kiosk 796 sq ft / 74 m<sup>2</sup>)            - Block A (6,770 sq ft / 628.8 m<sup>2</sup>)            - Block D (5,013 sq ft / 465.8 m<sup>2</sup>)            Global Pet Foods proposes to move from existing Block A to vacant space in Block D as shown on the attached site plan.</p> <p style="color: blue; font-family: cursive;">The expanded Global Pet Food floorspace will be (just under) <del>(4,000 sq ft.)</del> 3,903 sq ft / 362.58 m<sup>2</sup> (JD)</p>	

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND			
EXISTING		See Attached Site Plan	PROPOSED
Front Yard Setback:	6.0 m minimum - complies	Front Yard Setback:	- No Changes Proposed
Exterior Side Yard (corner lots only)	6.0 m minimum - complies	Exterior Side Yard (corner lots only)	- No Changes Proposed
Side Yard Setback:	3.0 m minimum - complies	Side Yard Setback:	- No Changes Proposed
Rear Yard Setback	6.0 m minimum - complies	Rear Yard Setback	- No Changes Proposed

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)				
Provincial Highway <input type="checkbox"/>	Municipal Road <input checked="" type="checkbox"/>	Private Road <input type="checkbox"/>	Water <input type="checkbox"/>	Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)		
Water <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>	Storm Sewer <input checked="" type="checkbox"/>
If not available, by what means is it provided:		

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plan of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous Minor Variance Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A-17/11 - pet food use approved / limited to 2,500 sq ft

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 ext. 2349.

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.


POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent  
\_\_\_\_\_  
Signature of Owner or Authorized Agent



AFFIDAVIT

I/We, Chris Corosky, of the City/Town of  
Guelph in County/Regional Municipality of \_\_\_\_\_, solemnly  
declare that all of the above statements contained in this application are true and I make this solemn  
declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if  
made under oath and by virtue of the Canada Evidence Act.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.**

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of \_\_\_\_\_Weddington this 6 day of March, 20 20.  
\_\_\_\_\_  
Commissioner of Oaths

JUAN ANTONIO da SILVA CABRAL  
A Commissioner etc. Province of Ontario for  
The Corporation of the City of Guelph  
Expires July 19, 2022

(official stamp of Commissioner of Oaths)