

# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-70/25  
Location: 36 Verney Street  
Hearing Date: July 10, 2025  
Owner: City of Guelph  
Agent: Andrea Reed, GEI Consultants Canada Ltd  
Official Plan Designation: Low Density Residential  
Zoning Designation: Low Density Residential 1 (RL.1) Zone

## By-Law Requirements:

The property is located in the Low Density Residential 1 (RL.1) Zone. A variance from Table 6.3 of Zoning By-law (2023)-20790, as amended, is being requested.

The By-law requires a minimum rear yard setback of 7.5 metres or 20 percent of the lot depth, whichever is less.

## Request:

The applicant is seeking relief from the requirements of Zoning By-law (2023)-20790, as amended, to permit a minimum rear yard setback of 4.72 metres for the proposed water booster pumping station building.

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## Staff Recommendation

### Approval

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## Comments

### Planning Services

The subject property is designated as "Low Density Residential" in the Official Plan. The "Low Density Residential" land use designation applies to residential areas within the built-up area of the city, permits a range of housing types and is predominately low-density in character. The subject property is owned by the City, containing one of the three water towers in the City of Guelph. The applicant is proposing a water boosting pumping station building on the subject property. As the requested variance is to permit a water boosting pumping station building, accessory to the water tower at a low density scale, staff are of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

The subject property is zoned "Low Density Residential 1 (RL.1)", according to Zoning By-law (2023)-20790, as amended. This zone likewise permits a range of housing types and is predominately low density in character. The applicant has requested a variance to facilitate the proposed water boosting pumping station building. The variance is to permit a reduced minimum rear yard setback of 4.72 metres, whereas a minimum of 7.5 metres or 20% of the lot depth is required, whichever is less. Due to the nature of the existing land uses, and considering that the proposed pumping station is only a single storey in height, staff find that the requested variance meets the intent of the Zoning By-law.

The intent of a rear yard setback is to ensure that building massing along the property line is appropriately configured towards adjacent lots, to preserve the low density character of the neighbourhood and that unobstructed access is provided between any structures and the property line for servicing and emergency access purposes. The requested variance will have very little impact on the streetscape and adjacent properties, while maintaining the intended low density character of the neighbourhood. Staff are therefore satisfied that the proposal is minor in nature and is desirable for the appropriate development of the land. In the opinion of staff, the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development of the lands and is minor in nature. Staff recommend approval of the application.

### **Engineering Services**

Engineering has no concerns with the requested variance as any potential engineering concerns will be addressed at the time of site plan. We agree with the recommendations made by Planning and Building staff.

### **Building Services**

The subject property is zoned Low Density Residential 1 (RL.1) and is within the Older Built-up Area Overlay under Council approved Comprehensive Zoning By-law (2023)-2079, as amended. Section 4.2 of the Zoning By-law permits public uses in any zone provided that such use, building, or structure complies with the regulations, parking and loading requirements of the applicable zone.

Building permits are required prior to any 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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