

## Committee of Adjustment

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**From:** Matt Wildeboer [REDACTED]  
**Sent:** Wednesday, July 1, 2020 2:08 PM  
**To:** Committee of Adjustment  
**Subject:** Comments RE: 455 Watson Parkway North (File SP19-047)

**Follow Up Flag:** Flag for follow up  
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July 1, 2020

To: Trista Di Lullo, ACST  
Secretary-Treasurer of the Committee of Adjustment

From: Matt Wildeboer  
230 Severn Drive  
Guelph ON N1E0C7

RE: 455 Watson Parkway North (File SP19-047)

I am submitting the following comments on the Application for Minor Variances for the vacant site located at 455 Watson Parkway North in Guelph (File SP19-047).

1. The applicant is seeking relief from the By-Law requirements to allow for a minimum of 10 waiting spaces for the proposed single bay automatic carwash. From my understanding, the site statistics listed on the proposed site plan show the By-Law allows for 15 waiting spaces for the proposed carwash. With the average automatic touchless carwash lasting a duration of 3-5 minutes, this would require the 10th vehicle in line to wait for up to 30-50 minutes. According to By-Law Number (1998)-15945 Idling By-Law:

IDLING PROHIBITED [amended by By-law (2012)-19390]

3. (a) No person shall cause or permit a vehicle to idle for more than three (3) consecutive minutes;  
(b) Notwithstanding Section 3(a), no person shall cause or permit a vehicle to idle for more than ten (10) minutes in any sixty-minute period.

Unless the property owner or property manager can ensure, regulate and enforce this By-Law, every vehicle waiting in line will be in violation of this By-Law. With the proposed carwash waiting area abutting two residential property lines, the amount of dangerous pollution imposed on these residential areas only emphasizes this hazard and endangerment of local residents.

2. The applicant is seeking relief from the By-Law requirements to permit an outdoor patio on a property where two lot lines adjoin lands in a residential zone. We request the committee seriously consider standing by this By-Law and not permit relief to the applicant. This By-Law is in place to protect these adjacent lands and the residents that call them home. This By-Law prevents unneeded and undesirable noise pollution, littering and both vehicular and pedestrian traffic. With the proposition of a gas station, carwash (abutting residential), retail and restaurant, an outdoor patio would only exacerbate the undesirable conditions this development would impose on the local residents.

3. An issue that is not covered in the Applicant's By-Law relief requests is the requirements for Rear Yard Setback (abutting residential), particularly that which pertains to the proposed automatic carwash. The Site Statistics chart in the Proposed Site Plan shows a By-Law requirement of 15 meters. The Site Plan shows only 7.15 meters are provided for carwash setback from the abutting residential property line. For this reason, we request the committee have the applicant relocate the carwash or remove it from the plan altogether.

Thank you for your time. I will be watching the remote hearing on Thursday, July 9, 2020, but I would also like to formally request to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance.

Regards,

Matt Wildeboer