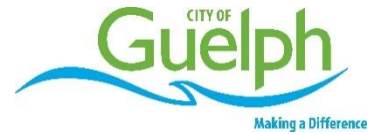


# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-31/20  
Location: 190-192 Waterloo Avenue  
Hearing Date: August 13, 2020  
Owner: Myra Buzbuziani  
Agent: Rick Rozyle  
Official Plan Designation: Low Density Residential  
Zoning: Specialized Convenience Commercial (C.1-6) Zone

**Request:** The applicant is seeking relief from the By-Law requirements to permit a food vehicle to be located on the property.

**By-Law Requirements:** The By-law permits a variety of uses in the C.1-6 Zone, but does not permit a food vehicle as a permitted use.

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## Staff Recommendation

### Approval

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## Recommended Conditions

None

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## Comments

### Planning Services

The subject property is designated "Low Density Residential" in the City's Official Plan. Within residential designations, non-residential uses are permitted that serve the needs of residential neighbourhoods. The requested variance meets the general intent and purpose of the Official Plan.

The subject property is zoned "Specialized Convenience Commercial" (C.1-6) under section 6.1.3.6.1 of Zoning By-law (1995)-14864, as amended. The C.1-6 zone permits a maximum of 69.9 square metres of commercial floor space located at the ground floor level and comprising a maximum of one (1) commercial unit.

Permitted uses include an artisan studio, convenience store, dry cleaning outlet, laundry and personal service establishment. Food vehicles are outdoor vehicles not

permanently affixed to the ground and are capable of being moved on a daily basis and would not be considered to be a "commercial unit" on the lands.

The parent C.1 zone allows uses including a food vehicle and take-out restaurant. The property currently contains one building with a personal service (hair salon) use. A residential dwelling on the subject property was adjacent to the hair salon and was demolished in 2009. The parking spaces on the property along Waterloo Avenue, in front of the property, are permitted by way of an encroachment agreement between the owner and the City of Guelph, and the rear parking lot is accessed from Edinburgh Road, by way of a right-of-way on the adjacent property, 194-196 Waterloo Avenue (the Hasty Market). The rear parking lot of 190-192 Waterloo is also surrounded by rear parking lots of other office and commercial uses of which the food vehicle will have minimal impact on. Planning Staff believe the additional use of a food vehicle is a suitable use for the property.

The requested variance is considered to meet the general intent and purpose of the Zoning By-law, is considered to be desirable for the appropriate development of the land and is considered to be minor in nature.

Planning staff recommend approval of the application.

### **Engineering Services**

Engineering has no concerns with the request of seeking relief from the Zoning By-Law requirements to permit a food vehicle to be located on the property.

We agree with recommendations made by the Planning and Building staff.

### **Building Services**

This property is located in the Specialized Commercial (C.1-6) Zone. The applicant is proposing to establish a food vehicle on the property beside the existing hair salon. A variance from Section 6.1.3.6.1 of Zoning By-law (1995)-14864, as amended, is being requested.

Building Services does not object to this application to permit a food vehicle to be located on the property.

### **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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