

# Committee of Adjustment Notice of Public Hearing



**An Application for Minor Variances has been filed with the Committee of Adjustment**

## Application Details

### Location:

455 Watson Parkway North

### Proposal:

The applicant is proposing to develop the vacant site and construct a vehicle gas bar, convenience store, automatic carwash (single bay), retail establishment, and restaurant (McDonald's) with an outdoor patio and drive-through. A total of 87 off-street parking spaces are required for all the proposed uses on the property. This property is currently subject to an application for site plan approval (File SP19-047).

### By-Law Requirements:

The property is located in the Service Commercial (SC.1) Zone. Variances from Sections 4.13.4.1, 4.13.4.2 and 4.17.2.1 of Zoning By-law (1995)-14864, as amended, are being requested.

The By-law requires:

- a) 1 parking space per 16.5 square metres of gross floor area for a service commercial mall (convenience store, retail establishment, and vehicle gas bar) and 1 parking space per 7.5 square metres of gross floor area for a restaurant [total of 82 parking spaces required for the convenience store, retail establishment, vehicle gas bar and restaurant];
- b) 5 parking spaces plus 15 waiting spaces per bay for an automatic car wash; and
- c) that no outdoor patio shall be permitted where more than 1 lot line adjoins lands which are in a residential zone.

### Request:

The applicant is seeking relief from the By-Law requirements to permit:

- a) a minimum of 79 parking spaces for the proposed vehicle gas bar, convenience store, automatic carwash, retail establishment, and restaurant uses;
- b) a minimum of 10 waiting spaces for the proposed single bay automatic carwash; and
- c) to permit an outdoor patio associated with a restaurant on a property where two lot lines adjoin lands in a residential zone.

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## Hearing Details

The Committee of Adjustment for the City of Guelph will be holding a public hearing to consider an application under Section 45 of the Planning Act R.S.O. 1990 P.13, as amended.

Date:	<b>Thursday, November 12, 2020</b> <b>(Deferred from July 9, 2020 hearing)</b>
Time:	<b>4:00 p.m.</b>
Location:	<b>Remote Committee of Adjustment hearing live streamed at <a href="https://guelph.ca/live">guelph.ca/live</a></b>
Application Number:	<b>A-22/20</b>

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If you are the owner of a building that contains 7 or more residential units, please post this notice in a location that is visible to all the residents.

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## Providing Comments

Any person may watch the remote public hearing on [guelph.ca/live](https://guelph.ca/live) and participate by submitting written comments and/or speaking to the application. Alternate meeting formats are available upon request.

You may submit your written comments to the Secretary-Treasurer of the Committee of Adjustment using the contact information listed below. Please include your name, your address, application number or address of the property you are providing comments on, as well as any other relevant information in your submission. Written comments received by **November 5, 2020 at 12:00 p.m.** will be forwarded to the Committee members prior to the hearing. Comments submitted after this date will be provided at the hearing.

If you wish to speak to an application, please email or phone Committee of Adjustment staff no later than **12:00 p.m. on the day of the hearing.** Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, we will send you confirmation and instructions for participating in the remote public hearing. Instructions will also be provided during the hearing to ensure those watching the remote public hearing are given the opportunity to speak.

Your comments, including any personal information you provide, will become part of the decision making process of the application and will be posted on the internet. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual upon request. For questions regarding the collection, use, and disclosure of personal information please contact the Information and Access Coordinator at [privacy@guelph.ca](mailto:privacy@guelph.ca) or 519-822-1260 extension 2349.

## **Additional Information**

Agendas and comments related to this application will be available online at [guelph.ca/cofa](http://guelph.ca/cofa). Alternative document formats are available upon request. Additional information related to this application may be obtained by contacting Committee of Adjustment staff between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

## **Notice of the Decision**

If you wish to be notified of the decision of the City of Guelph Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

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## **Notice Details**

Trista Di Lullo, ACST  
Secretary-Treasurer, Committee of Adjustment  
Dated October 23, 2020.

## **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1  
519-822-1260 Extension 2524 [cofa@guelph.ca](mailto:cofa@guelph.ca)  
**TTY:** 519-826-9771 [guelph.ca/cofa](http://guelph.ca/cofa)

