

December 22, 2014



NOTICE OF COMPLETE APPLICATION

Proposed Zoning By-law Amendment (File No. ZC1411) Applicant: Black, Shoemaker, Robinson & Donaldson Limited

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received from Black, Shoemaker, Robinson & Donaldson Limited on behalf of the Wellington Catholic District School Board to amend the Zoning By-law. The application applies to the property known municipally as **265 Edinburgh Road North** and is legally described as **Part of Lots 4, 5, 6 and 7, Range '4', Division 'A'** in the City of Guelph, as shown on **Schedule 1 - Location Map**. The application was received by the City on August 13, 2014 and deemed to be complete on December 8, 2014.

SUBJECT LANDS:

265 Edinburgh Road North: The subject lands have a total area of 1.614 hectares (3.988 acres) and with a frontage of 188.79 metres (619.4 feet) along Edinburgh Road. The subject lands currently contain a one-storey concrete block and metal sided building and associated parking area. The majority of the existing building and associated parking area are vacant. A small portion of the northerly section of the building is used by the Separate School Board for storage of maintenance and surplus school equipment.

Surrounding land uses include:

- To the north: lands zoned for Institutional uses, beyond which is a cemetery;
- To the south: lands zoned for Service Commercial uses;
- To the east: lands zoned for Institutional uses, and developed with Our Lady of Lourdes Catholic High School, associated sports fields, walkways and parking areas;
- To the west: Edinburgh Road, beyond which is the Canadian National Railway line, and lands zoned for Residential uses.

Purpose and Effect of Application

The purpose of the proposed Zoning By-law Amendment application is to permit the standard Service Commercial uses on the entire property. Currently, a small portion of the subject property is zoned "Specialized Institutional" (I.1-7), Institutional (I.1) and the majority of the property is zoned "Specialized Service Commercial" (SC.1-29). The proposed Zoning By-law Amendment will place the property into one zone to provide flexibility for a future owner to develop the site for a variety of service commercial uses.

The SC.1 permits the following uses:

- Animal Care Establishment
- Auto-oriented Department Store
- Car wash, Automatic
- Car wash, Manual

- Catalogue Sales Outlet
- Club
- Commercial School
- Commercial Entertainment
- Day Care Centre in accordance with Section 4.26
- Financial Establishment
- Funeral Home
- Group Home in accordance with Section 4.25
- Hardware Store
- Hotel
- Liquor Store
- Medical Clinic
- Office Supply
- Parking Facility
- Print Shop
- Public Hall
- Recreation Centre
- Religious Establishment
- Research Establishment
- Restaurant
- Restaurant (take-out)
- Retail sales, service and rental of: electrical/lighting supplies, electronic and audio visual equipment and furniture and appliances
- Tavern
- Tourist Home
- Vehicle Specialty Repair Shop
- Vehicle Service Station
- Vehicle Gas Bar
- Veterinary Service

Within a Mall:

- All Uses listed above and the following:
- Artisan Studio
- Bake Shop
- Cleaning Establishment
- Convenience Store
- Dry Cleaning Outlet
- Florist
- Laundry
- Medical Office
- Office
- Personal Service Establishment
- Pharmacy
- Photofinishing Place

- Postal Service
- Rental Outlet
- Repair Service
- Taxi Establishment
- Vehicle Parts Establishment
- Video Rental Outlet

The existing site development sketch is included in **Schedule 2**.

The following information was submitted in support of the application and can be found on the City's website under 'Active Development Files':

1. **Planning Justification Report**, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated December 2014
2. **Sketch**, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated December 2014

Other Applications

In 1992 the subject property was acquired by the Wellington Catholic District School Board. Since the property was acquired in the same ownership name as the abutting Our Lady of Lourdes Catholic High School property, the two properties have merged on title. The School Board has deemed surplus the portion of their property associated with service commercial uses. Since this portion has been deemed surplus, the owner has applied for a severance application to facilitate the sale of 265 Edinburgh Road North. Therefore, the subject land is subject to an application under the Planning Act for Consent. Provisional Consent has been granted by the Committee of Adjustment to sever the subject property into one (1) severed lot and one (1) retained lot, along with storm sewer easements under file number: B-23/14.

Additional Information

A separate notice will be mailed to you at a later date confirming the date, time and location of a Statutory Public Meeting as required under the *Planning Act* and will include additional details of the application.

The public may view information and material relating to this application at the City of Guelph's Planning Services office located at 1 Carden Street, 3rd Floor, Guelph, ON, Monday to Friday, between 8:30 am and 4:00 pm.

If you wish to be notified of the decision of the City of Guelph in respect to the proposed Zoning Bylaw Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON, N1H 3A1.

Appeals

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the by-law is passed:

- i **The person or public body is not entitled to appeal the decision of the Council of the City of Guelph to the Ontario Municipal Board.**
- ii **The person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.**

Should you have any questions about these applications, or wish to submit comments, please quote File: ZC1411 and contact the undersigned.

Yours truly,

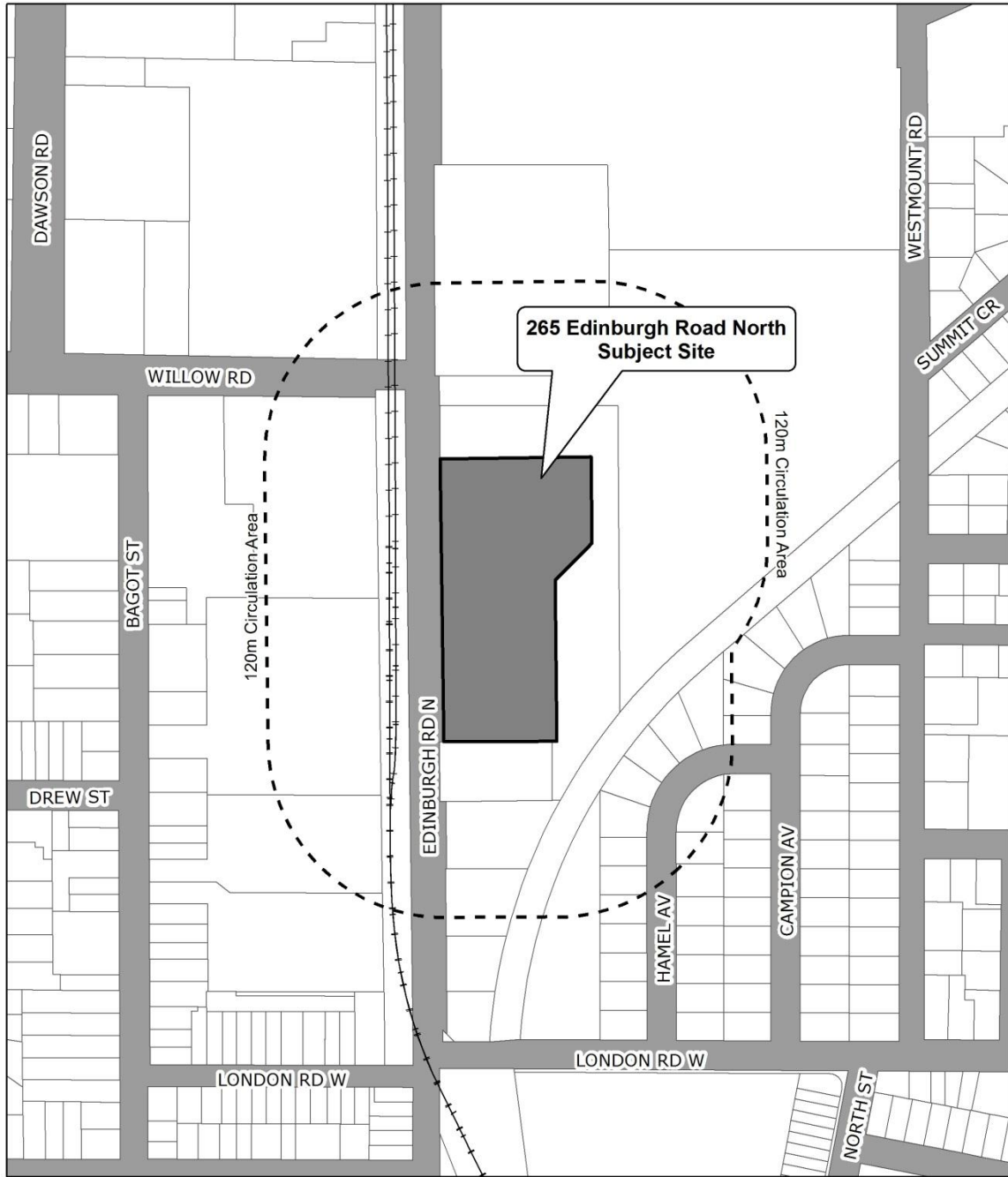
L. Sulatycki

Lindsay Sulatycki
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Planning Services
Infrastructure, Development and Enterprise

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Attach.

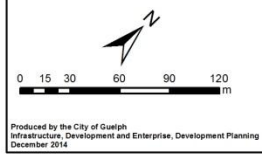
Schedule 1



265 Edinburgh Road North
Subject Site

120m Circulation Area

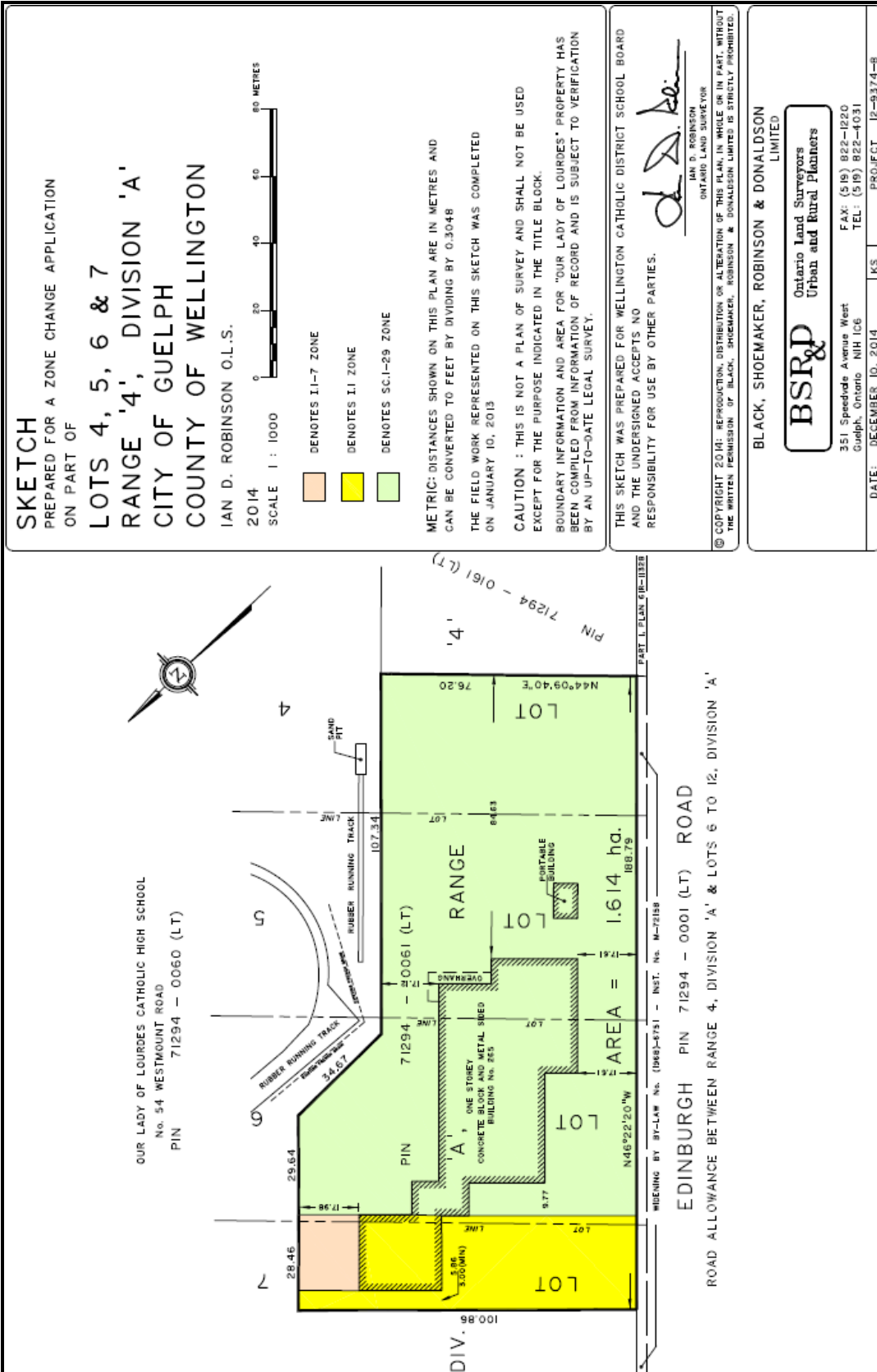
120m Circulation Area



Location Map
265 Edinburgh Road North
120m Circulation



Schedule 2 SKETCH



SKETCH

PREPARED FOR A ZONE CHANGE APPLICATION
ON PART OF

**LOTS 4, 5, 6 & 7
RANGE '4', DIVISION 'A'
CITY OF GUELPH
COUNTY OF WELLINGTON
IAN D. ROBINSON O.L.S.**

2014
SCALE 1 : 1000

- DENOTES I.I-7 ZONE
- DENOTES I.I ZONE
- DENOTES S.C.I-29 ZONE

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

THE FIELD WORK REPRESENTED ON THIS SKETCH WAS COMPLETED ON JANUARY 10, 2013

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. BOUNDARY INFORMATION AND AREA FOR "OUR LADY OF LOURDES" PROPERTY HAS BEEN COMPILED FROM INFORMATION OF RECORD AND IS SUBJECT TO VERIFICATION BY AN UP-TO-DATE LEGAL SURVEY.

THIS SKETCH WAS PREPARED FOR WELLINGTON CATHOLIC DISTRICT SCHOOL BOARD AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

(Signature)
IAN D. ROBINSON
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

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Urban and Rural Planners

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FAX: (519) 822-1031

DATE: DECEMBER 10, 2014 KS PROJECT 12-9374-8