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400-1305 Riverbend Road
London ON N6K 0J5

October 2, 2026

Project/File: 160623347

City of Guelph
Planning and Building Services
City Hall
1 Carden Street
Guelph, ON, N1H 3A1

Dear Mr. Scott Plante,

Reference: Walmart Store #1199, 175 Stone Road West, Guelph, ON – Class 2 Variance Community Planning Permit Application

On behalf of our client, Walmart Canada Corp., we are pleased to submit this application for a Class 2 Variance Community Planning Permit (CPP), for their store located at 175 Stone Road West, Guelph ON (Store #1199) (Subject Lands). The Subject Lands are designated Mixed-Use Corridor 1 in the City's Official Plan, and it is located within the MUC-3(PA)(H12) precinct in the City's CPP By-law.

This application is for the addition of a permanent outdoor chain-link fence storage area on the property, as an accessory use to the existing permitted (Junior) Department Store (retail commercial) use on the Subject Lands. Through email correspondence with the City, dated June 15th, 2026, and July 21st, 2026, staff indicated that outdoor storage may be considered as an accessory use, in accordance with Section 4.22 of the CPP By-law, and contemplated under a Class 2 Variance CPP application. Accessory uses are permitted within the MUC Precinct, per Table 6.1 in the CPP By-law.

The proposed outdoor storage area is approximately 13.9 m x 12.9 m in size, and it would be enclosed with a 2.4m-high chain link fence to screen the area from surrounding land uses. The accessory outdoor storage area will be used to store cardboard bales and empty pallets. The weight of these materials will prevent them from becoming airborne or drifting with the wind. As such, no roof enclosure is needed. Additional privacy mesh screening, which can be attached to the chain link fence, can be considered and provided at the City's request. There will be no storage of garbage/refuse, road salt, hazardous materials, flammable substances or chemicals, or other noxious materials or items within the proposed accessory outdoor storage area. Further, there will be no storage of bulk fuel, concrete, biomedical wastes, organic or inorganic chemical wastes, radioactive wastes, salvage yard related materials (i.e. old, damaged or wrecked vehicles/machinery parts and metals), or items defined within the definition of a waste transfer station.

The accessory outdoor storage area is being proposed within the northwest corner of the property, next to the existing loading area and within the west interior side yard. No outdoor lighting will be added to the outdoor storage area, and loading/unloading activities will not occur within the outdoor storage area – such activities will continue to utilize the existing loading spaces and area for the existing (Junior) Department Store. There will be no trucks or forklifts used in the outdoor storage area for loading/unloading activities, as pallet jacks or shopping carts will be used to manually transfer items to and from the accessory outdoor storage area. Therefore, the accessory outdoor storage area is not anticipated to generate additional noise, and adverse impacts to adjacent residential uses are not anticipated – as this area will be used for the storage of cardboard bales and empty pallets; there will be no storage of waste or noxious materials within the accessory outdoor storage area.

The proposed outdoor storage area would be located within the existing development footprint, and it would be located on top of a portion of the existing parking lot. Therefore, no changes to grading or surface treatment are being proposed. As the accessory outdoor storage area is proposed within the existing development footprint, there are no anticipated impacts to the existing trees surrounding this accessory outdoor storage area. No municipal services will be used by the accessory outdoor storage area, and there are no additional servicing requirements for the proposed accessory use, nor changes proposed to the existing building.

The proposed outdoor storage area would result in a reduction of approximately 7 parking spaces, as it would be located within the boundaries of the existing parking lot. The remaining number of parking spaces on the Subject Lands would still exceed the minimum 568 required off-street parking spaces for the existing use, based on an existing GFA of 11,359 m2 (1 space per 20 m2 of GFA), as required by site-specific provisions in the CPP By-law. While no buffer strips are required, per site-specific provisions in the CPP By-law (S.7.4.3 b.), the existing landscape buffers on the Subject Lands will remain and will not be impacted by the proposed accessory use. Additional landscape buffers are also present on adjacent lots, which would provide additional buffer area between the accessory outdoor storage area use, and adjacent uses. Whereas the proposed accessory use is not considered a building or structure per definitions within the CPP By-law, and fences are explicitly excluded from the definition of ‘structure’, the required minimum interior side yard setback and rear yard setback of 3 m is maintained by the existing (Junior) Department Store (retail commercial) building.

To satisfy complete application requirements, the following table identifies the requested specialized zoning regulations (i.e., variances sought through a Class 2 CPP application) and provides the corresponding justification for each request. Per Table 1.1 of the CPP By-law, variations based on one or more standards in Section 4.0 (General Provisions); Section 5.0 (Parking); or Section 7.0 (Site Specific Provisions), may be contemplated through a Staff Variation under a Class 2 Community Planning Permit.

Table 1: Planning Justification for Requested Specialized Zoning Regulations

Request	CPP By-law Section	Planning Justification / Rationale
To permit outdoor storage within an interior side yard, whereas an outdoor storage area	S.4.12 b)	• The proposed outdoor storage area would be located no closer to the west interior side lot line than the existing parking area

Reference: Walmart Store #1199, 175 Stone Road West, Guelph, ON - Community Planning Permit Application Pre-Consultation Request

is otherwise not permitted in any front yard, interior side yard, or exterior side yard.		• There will be no storage of garbage/refuse, road salt, hazardous materials, flammable substances or chemicals, or other noxious materials or items within the proposed accessory outdoor storage area. • Visual impacts are reduced by locating the permanent accessory outdoor storage area toward the rear end of the interior side yard, away from public street view. • The proposed accessory use area will be enclosed with a chain link fence, which will improve and maintain organization, as well as safety for adjacent properties and uses. • The proposed outdoor storage area does not reduce or change the existing landscaped open space or buffer strip. The proposed storage area is already paved. The proposal would only involve the erection of a chain link fence, and the use of the area for storage of cardboard bales and empty pallets. • There is existing vegetation along the west interior side lot line, which may act as a vegetative buffer to screen the proposed area for outdoor storage from adjacent land uses.
To permit the maximum height of a fence located in an interior side yard to be 2.4 m, whereas the maximum height of a fence located in a front yard, interior side yard or exterior side yard, setback 4 metres from a street line, would otherwise be 1.6 metres in height.	S.4.17.4 b)	• A 2.4 m chain link fence is proposed to provide screening for the outdoor storage area from the adjacent lot and land use to the west. • Higher fence provides greater security and enclosure of the stored items. • The proposed height of the fence is consistent with minimum fence height requirements for the screening of outdoor storage areas (Section 4.12), where the minimum height is 2 m.
To permit an accessory use to be located outside of the same building or structure as the permitted use to which it is devoted, whereas every accessory use shall otherwise be located in the same building or structure as the permitted use to which it is devoted and shall not occupy more than 25 per cent of the net floor area of the said building or structure.	S.4.22 b)	• The accessory use will still be contained to a specified area, which will be defined and enclosed with a chain link fence. • The proposed accessory use does not need to be located within the same building or structure as the permitted use to which it is devoted, in order to be subordinate, incidental and exclusively devoted to the existing, permitted (Junior) Department Store use. • The size of the accessory outdoor storage area is small, and less than 25% of the existing building's net floor area. • The proposed outdoor storage area results in a reduction of approximately 7 parking

	spaces. After this reduction, the remaining number of parking spaces on the Subject Lands would still exceed the minimum number of required off-street parking spaces, based on the existing GFA. Since there is an excess of parking spaces, no required parking spaces are being used for the proposed outdoor storage accessory use.

The proposed scope of work subject to this Class 2 CPP application is contained within the 'Limit of Construction' shown on the site plan included in this submission. The remainder of the site is greyed out on the site plan, including the existing parking lot, where existing conditions will remain and no changes are proposed (i.e., no changes to accessible parking spaces, accessible aisles, speed bumps, building, etc.).

The following materials are included in this Class 2 CPP application package:

- Class 2 CPP Application Fee
- Cover Letter, including scoped Planning Justification / Rationale for requested specialized zoning regulations (Table 1)
- Signed CPP Development Application Form
- Notice from Source Water Staff, confirming no further action required by the Applicant
- Site Plan
- Chain Link Fence Details

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,

Stantec Consulting Ltd.

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Attachment:

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