

COMMITTEE OF ADJUSTMENT AGENDA



Council Chambers, Guelph City Hall, 1 Carden Street

DATE Thursday, August 23, 2018 – 4:00 p.m.

Please turn off or place on non-audible all electronic devices during the hearing. Please note that this hearing will be audio recorded.

SPECIAL PUBLIC HEARING FOR AN APPLICATION UNDER SECTION 45 OF THE PLANNING ACT

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF APPROVAL OF MINUTES – AUGUST 9, 2018 HEARING REQUESTS FOR WITHDRAWAL OR DEFERRAL OF APPLICATIONS

CURRENT APPLICATIONS

- | | | |
|-------------------|-----------|--|
| a) A-64/18 | Owner: | 4246551 Canada Inc. |
| | Agent: | William Matzek, Kimley-Horn and Associates, Inc. |
| | Request: | Variance for location of loading spaces |
| | Location: | 995 Southgate Drive |

OTHER BUSINESS

- LPAT Notice of Postponement – File A-5/18 (92 Clough Crescent)

ADJOURNMENT – next regular hearing September 13, 2018

To be notified of any of the decisions of the City of Guelph Committee of Adjustment, you must submit a "Request for Written Decision" form.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



An Application for Minor Variance(s) has been filed with the Committee of Adjustment.

LOCATION: 995 Southgate Drive

PROPOSAL: A potential purchaser of the property is proposing to construct a 54,000 square metre distribution building on the subject property. Loading spaces and landscape screening are proposed to be located in the both the front and rear yards.

BY-LAW

REQUIREMENTS: The property is located in the Industrial (B.1) Zone. A variance from Section 7.3.3 of Zoning By-law (1995)-14864, as amended, is being requested.

The By-law requires that no loading space shall be located in the front yard or exterior side yard or any yard between a lot line abutting Hanlon Road or Hanlon Parkway and the nearest wall of the main building on the same lot. The By-law also requires that a landscaped strip consisting of trees, shrubbery and/or berms shall screen the loading space so that it is not visible from any public street.

REQUEST:

The applicant is seeking relief from the By-law requirements to permit loading spaces to be located in the front yard (facing Crawley Road/Hanlon Parkway) and in the rear yard (facing Southgate Drive).

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: Thursday, August 23, 2018

TIME: 4:00 p.m.

LOCATION: Council Chambers, City Hall, 1 Carden Street

APPLICATION NUMBER: A-64/18

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.

PROVIDING COMMENTS

Any person may attend the public hearing to provide comments regarding the application. You may also comment by mail, email, or fax 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 **August 16, 2018 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.

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 Jennifer Slater, Program Manager Information, Privacy and Elections at privacy@guelph.ca or at 519-822-1260 ext. 2605.

ADDITIONAL INFORMATION

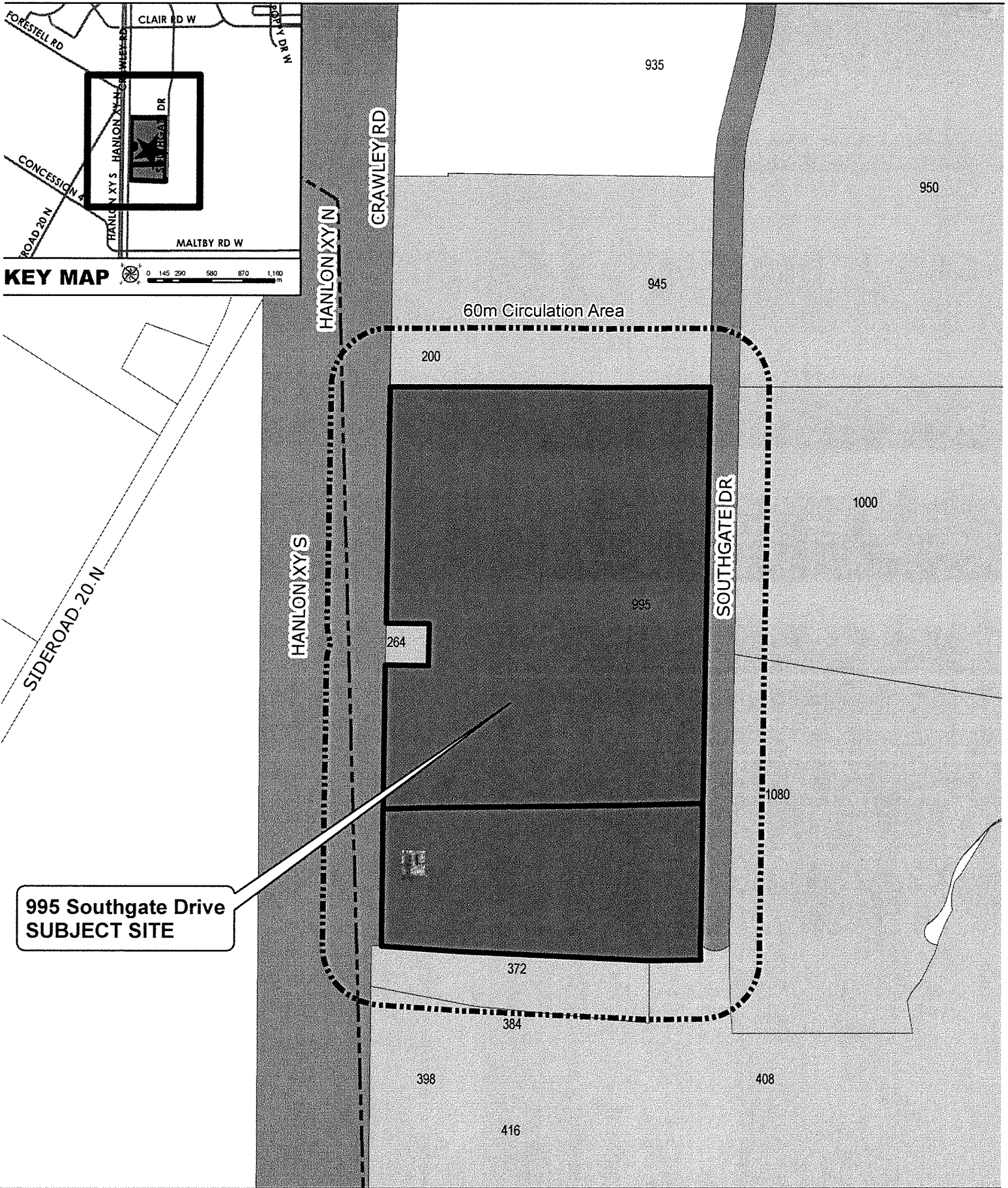
Agendas and comments related to this application will be available online at: www.guelph.ca > City Government > Committee of Adjustment. Additional information related to this application may be obtained at City Hall by contacting the Secretary-Treasurer of the Committee of Adjustment, between the hours of 8:30 a.m. and 4:00 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. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Trista Di Lullo, ACST(A)
Secretary-Treasurer, Committee of Adjustment

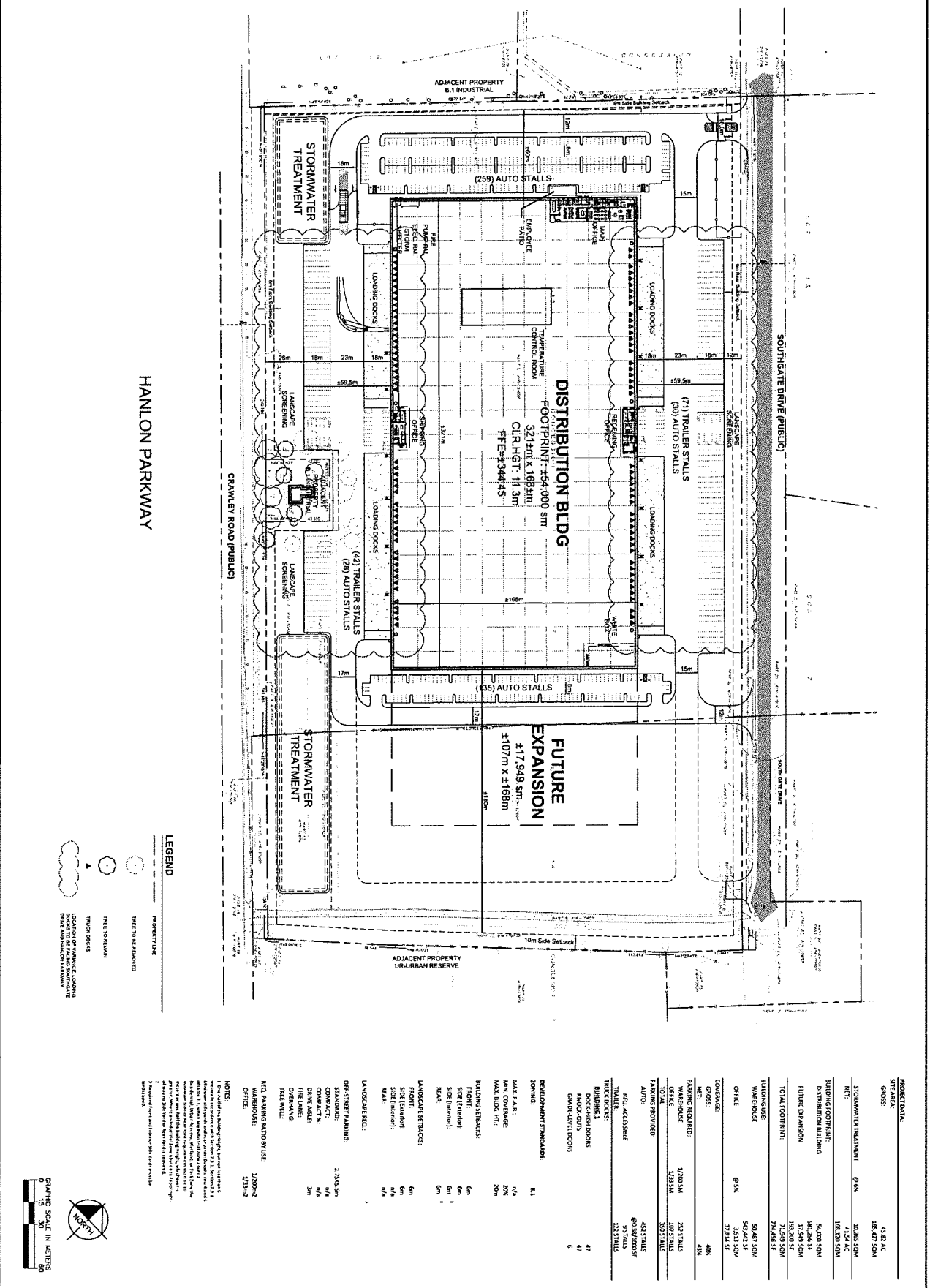
Dated this 3rd day of August, 2018.



995 Southgate Drive
SUBJECT SITE

60m CIRCULATION AREA
995 Southgate Drive
File No.: A-64/18





PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT FIRE	ON
995 SOUTHGATE DRIVE	
GUELPH	

SITE PLAN	
WARE MALCOMB	

PROJECT	19021002
DATE	07/27/2018
SCALE	AS SHOWN
DESIGNED BY	MJR
DRAWN BY	MJR
CHECKED BY	WDM

Kimley»Horn
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 PHONE: 651.415.4187
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

PROBLEMS:	43.82 AC
STREAS:	268.47 SQM
GROSS:	10,335 SQM
NET:	4134 AC
STORMWATER TREATMENT:	0 FM
NET:	10,335 SQM
BUILDING FOOTPRINT:	64,895 SQM
DISTRIBUTION BUILDING:	561,256 SQM
FUTURE EXPANSION:	17,949 SQM
TOTAL FOOTPRINT:	729,099 SQM
BUILDING USE:	50,487 SQM
WAREHOUSE:	542,442 SF
OFFICE:	33,112 SQM
OFFICE:	37,659 SF
COVERED:	49M
NET:	49M
PARKING REQUIRED:	1209 SQM
NET:	231 STALLS
OFFICE SPACE:	1233 SQM
TOTAL:	3973 STALLS
PARKING PROVIDED:	402 STALLS
AUTO:	6028 / 205 FT
TRAILER:	57 STALLS
TRUCK DOCKS:	32 STALLS
TRUCK DOCKS:	47
TRUCK DOCKS:	47
TRUCK DOCKS:	6

DEVELOPMENT STANDARDS:	8.1
ZONING:	140
MIN. COVERAGE:	20%
MAX. BLDG. HT.:	20m
BUILDING SETBACKS:	5m
SIDE (Eave-to):	5m
SIDE (Front-to):	5m
REAR:	5m
LANDSCAPE SETBACKS:	5m
SIDE (Eave-to):	5m
SIDE (Front-to):	5m
REAR:	5m
LANDSCAPE REQ.:	1
OFF-STREET PARKING:	2,293 SQM
STANDARD:	1/4
CONTRACT:	3m
DRIVE ASSE:	3m
HIRE LAKE:	3m
OFF-PARKING:	3m
TRUCK TRAIL:	3m
REQ. PARKING BAY TO BAY:	3/200M
WAREHOUSE:	3/200M
OFFICE:	3/200M

NOTES:
 1. This site plan is preliminary and subject to change without notice.
 2. All dimensions are in meters unless otherwise noted.
 3. All areas are in square meters unless otherwise noted.
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