

October 28, 2015

## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

### DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS

Complete applications have been received by the City of Guelph's Planning Services for Draft Plan of Subdivision and to amend the City's Zoning By-law for the lands municipally known as 132 Clair Road West in accordance with the provisions of the *Planning Act*, as amended. The applications were received by the City on September 10, 2015 and deemed to be complete on October 14, 2015.

#### PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act for the Draft Plan of Subdivision and Zoning By-law Amendment applications from Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann of the lands municipally known as **132 Clair Road West**.

Meeting Date: **December 7, 2015**  
Location: **Council Chambers, City Hall, 1 Carden Street**  
Time: **7:00 p.m.**

#### SUBJECT LANDS

The subject lands are located on the south side of Clair Road West between Poppy Drive West and Gosling Gardens (see Location Map). The subject lands are 5.463 hectares (13.5 acres) in size with frontage along Poppy Drive, Clair Road West and Gosling Gardens. The subject lands are currently vacant.

Surrounding land uses include:

- To the north: Clair Road West, beyond which are lands zoned for residential purposes;
- To the south: lands designated in the Official Plan as "Corporate Business Park" and "Significant Natural Areas and Natural Areas" and zoned "Agricultural" (A) in the Township of Puslinch Zoning By-law 19/85;
- To the east: Gosling Gardens, beyond which are lands zoned for commercial purposes;
- To the west: Clair Road Emergency Services Centre, beyond which are lands zoned for institutional purposes.

# Notice of Complete Application and Public Meeting

Files: 23T-15501 and ZC1510

## PURPOSE AND EFFECT OF APPLICATIONS

To subdivide and zone the lands for: a corporate business park block, a commercial block, a future development block, a stormwater management block and a road widening block (See “*Details of Proposal*” section of notice).

The subject lands are not subject to any other application under the Planning Act.

## **Supporting Documents**

The following reports and material have been submitted in support of this application:

- Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated August 26, 2015
- Draft Plan of Subdivision, prepared by Astrid J. Clos Planning Consultants, dated December 22, 2014
- Environmental Impact Study, prepared by North-South Environmental Inc., dated August 28, 2015
- Technical Memorandum Re: Hydrological Investigation, prepared by Banks Groundwater Engineering Limited, dated July 17, 2015
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated October 2014
- Site Servicing and Stormwater Management Report, prepared by GM BluePlan Engineering, dated August 2015
- Preliminary Area Grading and Servicing Plan (Drawing No. 1), prepared by GM Blue Plan Engineering, dated August 2015

## TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

Any person may attend the meeting and/or provide written or verbal representation on the proposal.

- 1a. If you wish to speak to Council on the application you may register as a delegation by contacting the City Clerk’s Office, City Hall, **no later than December 4, 2015 at 9:00 a.m. in any of the following ways:**
  - By Phone at **519-837-5603** or TTY **519-826-9771**
  - By Email at [clerks@guelph.ca](mailto:clerks@guelph.ca)
  - By Fax at 519-763-1269
  - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
  - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1
- 1b. You may attend the meeting and request to speak at the meeting.
2. If you wish to submit written comments to Council on the application you must submit the written comments to the City Clerk’s Office, City Hall, **no later than December 4, 2015 at 9:00 a.m. in any of the following ways:**
  - By Email at [clerks@guelph.ca](mailto:clerks@guelph.ca)
  - By Fax at 519-763-1269
  - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph

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- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

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**The purpose of the meeting is to provide more information about the application and an opportunity for public input. No recommendations are provided at the Public Meeting and City Council will not be making any decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of City Council following a full review of the application.**

If you would like to be notified of the date when City Council will consider staff's recommendation on this application you must submit your full name and mailing address in writing or fill in the Public Meeting sign-in sheet at the Public Meeting.

## **IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION**

If a person or public body does not make oral submissions at a public meeting or make written submissions to Guelph City Council before the by-law is passed, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board.

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

## **FOR MORE INFORMATION**

Details of the Draft Plan of Subdivision and Zoning By-law Amendment Applications can be found on the City's website under '**Active Development Files**'. City staff reports and public notices will be added to this site as they become available.

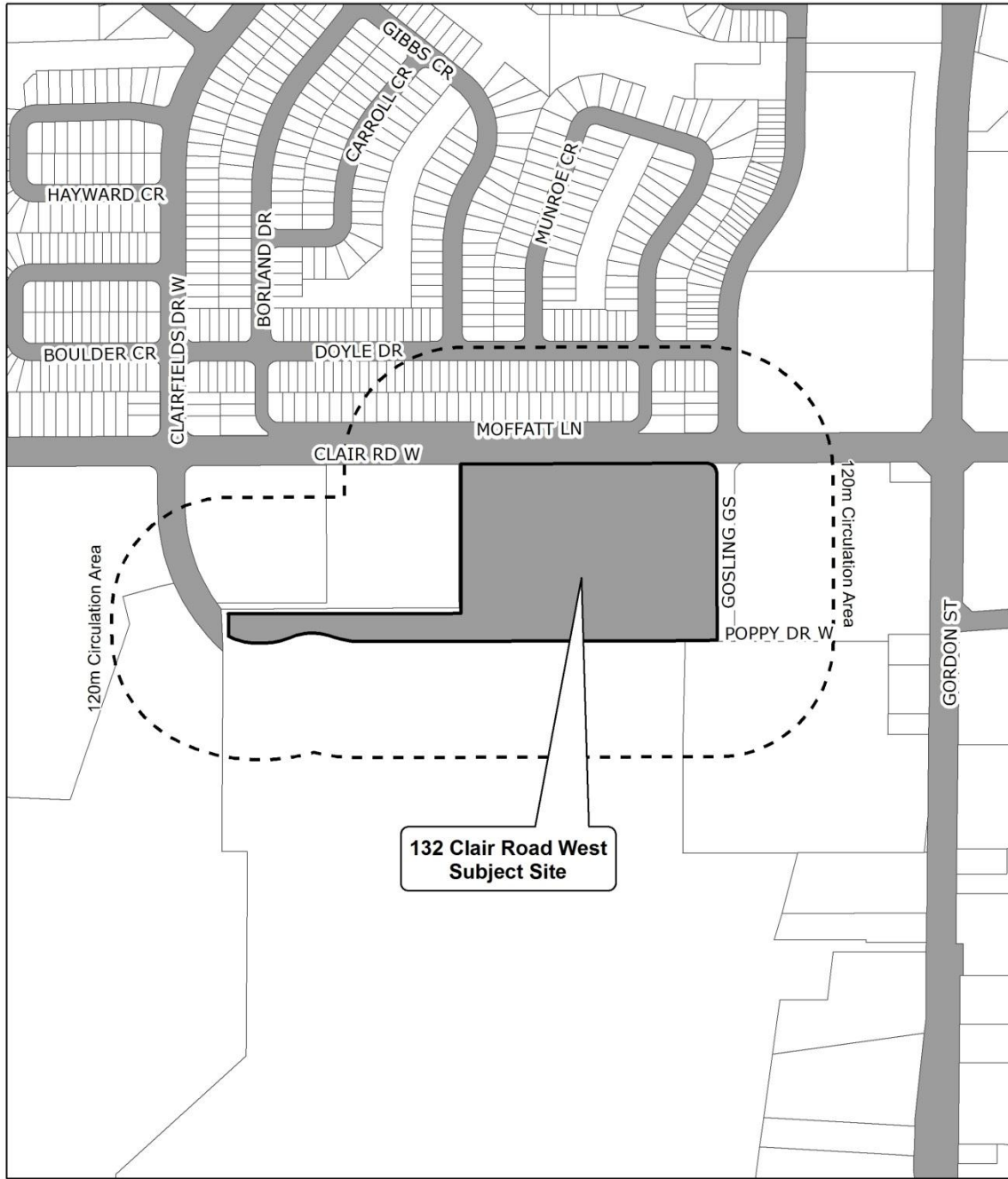
Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3<sup>rd</sup> Floor or contacting **Lindsay Sulatycki, Senior Development Planner at 519-837-5616, ext. 3313** during regular office hours.

Please note that copies of the Staff report will be available on **November 27, 2015** and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3<sup>rd</sup> Floor) on, or after this date.

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## LOCATION MAP



**132 Clair Road West  
Subject Site**

0 20 40 80 120 160 m

Produced by the City of Guelph  
Planning, Urban Design and Building Services, Development Planning  
October 2015

**Location Map  
and 120m Circulation  
132 Clair Road West**



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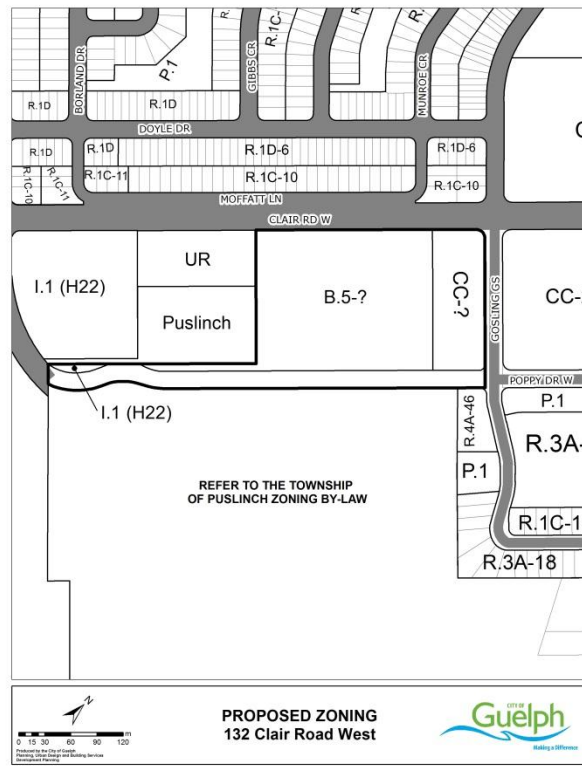
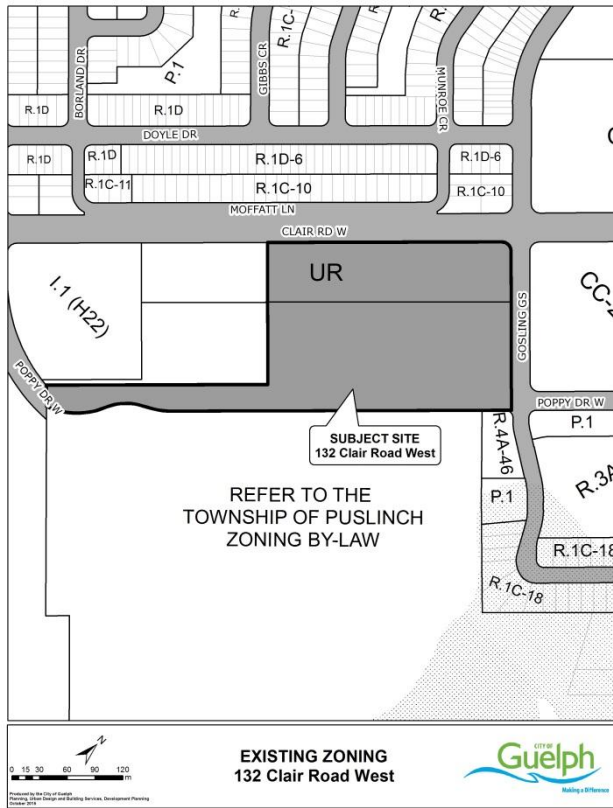
## DETAILS OF PROPOSAL

<b>Applicant:</b>	Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann.
<b>Address:</b>	132 Clair Road West
<b>Legal Description:</b>	Part of Lots 11 and 12, Concession 7, being Part 1 on 61R-952, except Part 1 on 61R-1507 and Parts 1 to 3 on 61R8238 and Parts 1 to 3 on 61R-8731 and Part 1 on 61R-9293 and Parts 1 and 2 on 61R-10491, and secondly as Part Lot 11, Concession 7, being Part 1 on 61R-4386, and, thirdly, as Part Lot 11, Concession 7, as in ROS597207; former Township of Puslinch, now City of Guelph.
<b>Property Size:</b>	The subject lands are 5.463 hectares (13.5 acres) in size.
<b>Existing Land Use:</b>	The subject lands are currently vacant.
<b>Official Plan:</b>	The subject lands are currently designated “Corporate Business Park” and “Mixed Use Node” in the Official Plan.
<b>Existing Zoning:</b>	“Urban Reserve” (UR) according to the City of Guelph Zoning By-law (1995)-14864, as amended and “Agricultural” (A) according to the Township of Puslinch Zoning By-law 19/85.
<b>Proposal Description:</b>	To subdivide and zone the lands for: a corporate business park block, a commercial block, a future development block, a stormwater management block and a road widening block. A road widening block is proposed abutting Clair Road West which is proposed to be conveyed to the City for stormwater management purposes and to permit the Corporate Business Park uses to obtain vehicular access to Clair Road West. The applicant is requesting that a pharmacy use be added to the list of permitted uses in the “Corporate Business Park” (B.5) Zone. Additional specialized zoning regulations that have been requested are outlined in the “Proposed Zoning” section of this Notice. The southerly portion of the subject lands is the proposed road allowance of Poppy Drive which is proposed to merge with the existing alignment of Poppy Drive (see attached Draft Plan of Subdivision).
<b>Ward 6:</b>	<b>Councillor Mark MacKinnon</b> Phone: 519-822-1260 ex. 2296 Email: <a href="mailto:mark.mackinnon@guelph.ca">mark.mackinnon@guelph.ca</a>
	<b>Councillor Karl Wettstein</b> Phone: 519-822-1260 ex. 2297 Email: <a href="mailto:karl.wettstein@guelph.ca">karl.wettstein@guelph.ca</a>

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## EXISTING AND PROPOSED ZONING



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## Proposed Zoning

Specialized Corporate Business Park (B.5 - ?) Zone (as shown as Blocks 1 and 5 on the Draft Plan of Subdivision)

“Corporate Business Park” (B.5)

### 7.4.1 Permitted Uses

- *Catering Service*
- *Commercial School*
- *Computer Establishment*
- *Hotel*
- *Laboratory*
- *Mall*
- *Manufacturing (entirely within a Building)*
- *Medical Clinic*
- *Medical Office*
- *Office*
- *Post Secondary School*
- *Print Shop*
- *Public Hall*
- *Research Establishment*
- *Trade and Conventions Facilities*
- *Veterinary Service*
- *Warehouse (entirely within a Building)*

### 7.4.2 Accessory Uses

Including but not limited to, Factory Sales Outlet, Recreation Centre, Restaurant are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use and complies with Section 4.23.

### 7.4.3 Prohibited Uses

Any trade, business, manufacturer and related Uses deemed offensive or noxious by the Environmental Protection Act, as amended from time to time, or any successor thereof, shall be prohibited.

- Abattoir
- Bulk Storage of Petroleum Products
- Contractor’s Yard
- Meat Processing Plant
- Repair Service
- Sanitary Landfill Site
- Tradespersons’ Shop
- Towing Establishment
- Trucking Operation

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- Waste Transfer Station

## **7.4.4 Regulations**

Within the Corporate Business Park (B.5) Zones, no land shall be Used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 7.4 and the following:

### **7.4.4.1 Minimum Side and Rear Yards**

Despite Row 4 and Row 5 of Table 7.4, where any Corporate Business Park Zone abuts a Residential, Urban Reserve, or Park Zone the Minimum Side or Rear Yard shall be 10 metres or one-half the Building Height, whichever is greater. Notwithstanding the minimum Side and Rear Yards the minimum Setback from the Hanlon Expressway shall be 14 metres. Where a B.5 Corporate Business Park Zone abuts a rail spur right-of-way, no Side or Rear Yard is required.

### **7.4.4.2. Accessory Uses**

Despite Row 6 of Table 7.4, with B.5 Zones, the maximum area for an Accessory Use in a Mall shall be determined in the basis of the Gross Floor Area of each individual unit in the Mall and not the Gross Floor Area of the entire Building.

### **7.4.4.3. Off-Street Loading Space Requirements – B.5 Zones**

No Loading Spaces 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. 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.

In addition to Section 4.14, within Corporate Business Park Zone (B.5) Zones adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to Loading Spaces, exclusive of areas Used for parking or storage, and Loading Space access areas shall be designed to avoid interference with the normal Use of the Street and with internal on-site Vehicle circulation.

### **7.4.4.4 Minimum Building Size Requirements**

For properties within the B.5 Zone, the following minimum Building sizes shall be required:

- 10 per cent of the Lot Area for Lots 3 acres or less in size, but in no case less than 464.5 m<sup>2</sup>
- 15 per cent of the Lot Area for Lots between 3-10 acres in size
- 20 per cent of the Lot Area for Lots over 10 acres.

### **7.4.4.5 For ‘Manufacturing’ and ‘Mall’, the following parking requirements shall apply:**

- 1 Parking Space per 50 square metres up to 1,000 square metres of Gross Floor Area.
- 1 Parking Space per 100 square metres between 1,000 square metres and 5,000 square metres of Gross Floor Area, and
- 1 Parking Space per 150 square metres over 5,000 square metres of Gross Floor Area.



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The following additional specialized regulations have been requested to facilitate the proposal:

- In addition to the uses permitted in the Corporate Business Park Zone, the following additional use shall also be permitted:
  - *Pharmacy*
- Minimum side yard of 3 metres
- No parking area shall be located within 3 metres of a street line

Specialized Community Shopping Centre (CC-?) Zone (as shown as Block 2 on the Draft Plan of Subdivision)

“Community Shopping Centre” (CC)

## Permitted Uses

- *Amusement Arcade*
- *Carwash, Automatic*
- *Carwash, Manual*
- *Commercial Entertainment*
- *Commercial School*
- *Funeral Home*
- *Garden Centre*
- *Public Hall*
- *Recreation Centre*
- *Rental Outlet*
- *Tavern*
- *Taxi Establishment*
- *Dwelling Units* with permitted commercial *Uses* in the same *Building* in accordance with Section 4.15.2
- *Art Gallery*
- *Artisan Studio*
- *Club*
- *Day Care Centre* in accordance with Section 4.26
- *Dry Cleaning Outlet*
- *Financial Establishment*
- *Group Home* in accordance with Section 4.25
- *Laundry*
- *Library*
- *Medical Clinic*
- *Medical Office*
- *Office*
- *Personal Service Establishment*
- *Religious Establishment*

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- *Restaurant*
- *Restaurant (take-out)*
- *Retail Establishment*
- *Vehicle Gas Bar*
- *Veterinary Service*
- *Accessory Uses* in accordance with Section 4.23
- *Occasional Uses* in accordance with Section 4.21

**Excerpt of Table 6.2.2 – Regulations Governing Commercial Shopping Centres**

1		<b>Community Shopping Centre (CC)</b>
2	Minimum Lot Area	7,500 m <sup>2</sup>
3	Maximum Lot Area	50,000 m <sup>2</sup>
4	Minimum Lot Frontage	50 metres
5	Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24.
6	Minimum Side Yard	One-half the Building Height but not less than 3 metres.
7	Minimum Rear Yard	One-half the Building Height but not less than 3 metres.
8	Maximum Building Height	3 storeys to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum Gross Floor Area	1,875 m <sup>2</sup>
10	Maximum Gross Floor Area	12,500 m <sup>2</sup>
11	Minimum Landscaped Open Space	9% of the Lot Area
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line, except for those areas required for entry ramps.
13	Buffer Strips	Where it abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.
14	Off-Street Parking	In accordance with Section 4.13.
15	Off-Street Loading	In accordance with Section 4.14.
16	Enclosed Operations	In accordance with Section 4.22.
17	Accessory Buildings or Structures	In accordance with Section 4.5.
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
19	Fences	In accordance with Section 4.20.

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The following additional specialized regulations have been requested to facilitate the proposal:

- Despite Section 4.13 of the By-law, the minimum off-street parking required shall be 1 parking space per 23 square metres of Gross Floor Area.

**Educational Spiritual and Other Services (I.1 (H22)) Zone (as shown as Block 6 “Future Development Block” on the Draft Plan of Subdivision)**

## Permitted Uses

- *Art Gallery*
- *Day Care Centre in accordance with Section 4.26*
- *Group Home in accordance with Section 4.25*
- *Library*
- *Museum*
- *Outdoor Sportsfield Facilities*
- *Religious Establishment*
- *School*
- *Occasional Uses in accordance with Section 4.21*

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## DRAFT PLAN OF SUBDIVISION:

