

8.4(d)

Mar 14, 2014

Re: R & C Holdings Inc. - Ren's Pet Depot - D14/REN/P4/2012

I received an email today at 1:50 PM advising me that the Planning Report application made by R & C Job Holdings (Ren's) will be considered by Council at the meeting to be held March 19th 2014.

I am requesting that this item 8 (4) (c) on the agenda be postponed to another date as I will not be able to attend this meeting due to business travel outside of the province. As you know, I have been one of the key opponents of this expansion for over 2 years due to a variety of reasons, many of which have never been satisfactorily addressed. Therefore, I have continuing concerns that I would not be able to vocalize due to the short notice given of this meeting agenda. I find it unacceptable that the public would be given less than a weeks' notice to address such an important and turbulent topic to the community of Aberfoyle.

Secondly, I wanted to note for the record that Karen Landry specifically requested Mr. Aldo Sails to address my outstanding concerns of letters dated October 29, 2013 and March 2, 2014, which he still has yet to reach out to me to address.

Thirdly, in the planning report that was just sent to me today dated March 12, it indicates that the request for the future warehouse is to re-zone the land to C2-7 which according to the report, has a building height limit of 10 meters.

Since according to any existing C2 zones (1-6) that I have been able to find, it appears that this would be a totally new zoning and have its own set of rules. I would like to know why when all other C2 zonings appear to have a restricted height of 5 meters, you would consider allowing this expansion to have a height of 10 metres which is typically reserved for an Industrial zoned structure. Why would Mr. Sails recommend supporting this plan?

I would also like to know, and have asked on several occasions, what the existing warehouse is zoned? Since the height of the existing warehouse appears larger than 10 meters and all existing C2 zones appear to have a height restriction of 5 meters, what is the zoning designation of the existing structure? Can you please show me where in the by-laws it states that a commercially zoned structure can have a height more than 5 metres? The only evidence I have been able to find on the Puslinch web site I have included in this document.

If I am incorrect in my findings, I welcome evidence to the contrary.

Best Regards



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SECTION 3 – General Provisions

(1) ACCESSORY USES

(a) ACCESSORY USES PERMITTED IN ALL ZONES

Where this By-Law permits a lot to be used or a building or structure to be erected or used for a purpose, that purpose shall include any building, structure or use accessory thereto, except that no home occupation or accessory dwelling unit shall be permitted in any zone other than a zone in which such a use is specifically listed as a permitted use.

(b) LOT COVERAGE

The total lot coverage of all accessory buildings or structures on a lot shall not exceed five per cent of the lot area of the said lot.

(c) HEIGHT RESTRICTIONS

No accessory building or structure in any zone shall exceed five metres in height.

(d) YARD REQUIREMENTS

Any accessory building or structure shall comply with the zone requirements and all other provisions hereof applicable to the zone in which such accessory building or structure is located, except that nothing in this By-Law shall apply to prevent the erection of:

- (i) a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line;
- (ii) a gatehouse, anywhere in a front yard or exterior side yard in an Industrial Zone;
- (iii) a partially enclosed shelter for use by children while waiting for a school bus, anywhere in a front yard or exterior side yard in an Agricultural Zone;
- (iv) a swimming pool, in accordance with the provisions of Subsection 3(20) of this By-Law; or
- (v) a boat house or boat dock at the edge of a watercourse.

(2) ACCESS REGULATIONS

No person shall hereafter erect any main building or structure on any lot in any zone unless such lot abuts an improved street or a reserve on the opposite side of which is located an improved street, and unless the Province, the County, or the Corporation has issued an entrance permit or otherwise granted permission to provide access for vehicular traffic from such lot to the said improved street, except that this provision shall

SECTION 12 - C2 Zone - Highway Commercial Zone

(1) SCOPE

The provisions of this Section shall apply in all Highway Commercial (C2) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

No person shall, within any C2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C2 uses, namely:

- (a) an accessory dwelling unit;
- (b) any automotive use;
- (c) agricultural and industrial equipment sales and service;
- (d) boat, recreation vehicle and trailer sales and service;
- (e) a building or construction contractor's yard;
- (f) an existing business or professional office;
- (g) any existing dwelling or dwelling unit;
- (h) a home occupation accessory to a permitted existing single dwelling;
- (i) a motel;
- (j) an existing personal service shop;
- (k) an existing shopping centre including retail stores, however the total retail square metres may not exceed the total square metres of the shopping centre as it exists at the date of passing of this By-Law;
- (l) a public use;
- (m) garden centres or nurseries;
- (n) a retail lumber and building supply yard;
- (o) a restaurant, including drive-in; fast food; take-out;
- (p) a refreshment room;
- (q) a retail store engaged in the sale of antiques, gifts, tourist shop, furniture, automotive supplies, farm produce, landscaping and garden supplies or domestic arts and crafts;
- (r) any existing retail store;
- (s) a service trade;
- (t) a variety store;
- (u) a veterinarian's clinic;
- (v) a recreational or entertainment facility.

(3) ZONE REQUIREMENTS

No person shall, within any C2 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|-----|----------------------------|------------------------|
| (a) | LOT AREA (MINIMUM) | - 1 000 m ² |
| (b) | LOT FRONTAGE (MINIMUM) | - 30 m |
| (c) | FRONT YARD DEPTH (MINIMUM) | - 10 m |

- (d) INTERIOR SIDE YARD WIDTH (MINIMUM) - 3 m
- (e) EXTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (f) REAR YARD DEPTH (MINIMUM) - 7 m
- (g) LOT COVERAGE (MAXIMUM) - 35%
- (h) LANDSCAPED OPEN SPACE (MINIMUM) - 25%
- (i) AN ACCESSORY DWELLING UNIT

A lot used for a permitted commercial use, other than an automotive use, may contain one accessory residential dwelling unit for the owner or operator of said commercial use, subject to the following regulations:

- (i) That the dwelling unit shall form part of the main building and shall be located on the ground floor to the rear of the commercial use or on the second or higher floors of the main building;
- (ii) That the dwelling unit shall be fully self-contained and have a minimum floor area in accordance with provisions of Section 3(5)(e) of this By-law;
- (iii) That the dwelling unit shall have direct means of access to a public street by means of stairs or halls;
- (iv) That only one accessory dwelling unit is permitted per lot; and
- (v) That the requirements of Section 3(5), and any other applicable regulations of this By-law, shall be complied with.

(4) SPECIAL PROVISIONS

(a) C2-1 (SERVICE CENTRE)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-1 on Schedule 'A' hereto, the following special provisions shall apply:

- (i) **Uses Permitted Restricted To**
 - automobile service station;
 - restaurant;
 - picnic area.

By-law
24-86

(b) **C2-2**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-2 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a single detached dwelling
- a semi-detached dwelling
- a duplex dwelling
- a rooming house or boarding house
- a commercial establishment where goods are sold or services rendered to the local trade only
- a hotel or motel
- a repair garage or service station
- light fabricating, assembly or manufacturing
- professional office
- funeral home
- inside storage or warehousing

By-law
18/89

(c) **C2-3**

Notwithstanding Section 12(2) of By-law 19/85, within any area designated C2-3 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- an art gallery;
- conference or meeting facility;
- a personal service shop;
- professional office;
- a public office;
- garden centres or nurseries
- log cabin/model home display;
- a restaurant;
- miniature golf;
- a refreshment room;
- a retail store engaged in the sale of gifts, antiques, tourist shop, furniture, home and garden or landscaping improvement supplies, farm produce, or domestic arts and crafts;
- model railway;
- a specialty food store;
- a variety store;
- outdoor activity area;
- a recreational or entertainment facility;

By-law
16/92

(d) **C2-4 (GAS BAR)**

Notwithstanding any provisions of this By-law to the contrary, the land zoned C2-4 may only be used for a gas bar, convenience store and accessory uses, buildings and structures subject to the applicable regulations of this By-law.

(e) **C2-5 (Automotive Sales and Service)**

Notwithstanding subsection 12(2) or any other provisions of this By-law to the contrary, the land zoned **C2-5** on Schedule 'A' may only be used for the following uses subject to the applicable regulations of this By-law and the following special provisions:

(i) **Uses Permitted Restricted To:**

- an automobile sales and service establishment including auto body repair and outdoor display of vehicles for sale or lease.
- uses, buildings and structures accessory to the above main use.

(ii) **Zone Requirements**

The applicable provisions of this By-law, including Section 12.3, shall apply to the subject land together with the following special regulations:

- **Maximum Floor Area** The maximum floor area for the main building shall be 300 sq. metres (3,300 sq. ft.).
- **Planting Strip** A planting strip of not less than 7 metres (23 ft.) in width shall be provided along the entire frontage of the property save and except the location of a driveway not exceeding 6 metres (20 ft.) in width.
- **Outdoor Storage** An outdoor storage area, in accordance with the provisions of subsection 3(15) of this By-law, may be permitted within the zoned area. This area may be used for the storage of vehicles, material or equipment, but does not include the storage of tires, batteries, gasoline, engine oil and other hazardous fluids or chemicals.

Outdoor Display Area An area to display vehicles for sale or lease is permitted between the front lot line and the front wall of the main building. The outdoor display area shall not exceed 10% of the total zoned area nor obstruct any required parking area or loading area on the property.
- All other applicable regulations of the Zoning By-law shall be maintained.

(d) **C2-6 (Golf Driving Range)**

Notwithstanding subsection 12(2) or any other provisions of this By-law to the contrary, the land zoned **C2-6** on Schedule 'A' may only be used for the following uses subject to the applicable regulations of this By-law and the following special provisions:

(i) **Uses Permitted Restricted To:**

- a golf driving range
- club house
- 18-hole miniature golf facility
- pitching & putting greens
- buildings, structures and uses accessory to the above uses.

(ii) **Zone Requirements**

The applicable provisions of this By-law, including Section 12.3, shall apply to the subject land together with the following special regulations:

- **Club House** The maximum floor area for the club house building shall be 232 sq. metres (2,500 sq. ft.). For the purposes of the C2-6 Zone, a club house is defined as a "Refreshment Room" pursuant to Section 2 of By-law 19/85. The club house may include an outdoor patio with a maximum floor area of 56 square metres (600 sq. ft.).
- **Parking** Off-street parking shall be provided in accordance with the provisions of subsection 3(16) of By-law 19/85.
- **Outdoor Storage** All outdoor storage of equipment or material shall be contained within a fenced and screened storage area and shall not be visible from any public road or adjacent lot.
- All other applicable regulations of the Zoning By-law shall be maintained.