

July 10, 2014



**NOTICE OF COMPLETE APPLICATION  
95 Couling Crescent**

**Proposed Zoning By-law Amendment (File No. ZC1409)  
Applicant: Jamie Laws, Van Harten Surveying Inc.**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by the City of Guelph's Planning Services to amend the Zoning By-law (By-law 1995-14864 as amended). The application applies to the property municipally known as 95 Couling Crescent and is legally described as Lot 34, Registered Plan 61M-184, as shown on **Schedule 1**. The application was received by the City on June 6, 2014 and deemed complete on June 26, 2014.

The property that is subject to the Zoning By-law amendment application has a total area of 55.6 square metres and is located on the southwest side of Couling Crescent. The subject property is currently vacant and undeveloped. The subject property is bound on all sides by existing and proposed single and semi-detached dwellings. Further to the north and east, there are agricultural lands outside of the City boundaries in the Township of Guelph/Eramosa.

**Purpose and Effect of Application**

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1C (Single Detached Residential) Zone to the R.2 (Semi-Detached Residential) Zone to permit the development of a Semi-Detached Dwelling.

The proposed development concept is included in **Schedule 2** to this notice.

This development concept was prepared by Van Harten Surveying Inc. and was submitted in support of the application. A full sized copy can be found and downloaded on the City's website under 'Active Development Files'.

**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 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 at 1 Carden Street, 3<sup>rd</sup> 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 this application, or wish to submit comments, please quote File: ZC1409 and contact the undersigned.

Yours truly,

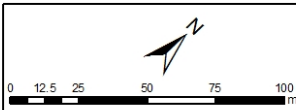
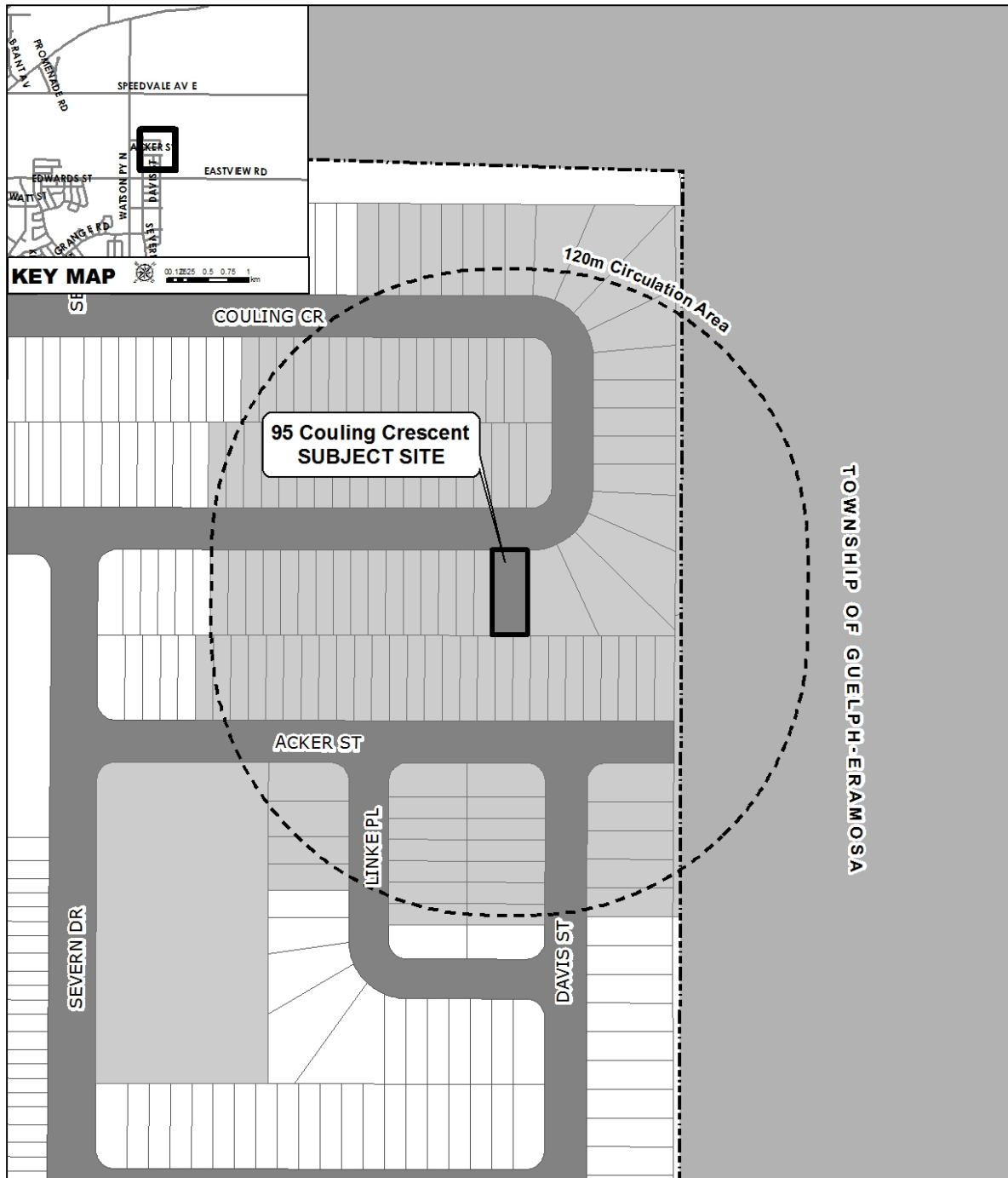


**Michael Witmer**  
**Development & Urban Design Planner**  
Planning Services  
**Planning, Building, Engineering and Environment**

T 519-822-5616, ext 2790  
F 519-822-4632  
E michael.witmer@guelph.ca

Attach.

# Schedule 1 LOCATION MAP

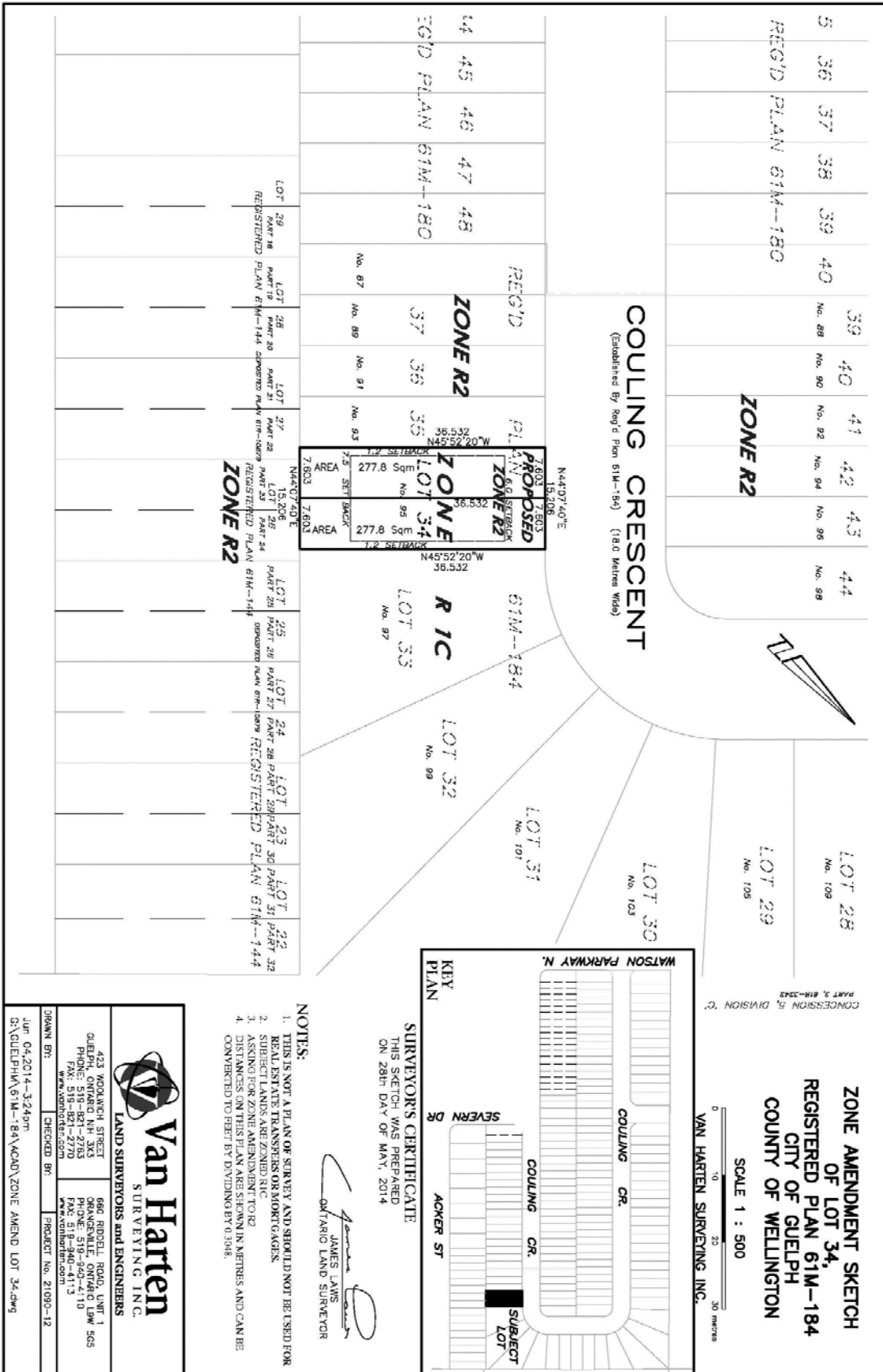


Produced by the City of Guelph  
Planning, Building, Engineering and Environment Development Planning  
July 2014

## Location Map 95 Couling Crescent



**Schedule 2  
PROPOSED DEVELOPMENT CONCEPT**



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS AND ENGINEERS

423 WOODLICH STREET  
GUELPH, ONTARIO N1H 3X3  
PHONE: 519-821-2720  
FAX: 519-860-4113  
WWW.VANHARTEN.COM

660 RIDDEL ROAD, UNIT 1  
ORANGEVILLE, ONTARIO L9W 5G5  
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DRAWN BY: [ ] CHECKED BY: [ ] PROJECT No. 21090-12

Jun 04, 2014 - 3:24pm  
G:\GUELPH\61M-184\WADD\_ZONE AMEND LOT 34.dwg

**To: Agencies and Departments**

The City of Guelph is initiating the review of the Zoning By-law Amendment application ZC1409 for the property known as **95 Couling Crescent**.

Please submit your comments by **August 29, 2014**. If you have any questions or require further information, please call Michael Witmer at (519) 822-5616 extension 2790, or email michael.witmer@guelph.ca.

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If you have no comments or concerns regarding this application, **95 Couling Crescent (File ZC1409)**, please sign and submit this form to:

**Michael Witmer**

**Planning, Building, Engineering and Environment**

**City of Guelph**

**Fax # (519) 822-4632**

**Email: michael.witmer@guelph.ca**

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Agency

Representative (Please Print)

Representative (Signature)

Date