

Files: 23CDM-17504 & ZC1615

June 14, 2017

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT & VACANT LAND CONDOMINIUM
19-59 Lowes Road West**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications have been received by City of Guelph Planning, Urban Design and Building Services for a Vacant Land Condominium and a revised Zoning By-law Amendment. The applications apply to the lands municipally known as 19-59 Lowes Road West and legally described as All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph. The Vacant Land Condominium and revised Zoning By-law Amendment applications were received by the City on May 31, 2017. The Vacant Land Condominium Application was deemed to be complete on June 12, 2017, while the Zoning By-law Amendment was originally deemed complete on September 20, 2016.

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the *Planning Act* for the Vacant Land Condominium and revised Zoning By-law Amendment applications received from Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes for the lands municipally known as **19-59 Lowes Road West**.

Meeting Date:	July 10, 2017
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	6:30 p.m.

SUBJECT LANDS

The subject lands (19-59 Lowes Road West) has a total site area of 1.65 hectares (4.08 acres) and a combined frontage (width) of 178.66 metres (586.15 feet). The subject lands are located on the north side of Lowes Road West, between Gordon Street to the east and Dawn Avenue to the west. The subject lands are bordered by single detached dwellings to the north, west, and south and vacant commercial residential lands to the east (See Location Map in Schedule 1).

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PURPOSE AND EFFECT OF VACANT LAND CONDOMINIUM AND REVISED ZONING BY-LAW AMENDMENT APPLICATIONS

The purpose of the Draft Plan of Condominium application is to subdivide the subject lands into a thirty-six (36) unit vacant land condominium. Each unit in the vacant land condominium is proposed to contain a single detached dwelling. The land that each of the proposed single detached dwellings are situated on will form the thirty-six (36) units within the condominium. A private road, sidewalks and a stormwater management facility are proposed to be designated common element areas of the condominium. The condominium also includes several easements in favour of the City for stormwater drainage purposes.

The Zoning By-law Amendment is a revised application that was previously submitted to the City in September 2016. The originally submitted Zoning By-law Amendment application proposed to rezone the lands from the current “R.1B” (Residential Single Detached) Zone to an “R.3A-?” (Specialized Residential Cluster Townhouse) Zone to permit a sixty (60) unit cluster townhouse development.

The revised Zoning By-law Amendment now proposes to rezone the lands from the current “R.1B” (Residential Single Detached) Zone to an “R.1D-?” (Specialized Residential Single Detached) Zone to permit thirty-six (36) single detached dwellings. As noted above, each of the thirty-six (36) single detached dwellings would be located on a land unit (similar to a lot) within the vacant land condominium.

In addition to the standard zoning regulations for single detached dwellings in an “R.1D” zone, the following site specific zoning regulation has been requested to facilitate this proposal:

- Buildings and structures may be located on a private road, whereas Section 4.1 of the Zoning By-law requires buildings or structures that are built on a lot to abut a public street

Each of the existing six (6) single detached dwellings on the subject lands are proposed to be demolished to accommodate the revised single detached dwelling proposal.

The proposed development concept (Draft Plan of Vacant Land Condominium) is included in **Schedule 2** to this notice.

Supporting Documents

The following reports and materials were submitted in support of the Vacant Land Condominium and revised Zoning By-law Amendment applications:

- **Covering Letter**, prepared by Astrid J. Clos Planning Consultants, dated August 2016;
- **Draft Plan of Vacant Land Condominium**, prepared by Astrid J. Clos Planning Consultants, dated May 24, 2017;
- **Revised Planning Justification Report**, prepared by Astrid J. Clos Planning Consultants, dated May 31, 2017;
- **Revised Functional Servicing Report** (including a stormwater management brief in Appendix E), prepared by Stantec Consulting Ltd., dated May 30, 2017;
- **Revised Tree Preservation Plan**, prepared by Aboud & Associates Inc., dated May 31, 2017;
- **Scoped Environmental Impact Study**, prepared by prepared by Aboud & Associates Inc., dated May 31, 2017;
- **Geotechnical Investigation Report**, prepared by Englobe Corporation, dated May 24, 2017; and
- **Scoped Hydrogeology Study**, prepared by Englobe Corporation, dated May 30, 2017.

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TO SPEAK AT THE PUBLIC MEETING 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 July 7, 2017 at 10:00 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
 - By Fax at 519-763-1269
 - In person at the Service Guelph 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 July 7, 2017 at 10:00 a.m. in any of the following ways:**
 - By Email at clerks@guelph.ca
 - By Fax at 519-763-1269
 - In person at the Service Guelph Counter at City Hall, 1 Carden Street, Guelph
 - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

PURPOSE OF PUBLIC MEETING:

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

If you would like to be notified of the date when City Council will consider staff's recommendation on the applications, 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.

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FOR MORE INFORMATION

Details of the Vacant Land Condominium and Zoning By-law Amendment Applications, including all supporting background information can be found on the City's website under '**Current 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, 3rd Floor or contacting **Michael Witmer, Development Planner II at 519-837-5616, ext. 2790** during regular office hours.

Please note that copies of the Staff report will be available on **June 30, 2017** and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on or after this date.

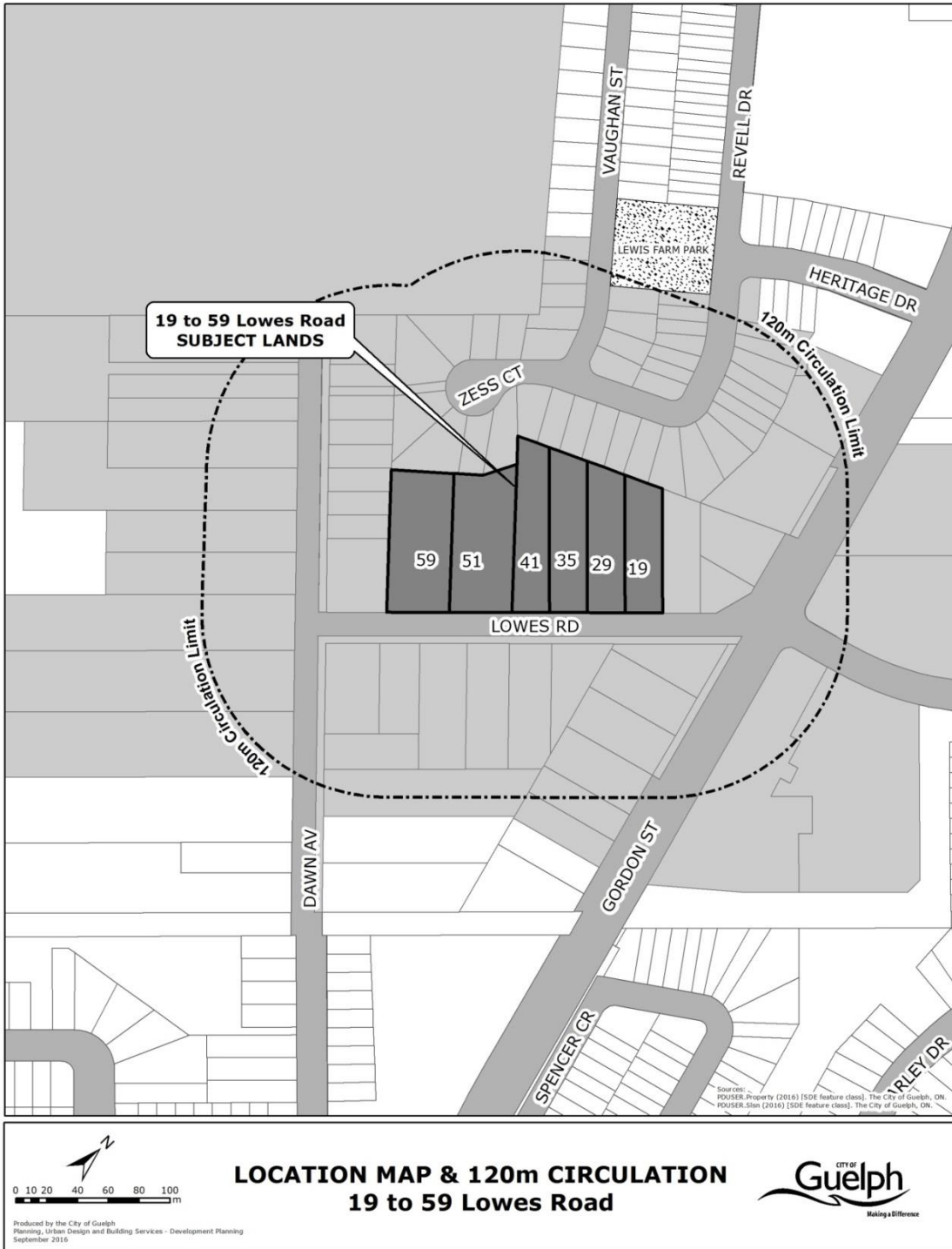
REQUIREMENT FOR OWNERS OF MULTI-TENANT & APARTMENT BUILDINGS

Upon receiving this Notice, owners of multi-tenant or apartment buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until **July 11, 2017** (the day after the Public Meeting).

Personal information: as defined by the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) is collected under the authority of the *Municipal Act*, 2001, and in accordance with the provisions of MFIPPA. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. If you have questions about this collection; use, and disclosure of this information, please contact Jennifer Slater, Program Manager, Information, Privacy and Elections at 519-822-1260 ext. 2605 or privacy@guelph.ca.

Recording Notification: as defined by the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) is collected under the authority of the *Municipal Act*, 2001, and in accordance with the provisions of MFIPPA. As public meetings of Council and Standing Committees may be recorded by Cable TV network and broadcast on a local channel, your image may be seen as part of this broadcast. If you have questions about this collection; use, and disclosure of this information, please contact Jennifer Slater, Program Manager, Information, Privacy and Elections at 519-822-1260 ext. 2605 or privacy@guelph.ca.

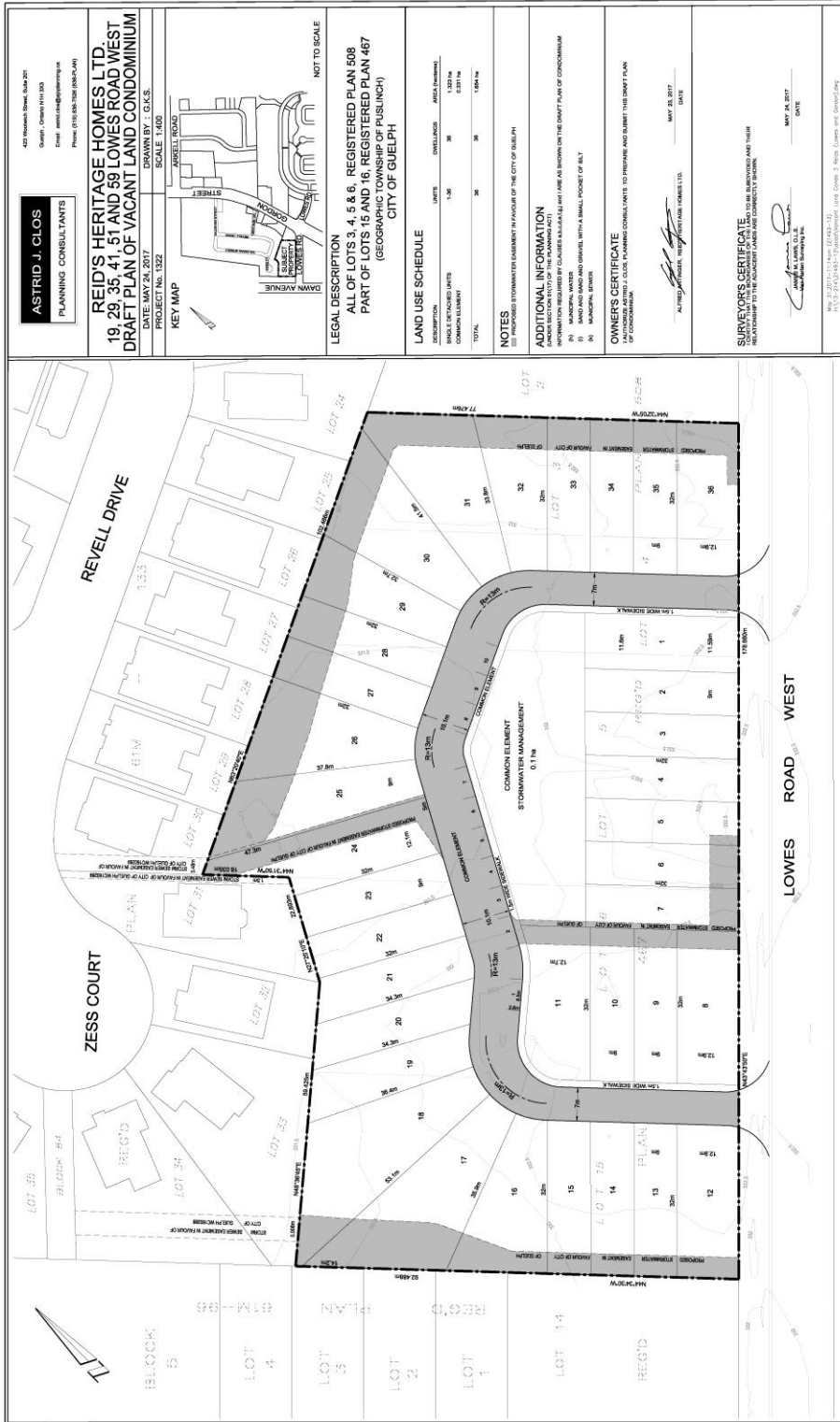
**Schedule 1
LOCATION MAP
19-59 Lowes Road West**



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PROPOSED DRAFT PLAN OF VACANT LAND CONDOMINIUM
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**Schedule 3
DETAILS OF PROPOSAL
19-59 Lowes Road West**

Applicant:	Reid's Heritage Homes (on behalf of Parry Schnick and Catriona Forbes)
Address:	19-59 Lowes Road West
Legal Description:	All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph
Property Size:	1.65 hectares (4.08 acres)
Existing Land Use:	Residential
Existing Official Plan Designation:	General Residential
Existing Zoning:	R.1B (Residential Single Detached) Zone
Proposed Zoning:	R.1D-? (Specialized Residential Single Detached) Zone
Proposal Description:	<p>To rezone the lands from "R.1B" (Residential Single Detached) to a "R.1D-?" (Specialized Residential Single Detached) to permit thirty-six (36) single detached dwellings to be built on units within in a vacant land condominium subdivision.</p> <p>The following site specific regulation has been requested:</p> <ul style="list-style-type: none">• Buildings and structures may be located on a private road, whereas Section 4.1 of the Zoning By-law requires building or structures that are built on a lot to abut a public street
Ward 6:	Councillor Mark MacKinnon Phone: 519-829-5137 Email: mark.mackinnon@guelph.ca
	Councillor Karl Wettstein Phone: 519-822-1260 x 2297 Email: karl.wettstein@guelph.ca