

CITY COUNCIL DECISION MEETING NOTICE

PROPOSED ZONING BY-LAW AMENDMENT

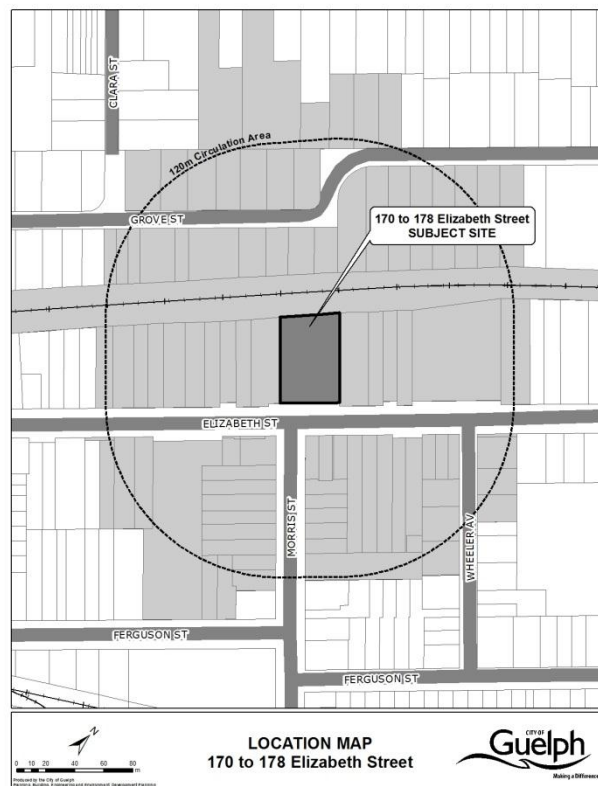
Further to the Public Meeting held on September 8, 2014, City Council will consider the Zoning By-Law Amendment application from Van Harten Surveying Inc. for the property known as **170 to 178 Elizabeth Street** at an upcoming Council meeting.

Meeting Date: **December 8, 2014**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **7:00 p.m.**

SUBJECT LANDS

170 to 178 Elizabeth Street: The subject property is approximately 2,832.8 square metres (0.70 acres) in size and has a frontage of 48.2 metres (158 feet) along Elizabeth Street (See Location Map below). The property is located on the north side of Elizabeth Street, west of Stevenson Street and opposite Morris Street. Surrounding land uses include: CN Rail line to the north, single detached residential dwellings and Stevenson Street to the east, Elizabeth Street and single detached residential dwellings to the south and single detached residential dwellings to the west.

SCHEDULE 1: LOCATION MAP



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File: ZC1410

PURPOSE AND EFFECT OF APPLICATION

The purpose of the proposed zone change is to permit the development of five (5) single detached residential dwellings fronting onto Elizabeth Street. Further application details are available in Schedule 2 and the proposed concept plan is found in Schedule 3.

TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

- 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 Friday December 5, 2014 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
 - 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 Friday December 5 at 9:00 a.m. in any of the following ways:**
 - By Email at clerks@guelph.ca
 - By Fax at 519-763-1269
 - In person at the 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

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City Staff will be providing a recommendation to Council on this application at the upcoming meeting. You have received a copy of this notice as you either provided comments on the application or you provided your full name and mailing address on the Public Meeting sign-in sheet at the initial Public Meeting.

City Council Decision Meeting Notice

File: ZC1410

FOR MORE INFORMATION

Additional information and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Lindsay Sulatycki, 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 28, 2014** and may be picked up at Planning, Building, Engineering and Environment (1 Carden Street, 3rd Floor), or accessed on the City of Guelph website (Guelph.ca. under City Hall, Agendas and Minutes, City Council) on or after this date.

SCHEDULE 2: DETAILS OF PROPOSAL

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| Applicant: | Van Harten Surveying Inc. |
| Address: | 170 to 178 Elizabeth Street |
| Legal Description: | Part of Lots 5, 6 and 7 on Registered Plan 263 |
| Property Size: | 2,832.8 square metres (0.70 acres) |
| Existing Land Use: | Currently vacant (two single detached dwellings have been recently demolished) |
| Official Plan: | General Residential |
| Existing Zoning: | R.1B-10 (Specialized Residential Single Detached) Zone |
| Proposed Zoning: | R.1D-? (Specialized Residential Single Detached) Zone |
| Proposal Description: | Five (5) Single Detached Residential Dwellings <i>(see attached concept plan)</i> |

SCHEDULE 3: PROPOSED CONCEPT PLAN

