

**1 & 15 Stevenson Street North and
8 William Street (File ZC1613 & 23CDM16509)**

November 17, 2016

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

PROPOSED Zoning By-law Amendment and Draft Plan of Vacant Land Condominium

City Council will hold a Public Meeting in accordance with the Planning Act for the Zoning By-law Amendment and Draft Plan of Vacant Land Condominium applications from Van Harten Surveying Inc. for the properties known as **1 and 15 Stevenson Street North and 8 William Street**.

Meeting Date:	December 12, 2016
Location:	Council Chambers, City Hall, 1 Carden Street
Time:	6:30 p.m.

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received from Van Harten Surveying Inc. on behalf of Paul and Maria Leombruni for a Draft Plan of Vacant Land Condominium for the lands municipally known as 1 & 15 Stevenson Street North. This application was received on October 4, 2016 and deemed complete on November 3, 2016. This application will be processed together with the zone change application for 1 and 15 Stevenson Street and 8 William Street received by the City on July 27, 2016 and deemed to be complete on August 26, 2016.

Location of Subject Lands

The site located on the east side of Stevenson Street North, just north of the Metrolinx railway. The subject site has an area of approximately 0.7 hectares and a frontage of 50 metres along Stevenson Street North and a frontage of 24 metres along William Street. The site currently contains 3 single detached dwellings, one on each property (See Schedule 1 for Location Map)

Purpose and Effect of Applications

The purpose of the proposed Zoning By-law Amendment is to change the zoning from “Residential Single Detached” (R.1B) to a “Specialized Single Detached” (R.1D-?) Zone to permit additional single detached dwellings with smaller frontages and lot sizes. One specialized regulation has been requested to facilitate this proposal:

- That despite Table 5.1.2, Row 10 and Section 4.20 of the Zoning By-law, fences shall not be located in the side yard between dwelling units.

The purpose of the Draft Plan of Vacant Land Condominium is to create a plan of condominium with a total of 7 new single detached dwellings in the centre of the site that are accessed from a private condominium road from Stevenson Street North.

The applicant has proposed to demolish the house at 15 Stevenson Street North and sever the lot to build two new detached dwelling units fronting onto Stevenson street North. The lot on William Street is also proposed to be severed and one new detached dwelling would be built fronting onto William Street. The existing houses at 1 Stevenson Street North and 8 William Street are proposed to be retained. A total of 10 new houses are proposed to be built.

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The proposed development plan is included in Schedule 2. Each unit shown would contain one single detached dwelling.

Purpose of the Public Meeting

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.

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 9, 2016 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 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 9, 2016 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 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

***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, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or jennifer.slater@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*

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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, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or jennifer.slater@guelph.ca.

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.

Requirement for Owners of Multi-tenanted Buildings

Upon receiving this Notice, owners of multi-tenant 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 December 13, 2016 (the day after the Public Meeting).

For More Information

Details of these applications can be found on the City's website under 'Current Development Applications'. City staff reports and public notices will be added to this site as they become available.

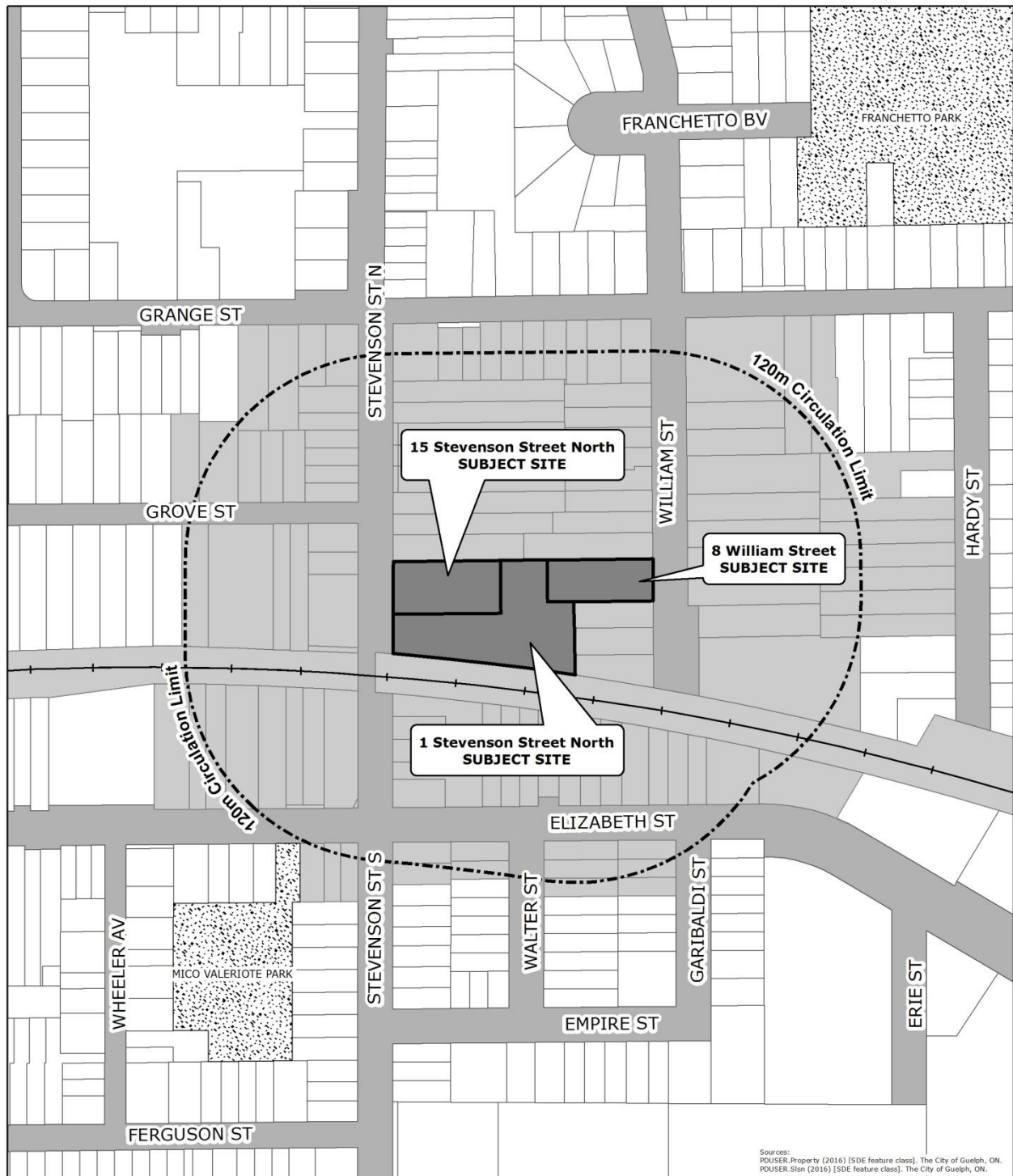
Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Katie Nasswetter at (519) 837-5616, ext. 2356** or katie.nasswetter@guelph.ca during regular office hours.

Please note that copies of the Staff report will be available on **December 2, 2016** and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on, or after this date.

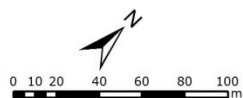
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Schedule 1 Location Map



Sources:
POUSER Property (2016) [SDE feature class]. The City of Guelph, ON.
POUSER.Slon (2016) [SDE feature class]. The City of Guelph, ON.

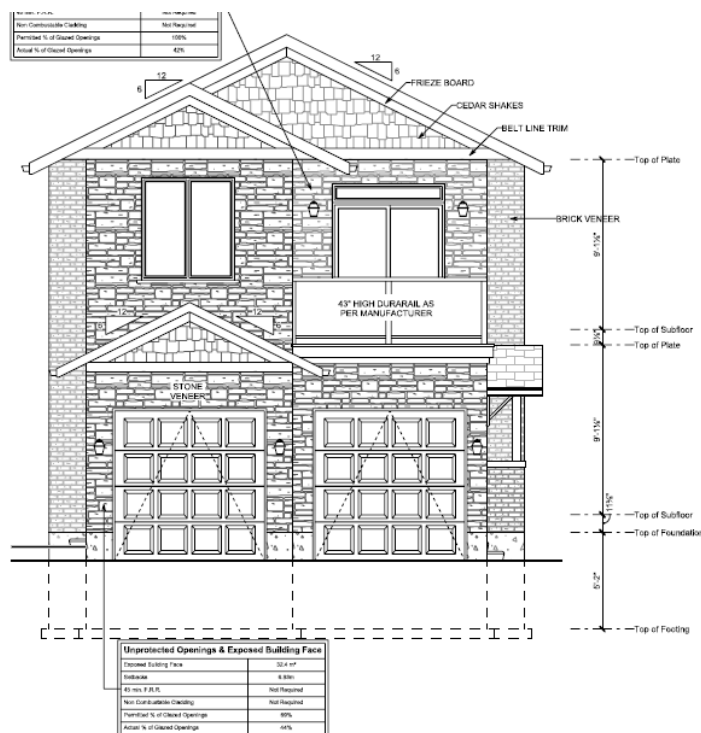


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LOCATION MAP & 120m CIRCULATION 1 & 15 Stevenson Street and 8 William Street



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[illegible]

Front Elevation