

November 12, 2014

PUBLIC MEETING NOTICE

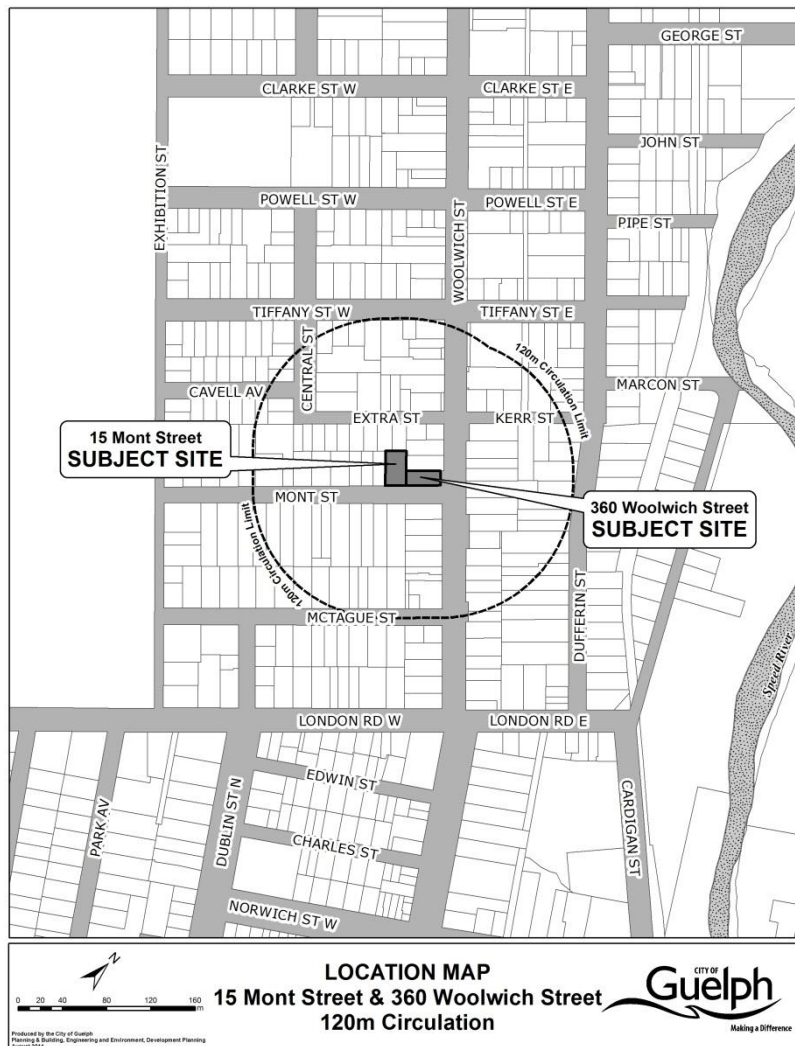
PROPOSED Zoning By-law Amendment

City Council will hold a Public Meeting in accordance with the Planning Act for the Zoning By-law Amendment application from J. David McAuley for the properties known as **360 Woolwich Street and 15 Mont Street**.

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

SUBJECT LANDS

360 Woolwich Street and 15 Mont Street: the subject site consists of a total site area of 1041 square metres (0.1 hectares) and is located on the northwest corner of the intersection of Woolwich Street and Mont Street.



PURPOSE AND EFFECT OF APPLICATION

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Single Detached Residential) and OR (Office-Residential) Zones to one specialized OR (Office-Residential) Zone. The proposed specialized OR zone is requested to permit the development of an addition to the rear of the existing Office-Residential building at 360 Woolwich Street, containing 7 apartment units, with specialized regulations to permit a reduction in parking spaces provided and reduced required building setbacks. The existing Office-Residential building would continue to contain one apartment unit and office space on the main floor (See “*Details of Proposal*” section of notice).

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 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 December 5, 2014 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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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, contact the City of Guelph’s Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or tina.mckinnon@guelph.ca.

Public Meeting Notice

File: ZC1407

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.

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.

FOR MORE INFORMATION

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** during regular office hours.

Please note that copies of the Staff report will be available on **November 27, 2014** and may be picked up at Planning, Building, Engineering and Environment (1 Carden Street, 3rd Floor) on, or after this date.

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File: ZC1407

DETAILS OF PROPOSAL

Applicant:	J. David McAuley
Address:	360 Woolwich Street and 15 Mont Street
Legal Description:	Part of Lots 12 and 13, Registered Plan 38, as in ROS567858; together with easement WC149276 on Part of Lot 12, Registered Plan 38, designated as Part 3, Reference Plan 61R10320; and Lot 17, Registered Plan 38, save and except Part 1, 61R4491, City of Guelph
Property Size:	1041 square metres (0.1 hectares)
Existing Land Use:	Office-Residential (at 360 Woolwich Street) and Single-detached residential (at 15 Mont Street)
Official Plan:	Mixed Office-Residential and General Residential
Existing Zoning:	OR (Office-Residential) and R.1B (Single-detached Residential)
Proposed Zoning:	Specialized OR (Office Residential) Zone
Proposal Description:	The applicant has proposed to remove an existing single-detached dwelling at 15 Mont Street and replace it with an addition to the existing office-residential building at 360 Woolwich Street containing 7 apartment units. <i>(see attached concept plan)</i>

PROPOSED CONCEPT PLAN:

