

November 17, 2014

PUBLIC MEETING NOTICE

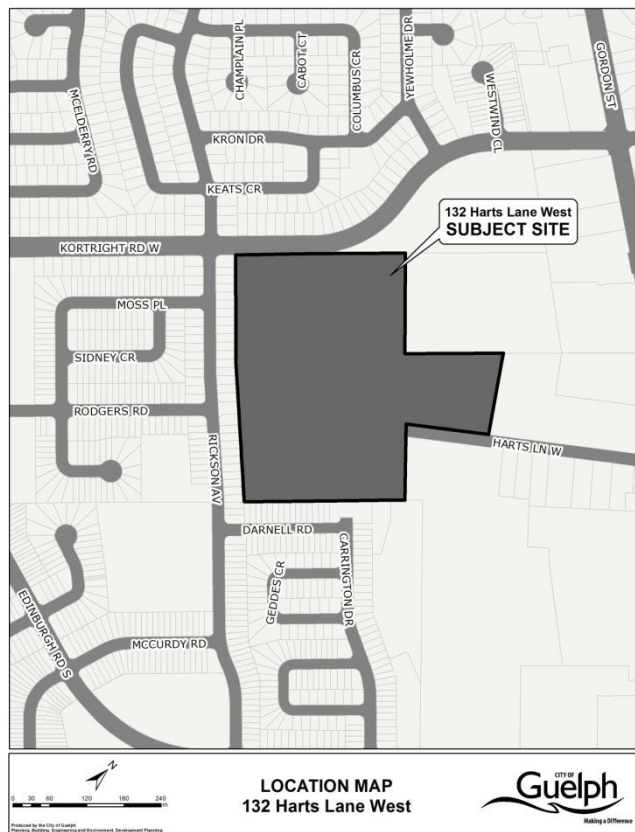
PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

City Council will hold a Public Meeting in accordance with the Planning Act for a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment application from Astrid J. Clos Planning Consultants on behalf of Terra View Custom Homes Ltd. to permit a residential subdivision at 132 Harts Lane West.

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

SUBJECT LANDS

132 Harts Lane West: The subject lands are approximately 12.6 hectares in size and located at the west end of Harts Lane, west of Gordon Street, south of Kortright Road, east of Rickson Avenue and north of Darnell Road. Surrounding land uses include predominantly single detached dwellings to the north, wetlands to the east; single detached dwellings on Carrington Place and Darnell Road to the south; and single detached dwellings with frontage on Rickson Avenue to the west.



Public Meeting Notice

File: OP1304/ZC1315

PURPOSE AND EFFECT OF APPLICATION

The purpose of the proposed Draft Plan of Subdivision is to subdivide the subject lands for residential use in accordance with the attached draft plan of subdivision in Schedule 1. Details of the proposed subdivision are also included in Schedule 1.

The proposed draft plan of subdivision includes a total of 316 residential units, consisting of 115 single detached dwellings, 4 semi-detached dwellings, 43 cluster townhouse units, and 153 apartment units. The existing single detached dwelling is proposed to be retained and incorporated into the draft plan as Lot 56. The proposed draft plan also includes a park block (Block 121), a stormwater management block (Block 123), walkway/servicing block (Block 124) and open space block (Block 125).

The purpose of the proposed Official Plan amendment is to add an exemption clause to Section 7.2.32 of the Official Plan, which permits a maximum net density of development within the "General Residential" designation of 100 units per hectare. The request is to allow the apartment block (Block 120) to have a net density to not exceed 150 units per hectare.

The purpose of the Zoning By-law Amendment is to rezone the subject property from the current Urban Reserve (UR) Zone to the following zoning categories to implement the proposed residential draft plan of subdivision:

- R.1D-? (Specialized Single Detached Residential) Zone
- R.2-? (Specialized Semi-Detached/Duplex Residential) Zone
- R.3A-? (Cluster Townhouse) Zone
- R.4A-? (Specialized Apartment) Zone
- P.1 (Conservation Land) Zone
- P.2 (Neighbourhood Park) Zone
- WL (Wetland) Zone

These zones are illustrated in Schedule 3 along with details of the specialized zoning regulations that are requested in association with the specific zones.

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

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- 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
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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.

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.

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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 **at (519) 837-5616, ext 2360** 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) on, or after this date.

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SCHEDULE 1: PROPOSED DRAFT PLAN OF SUBDIVISION



Public Meeting Notice

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SCHEDULE 1: DRAFT PLAN OF SUBDIVISION DETAILS

Land Use	Number of Units	Area (hectares)
Single detached residential (13.7 m)	16	0.75
Single detached residential (12.192 m)	33	1.38
Single detached residential (11.2 m)	45	1.8
Single detached residential (9 m)	21	0.71
Existing house	1	0.09
Semi-detached	4	0.09
Cluster Townhouse	43	1.16
Apartment	153	1.02
Park	---	0.58
Stormwater Management	---	1.08
Walkway/Servicing	---	0.04
Open Space	---	2.06
Roads	---	1.89
TOTAL	316	12.65

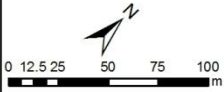
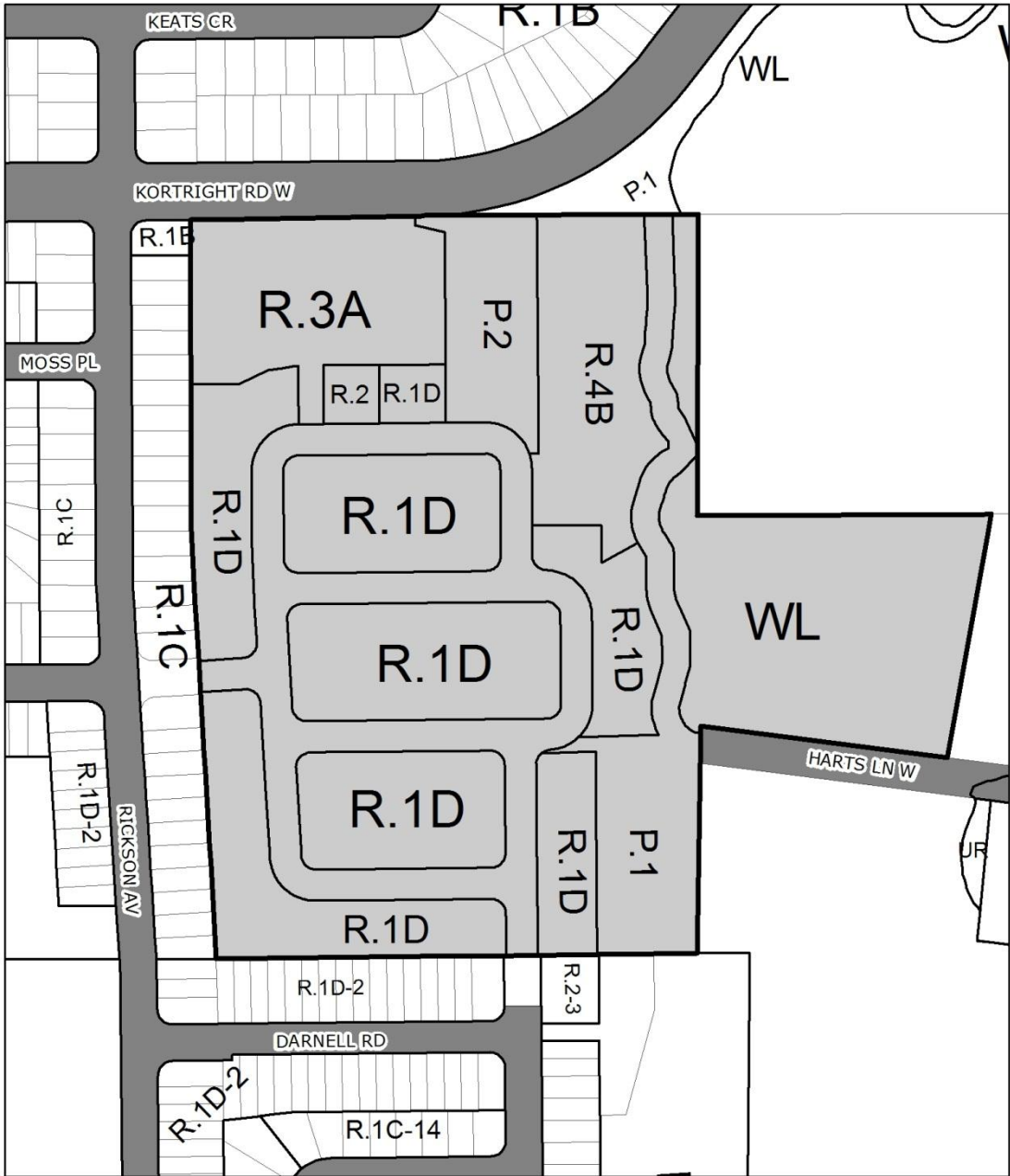
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SCHEDULE 2: PROPOSED OFFICIAL PLAN AMENDMENT

The proposed Official Plan Amendment applies to the 1.02 hectare, Block Number 120 on the subdivision plan. The Amendment requests the addition of an exemption clause in Section 7.2.32 of the Plan, which would allow the net density of the lands at 132 Harts Lane to not exceed 150 units per hectare

SCHEDULE 3: PROPOSED ZONING CONCEPT



**PROPOSED ZONING
132 Harts Lane West**



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

SCHEDULE 3: DETAILS OF PROPOSED ZONING

Requested Specialized Zoning

R.1D - ___ Zone (Single-Detached) Zone

- Minimum Front Yard for habitable portion of the dwelling of 4.5 m and 6m for garage.
- Driveway width match the width of the garage with the exception of the flare provided at the road access which may exceed the width of the garage.

R.2 - ___ Zone (Semi-Detached) Zone

- Minimum Front Yard for habitable portion of the dwelling of 4.5 m and 6m for garage.
- Driveway width match the width of the garage with the exception of the flare provided at the road access which may exceed the width of the garage.

R.3A- ___ Zone (Townhouse) Zone

- In addition to the uses permitted in the R.3A Zone, Multiple Attached Dwelling be added as a permitted use.
- For the purposes of this Zone, a Multiple Attached Dwelling shall mean a Building consisting of 3 or more Dwelling Units which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as Common Amenity Area, parking and Driveways.

R.4B - ___ Zone (Apartment) Zone

- Minimum Side Yard of 3 m.
- Minimum Rear Yard of 4 m.
- Minimum Common Amenity Area of 9.8 m² per unit
- Maximum Floor Space Index of 2