

August 21, 2014

PUBLIC MEETING NOTICE

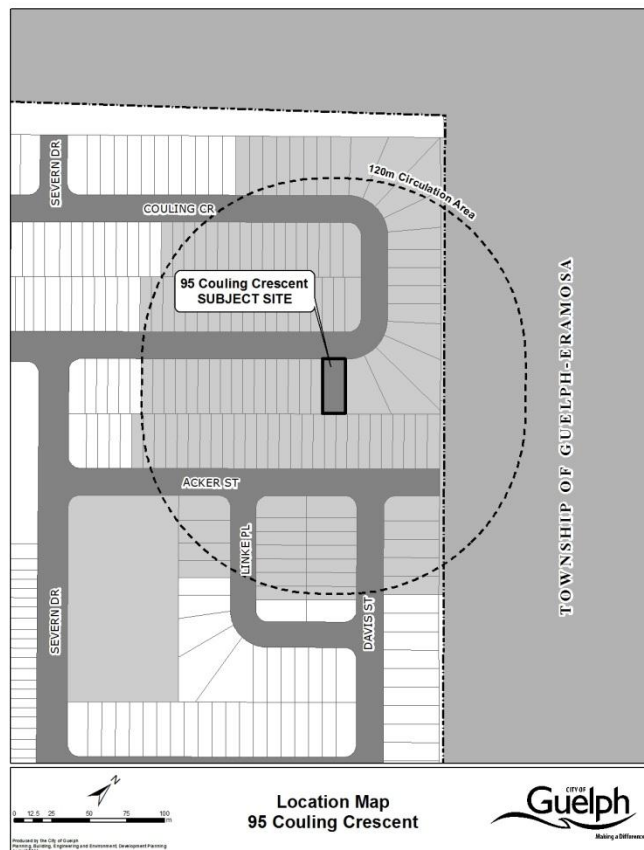
PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

City Council will hold a Public Meeting in accordance with the *Planning Act* for a Zoning By-law Amendment application from Van Harten Surveying Inc. (on behalf of Granite Homes Guelph Inc.) to permit the development of a semi-detached dwelling at 95 Couling Crescent.

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

SUBJECT LANDS

95 Couling Crescent: The property that is subject to the Zoning By-law amendment application has a total area of 0.055 hectares (0.13 acres) and is located on the southeast side of Couling Crescent. The subject property is currently vacant and undeveloped. The subject property is bound on all sides by existing and proposed single and semi-detached dwellings. Further to the north and east, there are agricultural lands outside of the City boundaries in the Township of Guelph/Eramosa.



Public Meeting Notice

File: ZC1409

PURPOSE AND EFFECT OF APPLICATION

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1C (Single Detached Residential) Zone to the R.2 (Semi-Detached Residential) Zone to permit the development of a Semi-Detached Dwelling. The applicant has requested to develop the property in accordance with the permitted uses and regulations of the standard R.2 Zone.

The proposed development concept is included in **Schedule 2** to this notice.

This development concept was prepared by Van Harten Surveying Inc. and was submitted in support of the application. A full sized copy can be found and downloaded on the City's website under 'Active Development Files' or by contacting City of Guelph Planning Services (contact details on page 3 of this 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 September 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 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 September 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 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

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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.

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 **Michael Witmer, Development & Urban Design Planner at 519-837-5616, ext. 2790** during regular office hours.

Please note that copies of the Staff report will be available on **August 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: DETAILS OF PROPOSAL

Applicant:	Van Harten Surveying Inc. (on behalf of Granite Homes Guelph Inc.)
Address:	95 Couling Crescent
Legal Description:	Lot 34, Registered Plan 61M-184, City of Guelph, County of Wellington
Property Size:	0.055 hectares (0.13 acres)
Existing Land Use:	Vacant
Official Plan:	General Residential
Existing Zoning:	R.1C (Residential Single Detached) Zone
Proposed Zoning:	R.2 (Residential Semi-Detached) Zone
Proposal Description:	To develop one (1) Semi-Detached Dwelling <i>(see attached concept plan – Schedule 2)</i>
Ward 2:	Councillor Andy Van Hellemond Phone: 519-822-1260 x 2503 Email: andy.vanhellemond@guelph.ca
	Councillor Ian Findlay Phone: 519-830-4681 Email: ian.findlay@guelph.ca

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