Notice of Complete Application & Public Meeting
127 Cityview Drive North
File: OZS18-006

November 14, 2018

A complete application has been received by the City of Guelph's Planning and Building Services to amend the City's Zoning By-law for the lands municipally known as 127 Cityview Drive North in accordance with the provisions of the *Planning Act*. This Zoning By-law Amendment application was received by the City on October 3, 2018 and deemed to be complete on November 1, 2018.

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the *Planning Act* for the Zoning By-law Amendment application from Black, Shoemaker, Robinson & Donaldson Limited on behalf of Linda Da Maren for the lands municipally known as **127 Cityview Drive North**.

Meeting Date:	**December 10, 2018**
Location:	**Council Chambers, City Hall, 1 Carden Street**
Time:	**6:30 p.m.**

Subject Lands
The subject property is located on the east side of Cityview Drive North between Lee Street and Cedarvale Avenue and is approximately 0.1186 hectares in size (see Schedule 1 for Location Map).

- To the north, single detached residential dwellings;
- To the east, immediately beyond the rear property line is William C. Winegard Public School which has access from Lee Street;
- To the south, single detached residential dwellings; and,
- To the west, along the opposite side of Cityview Drive North, is single detached residential dwellings.

Purpose and Effect of Application
The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current "UR" (Urban Reserve) Zone to a R.1C-? (Specialized Single Detached Residential) Zone to permit the development of a two single detached dwellings (see Schedule 2 for proposed concept plan).

The following specialized zoning regulation has been requested through the proposed Zoning By-law Amendment application:

- to permit a minimum Lot Frontage of 11.43 metres, whereas the Zoning By-law requires a minimum Lot Frontage of 12 metres.

Supporting Documents
The following reports and material have been submitted in support of this application:

- Planning Justification Report, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated September 28, 2018; and,
- Proposed Redevelopment Plan, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated September 25, 2018.

Other Applications
The subject lands are not subject to any other application under the *Planning Act* at this time.

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.

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. 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 10:00 a.m. on Friday, December 7, 2018** in any of the following ways**:**

- Register online at guelph.ca/delegations
- By Phone at **519-837-5603** or TTY **519-826-9771**
- By Email at clerks@guelph.ca
- 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 10:00 a.m. on Friday, December 10, 2018** in any of the following ways:

- By Email at clerks@guelph.ca
- 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

Recording notification
Please note that public meetings form part of the public record and your words or images may be recorded. Recordings may be broadcast on a local TV channel, streamed online, and/or made available on the City's website.

Notice of information collection: Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided for or presented at a public meeting is considered a public record and may be posted to the City's website or made available to the public upon request.

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and the Planning Act, R.S.O. 1990, c.P. 13, and in accordance with the provisions of MFIPPA.

For questions regarding the collection, use, and disclosure of this information please contact the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca

Appeals Information
Please note that the Ontario Municipal Board (OMB) was replaced by the Local Planning Appeal Tribunal (LPAT) on April 3, 2018. Information about the LPAT and rights of appeal can be found on their website at: http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

i. If a person or public body would otherwise have an ability to appeal the decision of Guelph City Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the by-law is passed, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Guelph 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Requirement for Owners of Multi-tenant & Apartment Buildings
Upon receiving this Notice, owners of multi-tenant or apartment buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice in a location that is clearly visible to all tenants (i.e. building or community notice board). This Notice shall remain posted until December 11, 2018, the day after the Public Meeting.

For more Information
Details of the proposed Zoning By-law Amendment application can be found on the City's website under 'Current Development Applications'. Additional reports and public notices will be added to this site as they become available.

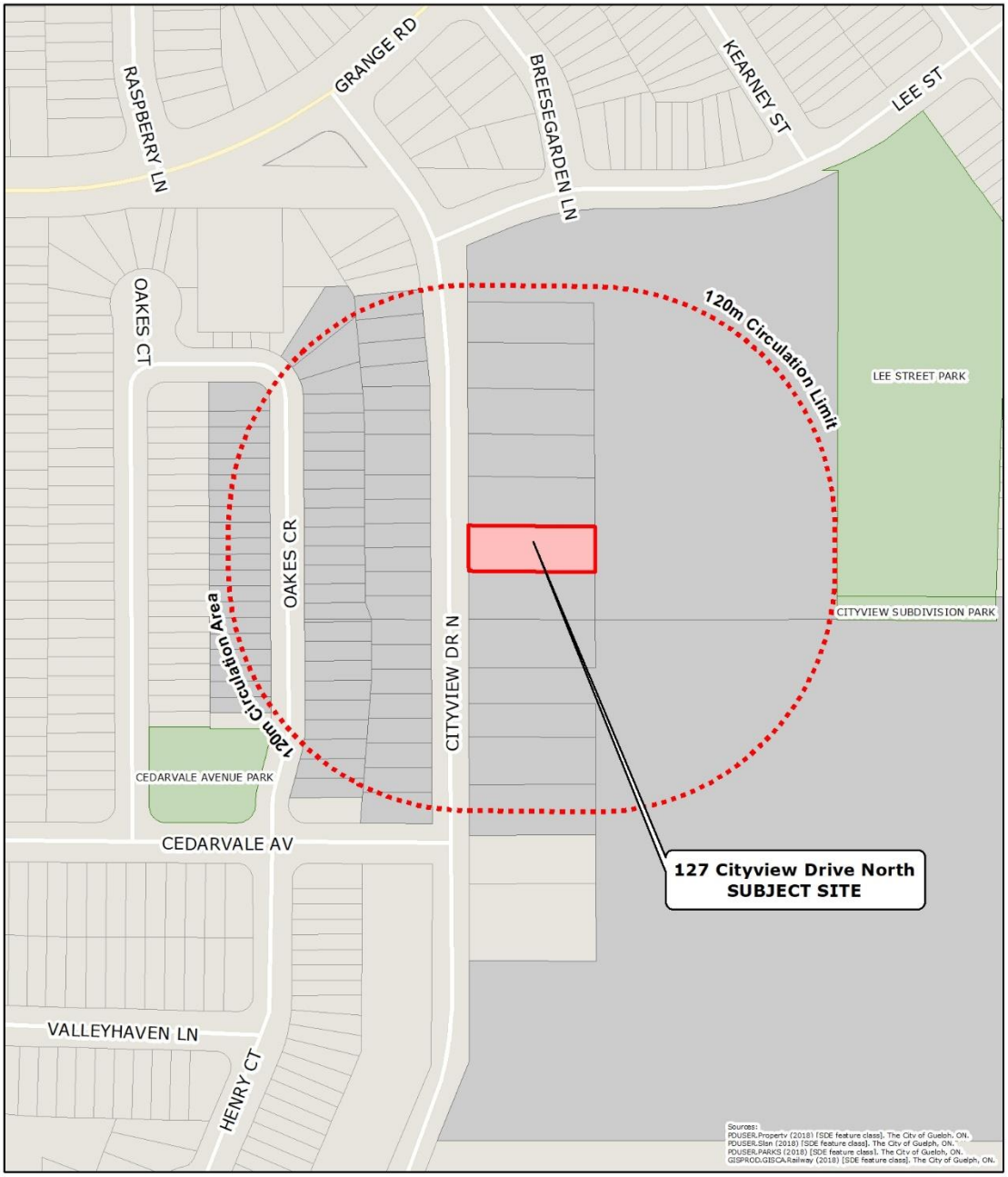
Please note that copies of the Staff Report will be available on **November 30, 2018** after 12:00 p.m. and may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date.

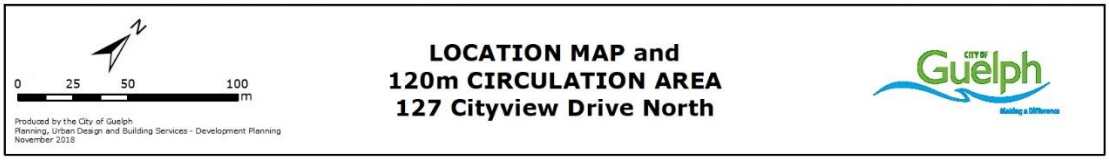
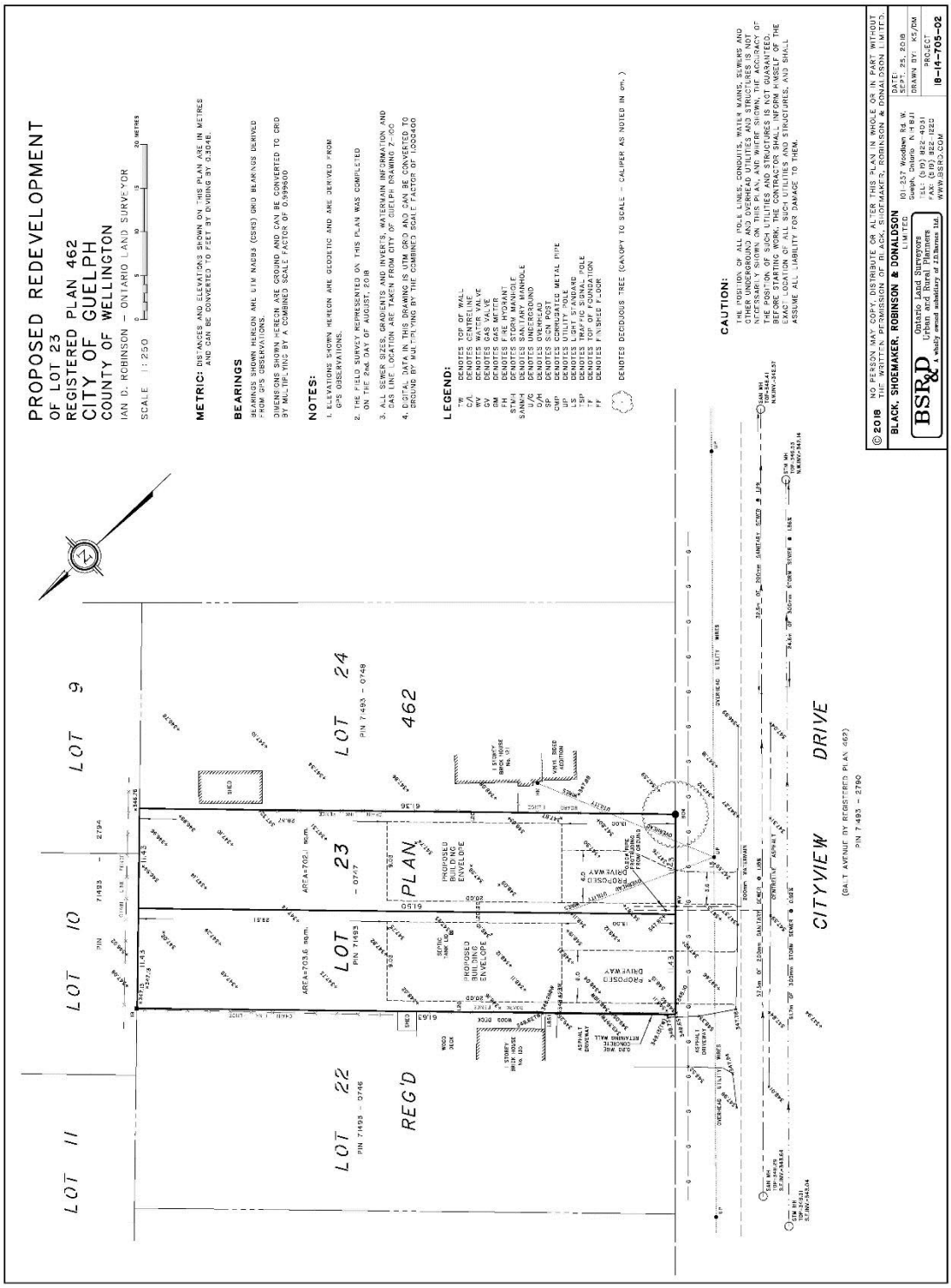
For additional information, please contact the Planner managing the file during regular business hours:

Michael Witmer, Senior Development Planner
Planning and Building Services
City of Guelph**,** City Hall - 1 Carden Street
Guelph, ON N1H 3A1

519.837.5616, ext. 2790
michael.witmer@guelph.ca

SCHEDULE 1
LOCATION MAP





SCHEDULE 2
PROPOSED CONCEPT PLAN