

NOTICE OF COMPLETE APPLICATION TO AMEND THE ZONING BY-LAW

Subject Lands:

35 and 41 Janefield Avenue

Legal Description:

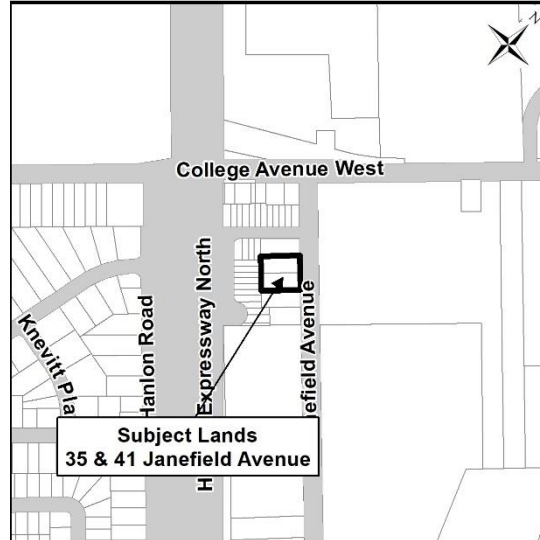
All of Lot 4 and Part of Lot 5,
Registered Plan 435, City of Guelph

File No.: OZS23-013

Future Public & Decision Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public meeting and Decision Meeting.

Key Map:



Application Details:

An application for a Zoning By-law Amendment has been received from Van Harten Surveying Inc. for the lands municipally known as 35 and 41 Janefield Avenue on behalf of the owner, 27 Janefield Inc. to rezone the subject lands from "Residential Single Detached" (R.1B) to a site-specific "Residential Semi-Detached/Duplex" (R.2-XX) in the 1995 Zoning By-law to permit the development of semi-detached dwellings on the subject lands. A total of four semi-detached units are proposed. The subject lands are also zoned "Low Density Residential" (RL.1) in the 2023 Comprehensive Zoning By-law. The proposed development would conform with the RL.1 zone, as such no amendment to the 2023 Comprehensive Zoning by-law is requested.

Further details of the requested Zoning By-law Amendment can be found in the supporting documents submitted with this application.

The proposed conceptual site plan is shown in Schedule 1.

Additional Information

Documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

For additional information please contact the planner managing the file:

Eric Rempel, Development Planner I
Planning and Building Services
Phone: 519-822-1260, ext. 2617
TTY: 519-826-9771
Email: eric.rempel@guelph.ca

How to Get Involved:

Any person may provide written or verbal comments on these applications, and at any future public meetings in any of the following ways:

- By Email to 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

How to Stay Informed:

If you wish to be notified of the Council decision, when one is made on these applications, you must make a written request to the City Clerk by way of email, in person or regular mail/courier as listed above.

Appeals Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Guelph to the Ontario Land 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.

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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Requirement for Owners of Multi-tenant Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Collection of Personal Information:

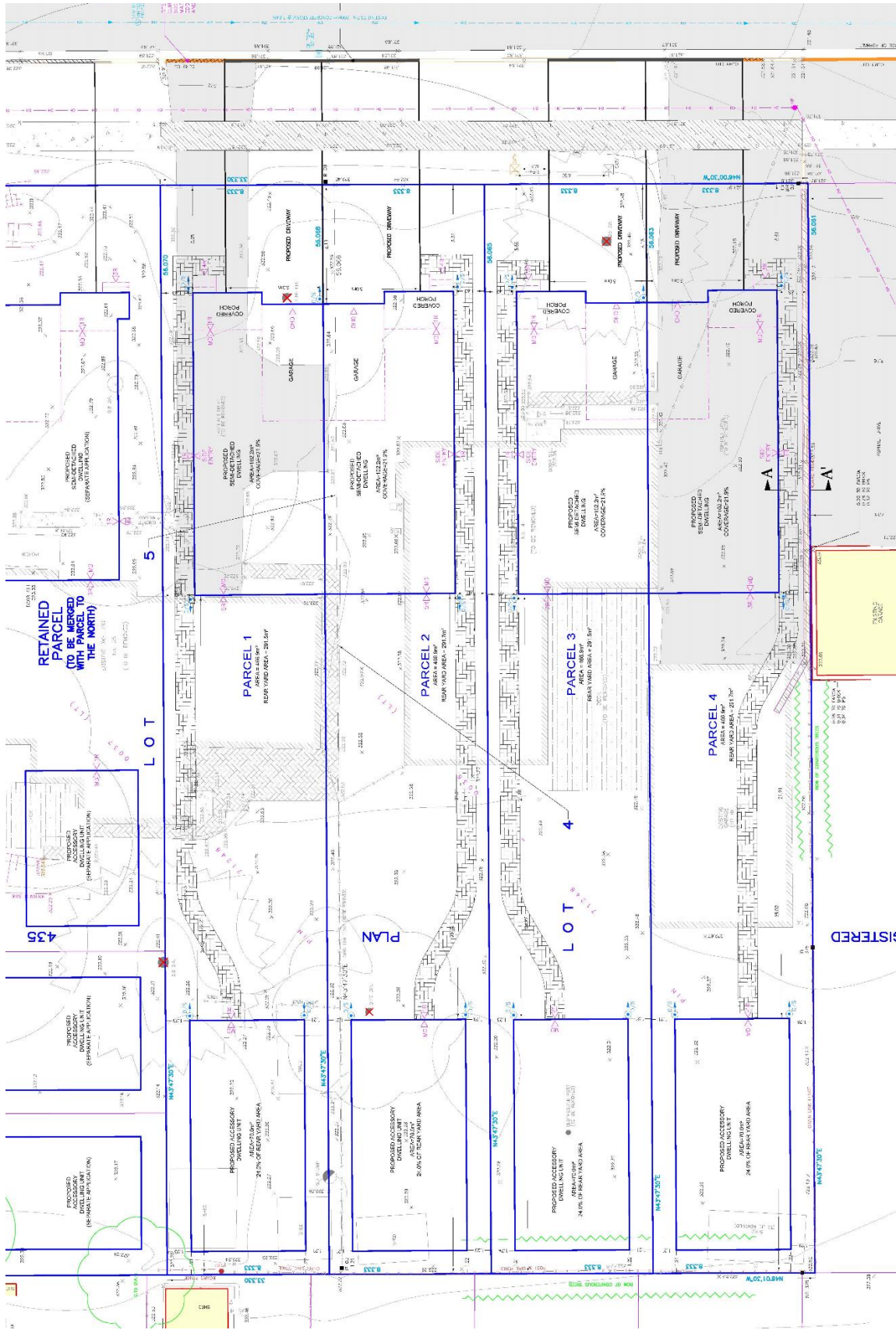
Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Concept Plan



February 13, 2024