

Notice of Public Meeting and Decision for a Zoning By-law Amendment

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

Public Meeting and Decision:

Tuesday April 9, 2024, 10:00 am

This is a hybrid City Council meeting that can be watched online at guelph.ca/live or in-person in the Council Chambers at Guelph City Hall, 1 Carden Street, Guelph, Ontario.

City staff will be providing a recommendation to Council on this application.

Proposal:

To permit four semi-detached dwelling units on the subject lands, with associated Additional Dwelling Units (ADUs).

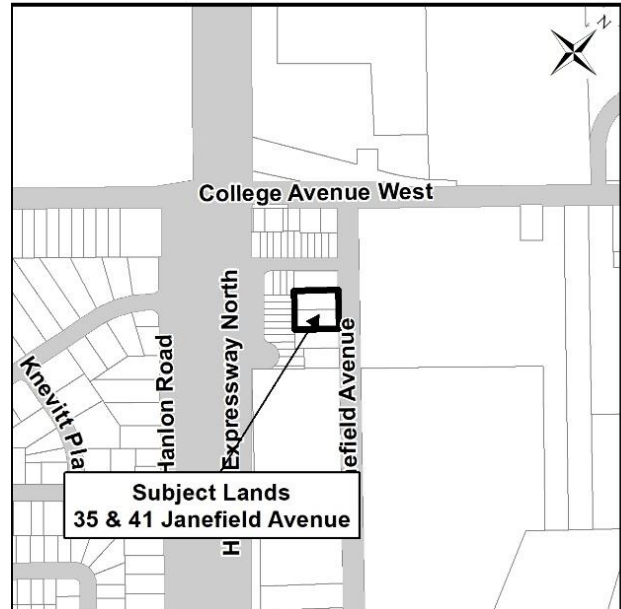
Application Details:

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. As the 2023 Comprehensive Zoning By-law is under appeal, site-specific "Low Density Residential" (RL.1-XX) zoning is requested that would be identical to the RL.1 Zone as approved by City Council in 2023.

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.

Key Map:



Additional Information

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

The Staff Report will be available **Friday March 29, 2024**, after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Eric Rempel, Development Planner
Planning and Building Services

Phone: 519-822-1260, ext. 2617

TTY: 519-826-9771

Email: eric.rempel@guelph.ca

How to Get Involved:

The purpose of a Public Meeting is to share information and to hear and consider public comments regarding development applications which can be reviewed by Staff and applicants prior to Council consideration of applications. The public is invited to watch the remote meeting on guelph.ca/live and participate by submitting written comments and/or speaking to the application.

To submit written comments:

You can submit written comments any time via email to clerks@guelph.ca and eric.rempel@guelph.ca or by mail to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

If you submit comments by 10:00 a.m. on **Friday, March 5, 2024**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the application:

If you wish to speak to the application, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, March 5, 2024**, by any of the following ways:

- Register online at guelph.ca/delegation
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to clerks@guelph.ca

When we receive your registration, we will send you a confirmation message and instructions for participating in the hybrid public meeting will be provided. Instructions will also be provided during the meeting to ensure that those watching online and attending in-person will be given the opportunity to speak.

How to Stay Informed:

If you wish to be notified of the Council decision on this application you must make a written request to the City Clerk by way of email, or regular mail 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 and Public Meeting 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.

