

October 6, 2017

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT APPLICATIONS**

Complete applications have been received by the City of Guelph to amend the City's Official Plan and Zoning By-law for the property municipally known as 388 Arkell Road in accordance with the provisions of the *Planning Act*, as amended. The applications were received by the City on August 28, 2017 and deemed to be complete on September 21, 2017.

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act for the Official Plan Amendment and Zoning By-law Amendment applications from MHBC Planning on behalf of the Upper Grand District School Board, the owner of the property municipally known as **388 Arkell Road**.

Meeting Date: **Monday November 13, 2017**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **6:30 p.m.**

SUBJECT LANDS

The subject property is located at the north-west corner of Victoria Road South and Arkell Road (see Location Map). The subject property has an area of approximately 7.48 hectares (18.48 acres) and a frontage of 174.2 metres along Arkell Road and a flankage frontage of 395.3 metres along Victoria Road South. The property is currently vacant and used for agricultural purposes.

Surrounding land uses include:

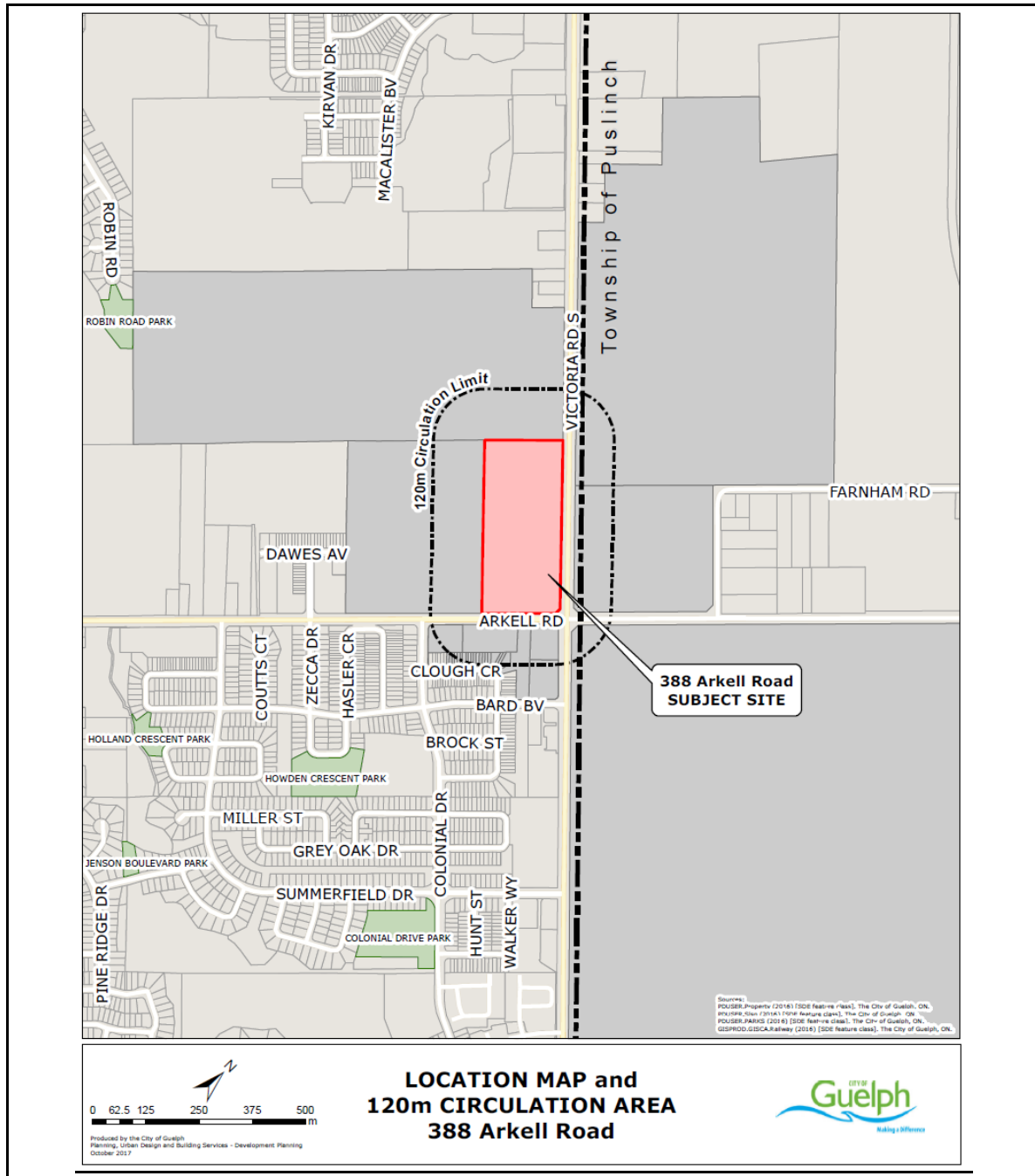
- To the north: lands currently zoned and draft plan approved for residential uses, a neighbourhood park and environmental features;
- To the south: Arkell Road, beyond which are medium density residential uses, in the form of townhouses and a commercial plaza;
- To the east: Victoria Road South, beyond which are lands located within the Township of Puslinch and used for agricultural purposes and the University of Guelph Arkell Research Station;

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- To the west: lands zoned for agricultural uses under the Township of Puslinch Zoning By-law and designated in the City of Guelph Official Plan for residential purposes.

LOCATION MAP



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PURPOSE AND EFFECT OF APPLICATIONS

The purpose of the proposed Official Plan Amendment and Zoning By-law Amendment is to permit the development of a secondary school on the subject property.

The Official Plan land use designations that apply to the subject property are "General Residential", "Medium Density Residential", "Neighbourhood Commercial Centre" and "Significant Natural Areas and Natural Areas". Within the residential land use designations, non-residential uses that are complementary to and serve the needs of the residential neighbourhoods are permitted. Such non-residential uses include schools. The northern portion of the subject property is designated as "Significant Natural Areas and Natural Areas". Development is not proposed on this portion of the property.

The "Neighbourhood Commercial Centre" land use designation is comprised of one or several commercial buildings on one or more properties within a compact "node", and is intended to primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. Institutional and small scale office uses may also be permitted within this designation. Schools are not specifically permitted within this land use designation and therefore the applicant has submitted an Official Plan Amendment to add a site-specific policy to include a school as a permitted use in this designation on the subject property.

The subject property was annexed from the Township of Puslinch in 1993 and accordingly is zoned "Agricultural" (A), according to the Township of Puslinch Zoning By-law 19/85. The applicant is requesting that the zoning be changed to the standard "Educational, Spiritual, and Other Services" (I.1) Zone. No additional specialized regulations are requested to facilitate the proposed development.

The proposed development includes:

- A three-storey secondary school which will accommodate approximately 1,200 students;
- Two vehicular access points from Arkell Road and one vehicular access point from Victoria Road South;
- Surface parking;
- A track and playing field;
- Pedestrian connections to Arkell Road, Victoria Road and adjacent lands; and,
- Retention of the existing woodlands on the northern portion of the subject property.

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The subject lands are not subject to any other application under the *Planning Act*.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by MHBC Planning, dated August 2017;
- Conceptual Site Plan, prepared by BJC Architects Inc., dated June 2016;
- Community Context Plan, prepared by MHBC Planning, dated July 2017;
- Urban Design Brief, prepared by MHBC Planning, dated July 2017;
- Stage 1 and 2 Archaeological Assessments, prepared by AMICK Consultants Limited, dated November 29, 2016;
- Environmental Impact Study, prepared by Aboud and Associates Inc., dated June 23, 2017;
- Hydrogeological Investigation, prepared by MTE Consultants Inc., dated February 17, 2017;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions, dated August 2017;
- Phase One Environmental Site Assessment, prepared by MTE Consultants Inc., dated May 2, 2017;and,
- Functional Servicing Report, prepared by MTE Consultants Inc., dated May 18, 2017.

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 November 10, 2017 at 10:00 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

1b. **You may attend the meeting and request to speak at the meeting.**

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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 November 10, 2017 at 10:00 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

Personal information: 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. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. 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. 2605.

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. 2605.

The purpose of the meeting is to provide more information about the applications 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 applications.

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 sign in at the Public Meeting.

REQUIREMENT FOR OWNERS OF MULTI-TENANT BUILDINGS

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are required under the *Planning Act* to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until November 14, 2017 (the day after the Public Meeting).

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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

Details of the Official Plan Amendment and Zoning By-law Amendment Application can be found on the City's website under '**Active Development Files**'. City staff reports and public notices will be added to this site as they become available.

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 **Lindsay Sulatycki, Senior Development Planner by phone at 519-837-5616, ext. 3313, or by email at lindsay.sulatycki@guelph.ca** during regular office hours.

Please note that copies of the staff report will be available on **November 3, 2017 after 12:00 p.m.** and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on, or after this date.

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To: Agencies and Departments

The City of Guelph is initiating the review of the Official Plan Amendment and the Official Plan Amendment and Zoning By-law Amendment applications from MHBC Planning for the property municipally known as 388 Arkell Road.

Please submit your comments by **December 1, 2017**. If you have any questions or require further information, please call **Lindsay Sulatycki** at 519-837-5616 Extension #**3313**, or email lindsay.sulatycki@guelph.ca.

If you have no comments or concerns regarding these applications for **388 Arkell Road (Files #OP1705 and ZC1708)**, please sign and submit this form to:

Lindsay Sulatycki, Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Email: lindsay.sulatycki@guelph.ca

Agency

Representative (Please Print)

Representative (Signature)

Date