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# Notice of Revised Planning Applications

## 46, 47 and 87 Hyland Road

### Files: ZC1601 and 23T-16501

### **Date**: December 2, 2020

### Purpose and Effect of Planning Applications

The applicant at 46, 47 and 87 Hyland Road has originally proposed to subdivide and rezone the subject lands to create 19 single detached lots.

The Zoning By-law Amendment application originally proposed to rezone the subject lands from the current UR (Urban Reserve) Zone to the R.1B (Residential Single Detached) Zone to permit single detached dwellings.

As heard at the Statutory Public Meeting on May 9, 2016, the originally proposed draft plan would subdivide the properties to allow the creation of 19 single detached lots. A cul-de-sac road was proposed within the parcel north of Hyland Road (known as 46 Hyland Road) to accommodate 10 single detached dwellings. Glenburnie Drive was proposed to be extended into a second cul-de-sac to accommodate an additional 9 single detached lots within the parcel south of Hyland Road (known as 47 and 87 Hyland Road).

The original applications proposed no development to the east, which was intended to remain in an un-graded naturalized sate. A public trail was also proposed immediately east of the proposed lots.

### Application Revisions

Changes and revised supporting information for the proposed Zoning By-law Amendment and draft plan of subdivision applications have been received from the applicant, Van Harten Surveying Inc., on behalf of the owners, John Dunnink, Lee Dunnink, Todd Dunnink and Dunmill Homes Inc., for the property municipally known as 46, 47 and 87 Hyland Road. Through the revised applications, the draft plan of subdivision is now proposing to create a total of nine (9) single detached dwelling lots.

Six (6) new lots will be created within the parcel north of Hyland Road (46 Hyland Road). A new turning circle is also proposed to be added to the Hyland Road right-of-way. The existing cul-de-sac on Glenburnie Drive will be rounded out and three (3) single detached dwelling lots are proposed to be created at the existing road terminus (47 and 87 Hyland Road). A copy of the new draft plan of subdivision is included in Schedule 1 to this Notice.

The Zoning By-law Amendment application has also been revised. Each of the single detached lots are still proposed to be rezoned from the current UR (Urban Reserve) Zone to the R.1B (Residential Single Detached) Zone. The applicant is now also requesting to rezone lands within the surveyed Natural Heritage System from the existing UR (Urban Reserve) Zone to the WL (Wetland) Zone.

### New Materials Submitted

On October 21, 2020, the following items were submitted to the City for review:

* Revised Draft Plan of Subdivision (23T-16501), prepared by Van Harten Surveying Inc., dated October 9, 2020;
* Revised Stormwater Management Report, prepared by Van Harten Surveying Inc., dated August 30, 2020;
* Revised Functional Servicing Report, prepared by Van Harten Surveying Inc., dated August 30, 2020; and
* Revised Grading and Servicing Plan, prepared by Van Harten Surveying Inc., dated September 5, 2020.

These documents as well as previous submission materials are available online at **guelph.ca/development** under **46, 47 and 87 Hyland Road**. For additional information please contact the planner managing the file:

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# Schedule 1 - Proposed Draft Plan 23T-16501 (Revised):

