

**Notice of Complete Application**  
**190 – 216 Arkell Road**  
**File: OZS18-008**



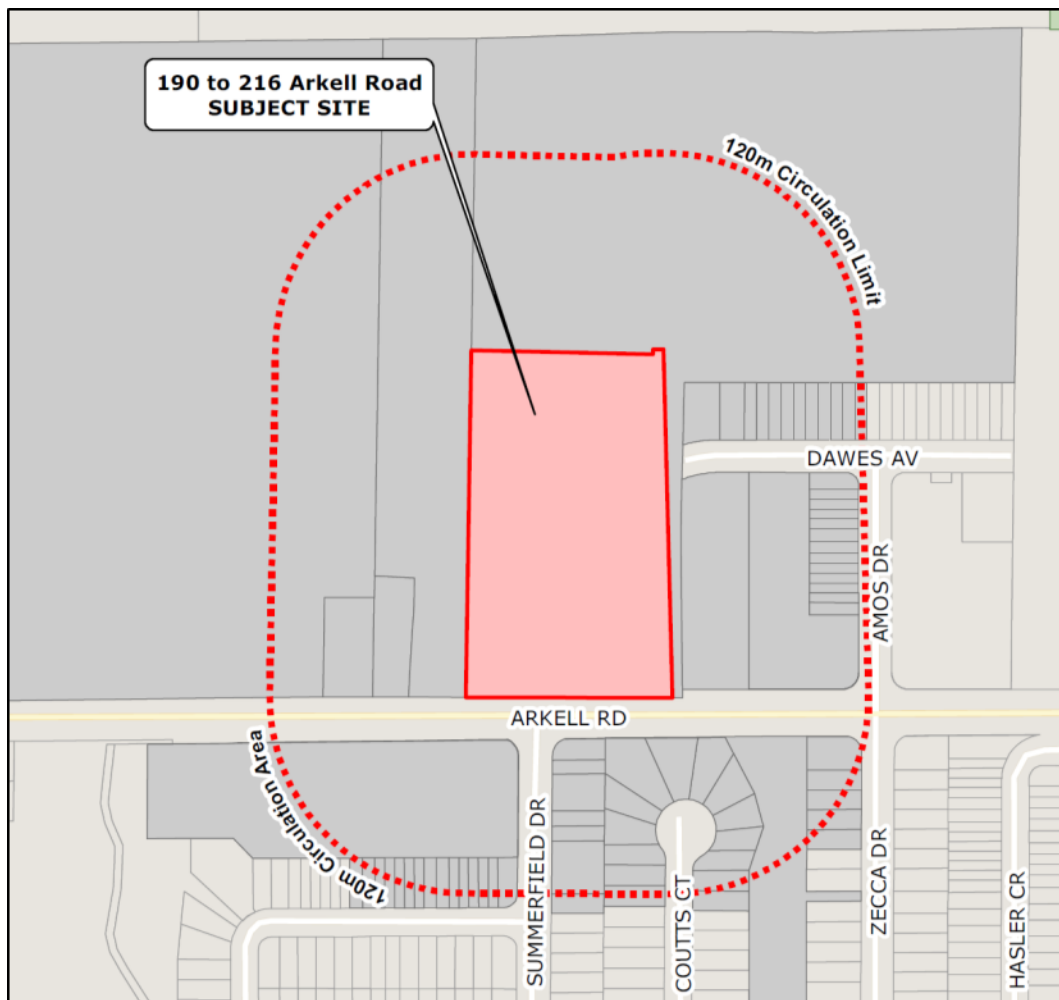
December 3, 2018

**New Planning Applications**  
**Proposed Draft Plan of Subdivision and Zoning By-law**  
**Amendment Applications**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications for a Draft Plan of Subdivision and a Zoning By-law amendment have been received from MHBC Planning on behalf of the owner, Crescent Homes, for the lands municipally known as 190 to 216 Arkell Road.

The application was received by the City on October 23, 2018 and deemed to be complete on November 19, 2018.

The subject lands are approximately 2.5 hectares in size and currently occupied by four single detached dwellings. The subject lands are located on the north side of Arkell Road, across from the **intersection of Arkell Road and Summerfield Drive**.



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**Purpose and Effect of Applications**

The intent of the application is to permit a residential subdivision comprised of stacked cluster townhouses along Arkell Road and on-street townhouses along a new public road that would eventually connect from Arkell Road at Summerfield Drive to Dawes Avenue. A stormwater management block is proposed on site as well as a conservation lands block that would function as a buffer to the wetland on the northwesterly side of the site.

The applicant has applied to change the zoning from the "Agricultural" (A) Zone from the former Township of Puslinch zoning to a "Cluster Townhouse" (R.3A) Zone along the front of the property closest to Arkell Road together with a "Specialized On-Street Townhouse" (R.3B-?) along the proposed new public road that would create a connection between Arkell Road and Dawes Road. The stormwater and wetland buffer areas would be rezoned as "Conservation Lands" (P.1)

The applicant's Site Concept Plan is included in Schedule 1.

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

**Future Public Meeting:** A separate notice will be mailed to you at a later date confirming the date, time and location of a Statutory Public Meeting as required under the *Planning Act*.

**To provide written comments**

Any person may provide written or verbal comments and/or be notified of any future public meetings or decisions on the application(s).

If you wish to be notified of the decision of the City of Guelph on the proposed planning applications (when a future decision is made), you must make a written request to the City Clerk.

If you wish to submit written comments on the application, you must submit the written comments to the City Clerk's Office, City Hall, **in any of the following ways:**

- By email via [clerks@guelph.ca](mailto: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

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](mailto:privacy@guelph.ca).

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**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 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 the day after the Public Meeting (a separate Notice will be mailed at a later date advising of the date of the Public Meeting).

**Additional Information**

Documents relating to the planning applications are available online at **guelph.ca** under **Current Development Applications**. City staff reports and public notices will be added to this site as they become available. Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

For additional information please contact the planner managing the file:

**Katie Nasswetter**

Senior Development Planner  
Planning and Building Services  
Phone: 519-837-5616, ext. 2356  
Email: [katie.nasswetter@guelph.ca](mailto:katie.nasswetter@guelph.ca)

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**Schedule 1**  
**Site Concept Plan**

