

June 8, 2018

**NOTICE OF RESUBMISSION  
46, 47 AND 87 HYLAND ROAD**

**Proposed Draft Plan of Subdivision and Zoning By-law Amendment  
(Files 23T-16501 & ZC1601)  
Applicants: Van Harten Surveying Inc.**

A revised submission has been received from the applicant Van Harten Surveying Inc. on behalf of the land owners. The applications apply to the properties municipally known as 46, 47 and 87 Hyland Road and legally described as Lot 6 and 7, Part of Lots 4 and 5, Registered Plan 359 as in ROS635704 and Part of Lot 12 Registered Plan 359, Part 1, 61R633, City of Guelph, as shown on **Schedule 1**. The revised application was received by the City on April 11, 2018.

**BACKGROUND**

A "Public Meeting Notice" on the initial submission was circulated to local boards and agencies on April 14, 2016. The Statutory Public Meeting was held on May 9 2016.

**SUBJECT LANDS**

The subject lands consist of a parcel of land located on the north side of Hyland Road (46 Hyland Road) and an adjacent parcel south of Hyland Road (47 and 87 Hyland Road), comprising approximately 1.48 hectares of land in total.

The north parcel abuts existing residential development at the easterly limit of Hyland Road and Eleanor Court, and the south parcel abuts existing residential development at Hyland Road, Glenburnie Drive and Fletcher Court.

Wetlands associated with the Guelph Northeast Provincially Significant Wetland (PSW) are located to the east and south of the subject lands.

See **Schedule 1** to this Notice for location map.

**Purpose and Effect of the Requested Draft Plan of Residential  
Subdivision**

## **Notice of Resubmission**

**File: 23T-16501 & ZC1601**

The original proposed Draft Plan of Residential Subdivision would subdivide the property to allow the creation of 19 single detached lots. A cul-de-sac is proposed within the parcel north of Hyland Road (46 Hyland Road) to accommodate 10 single detached dwellings. Glenburnie Drive is proposed to be extended into a cul-de-sac to accommodate an additional 9 single detached lots within the parcel south of Hyland Road (47 and 87 Hyland Road). The proposed draft plan of subdivision is illustrated on **Schedule 2**.

The **revised** proposed Draft Plan of Residential Subdivision would subdivide the property to allow the creation of 16 single detached lots. Glenburnie Drive is proposed to be extended and accommodate 8 single detached lots in a cul-de-sac and the parcel north of Hyland Road is to accommodate 8 single detached lots within a cul-de-sac. The revised draft plan of subdivision is illustrated on **Schedule 3**.

The applicant is **proposing** a Draft Plan of Condominium as part of the submission for the parcel north of Hyland Road (46 Hyland Road) to accommodate 10 single detached dwellings. The lots would front onto a common element condominium that would be for servicing.

### **Purpose and Effect of the Requested Zoning By-law Amendment**

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current UR (Urban Reserve) Zone and WL (Wetland) Zone to the R.1B (Residential Single Detached) Zone to implement the proposed draft plan of subdivision. The existing and proposed zoning is illustrated in **Schedule 4**.

### **SUPPORTING DOCUMENTS**

The following information was submitted in support of the application and can be found on the City's website – Active Development Files:

- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated March 2018.
- Functional Servicing and Stormwater Management Report, prepared by Van Harten Surveying Inc., dated Revised January 23, 2018.
- Scoped Hydrology Study, prepared by Englobe, dated March 28, 2018.

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**OTHER APPLICATIONS**

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

**FOR MORE INFORMATION**

Details of the Official Plan and Zoning By-law amendment applications can be found on the City's website at Guelph.ca Current Development Files. City staff reports and public notices will be added to this site as they become available.

Additional information and related background information will be available for review by visiting 1 Carden Street, 3<sup>rd</sup> Floor or contacting **Rino Dal Bello, Planner at 519-837-5616, ext. 2780** during regular office hours or by email at [Rino.dalbello@guelph.ca](mailto:Rino.dalbello@guelph.ca)

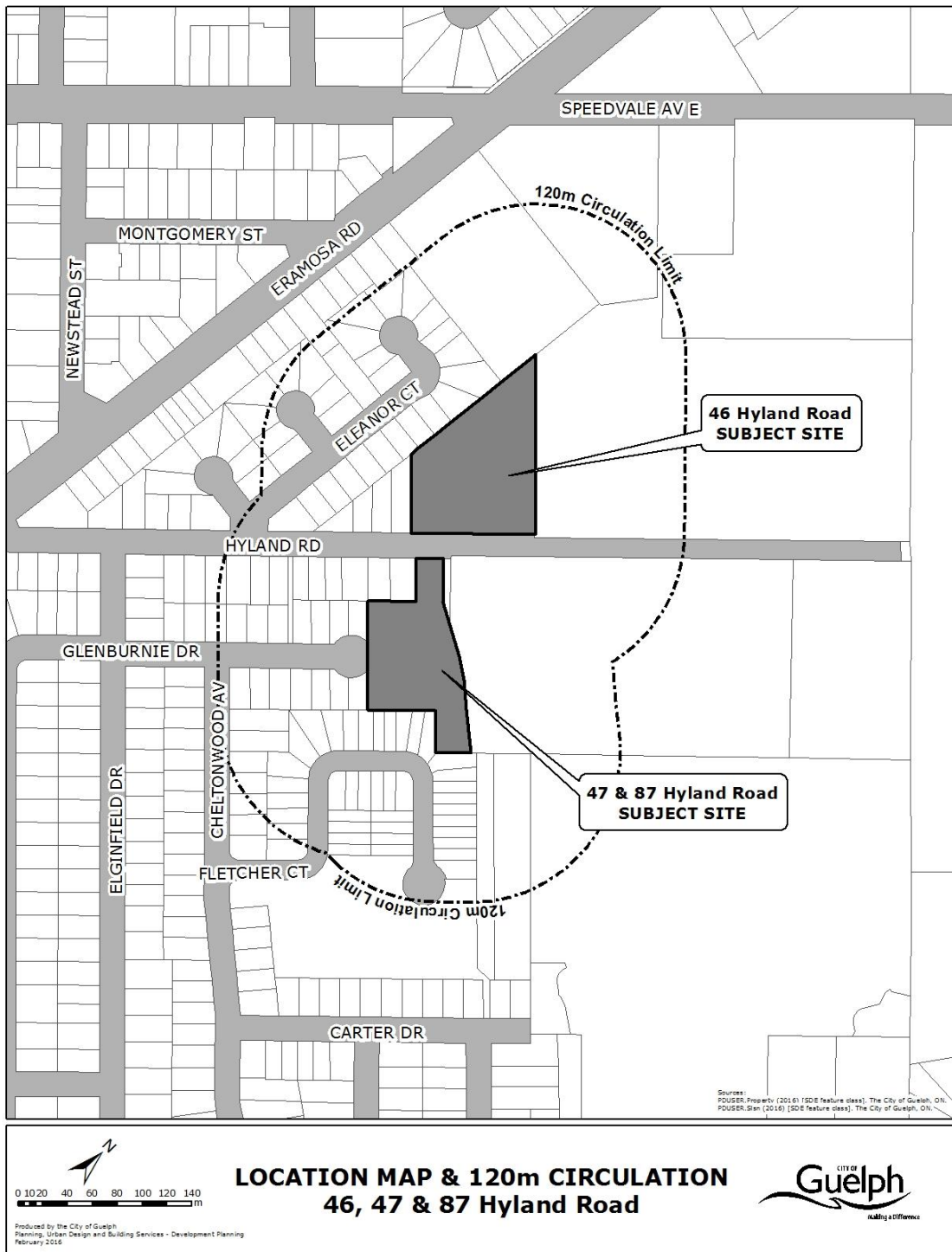
**Notice of collection**

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

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and the Planning Act, R.S.O. 1990, c.P. 13, and in accordance with the provisions of MFIPPA.

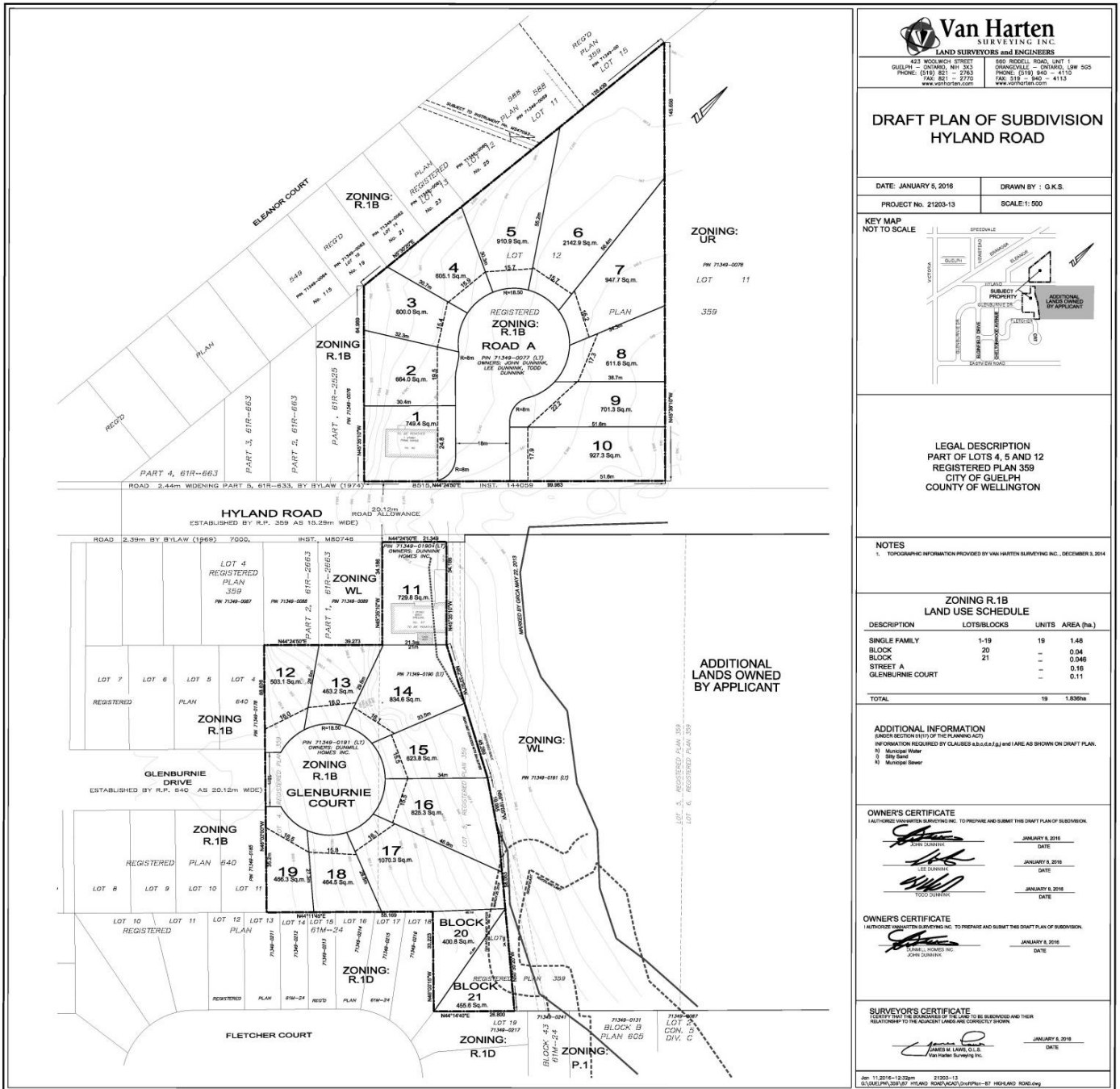
For questions regarding the collection, use, and disclosure of this information please contact the Information and Access Coordinator at 519.822.1260 extension 2349 or [privacy@guelph.ca](mailto:privacy@guelph.ca)

**SCHEDULE 1: LOCATION MAP**



**Notice of Resubmission**  
**File: 23T-16501 & ZC1601**

**Schedule 2**  
**Proposed Draft Plan of Subdivision presented at Plan Public Meeting May 9, 2016**



**Van Harten**  
SURVEYING INC.

LAND SURVEYORS AND ENGINEERS

423 WOODBINE STREET GUELPH, ONTARIO, N1H 3K3  
 PHONE: (519) 821-2783 FAX: 519-840-4113  
 www.vanhartensurveying.com

560 RIDGELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5  
 PHONE: (519) 840-4110 FAX: 519-840-4113  
 www.vanhartensurveying.com

**DRAFT PLAN OF SUBDIVISION**  
**HYLAND ROAD**

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DATE: JANUARY 5, 2016      DRAWN BY: G.K.S.  
 PROJECT No. 21203-13      SCALE: 1:500

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KEY MAP  
 NOT TO SCALE

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**LEGAL DESCRIPTION**  
 PART OF LOTS 4, 5 AND 12  
 REGISTERED PLAN 359  
 CITY OF GUELPH  
 COUNTY OF WELLINGTON

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**NOTES**

- TOPOGRAPHIC INFORMATION PROVIDED BY VAN HARTEN SURVEYING INC., DECEMBER 3, 2014

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**ZONING R.1B**  
**LAND USE SCHEDULE**

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA (ha.)
SINGLE FAMILY	1-19	19	1.48
BLOCK	20	-	0.34
BLOCK	21	-	0.346
STREET A	-	-	0.16
GLENBURNIE COURT	-	-	0.11
<b>TOTAL</b>		<b>19</b>	<b>1.836ha</b>

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**ADDITIONAL INFORMATION**  
 (UNDER SECTION 9(1)(2) OF THE PLANNING ACT)  
 INFORMATION REQUIRED BY CLAUSES 8(b), 8(c), 8(d), 8(e) AND 8(f) ARE AS SHOWN ON DRAFT PLAN.  
 1) Municipal Review  
 2) City Staff  
 3) Municipal Council

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**OWNER'S CERTIFICATE**  
 I, AUTHORIZED REPRESENTATIVE SURVEYING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

*[Signature]*      JANUARY 5, 2016  
 NAME: JOHN COOPER      DATE

*[Signature]*      JANUARY 9, 2016  
 NAME: JOHN COOPER      DATE

*[Signature]*      JANUARY 8, 2016  
 NAME: JOHN COOPER      DATE

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**OWNER'S CERTIFICATE**  
 I, AUTHORIZED REPRESENTATIVE SURVEYING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

*[Signature]*      JANUARY 5, 2016  
 NAME: JOHN COOPER      DATE

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**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE SUBDIVISION OF THE LAND TO BE SUBMITTED AND THEIR RELATIONSHIP TO THE SURVEYOR'S LAND ARE CORRECTLY SHOWN.

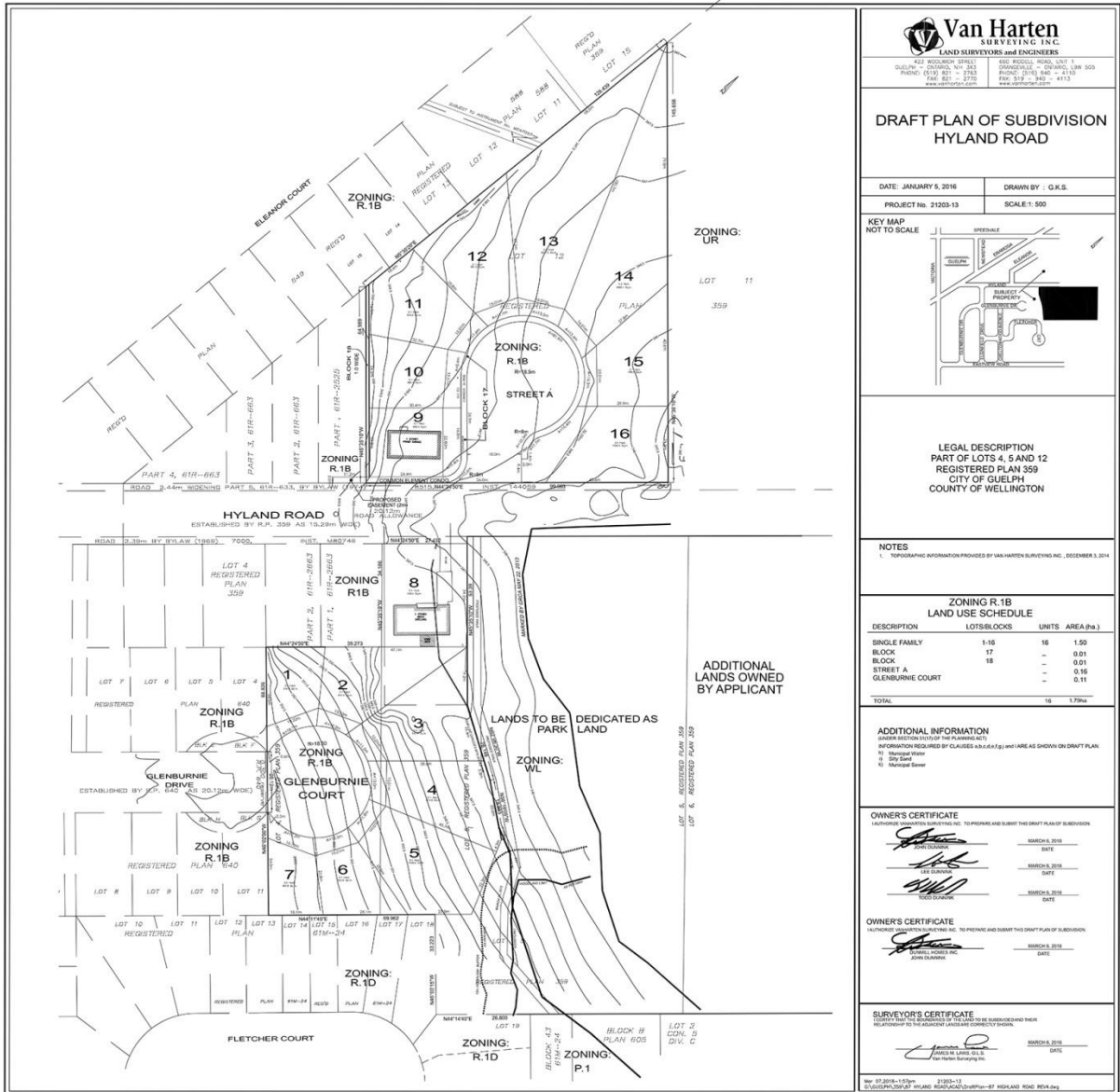
*[Signature]*      JANUARY 5, 2016  
 NAME: JOHN COOPER      DATE

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Jan 11 2016 12:29pm      21203-13  
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**Notice of Resubmission**  
**File: 23T-16501 & ZC1601**

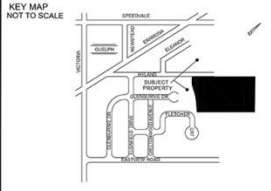
**Schedule 3**  
**Revised Draft Plan of Subdivision April 11, 2018**



**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

**DRAFT PLAN OF SUBDIVISION**  
**HYLAND ROAD**

DATE: JANUARY 5, 2016 DRAWN BY: G.K.S.  
 PROJECT No. 21203-13 SCALE: 1:500



**LEGAL DESCRIPTION**  
 PART OF LOTS 4, 5 AND 12  
 REGISTERED PLAN 359  
 CITY OF GUELPH  
 COUNTY OF WELLINGTON

NOTES  
 1. TOPOGRAPHIC INFORMATION PROVIDED BY VAN HARTEN SURVEYING INC., DECEMBER 3, 2014

**ZONING R-1B**  
**LAND USE SCHEDULE**

DESCRIPTION	LOTS/BLK/CKS	UNITS	AREA (ha.)
SINGLE FAMILY	1-16	16	1.50
BLCK	17	-	0.01
STREET A	18	-	0.16
GLENBURNIE COURT	-	-	0.11
<b>TOTAL</b>		<b>16</b>	<b>1.79ha</b>

**ADDITIONAL INFORMATION**  
 LANDS TO BE DEDICATED AS LAND  
 ZONING: WL

**OWNER'S CERTIFICATE**  
 I, AUTHORIZED REPRESENTATIVE SURVEYING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION

*[Signature]* MARCH 5, 2018 DATE  
*[Signature]* MARCH 5, 2018 DATE  
*[Signature]* MARCH 5, 2018 DATE  
 JOHN BLANKEN

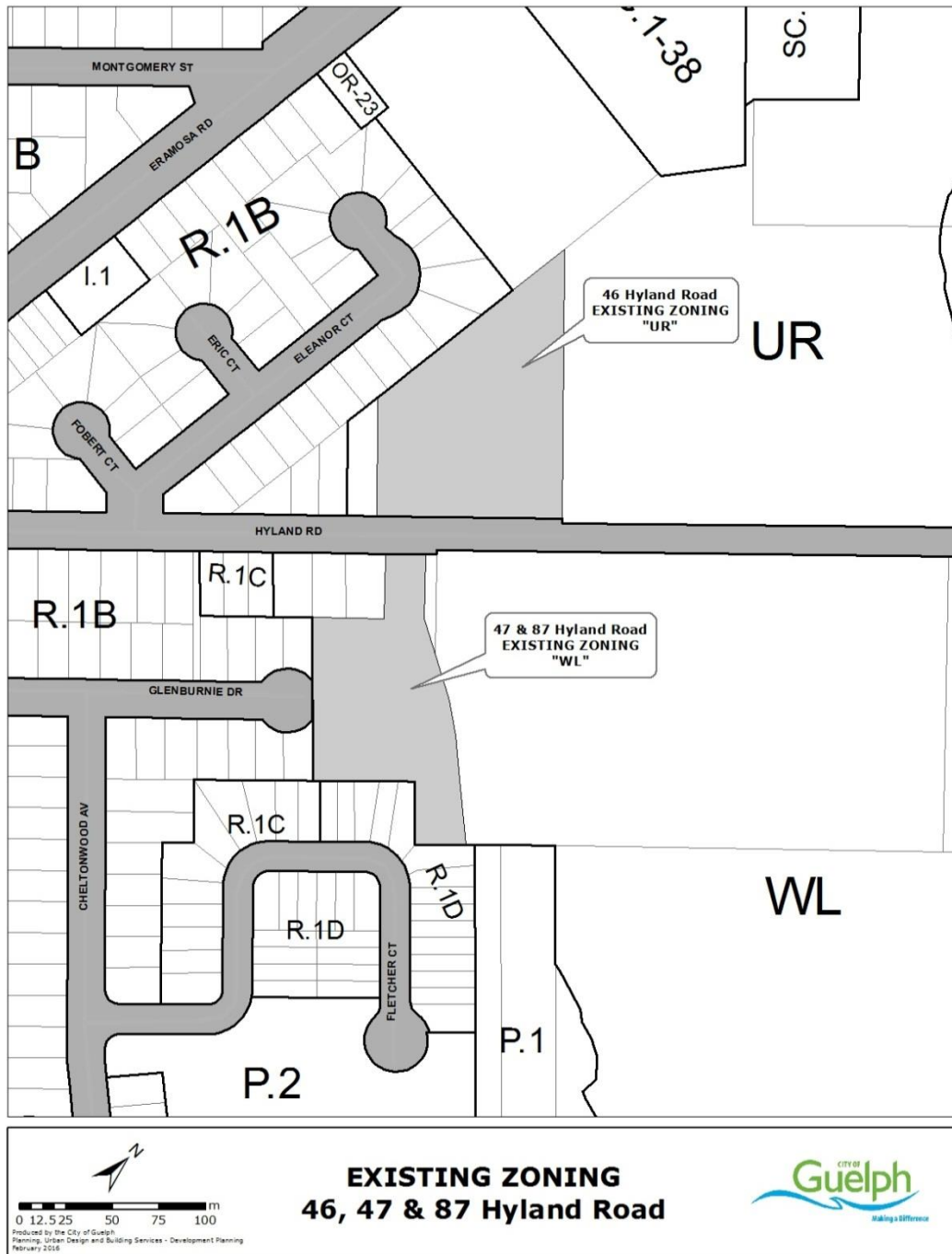
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*[Signature]* MARCH 5, 2018 DATE  
 JOHN BLANKEN

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*[Signature]* MARCH 5, 2018 DATE  
 JOHN BLANKEN

Schedule 4  
Existing Zoning



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**To: Agencies and Departments**

The City of Guelph is initiating the review of the revised **Draft Plan of Subdivision and Zoning By-law Amendment** applications from Van Harten Surveying Inc. for the lands known municipally as **46, 47 and 87 Hyland Road**.

Please submit your comments by **July 20, 2018**. If you have any questions or require further information, please call **Rino Dal Bello** at 519-837-5616 Extension 2780, or email at [rino.dalbello@guelph.ca](mailto:rino.dalbello@guelph.ca).

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If you have no comments or concerns regarding these applications for **46, 47 and 87 Hyland Road (File: 23T-16501 & ZC1601)**, please sign and submit this form to:

**Rino Dal Bello, Planner**  
**Planning Services**  
**Infrastructure, Development and Enterprise**  
**City of Guelph**  
**1 Carden Street**  
**Guelph, ON N1H 3A1**

**Email: [Rino.dalbello@guelph.ca](mailto:Rino.dalbello@guelph.ca)**  
**Phone: 519-837-5616 ext. 2780**

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Agency

Representative (Please Print)

Representative (Signature)

Date