

January 3, 2019

Public Meeting Notice

City Council will hold a Public Meeting in accordance with the Planning Act on Draft Plan of Subdivision and Zoning By-law amendment applications received from MHBC Planning on behalf Crescent Haven Homes for the lands municipally known as **190, 202, 210 and 216 Arkell Road**.

Meeting Date: January 28, 2019
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: 6:30 p.m.

Subject Lands

The subject lands are approximately 2.5 hectares in size and currently contains 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:



Purpose and Effect of Applications

The intent of the application is to create a residential subdivision containing 66 townhouses.

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The applicant has proposed to create a public road that would align with Dawes Road to the east and the intersection of Arkell Road and Summerfield Drive to the south. Three residential blocks are proposed. Along Arkell Road, Block 1 is proposed to contain 32 stacked cluster townhouses in two separate buildings. A specialized zoning regulation is proposed to reduce the amount of private amenity area required for these townhouses. Along the proposed street, 20 on-street townhouses are proposed on the west side of the street and 14 on-street townhouses are proposed on the east side of the street. A specialized regulation has been proposed for these townhouses that would permit townhouse units to be 4.6 metres wide when the standard regulation requires 6 metres. The northerly portion of the site is part of a wetland and a buffer to that wetland. A stormwater management pond is also proposed along the easterly side of the site. The applicant's Site Concept Plan is included in Schedule 1.

Purpose of the Meeting

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

Other Applications

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

To speak at Council or provide written comments

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

- 1a. 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 10:00 a.m. on Friday January 25, 2019** in any of the following ways:
 - Register online at guelph.ca/delegations
 - By Phone at **519-837-5603** or TTY **519-826-9771**
 - By Email at 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
 - You may also attend the meeting and request to in person.

2. To submit written comments to Council on the application, you must submit them to the City Clerk's Office, City Hall, **no later than 10:00 a.m. on Friday January 25, 2019** in any of the following ways:
 - By Email at clerks@guelph.ca
 - In person at the ServiceGuelph Counter at City Hall, 1 Carden St, Guelph
 - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

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Notice of information 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

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

Please note that copies of the Staff Report will be available on **January 18, 2019** after 12:00 p.m. and will be posted online or may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date. Documents relating to the planning applications are available online at **guelph.ca/development** under **190-216 Arkell Road**. 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

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Schedule 1
Site Concept Plan

