

Notice of Complete Application Proposed Zoning By-law Amendment



**167 Alice Street
File: OZS19-006**

July 19, 2019

In accordance with the provisions of the Planning Act, as amended, a complete application has been received from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owner, Adam Albert Ross Bebuck and Jiyeon Oh to amend the Zoning By-law for the lands municipally known as 167 Alice Street. The application was received by the City on June 13, 2019 and deemed complete on July 5, 2019.

Subject Lands

The subject lands are located at the southwest corner of Alice Street and Morris Street. The lands are owned as one parcel as shown on the Location Map included in Schedule 1. The lands are approximately 0.1250 hectares in size with approximately 30 metres of frontage along Morris Street and approximately 41 metres of frontage along Alice Street. There is an existing one-storey detached residential dwelling located at 167 Alice Street.

Purpose and Effect of Application

The intent of the application is to change the zoning from the "Specialized Industrial" (B.4-1) Zone to a "Residential Single Detached" (R.1D) Zone to recognize the existing detached dwelling and permit the development of two new detached residential dwellings. Future Consent applications to the Committee of Adjustment will be required to separate the subject lands into individual parcels.

No site-specific zoning regulations have been requested to the "Residential Single Detached" (R.1D) Zone. Please refer to the 'Additional Information' section of this Notice for further information on where documents relating to this application can be found.

The Conceptual Site Plan is included as Schedule 2.

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 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 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

If you wish to be notified of the decision of the City of Guelph on the proposed Zoning By-law Amendment application (when a future decision is made), you must make a written request to the City Clerk. The City Clerk's contact information is above.

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. 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

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.

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.

Information about the LPAT and rights of appeal can be found on their website at: <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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 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

The following information was submitted in support of the application and can be found on the City's website (guelph.ca) under Current Development Applications. City staff reports and public notices are added to this site as they become available.

- Planning Justification Report, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated June 10, 2019;
- Conceptual Plan, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated June 6, 2019;
- Noise and Vibration Feasibility Study, prepared by HGC Engineering, dated March 28, 2018;
- Grading and Servicing Plan (GS1) and Grading and Servicing Notes (GS2), prepared by R. J. Burnside & Associates Limited, dated February 2018;
- Phase One Environmental Site Assessment, prepared by R. J. Burnside and Associates dated December 2017;
- Phase Two Environmental Site Assessment, prepared by R. J. Burnside and Associates received June 13, 2019;
- Tree Preservation Plan (TPP1) and Tree Preservation Details (TPP2), prepared by Aboud & Associates Inc, dated June 12, 2019.
- Tree Preservation Details, prepared by Aboud & Associates Inc, dated June 12, 2019.

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:

Ryan Mallory, MCIP, RPP

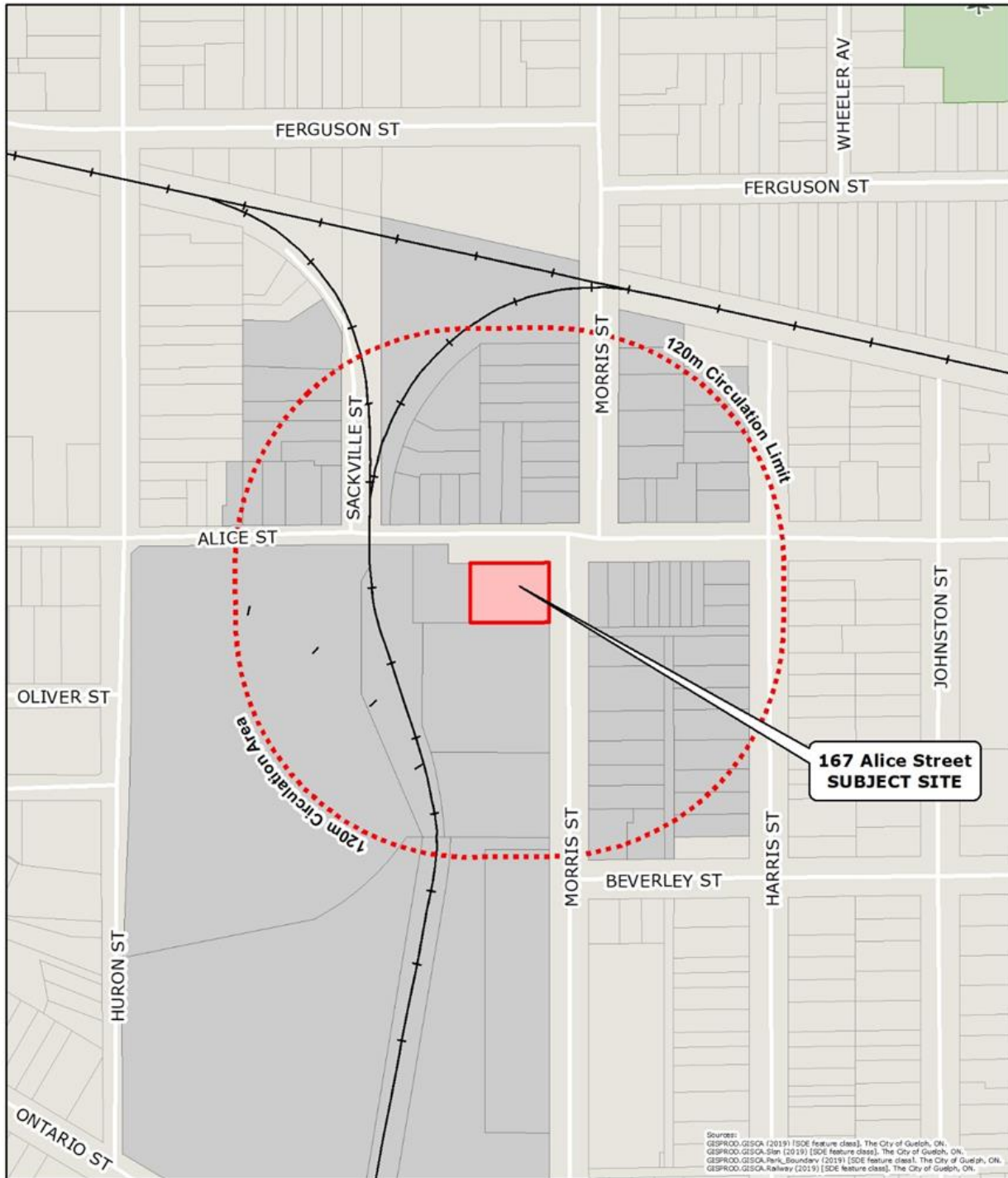
Planner 2 - Development and Urban Design

Planning and Building Services

519-837-5616, extension 2492

ryan.mallory@guelph.ca


Schedule 1 - Location Map and 120m Circulation



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Produced by the City of Guelph
Planning and Building Services - Development Planning
June 2019

**LOCATION MAP and CIRCULATION AREA
167 Alice Street**



Schedule 2 - Conceptual Site Plan

