

NOTICE OF PUBLIC MEETING

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

PUBLIC MEETING

City Council will hold a second Public Meeting in accordance with the Planning Act on the proposed Draft Plan of Subdivision and Zoning By-law amendment applications from Astrid J. Clos Planning Consultants on behalf of the owners: McEnery Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann for the lands municipally known as 132 Clair Road West.

Meeting Date: Monday June 11, 2018
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: 6:30 p.m.

SUBJECT LANDS:

The subject lands are located on the south side of Clair Road West between Poppy Drive West and Gosling Gardens. The subject lands are approximately 5.534 hectares (13.67 acres) in size with frontage along Clair Road West and Gosling Gardens. The subject lands are currently vacant.

The Location Map is shown in Schedule 1.

BACKGROUND

Applications for a Draft Plan of Subdivision and a Zoning By-law Amendment were received for the lands municipally known as 132 Clair Road West from Astrid J. Clos Planning Consultants on behalf of the owners on September 10, 2015 and were deemed complete on October 14, 2015. A combined "Notice of Complete Application and Public Meeting" on the original applications was circulated to local boards and agencies on October 28, 2015. The Statutory Public Meeting was held on December 7, 2015.

Since the original application submission, the applicant has been working to address City staff and agency comments. A revised submission was received in November of 2017 and on December 4, 2017 the applicant appealed the applications to the Ontario Municipal Board for non-decision in accordance with the provisions of the Planning Act. Although these applications are currently under appeal, this second public meeting is being held to present revisions and seek input. This input will inform the ongoing appeal process and any future staff/Council considerations of these applications.

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As part of the revised submission, the applicant has requested two additional uses - Stacked Townhouses and Apartments that were not presented at the Statutory Public Meeting held on December 7, 2015. The purpose of this second Public Meeting is to provide planning information on the additional uses requested.

PURPOSE OF APPLICATIONS:

Description of Proposed Zoning By-law Amendment

The applicant is requesting that the zoning on the subject lands be changed to the following: a "Specialized Corporate Business Park" (B.5 - ?) Zone (Block 1), a "Specialized Community Shopping Centre" (CC-?) Zone (Block 2), "Conservation Land" (P.1) Zone (Block 3) and "Educational Spiritual and Other Services" (I.1) Zone (Blocks 4 and 5) of the City of Guelph Zoning By-law (1995)-14864, as amended.

In addition to the standard uses and regulations of the above noted zones, the applicant is requesting the following additional uses and regulations:

"Specialized Corporate Business Park" (B.5 - ?) Zone:

- All uses permitted in the Corporate Business Park (B.5) Zone and the following additional use: Pharmacy;
- A minimum side yard of 3 metres; and,
- No parking area shall be located within 3 metres of a street line.

"Specialized Community Shopping Centre" (CC-?) Zone:

- All uses permitted in the Community Shopping Centre (CC) Zone and the following additional uses: **Stacked Townhouse** in accordance with section 5.3.2 of the Zoning By-law and **Apartments** in accordance with the General Apartment Zone (section 5.4.1.1) of the Zoning By-law;
- Despite Section 4.13 of the Zoning By-law, the minimum number of off-street parking spaces shall be 1 parking space per 23 square metres of Gross Floor Area.

Description of Proposed Draft Plan of Subdivision

The applicant is proposing to subdivide the lands into: a corporate business park block, a commercial block, two future development blocks and a stormwater management block.

The proposed draft plan of subdivision is shown in Schedule 2.

SUPPORTING DOCUMENTS

The following information was submitted in support of the applications:

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- Cover Letter, prepared by Astrid J. Clos Planning Consultants, dated November 3, 2017;
- Response Matrix to Staff and Agency Comments, dated November 2, 2017;
- Draft Plan of Subdivision, prepared by Astrid J. Clos Planning Consultants, dated August 14, 2017;
- Environmental Impact Study Addendum Report, prepared by Natural Resource Solutions Inc., dated October 2017;
- Site Servicing and Stormwater Management Report, prepared by GM Blue Plan Engineering, dated October 2017;
- Engineering Drawings 1 to 4, prepared by GM Blue Plan Engineering, dated October 6, 2017;
- Response Letter, prepared by GM Blue Plan Engineering, dated October 23, 2017;
- Hydrogeological Technical Memorandum (Updated) including Appendix C - Slug Test Data and Appendix D - Guelph Permeameter Test Data (on included CD), prepared by Banks Groundwater Engineering Limited, dated October 5, 2017; and,
- Transportation Impact Study Addendum, prepared by Paradigm Transportation Solutions Limited, dated October 11, 2017.

OTHER APPLICATIONS

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

PURPOSE OF THE MEETING

The purpose of the second public meeting is to provide planning information on additional uses requested through the revised application submission, and receive input. No recommendations are provided at the Public Meeting. Input received from this meeting will inform any future staff evaluation and reporting to Council.

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. If you wish to speak to Council on the applications, you may register as a delegation by contacting the City Clerk's Office, City Hall, **no later than 10:00 a.m. on Friday June 8, 2018 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

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- 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

1b. You may attend the meeting and request to speak at the meeting.

2. If you wish to submit written comments to Council on the application, you must submit the written comments to the City Clerk's Office, City Hall, **no later than 10:00 a.m. on Friday June 8, 2018 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

Recording notification

Please note that public meetings form part of the public record and your words or images may be recorded. Recordings may be broadcast on a local TV channel, streamed online, and/or made available on the City's website.

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

APPEALS

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/>

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- 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 Guelph City Council 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 Guelph City Council 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.

FOR MORE INFORMATION

Details of the applications can be found on the City's website under 'Current Development Applications'. Additional reports and public notices will be added to this site as they become available.

Please note that copies of the Staff Report will be available on **June 1, 2018** after 12:00 p.m. and may be picked up at Development Planning, 3rd floor, 1 Carden Street on, or after this date.

For additional information, please contact the planner managing the file during regular business hours:

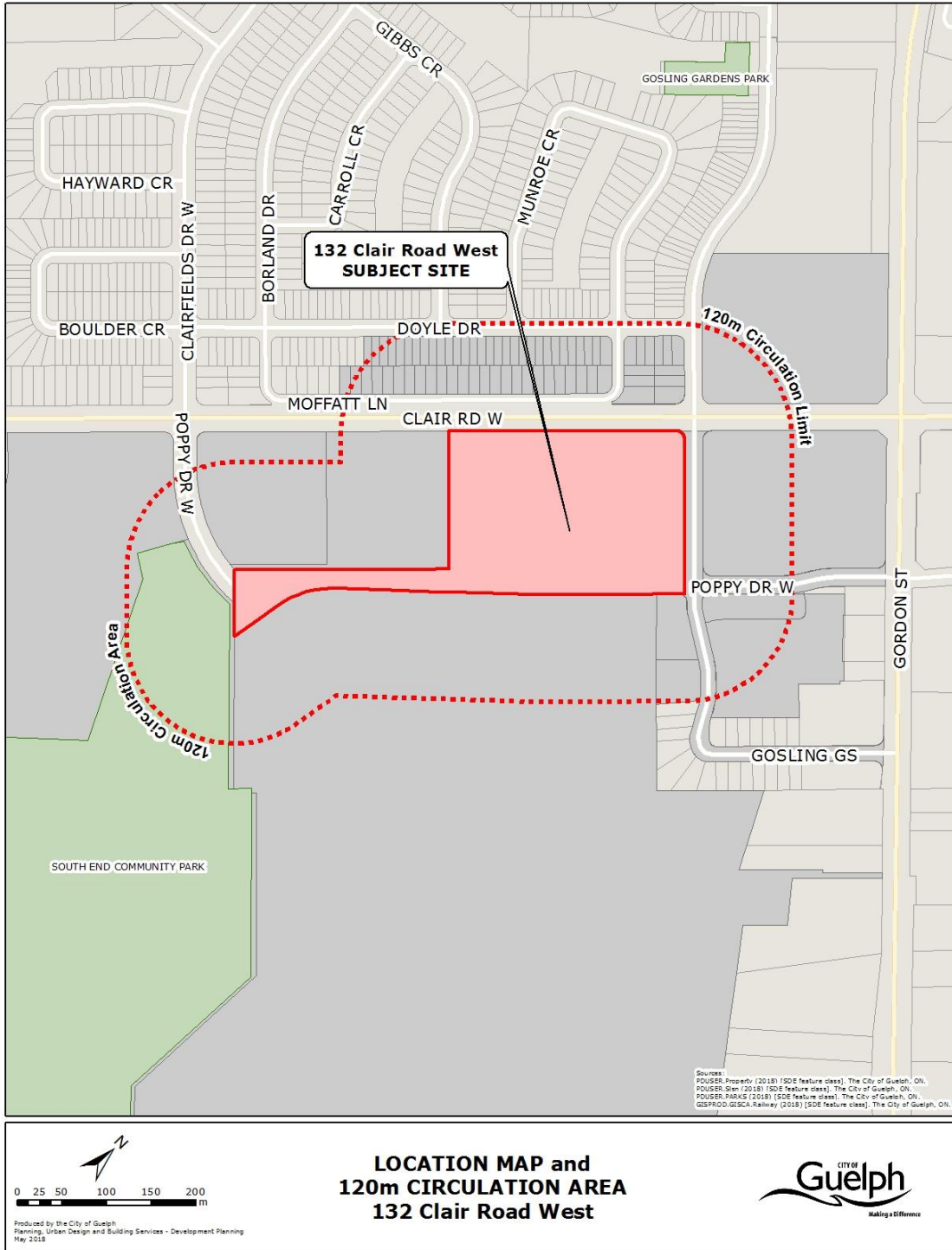
Lindsay Sulatycki

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Planning, Urban Design and Building Services
City of Guelph
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Guelph, ON N1H 3A1

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Schedule 1
Location Map and 120m Circulation



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Schedule 2 Proposed Draft Plan of Subdivision

