

April 14, 2016

PUBLIC MEETING NOTICE

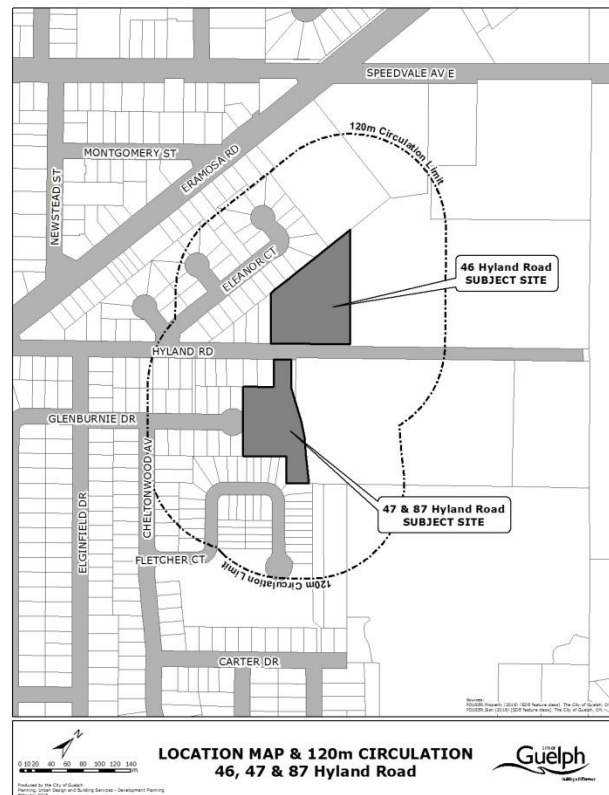
PROPOSED Draft Plan of Subdivision and Zoning By-law Amendment

City Council will hold a Public Meeting in accordance with the Planning Act for the Draft Plan of Subdivision and Zoning By-law Amendment application from Van Harten Surveying Inc. on behalf of Dunnink Homes Ltd. for the properties known as **46, 47 and 87 Hyland Road**.

Meeting Date: **May 9, 2016**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **7:00 p.m.**

SUBJECT LANDS

46, 47 and 87 Hyland Road : 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.



Public Meeting Notice

File:23T16501/ZC1601

PURPOSE AND EFFECT OF APPLICATION

The proposed Draft Plan of Subdivision would subdivide the subject lands to allow the creation of 19 residential 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 purpose of the proposed Zoning By-law Amendment is to rezone the subject lands 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 3**.

TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS

Any person may attend the meeting and/or provide written or verbal representation on the proposal.

- 1a. If you wish 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 May 6, 2016 at 9:00 a.m. in any of the following ways:**
 - By Phone at **519-837-5603** or TTY **519-826-9771**
 - By Email at clerks@guelph.ca
 - By Fax at 519-763-1269
 - 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 May 6, 2016 at 9:00 a.m. in any of the following ways:**
 - By Email at clerks@guelph.ca
 - By Fax at 519-763-1269
 - 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

Personal information: as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. If you have questions about this collection; use, and disclosure of this information, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or jennifer.slater@guelph.ca.

Recording Notification: as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of

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MFIPPA. As public meetings of Council and Standing Committees may be recorded by Cable TV network and broadcast on a local channel, your image may be seen as part of this broadcast. If you have questions about this collection; use, and disclosure of this information, contact the City of Guelph's Access, Privacy and Records Specialist at 519-822-1260 ext. 2349 or jennifer.slater@guelph.ca.

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

If you would like to be notified of the date when City Council will consider staff's recommendation on this application you must submit your full name and mailing address in writing or fill in the Public Meeting sign-in sheet at the Public Meeting.

IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION

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 is not entitled to appeal the decision to the Ontario Municipal Board.

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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

FOR MORE INFORMATION

Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting **Chris DeVriendt at (519) 837-5616, ext. 2360** during regular office hours.

Please note that copies of the Staff report will be available on **April 29, 2016** and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on, or after this date.

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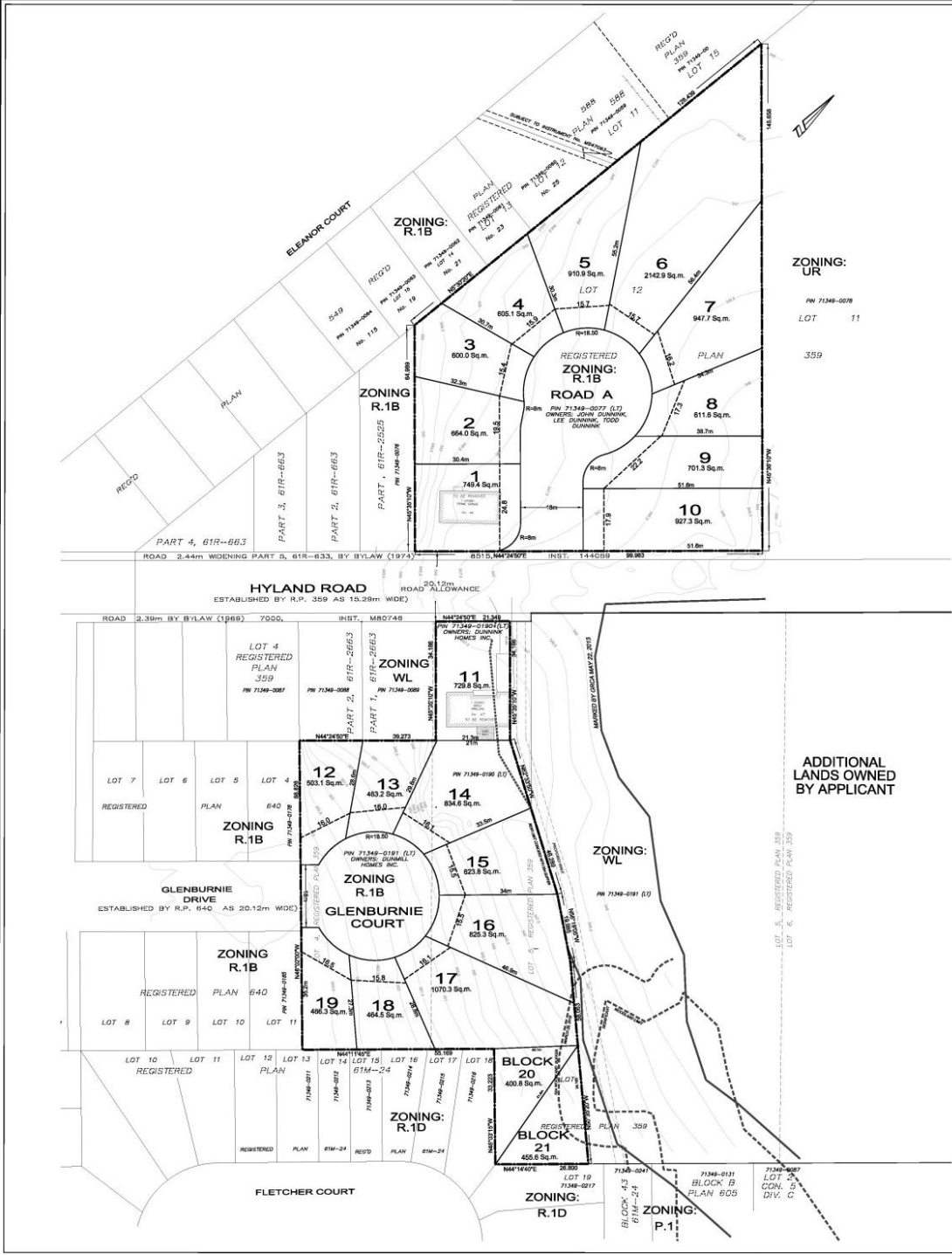
SCHEDULE 1: DETAILS OF PROPOSAL

Applicant:	Van Harten Surveying Inc.
Address:	46, 47 and 87 Hyland Road
Legal Description:	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
Property Size:	1.48 hectares
Existing Land Use:	Vacant lands (the north parcel contains a one storey garage and the south parcel contains a one storey single detached dwelling, both of which are proposed to be removed).
Official Plan:	General Residential
Existing Zoning:	UR (Urban Reserve) Zone and WL (Wetland) Zone
Proposed Zoning:	R.1B (Residential Single Detached) Zone
Proposal Description:	<p>The proposed draft plan 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). No development is proposed within Blocks 20 and 21, which is intended to remain in an un-graded natural state. A formal pedestrian trail is proposed immediately east of the proposed lots to maintain existing trail connectivity in accordance with the City's Trail Master Plan.</p> <p><i>(see proposed draft plan attached)</i></p>
Ward 2:	Councillor James Gordon Phone: 519-822-1260 ext. 2504 Email: james.gordon@guelph.ca
	Councillor Andy Van Hellemond Phone: 519-822-1260 ext. 2503 Email: andy.vanhellemond@guelph.ca

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SCHEDULE 2: PROPOSED DRAFT PLAN OF SUBDIVISION



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

433 WOODBICH STREET
GUELPH - ONTARIO, N1H 3K3
PHONE: (519) 821 - 2783
FAX: 821 - 2770
www.vanhartensurvey.com

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

**DRAFT PLAN OF SUBDIVISION
HYLAND ROAD**

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

**KEY MAP
NOT TO SCALE**

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

NOTES

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

ZONING R.1B LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLOCKS	UNITS	AREA (ha.)
SINGLE FAMILY	1-19	19	1.48
BLOCK	20	-	0.04
BLOCK	21	-	0.046
STREET A GLENBURNIE COURT	-	-	0.16
TOTAL	-	19	1.636ha

ADDITIONAL INFORMATION
(UNDER SECTION 5(1)(1) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 8.3(1) & 8.1 ARE AS SHOWN ON DRAFT PLAN.

- M: Municipal Water
- S: City Sewer
- N: Manhole Sewer

OWNER'S CERTIFICATE
I AUTHORIZE VAN HARTEN SURVEYING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

	JANUARY 5, 2016
DATE	
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DATE	
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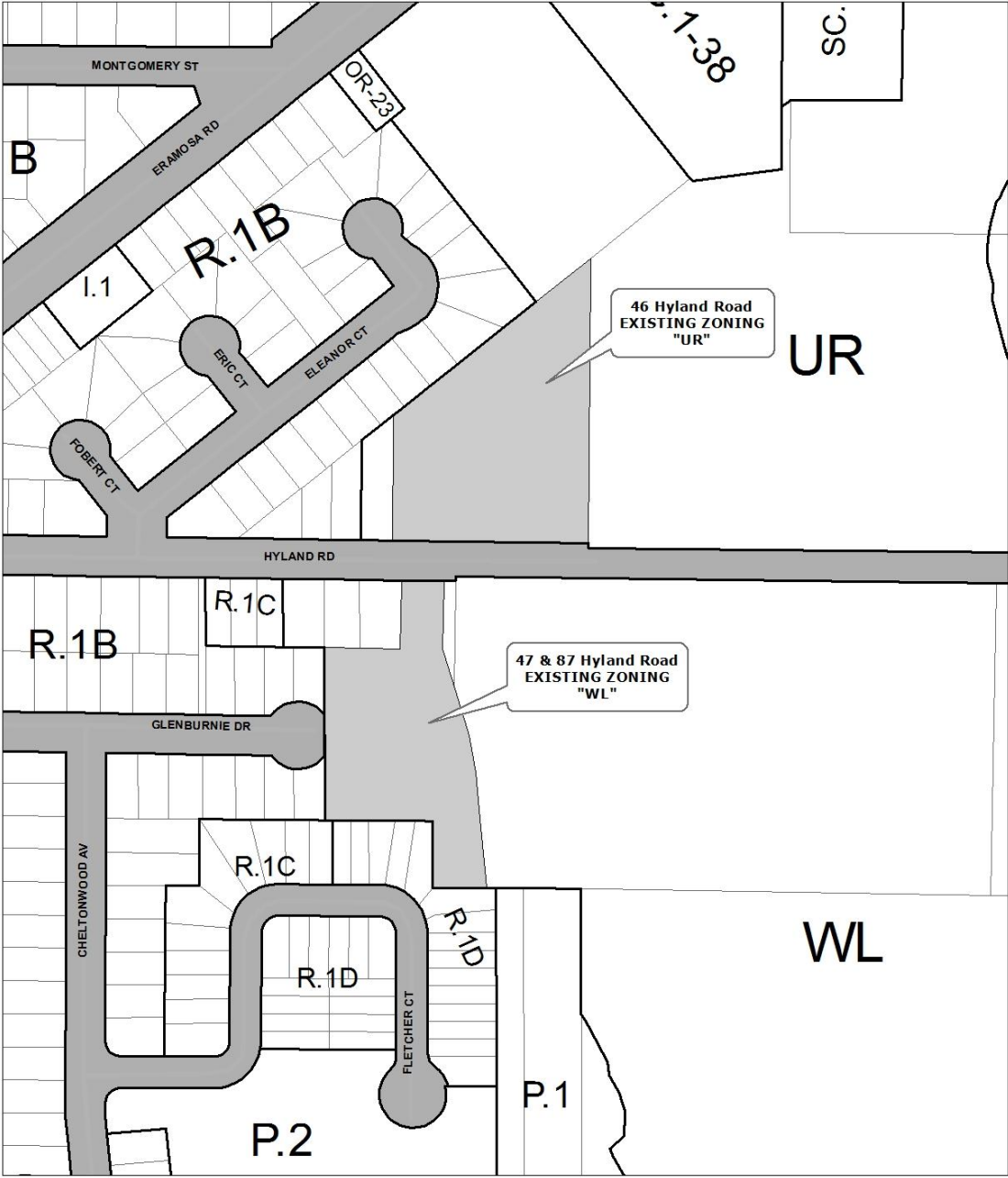
SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE SUBDIVISION OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

	JANUARY 6, 2016
DATE	

Job: 11.2016-12.22pm 21503-13
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SCHEDULE 3: EXISTING AND PROPOSED ZONING

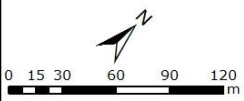
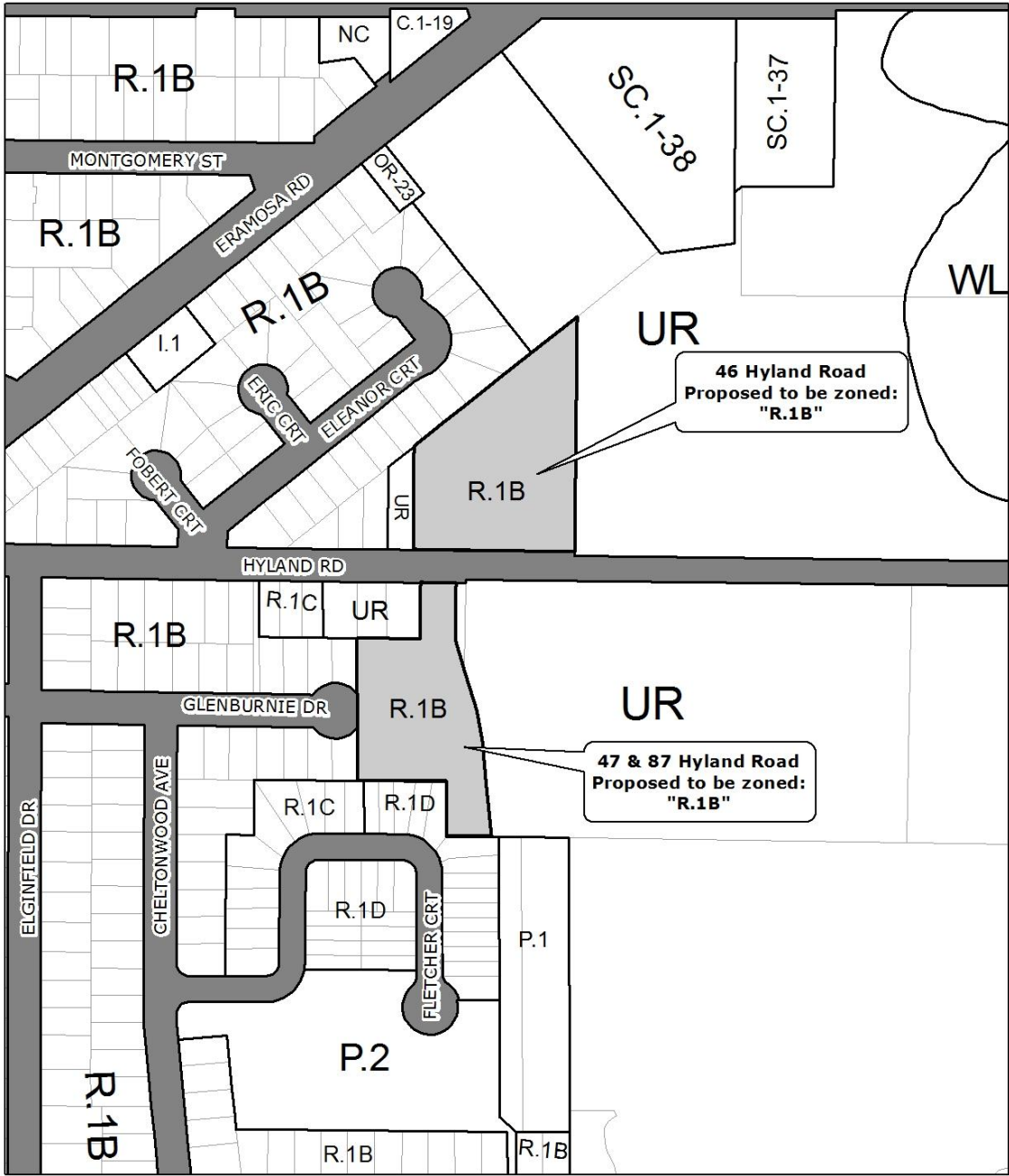
Existing Zoning:



EXISTING ZONING
46, 47 & 87 Hyland Road

Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
February 2016

Proposed Zoning:



**PROPOSED ZONING
46, 47 & 87 Hyland Road**



Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
February 2016