

7 and 9 Omar Street and 19 Alma Street North
File: OZS19-005

May 17, 2019

Notice of Complete Application Proposed Zoning By-law Amendment

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, Knight Lumber Limited to amend the Zoning By-law for the lands municipally known as 7 and 9 Omar Street and 19 Alma Street North. The application was received by the City on April 11, 2019 and deemed complete on May 10, 2019.

Subject Lands

The subject lands are located at the north-east corner of Omar Street and Alma Street. The lands are owned as one parcel as shown on the Location Map included in Schedule 1. The lands are approximately 0.2443 hectares in size with approximately 30 metres of frontage along Omar Street and approximately 55 metres of frontage along Alma Street. There is an existing one-storey detached residential dwelling located at 9 Omar Street and an existing one-storey detached residential dwelling located at 7 Omar Street.

Purpose and Effect of Application

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

Site-specific zoning regulations have been requested to the "Residential Single Detached" (R.1D) Zone. Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with this application. 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*.

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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

- 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.

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).

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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.

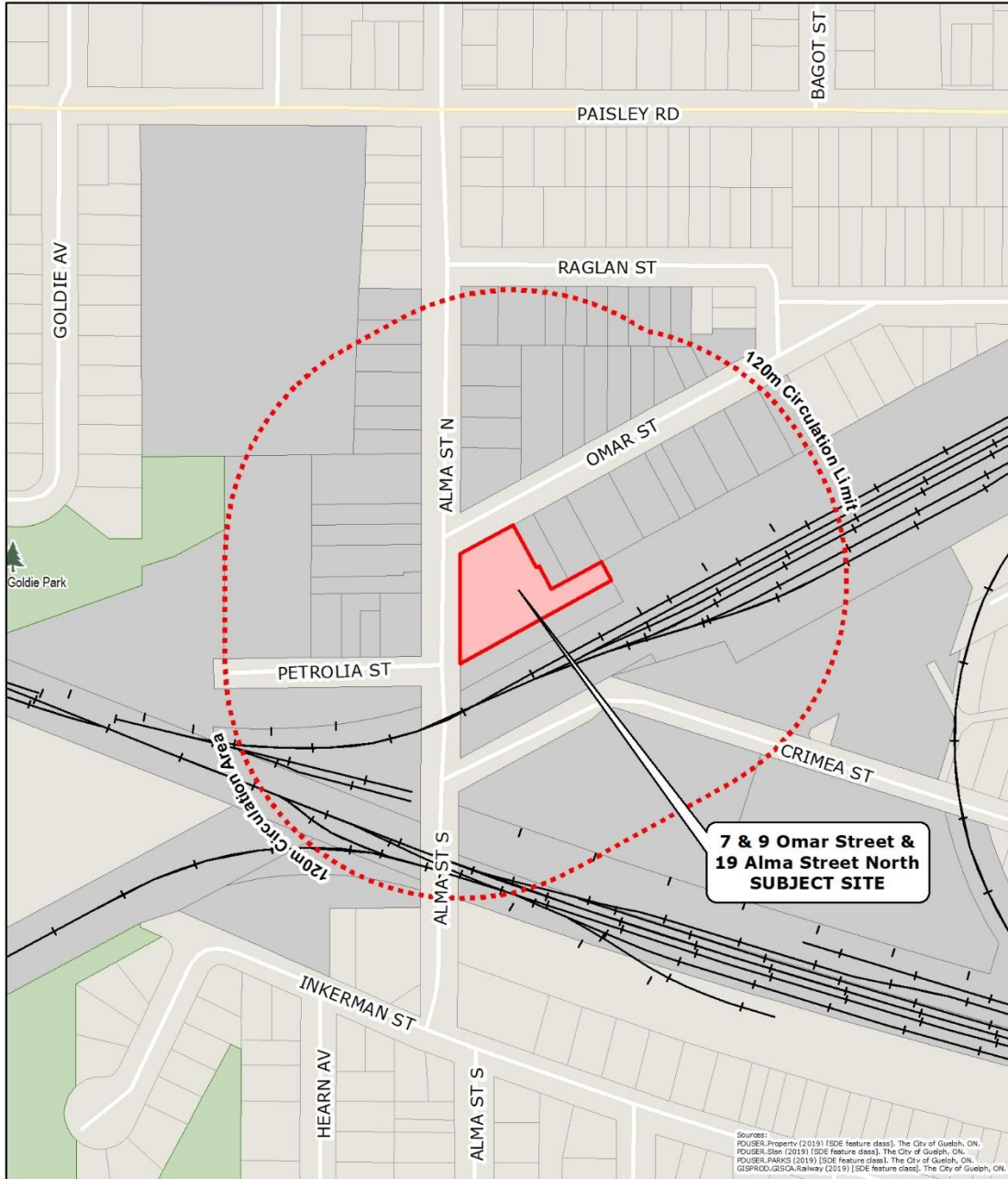
- Planning Justification Report, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated April 2019;
- Conceptual Plan, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated October 15, 2018;
- Functional Servicing Letter, prepared by GM BluePlan Engineering Limited, dated April 4, 2019;
- Preliminary Grading and Servicing Plans (GSP-1) and (GSP-2), prepared by GM Blue Plan Engineering Limited, dated November 2018;
- Phase One Environmental Site Assessment, prepared by MTE Consultants Inc. dated October 31, 2016;
- Phase Two Environmental Site Assessment, prepared by MTE Consultants Inc., dated December 15, 2017;
- Record of Site Condition (included as Appendix 1 in Planning Justification Report); and,
- Tree Protection Plan, prepared by Ascents Tree, dated December 19, 2018.

Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

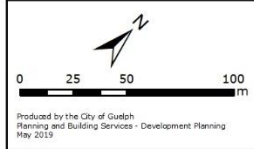
For additional information, please contact the planner managing the file:

Lindsay Sulatycki
Senior Development Planner
Planning and Building Services
519-837-5616, extension 3313
lindsay.sulatycki@guelph.ca

**Schedule 1
Location Map and 120m Circulation**



Source:
POUSER_Property (2019) [SDE feature class], The City of Guelph, ON.
POUSER_Slon (2019) [SDE feature class], The City of Guelph, ON.
POUSER_PARKS (2019) [SDE feature class], The City of Guelph, ON.
GISPROD_GISCA_Railway (2019) [SDE feature class], The City of Guelph, ON.



**LOCATION MAP and
CIRCULATION AREA
7 & 9 Omar Street &
19 Alma Street North**



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Schedule 2
 Conceptual Site Plan

