

February 25, 2016



**NOTICE OF COMPLETE APPLICATION  
46, 47 and 87 Hyland Road**

**Proposed Draft Plan of Subdivision and Zoning By-law Amendment  
(Files: 23T-16501 and ZC1601)  
Applicant: Van Harten Surveying Inc.**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications have been received by the City of Guelph's Planning Services for a Draft Plan of Subdivision and Zoning By-law Amendment. The applications apply to the properties municipally known as 46, 47 and 87 Hyland Road and legally described as 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, as shown on **Schedule 1**. The application was received by the City on January 11, 2016 and deemed complete on February 10, 2016.

The subject site consists of two adjacent parcels located north and south of Hyland Road, comprising approximately 1.48 hectares. 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.

**Purpose and Effect of the Requested Draft Plan of Residential Subdivision**

The proposed Draft Plan of Residential Subdivision 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). The proposed draft plan of subdivision is illustrated on **Schedule 2**.

**Purpose and Effect of the Requested Zoning By-law Amendment**

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site 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**.

The following information was submitted in support of the application and can be found on the City's website – 'Active Development Files':

1. Environmental Impact Study, prepared by Natural Resource Solutions Inc., December 2015.
2. Functional Servicing and Stormwater Management Report, prepared by Van Harten Surveying Inc., December 21, 2015.

**Additional Information**

A separate notice will be mailed to you confirming the date, time and location of the Public Meeting and will include additional details of the application.

The public may view information and material relating to this application at the City of Guelph's Planning Services at 1 Carden Street, 3<sup>rd</sup> Floor, Guelph, Monday to Friday, between 8:30 am and 4:30 pm.

**If you wish to be notified of the decision of the City of Guelph in respect to the proposed Zoning Bylaw Amendment, you must make a written request to the City Clerk, City Hall, 1 Carden Street, Guelph, ON N1H 3A1.**

### **Appeals**

**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:**

- i The person or public body is not entitled to appeal the decision of the Council of the City of Guelph to the Ontario Municipal Board.**
- ii 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.**

Should you have any questions about this application, or wish to submit comments, please quote File: 23T-16501 and ZC1601 and contact the undersigned.

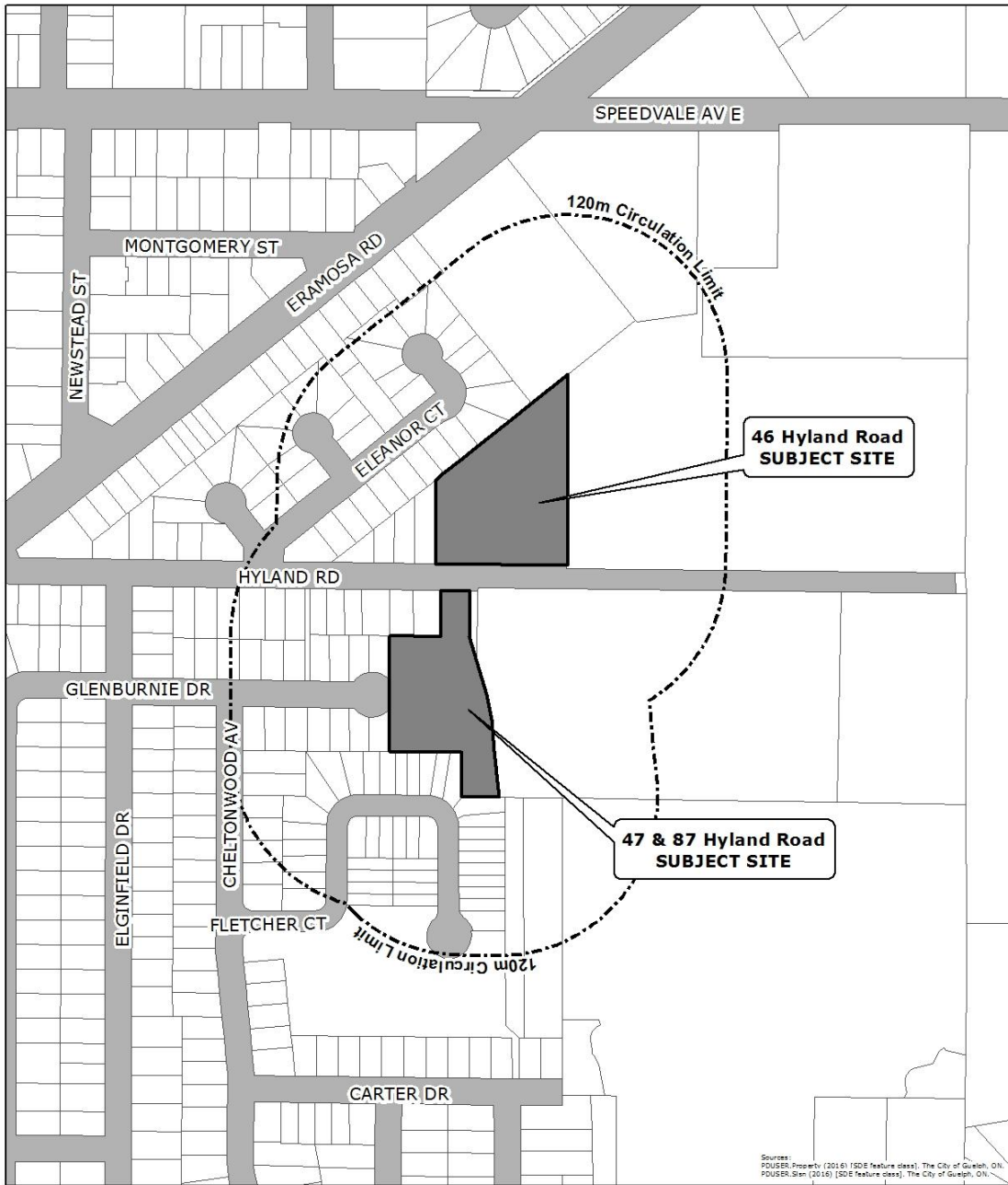
Yours truly,

**Chris DeVriendt**  
**Senior Development Planner**  
Planning Services  
**Planning, Urban Design and Building Services**


T 519-822-1260, ext 2360  
F 519-822-4632  
E [chris.devriendt@guelph.ca](mailto:chris.devriendt@guelph.ca)

Attach.

# Schedule 1 LOCATION MAP




Sources:  
POUSER Property (2016) (SDE feature class), The City of Guelph, ON.  
POUSER-Geo (2016) (SDE feature class), The City of Guelph, ON.

  
0 10 20 40 60 80 100 120 140 m

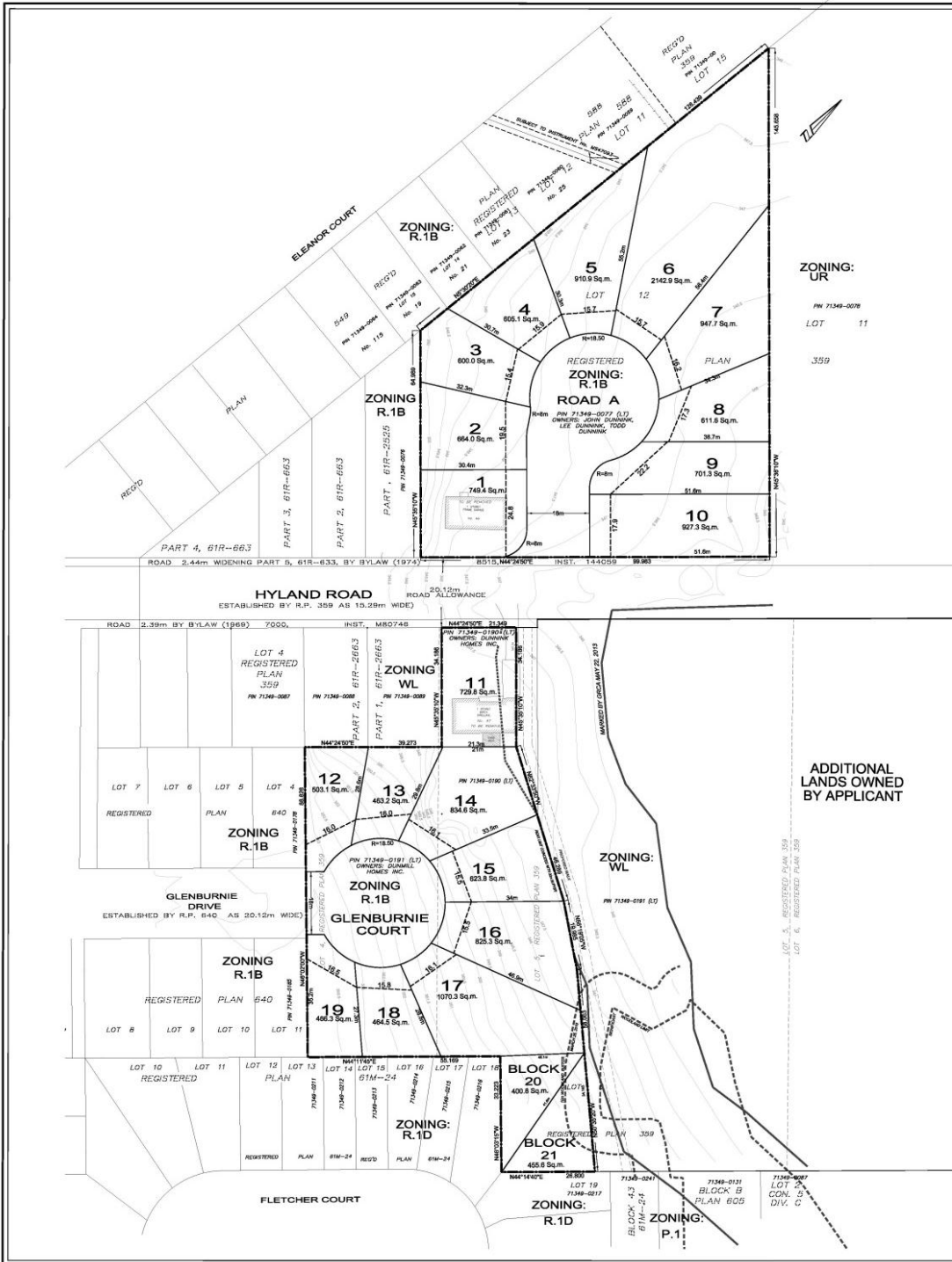
## LOCATION MAP & 120m CIRCULATION 46, 47 & 87 Hyland Road

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



**CITY OF Guelph**  
making a difference

# Schedule 2 PROPOSED DRAFT PLAN OF SUBDIVISION



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

433 ROCKWICH STREET SUITE 101  
GUELPH - ONTARIO, N1H 3K3  
PHONE: (519) 821 - 2763  
FAX: 821 - 2770  
www.vanhartensurvey.com

888 REDWILL ROAD UNIT 1  
ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: (519) 840 - 5110  
FAX: 519 - 840 - 4113  
www.vanhartensurvey.com

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**DRAFT PLAN OF SUBDIVISION  
HYLAND ROAD**

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

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**KEY MAP**  
NOT TO SCALE

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

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**NOTES**  
1. TOPOGRAPHIC INFORMATION PROVIDED BY VAN HARTEN SURVEYING INC., DECEMBER 3, 2014

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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	
			0.11	
<b>TOTAL</b>		<b>19</b>	<b>1.836ha</b>	

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**ADDITIONAL INFORMATION**  
(UNDER SECTION 6(1)(1) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES 4.6.6.1(a), (b) AND 4.6.1 ARE AS SHOWN ON DRAFT PLAN.  
M: Municipal Water  
S: City Sewer  
M: Municipal Gas

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

	JANUARY 5, 2016
JOHN DURBIN	DATE
	JANUARY 6, 2016
LEE DURBIN	DATE
	JANUARY 8, 2016
TODD DURBIN	DATE

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

	JANUARY 5, 2016
JOHN DURBIN	DATE

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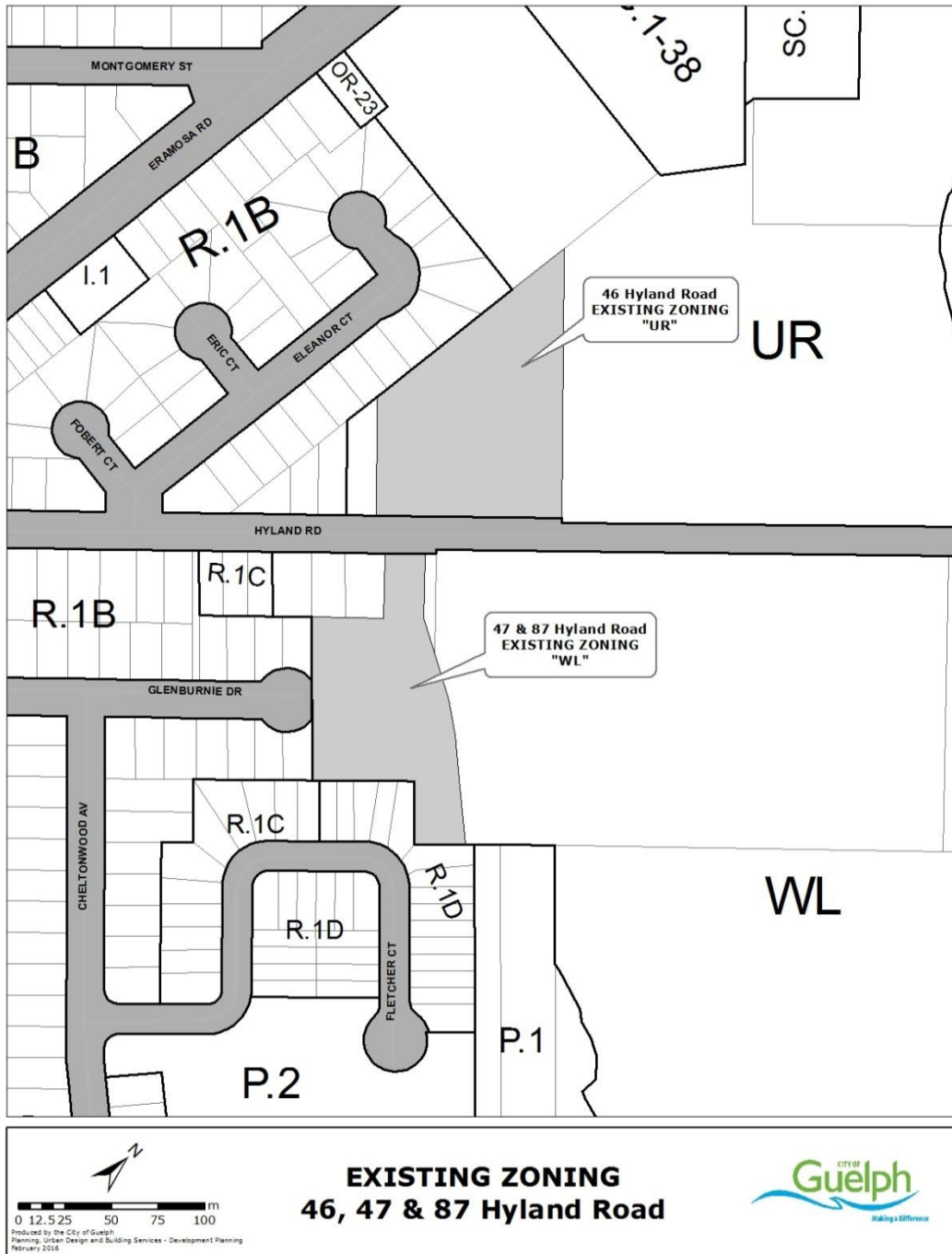
**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

	JANUARY 5, 2016
JAMES H. LAVIS, O.L.S.	DATE
Van Harten Surveying Inc.	

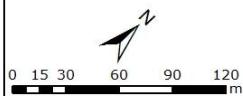
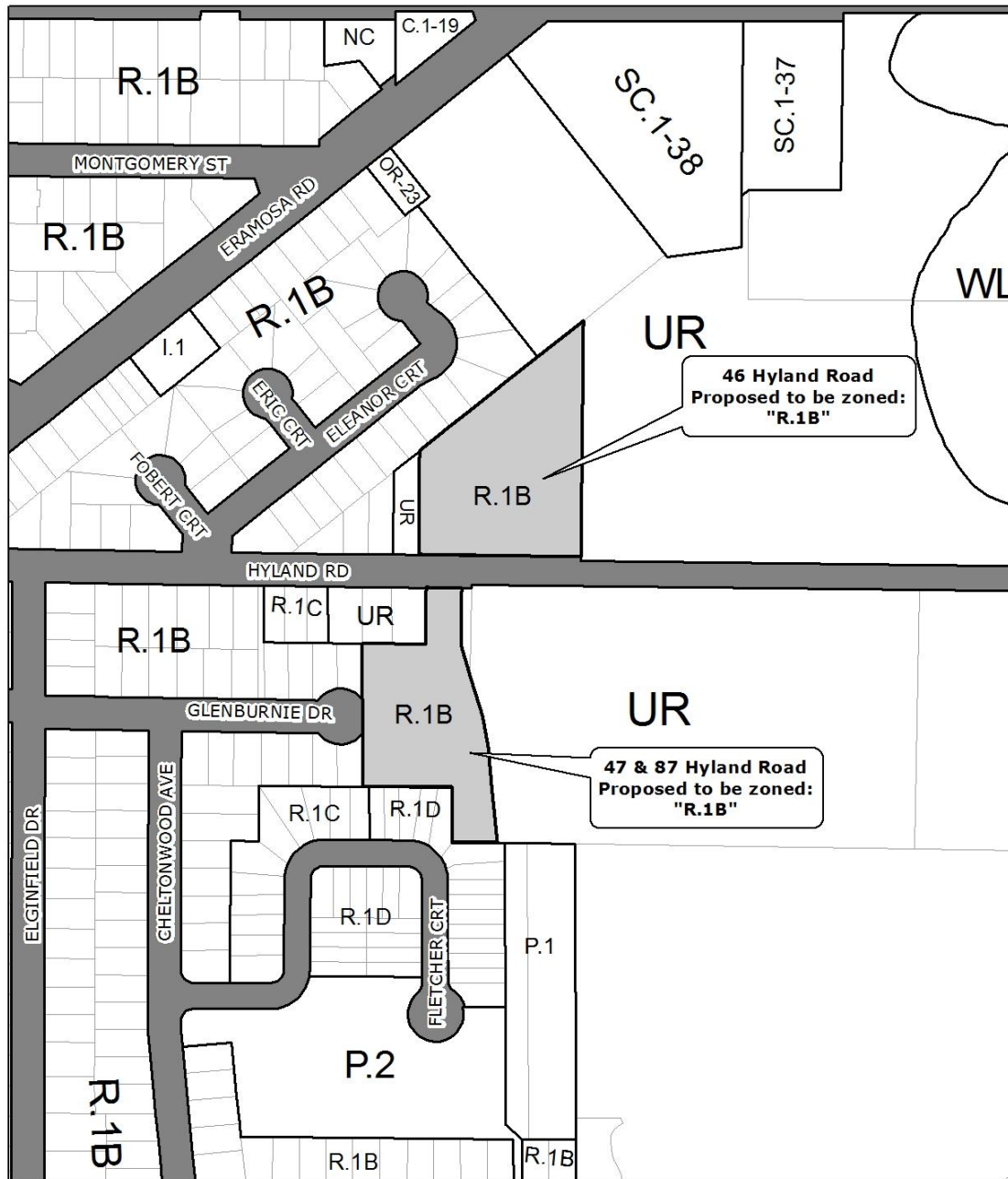
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Jan: 11/2016-12/2016 21203-13  
G:\GUELPH\359\137 HYLAND ROAD\KCAD\Drawings\137-HYLAND ROAD.dwg

Schedule 3  
EXISTING ZONING



Schedule 3 (continued)  
**PROPOSED ZONING**



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



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 Planning, Urban Design and Building Services, Development Planning  
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**Schedule 3 (continued)**  
**DETAILS OF PROPOSED ZONING**

**R.1B Detached Residential Zone**

**Permitted Uses**

Single Detached Dwelling  
 Accessory Apartment  
 Bed and Breakfast Establishment  
 Day Care Centre  
 Group Home  
 Home Occupations  
 Lodging House Type 1

<b>Regulation</b>	<b>Required in the Standard R.1B Zone</b>
Minimum Lot Area	460m <sup>2</sup>
Minimum Lot Frontage	15m
Maximum Building Height	3 storeys
Minimum Front Yard	6m
Minimum Exterior Side Yard	4.5m
Minimum Side Yard	
1 to 2 storeys	1.5m
Over 2 storeys	2.4m
Minimum Rear Yard	7.5m or 20% of the lot depth
Accessory Buildings or Structures	Section 4.5
Fences	Section 4.20
Off-Street Parking	Section 4.13
Minimum Landscaped Open Space	The front yard of any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this landscaped open space. The driveway shall not constitute more than 40% of the front yard. A minimum area of 0.5m between the driveway and the nearest lot line must be maintained as a landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species
Garbage, Refuse Storage & Composters	See Section 4.9

**To: Agencies and Departments**

The City of Guelph is initiating the review of the Zoning By-law Amendment application ZC1509 for the property known as **46, 47 and 87 Hyland Road**.

Please submit your comments by **April 1, 2016**. If you have any questions or require further information, please call Chris DeVriendt at (519) 822-1260 extension 2360, or email [planning@guelph.ca](mailto:planning@guelph.ca).

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If you have no comments or concerns regarding this application, **46, 47 and 87 Hyland Road (File 23T-16501 and ZC1601)**, please sign and submit this form to:

**Chris DeVriendt**

**Planning, Urban Design and Building Services**

**City of Guelph**

**Fax # (519) 822-4632**

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Agency

Representative (Please Print)

Representative (Signature)

Date