

**Notice of the Decision
of a Draft Plan of Condominium Subdivision
by The Corporation of the City of Guelph**

RECEIVED
JUL 31 2013
Township of Puslinch

I.G.# 12

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Part of Part 1, Plan 61R-11983 (23CDM13504), municipally known as 28 Samuel Drive, Plan in the City of Guelph, County of Wellington.

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 22nd day of July, 2013, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to Part of Part 1, Plan 61R-11983 (23CDM13504), municipally known as 28 Samuel Drive, in the City of Guelph, County of Wellington.

CLERK'S DEPARTMENT	
TO	
From	
Please Handle	
For Your Information	
Council Agenda	Aug 14/13
File	100

AND TAKE NOTICE that the applicant, or any person or public body that made a written submission before the Decision may, at anytime before the approval of the final plan of condominium subdivision, appeal any of the conditions imposed by the General Manager of Planning Services of the Corporation of the City of Guelph to the Ontario Municipal Board by filing a notice of appeal with the Clerk of The Corporation of the City of Guelph.

AND THAT any appeal to the Ontario Municipal Board in respect of the decision to approve the draft plan of condominium subdivision, or any of the conditions of the draft plan of condominium subdivision may be made by filing with the Clerk of The Corporation of the City of Guelph, not later than the 19th day of August, 2013, at 4:00 p.m., a notice of appeal setting out the objection and reasons in support of the objection. The applicable fee of \$125, **paid by cheque or money order**, made payable to the "Minister of Finance", must also be submitted with the appeal.

A copy of the Decision, including the conditions, is included. All of the related information for the draft plan of condominium subdivision is available for inspection at Planning & Building, Engineering and Environment office, City Hall, 3rd Floor, 1 Carden Street, Guelph, Ontario, during business hours (8:30 a.m. to 4:00 p.m., Monday to Friday).

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JUL 26 2013

July 22, 2013 CITY CLERK'S OFFICE

Laura Vanderveldt
Reid's Heritage Homes Ltd.
6783 Wellington Road 34, RR#22
Cambridge ON
N3C 2V4

Jamie Laws
VanHarten Surveying Inc.
423 Woolwich Street
Guelph, ON
N1H 3X3

**RE: 28 Samuel Drive, Part of Part 1, Plan 61R-11983, City of Guelph
- 23CDM13504**

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning Services and as of the date of this letter, I have decided to approve the condominium plan for 28 Samuel Drive under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.

By copy of this letter, I am requesting the City Clerk to initiate the Notice of Decision circulation which will be mailed in accordance with Section 51(37) of the Act. This Notice of Decision of the approval of the plan including conditions will be circulated for a 20 day time period during which, any person or public body may file a notice of appeal of the decision. Should no appeals be filed, the approval of the condominium plan of subdivision shall be deemed to have been made on the day after the last day for appealing the decision.

Once your condominium plan has received draft plan approval, when you wish to register your plan, please contact the Planning Services Staff and advise in writing how you have satisfied all of the conditions of draft plan approval.

If you have any questions on this file, please contact Randy Harris, Administrator of Planning Technical Services, Planning Services at (519) 837-5616, extension 2377.

Yours truly,



**Todd Salter
General Manager,
Planning Services**

RH
cc:

Blair Labelle, City Clerk
Richard Henry, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

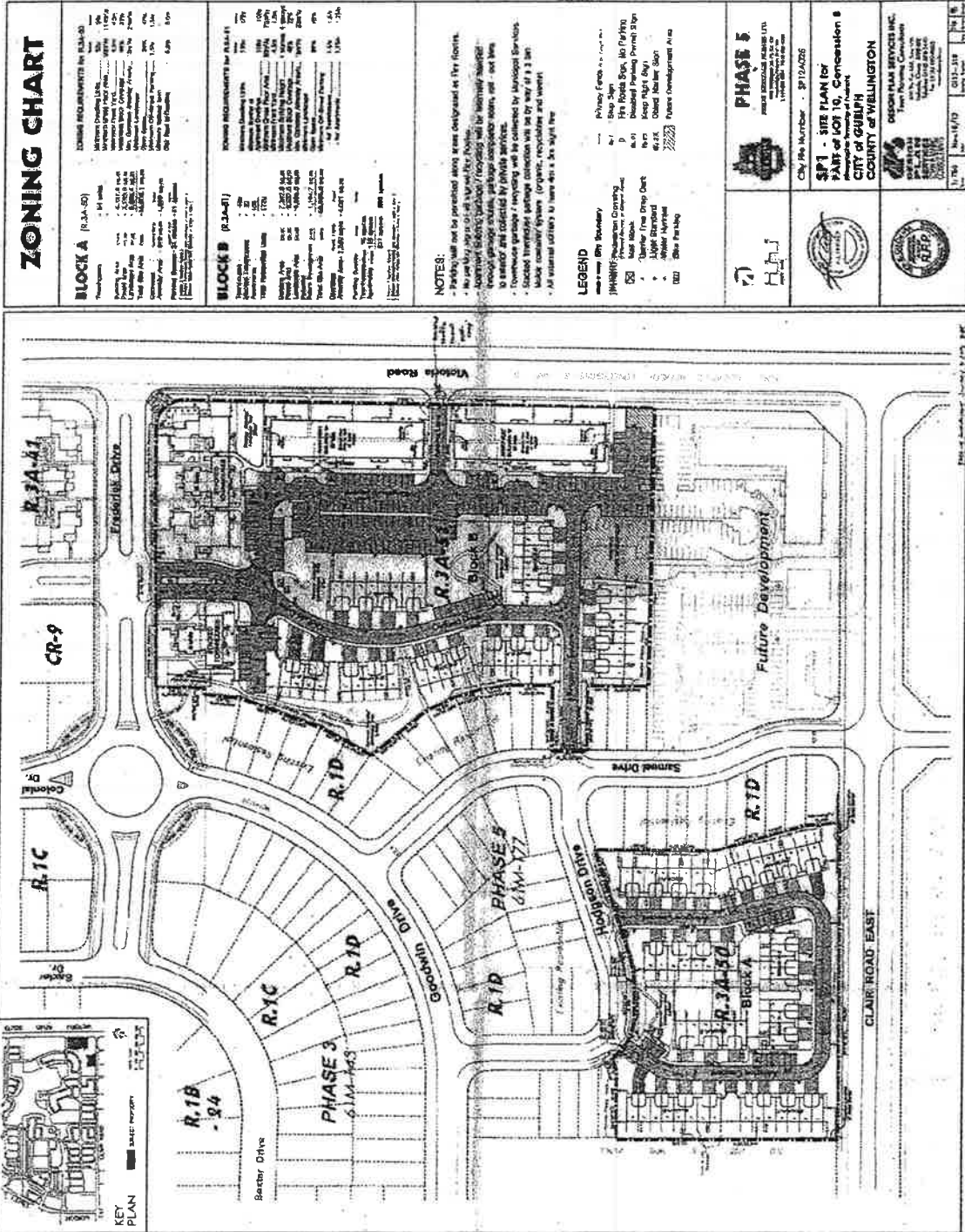
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- 10) That prior to registration of any phase of the condominium, a Professional Engineer and/or Ontario Land Surveyor shall identify all the rights-of-way required to provide access to each phase for vehicles and pedestrians.
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- 12) The developer agrees to provide the City's Planning & Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD 2010 (*.dwg) format.
- 13) Prior to the registration of the condominium plan or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
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- 15) That this Draft Plan of Condominium Approval shall lapse on July 18, 2018.
- 16) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 14 have been satisfied.

NOTE:

The Developer is responsible for contacting Canada Post and arranging mailbox locations and mail delivery methods for the development.

SCHEDULE 4 Approved Site Plan



RECEIVED

City of Guelph

Planning Department

July 1, 2000

Project No. 0001234

City of Guelph

**Notice of the Decision
of a Draft Plan of Condominium Subdivision
by The Corporation of the City of Guelph**

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JUL 31 2013

Township of Puslinch

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Part of Part 1, Plan 61R-11983, (23CDM13503), municipally known as 65 & 101 Frederick Dr., in the City of Guelph, County of Wellington.

CLERK'S DEPARTMENT	
Municipally known as	
Copy	
Please Handle	
For Your Information	
Subdivision	D091413
File	R.S.O. 1990, c. D00

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 22nd day of July, 2013, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to Part of Part 1, Plan 61R-11983, (23CDM13503), municipally known as 65 & 101 Frederick Dr., in the City of Guelph, County of Wellington.

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P.G.# 18

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REPORT

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CITY CLERK'S OFFICE
July 22, 2013

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Reid's Heritage Homes Ltd.
6783 Wellington Road 34, RR#22
Cambridge ON
N3C 2V4

Jamie Laws
VanHarten Surveying Inc.
423 Woolwich Street
Guelph, ON
N1H 3X3

**RE: 65 & 101 Frederick Drive, Part of Part 1, Plan 61R-11983, City
of Guelph – 23CDM13503**

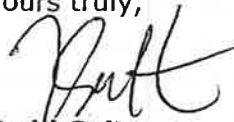
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If you have any questions on this file, please contact Randy Harris, Administrator of Planning Technical Services, Planning Services at (519) 837-5616, extension 2377.

Yours truly,

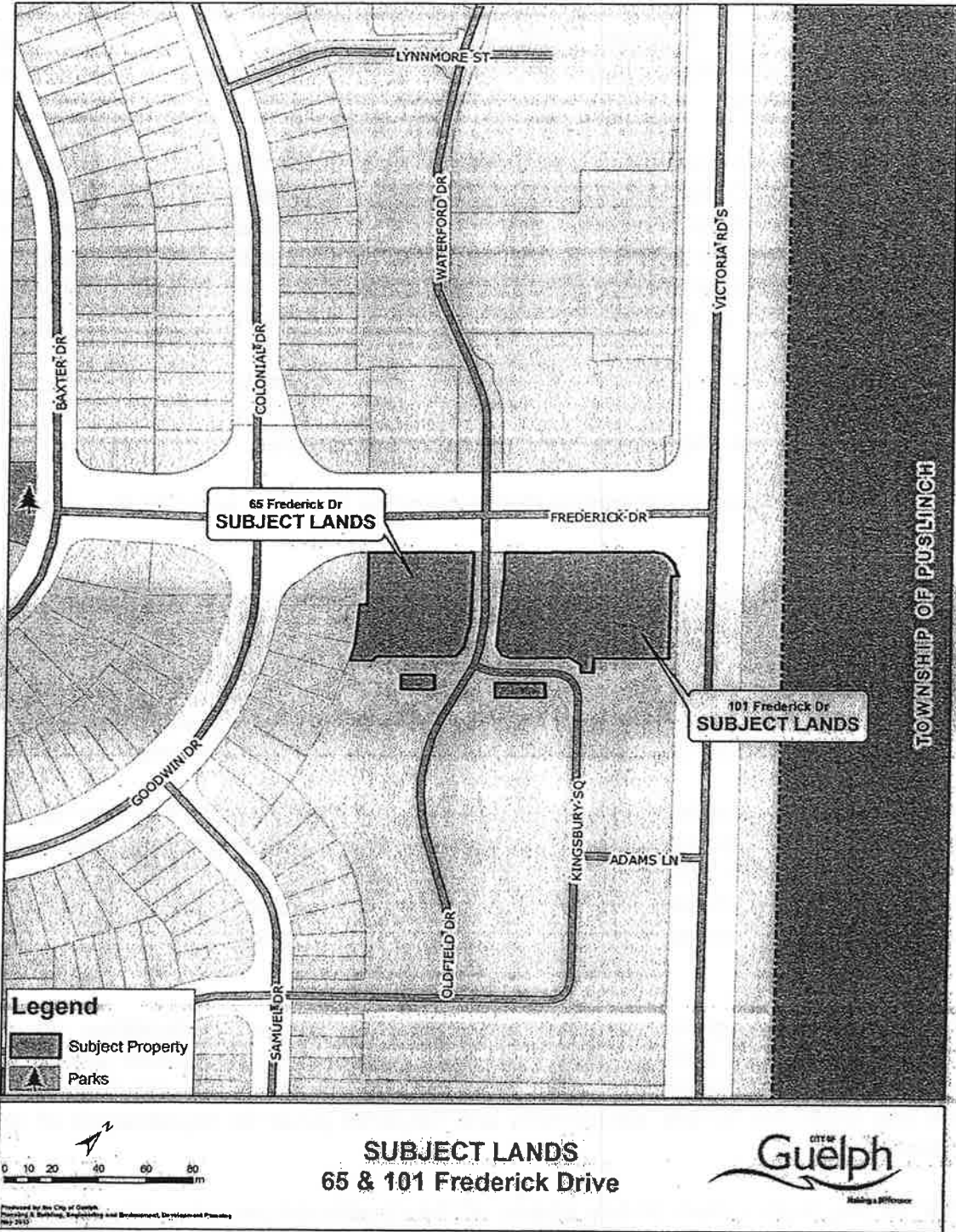


**Todd Salter
General Manager,
Planning Services**

RH

cc: Blair Labelle, City Clerk
Richard Henry, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

SCHEDULE 1 Location Map

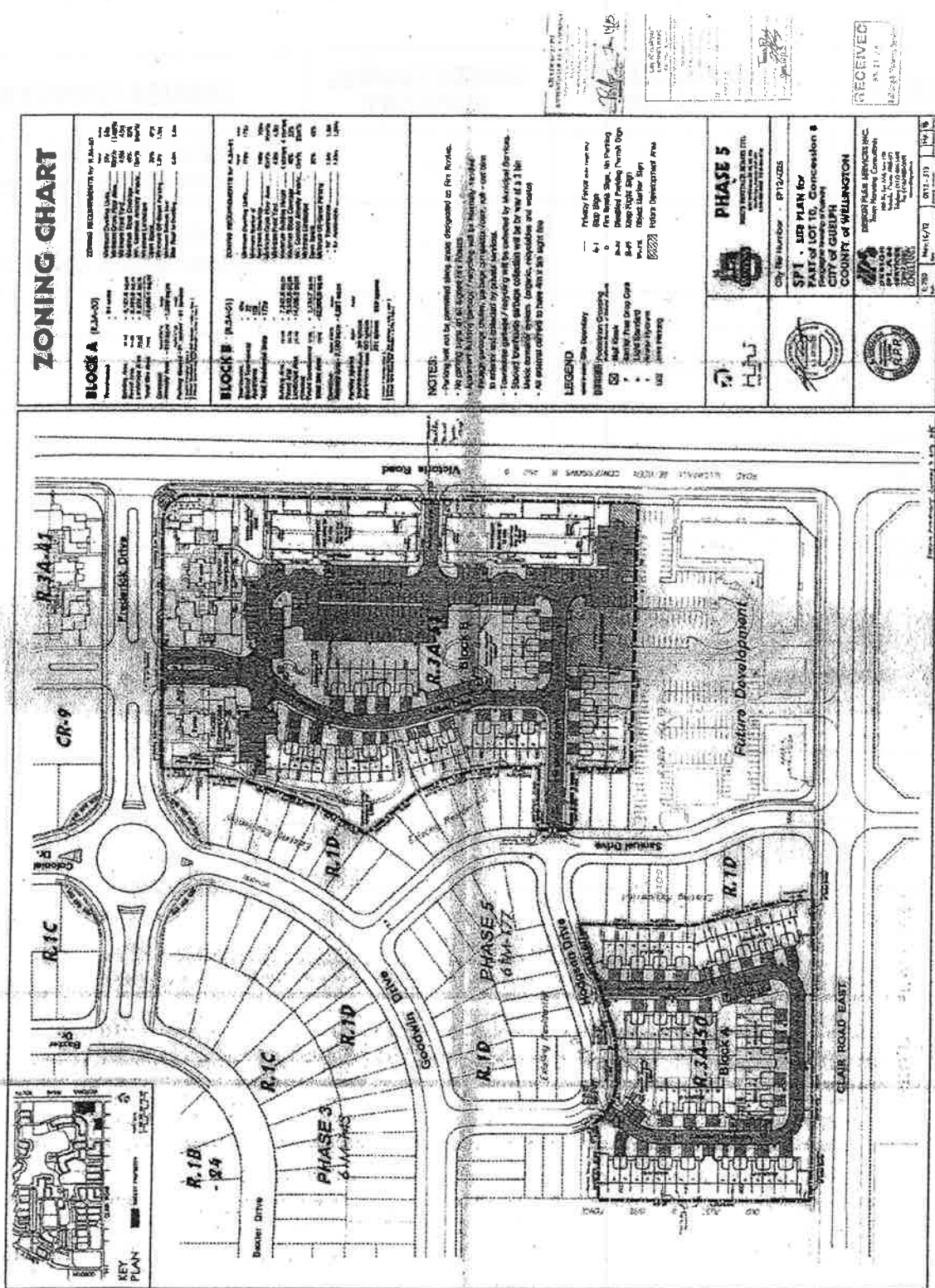


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SCHEDULE 4 Approved Site Plan



ZONING CHART	
BLOCK A (R-7A-41) Minimum lot area: 2000 sq. ft. Minimum lot width: 30 ft. Minimum front setback: 5 ft. Minimum side setback: 5 ft. Minimum rear setback: 5 ft. Maximum height: 12 m. Maximum number of units: 2. Maximum floor area ratio: 0.5. Minimum parking spaces: 1 per unit. Other: No other uses permitted.	BLOCK B (R-7A-41) Minimum lot area: 2000 sq. ft. Minimum lot width: 30 ft. Minimum front setback: 5 ft. Minimum side setback: 5 ft. Minimum rear setback: 5 ft. Maximum height: 12 m. Maximum number of units: 2. Maximum floor area ratio: 0.5. Minimum parking spaces: 1 per unit. Other: No other uses permitted.
<p>NOTES:</p> <ul style="list-style-type: none"> Units not to be provided along roads designated as Per Routes. No parking signs or signs to be provided on Per Routes. Approval subject to City Council/Committee approval. Height of parking structure to be in accordance with the zoning by-law. To be subject to the zoning by-law. Standard dimensions shall be in accordance with the zoning by-law. All setbacks shall be in accordance with the zoning by-law. 	
<p>LEGEND:</p> <ul style="list-style-type: none"> Proposed Site Boundary Proposed Parking Structure Proposed Road Proposed Lot Proposed Unit Proposed Drive Proposed Other Proposed Future Development Area 	
<p>PHASE 5</p> <p>City File Number: 8710-025</p> <p>SPT - SPT PLAN for PART OF LOT 10, Concession 8</p> <p>CITY OF GUELPH COUNTY OF WELLINGTON</p> <p>RECEIVED CITY OF GUELPH COUNTY OF WELLINGTON PLANNING DEPARTMENT 100 GERRARD ST. E. 2ND FLOOR GUELPH, ONT. N1H 4V5 TEL: 519-824-4200 FAX: 519-824-4201</p>	

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Township of Puslinch	
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For your information	
Council Agenda	Aug 14/13
File	DOO

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision Part of Part 1, Plan 61R-11983, (23CDM13505), municipally known as 45 and 67 Kingsbury Square, in the City of Guelph, County of Wellington

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 22nd day of July, 2013, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect Part of Part 1, Plan 61R-11983, (23CDM13505), municipally known as 45 and 67 Kingsbury Square, in the City of Guelph, County of Wellington.

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1.C.# 19

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Reid's Heritage Homes Ltd.
6783 Wellington Road 34, RR#22
Cambridge ON
N3C 2V4

Jamie Laws
VanHarten Surveying Inc.
423 Woolwich Street
Guelph, ON
N1H 3X3

**RE: 45 and 67 Kingsbury Square, Part of Part 1, Plan 61R-11983,
City of Guelph – 23CDM13505**

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning Services and as of the date of this letter, I have decided to approve the condominium plan for 45 and 67 Kingsbury Square under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.

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General Manager,
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RH

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Richard Henry, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

REPORT

TO General Manager of Planning Services

SERVICE AREA Planning Services
DATE July 18, 2013

SUBJECT Proposed Draft Plan of Residential Condominium Subdivision
45 Kingsbury Square and 67 Kingsbury Square (23CDM13505) –
Reid’s Heritage Homes

REPORT NUMBER 13-44

RECOMMENDATION

Draft Plan Approval, subject to the conditions outlined in **Schedule 2**.

BACKGROUND

The City of Guelph is in receipt of an application for a Draft Plan of Condominium from Reid’s Heritage Homes. The application pertains to lands municipally known as 45 and 67 Kingsbury Square. The subject property has an area of approximately 1.07 hectares.

The applicant is requesting draft plan approval for condominium for a one hundred and eight (108) apartment condominium units. The plan of condominium is to be completed in one phase. The development would be in accordance with the attached Draft Plan of Condominium (**Schedule 3**).

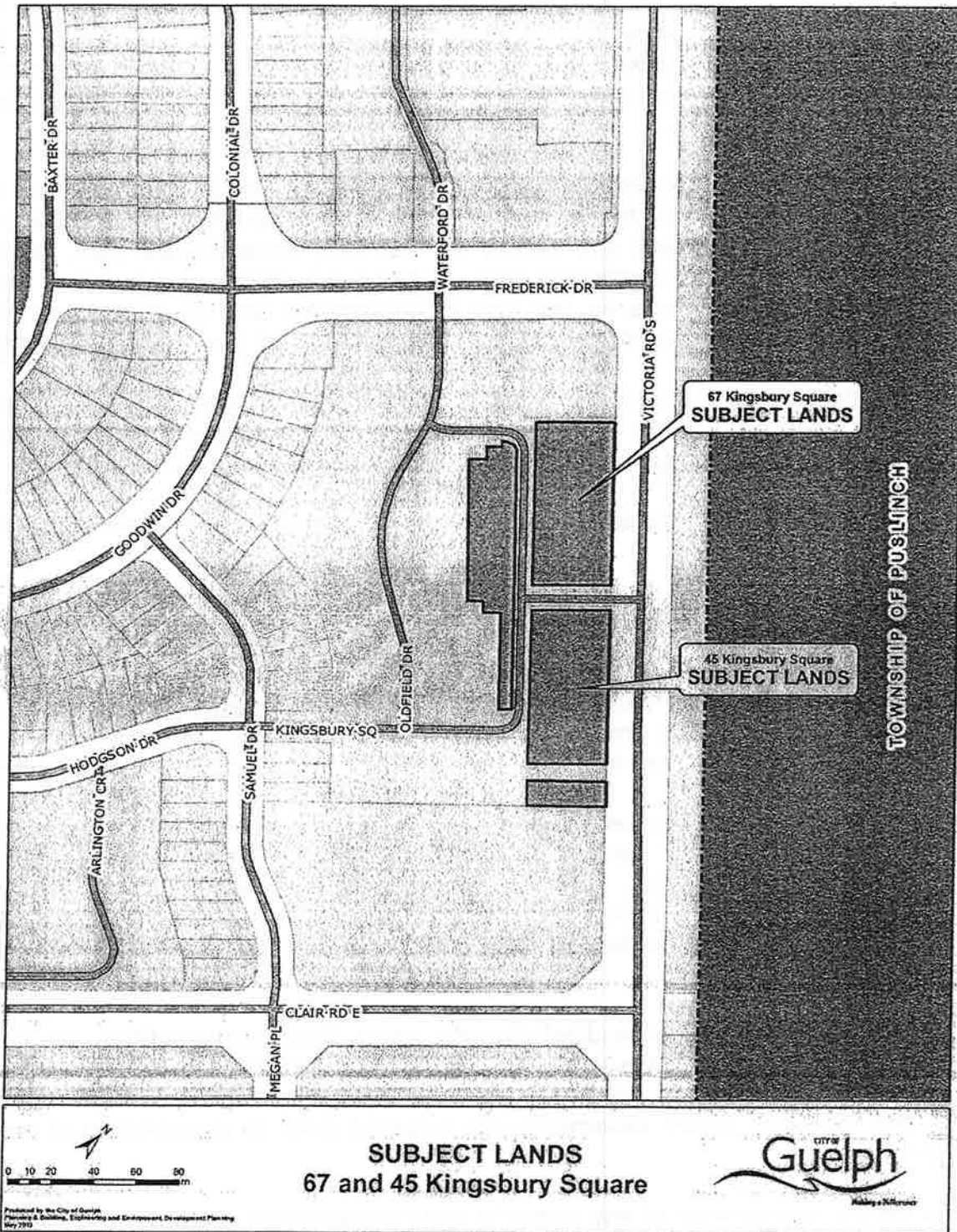
The property is designated Medium Density Residential in the Official Plan and is zoned R.3A-41 (Specialized Cluster Townhouse) in the City of Guelph Zoning By-law. This application does not affect the site’s present Official Plan designation or zoning.

Final site plan approval was granted by the City for this development on January 22nd, 2013 (**Schedule 4**). Building permits have been issued and construction is currently ongoing.

Planning, Engineering and Environmental Services Comments

Planning Services recommends approval of this application for draft plan approval of a residential condominium, subject to the conditions outlined in **Schedule 2**. The development has received the necessary site plan approval and building permits have been issued. The conditions contained in **Schedule 2** will ensure that site development is completed to the satisfaction of the City, prior to the registration of the plan of condominium.

**SCHEDULE 1
Location Map**



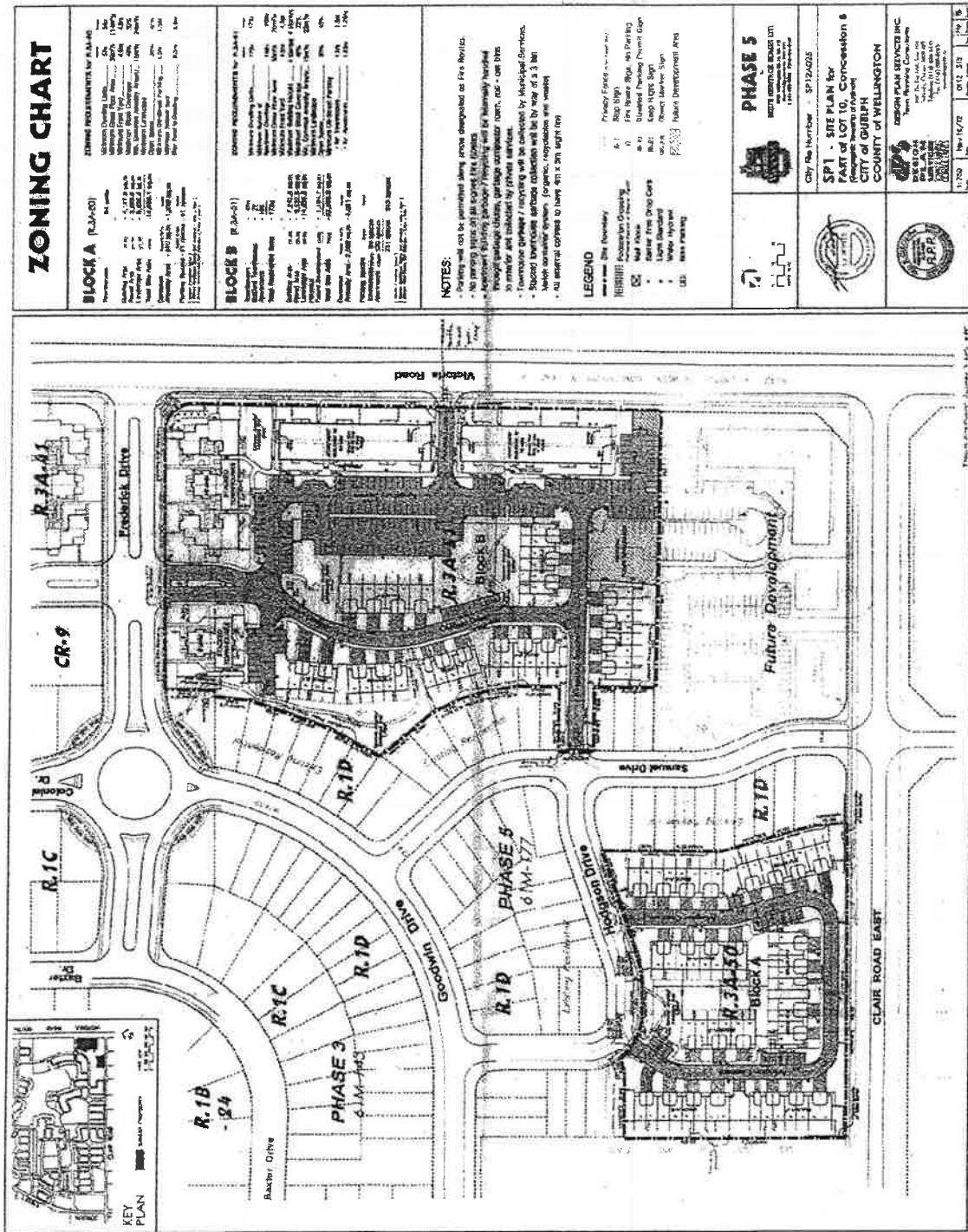
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AUG 07 2013

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CLERK'S DEPARTMENT	
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For Your Information	
Council Agendas	Aug 14/13
File	000

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Part of Part 1, Plan 61R-11873, (23CDM13502), municipally known as 25 Hodgson Dr., in the City of Guelph, County of Wellington.

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 22nd day of July, 2013, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to for Part of Part 1, Plan 61R-11873, (23CDM13502), municipally known as 25 Hodgson Dr, in the City of Guelph, County of Wellington.

LG # 20

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R AUG 1 2013 D

CITY CLERK'S OFFICE

August 1, 2013

Laura Vanderveldt
Reid's Heritage Homes Ltd.
6783 Wellington Road 34, RR#22
Cambridge ON
N3C 2V4

Jamie Laws
VanHarten Surveying Inc.
423 Woolwich Street
Guelph, ON
N1H 3X3

**RE: 25 Hodgson Drive, Part of Part 1, Plan 61R-11873, City of
Guelph – 23CDM13502**

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning Services and as of the date of this letter, I have decided to approve the condominium plan for 25 Hodgson Drive under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.

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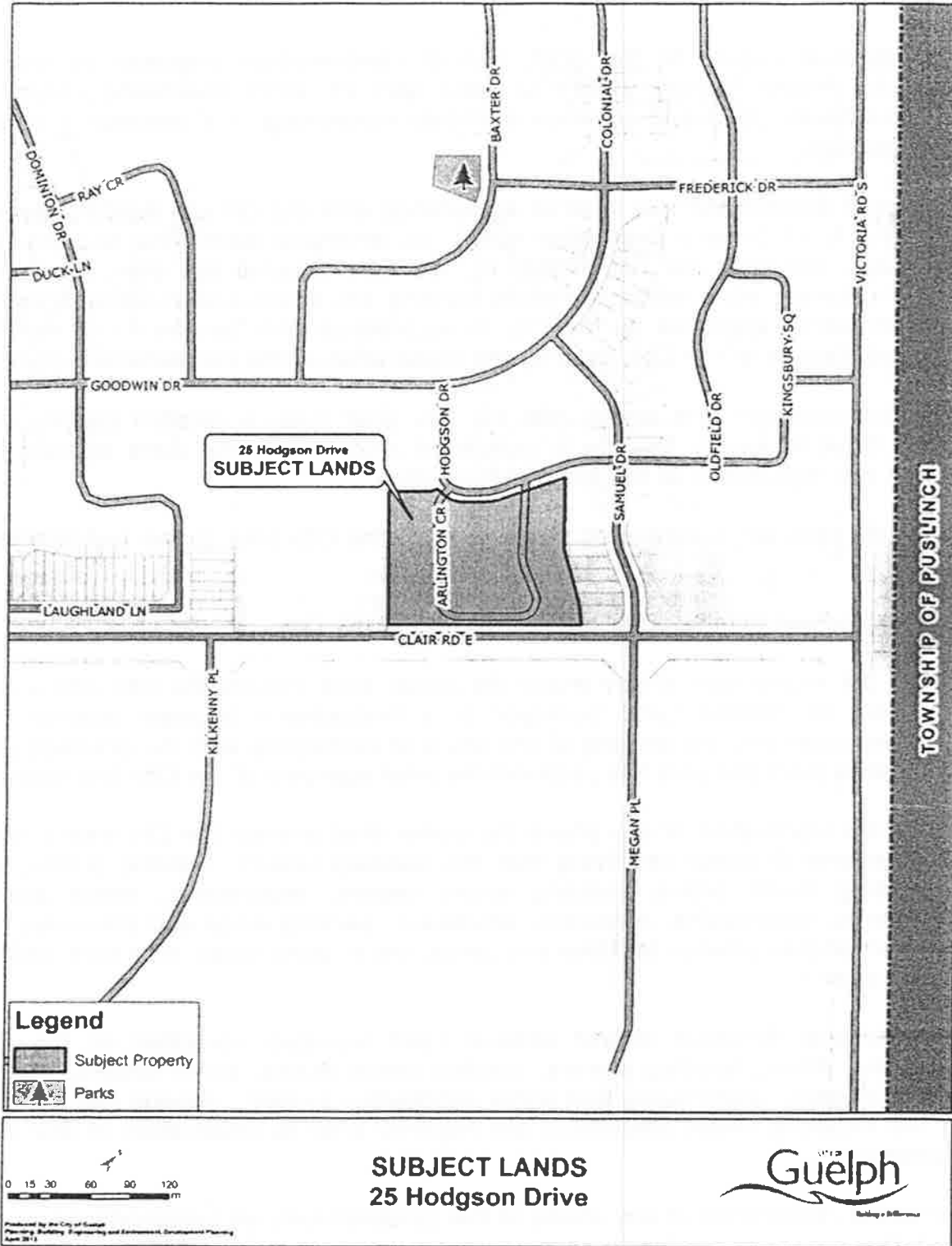
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General Manager,
Planning Services**

RH
cc: Blair Labelle, City Clerk
Richard Henry, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

SCHEDULE 1 Location Map



Legend

- Subject Property
- Parks



Produced by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
April 2013

**SUBJECT LANDS
25 Hodgson Drive**



management system, watermains and water distribution system serving the condominium phase, which are located on private lands other than the lands included in the phase being registered.

- 10) That prior to registration of any phase of the condominium, a Professional Engineer and/or Ontario Land Surveyor shall identify all the rights-of-way required to provide access to each phase for vehicles and pedestrians.
- 11) That prior to registration of any phase of the condominium, a lawyer shall certify that easements for all the rights-of-way are in place to provide access to the subsequent phase if the vehicular or pedestrian access is on private lands other than the lands included in the phase being registered.
- 12) The developer agrees to provide the City's Planning & Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD 2010 (*.dwg) format.
- 13) Prior to the registration of the condominium plan or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
- 14) Further to requirements outlined in Condition 2, any works not completed for the current phase to be registered as per the approved site plans shall be completed prior to registration and/or the Owner shall pay to the City a security amount representing the outstanding items not already secured through the site plan agreement therein as agreed to by the Manager of Development Planning.
- 15) That this Draft Plan of Condominium Approval shall lapse on July 18, 2018.
- 16) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 14 have been satisfied.

NOTE:

The Developer is responsible for contacting Canada Post and arranging mailbox locations and mail delivery methods for the development.

