

# NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

## Subject Lands:

103-105 Victoria Road North

**Legal Description:** Part of Lot 1, Concession 4, Division 'C', City of Guelph, County of Wellington

File No.: OZS21-008

## Public Meeting:

Monday September 13, 2021, 6:30 p.m. This is a remote City Council meeting that can be watched online at [guelph.ca/live](http://guelph.ca/live)

## Proposal:

Redevelopment of the Subject Lands to 44 cluster townhouses fronting on Cassino Avenue and 3 single detached dwellings on Victoria Road North (2 existing and 1 new).

The applicant's Concept Plan is included in Schedule 2.

## Application Details:

A complete application for a Zoning By-law Amendment has been received from MHBC Planning Limited on behalf of the owners Gemini Homes and Alex Maziarz for the lands municipally known as 103-105 Victoria Road North.

The applicant is requesting to change the zoning from the current "Urban Reserve" (UR) Zone in part to the "Specialized Residential Cluster Townhouse" (R.3A-?) Zone and the "Residential Single Detached" (R.1A) Zone.

## Additional Information

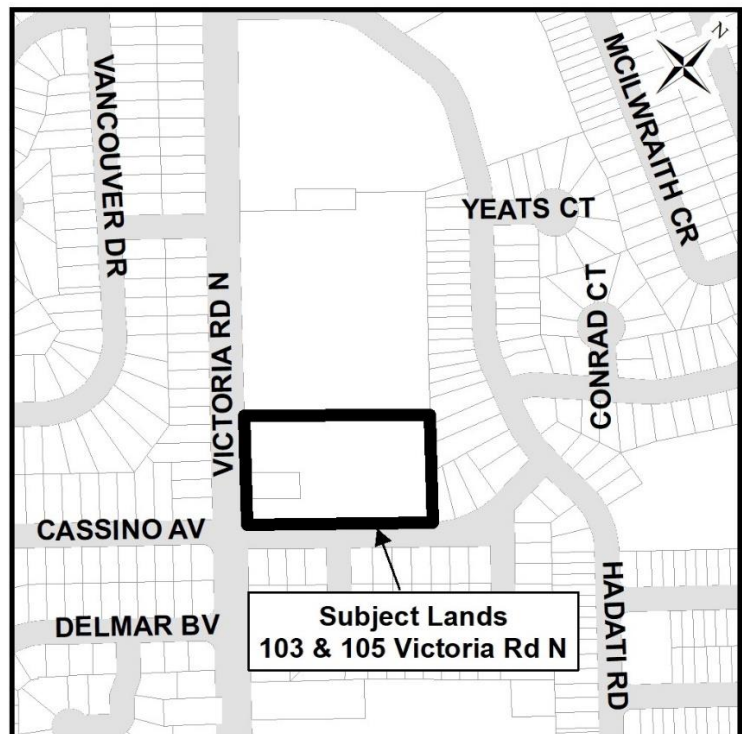
Documents relating to this planning application are available online at [guelph.ca/development](http://guelph.ca/development). Alternate document formats are available upon request.

The Staff Report will be available **Friday September 3, 2021** after 12:00 p.m. online at [guelph.ca/development](http://guelph.ca/development).

For additional information please contact the planner managing the file:

Michael Witmer, Senior Development Planner  
Planning and Building Services  
Phone: 519-822-1260, ext. 2790  
TTY: 519-826-9771  
Email: [michael.witmer@guelph.ca](mailto:michael.witmer@guelph.ca)

## Key Map:



## **Other Applications**

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

## **How to Get Involved:**

The purpose of a Public Meeting is to share information and to hear and consider public comments regarding development applications which can be reviewed by Staff and applicants prior to Council consideration of applications. The public is invited to watch the remote meeting on [guelph.ca/live](http://guelph.ca/live) and participate by submitting written comments and/or speaking to the application.

## **To submit written comments:**

You can submit written comments any time via email to [clerks@guelph.ca](mailto:clerks@guelph.ca) and [michael.witmer@guelph.ca](mailto:michael.witmer@guelph.ca) or by mail to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

If you submit comments by 10:00 a.m. on **Friday, September 10, 2021**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

## **To speak to the application:**

If you wish to speak to the application, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, September 10, 2021** by any of the following ways:

- Register online at [guelph.ca/delegation](http://guelph.ca/delegation)
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to [clerks@guelph.ca](mailto:clerks@guelph.ca)

When we receive your registration, we will send you a confirmation message and instructions for participating in the remote Public Meeting. Instructions will also be provided during the meeting to ensure that those watching the remote Public Meeting will be given the opportunity to speak.

## **How to Stay Informed:**

If you wish to be notified of the Council decision on this application you must make a written request to the City Clerk by way of email, or regular mail as listed above. Please note Council will not make a decision at the Public Meeting.

## **Appeals Information:**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Guelph to the Ontario Land 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.

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 Ontario Land 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 to post this Notice of Complete Application and Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board).

## **Notice of Collection of Personal Information:**

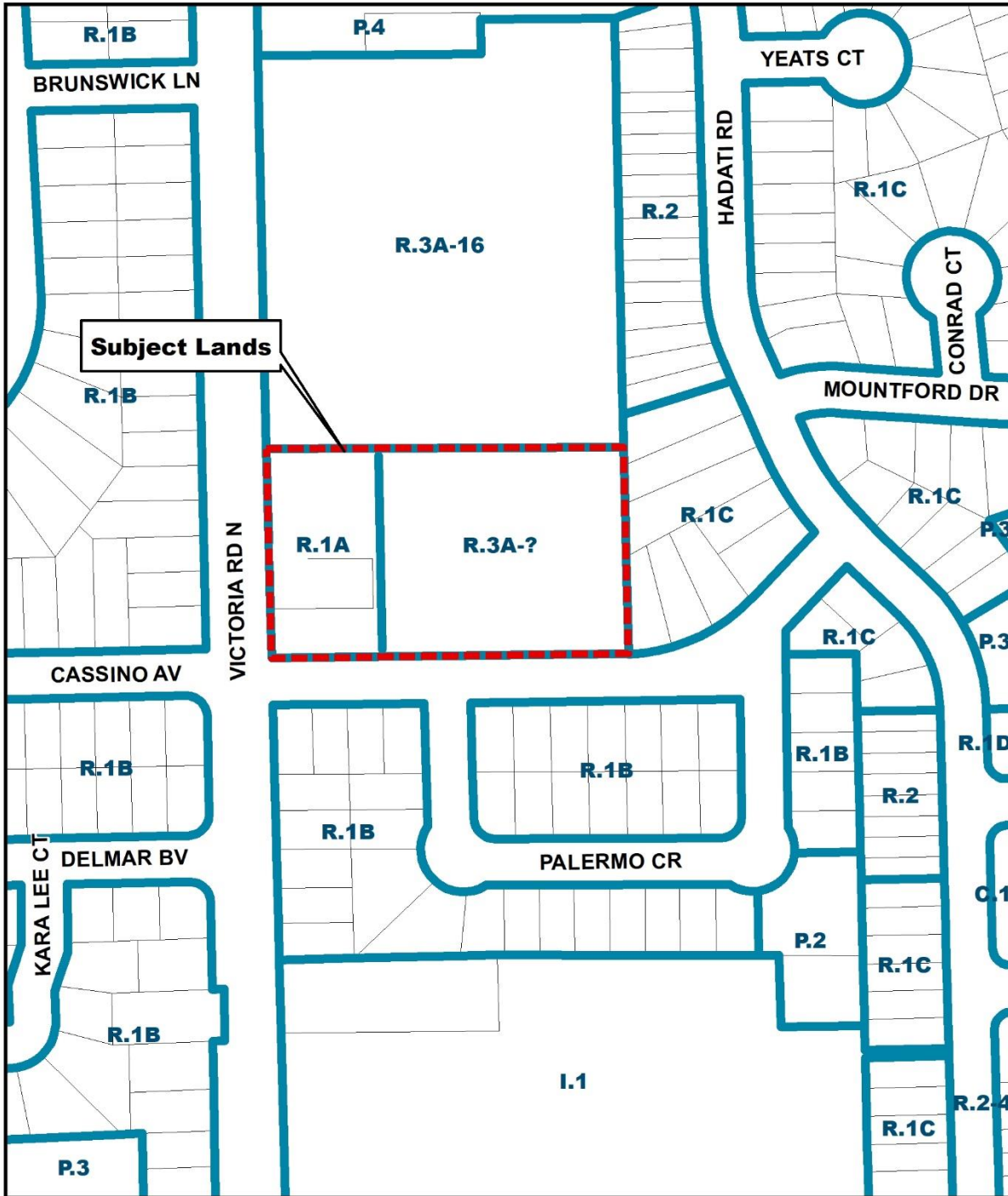
Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or [privacy@guelph.ca](mailto:privacy@guelph.ca).

## **Accessibility:**

Alternative accessible formats are available by contacting [planning@guelph.ca](mailto:planning@guelph.ca) or TTY 519-826-9771.

**Schedule 1 – Proposed Zoning**



**PROPOSED ZONING**  
**Residential Single Detached (R.1A) &**  
**Specialized Cluster Townhouse (R.3A-?) Zones**  
**103-105 Victoria Road N**



Produced by the City of Guelph  
 Planning and Building Services  
 July 2021

**Schedule 2 – Proposed Concept Plan and Townhouse Elevations**

