

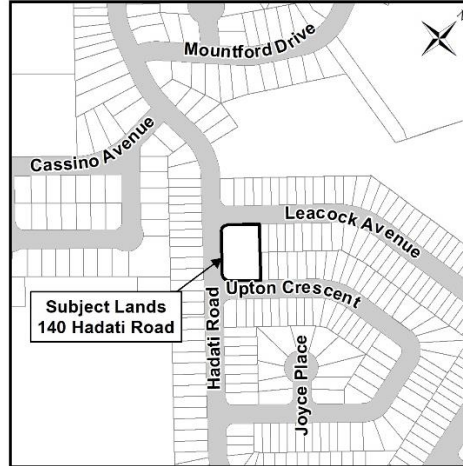
# NOTICE OF COMPLETE APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

## Subject Lands:

140 Hadati Road

File No.: OZS22-015

## Key Map:



## Future Public Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public meeting.

## Application Details:

Applications for Official Plan and Zoning By-law Amendments have been received for the subject lands from MHBC Planning on behalf of the owners, Dotty Lake Retreats Inc., to permit the development of a stacked townhouse development containing 24 units.

The purpose of the Official Plan amendment is to add site-specific Official Plan policies to permit a maximum height of 4 storeys and 12 metres and to permit a maximum density of 95 units per hectare where a maximum of 3 storeys and 35 units per hectare is currently permitted.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Convenience Commercial" (C.1) Zone to a "Specialized Cluster Townhouse" (R.3A-?) Zone to implement the proposed development. Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with these applications.

The proposed conceptual site plan and proposed building is included in Schedule 1.

## Additional Information

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

For additional information please contact the planner managing the file:

Katie Nasswetter, Senior Development Planner  
Planning and Building Services  
Phone: 519-822-1260, ext. 2356  
TTY: 519-826-9771  
Email: [katie.nasswetter@guelph.ca](mailto:katie.nasswetter@guelph.ca)

## **How to Get Involved:**

Any person may provide written or verbal comments on these applications, and at any future public meetings in any of the following ways:

- By Email to [clerks@guelph.ca](mailto: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

## **How to Stay Informed:**

If you wish to be notified of the Council decision, when one is made on these applications, you must make a written request to the City Clerk by way of email, in person or regular mail/courier as listed above.

## **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 asked to post this Notice of Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board).

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

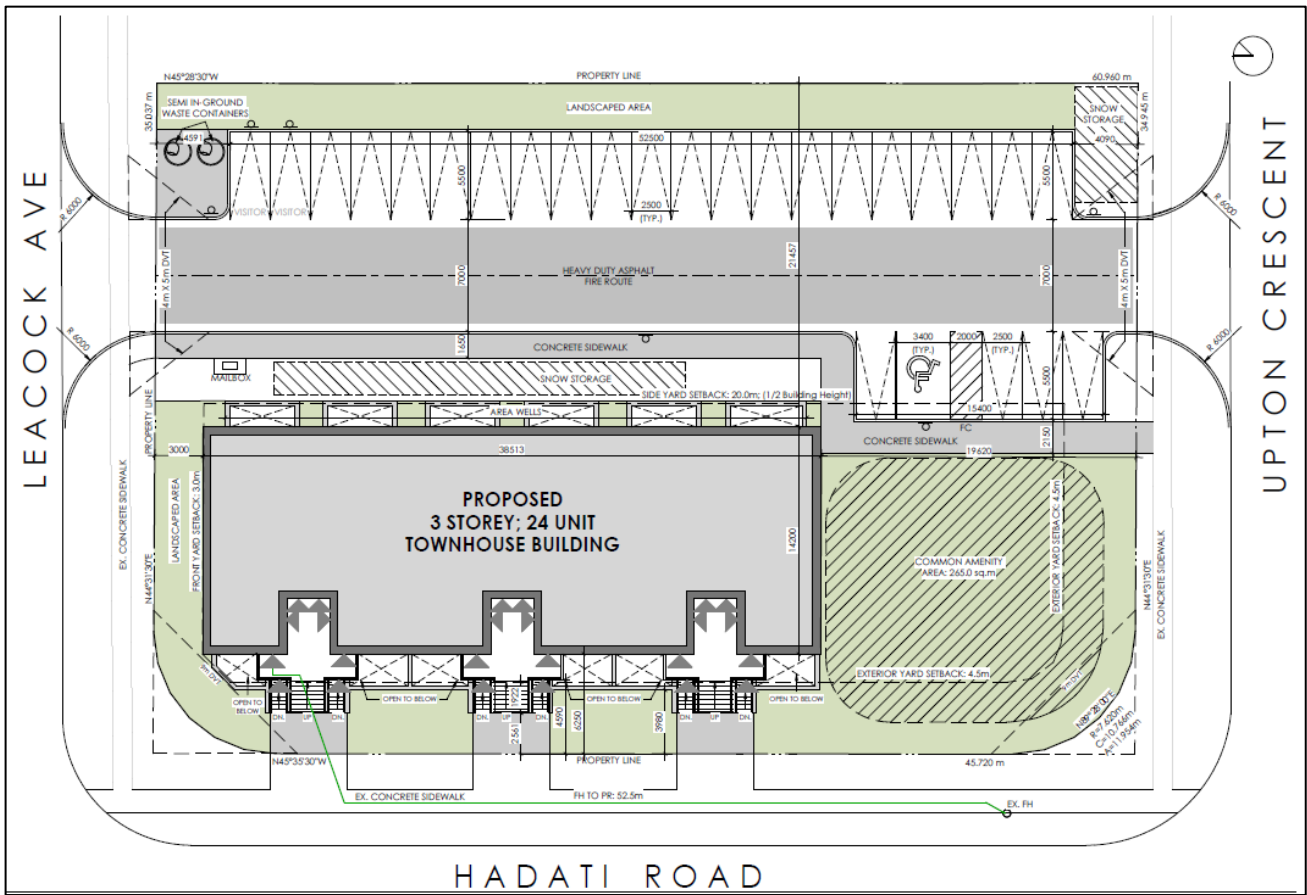
Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

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 – Concept Plan



View from Hadati Road:

