

NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING



Subject Lands:

639 Eramosa Road

Legal Description:

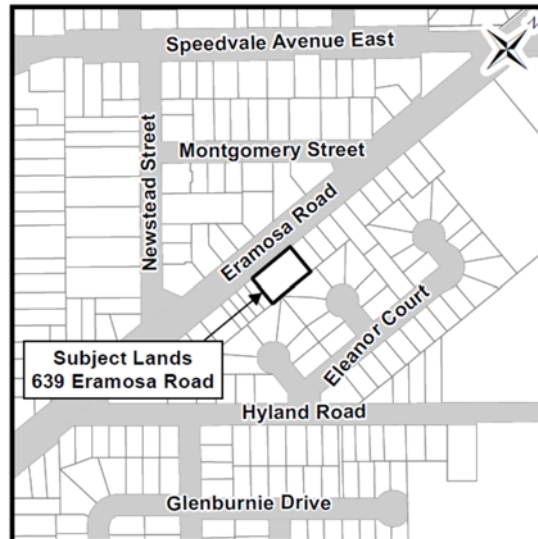
All of Lots 4 and 5, and Part of Lots 3 and 6, Registered Plan 549, City of Guelph

File No.: OZS22-014

Public Meeting:

Monday September 12, 2022, 6:30 p.m. This is a remote City Council meeting that can be watched online at guelph.ca/live

Key Map:



Application Details:

Applications for Official Plan and Zoning By-law Amendments have been received for the subject property from Van Harten Surveying Inc., on behalf of the owner 2795318 Ontario Inc., to permit the redevelopment of the property to a medical clinic (chiropractic clinic). The applicant is proposing to convert the existing building into a medical clinic.

The purpose of the Official Plan Amendment is to change the land use designation from "Low Density Residential" to "Mixed Office/Commercial". Small-scale office uses are permitted in the Mixed Office/Commercial land use designation and includes medical offices.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Institutional – Educational, Spiritual and Other Services" (I.1) Zone to a "Specialized Office Residential" (OR-?) Zone to permit a medical clinic. Further details of the requested zoning and specialized regulations can be found in the supporting documents submitted with these applications.

The proposed conceptual site plan is shown in Schedule 1.

Additional Information

Documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

The Staff Report will be available **Friday September 2, 2022** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

August 18, 2022

Other Applications

The subject lands are not 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 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 and lindsay.sulatycki@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 9, 2022**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the applications:

If you wish to speak to the applications, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, September 9, 2022** by any of the following ways:

- Register online at guelph.ca/delegation
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to 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 these applications 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.

