

Notice of Revised Submission

300 Water Street
Files: OP1707 and ZC1712
Date: July 16, 2019



Proposed Official Plan and Zoning By-law Amendments

Revised materials for the Official Plan and Zoning By-law Amendment applications have been received from the applicant, GSP Group on behalf of the owner, T.J.L. Transport Limited. The applicant has revised their proposal by removing one (1) on-street townhouse unit and is now proposing to develop the property with six (6) on-street townhouse units and one (1) single detached residential dwelling. The revised concept plan is attached to this notice. The original application was deemed complete on January 19, 2018, and a statutory Public Meeting was held on May 14, 2018.

You are receiving this notice as you have either provided correspondence on the original application or signed in at the statutory Public Meeting.

Purpose and Effect of Applications

The subject property is currently designated "Open Space and Park" with a "Natural Areas" overlay. The purpose of the Official Plan Amendment is to re-designate the property to the "Low Density Residential" land use designation. The purpose of the proposed Zoning By-law Amendment is to change the zoning from the "Urban Reserve" (UR) zone to a "Residential Single Detached" (R.1C) Zone and to a "Specialized Residential On-Street Townhouse" (R.3B-?) Zone.

Materials Submitted

The following items were submitted to the City for review:

- Revised Development Concept, prepared by GSP Group Inc., dated October 15, 2018;
- Environmental Impact Study Addendum, prepared by NRSI, dated November 22, 2018;
- Second EIS Addendum – Additional Hydrological Information, prepared by NRSI, dated May 7, 2019;
- Comments Response, prepared by GM Blue Plan Engineering, dated June 20, 2019;
- Functional Servicing Letter, prepared by GM Blue Plan Engineering, revised May 2, 2019; and,
- Preliminary Site Servicing and Grading Plans (Drawings SGP), prepared by GM Blue Plan Engineering, revised June 21, 2019.

Additional Information

Documents relating to the planning applications are available online at **guelph.ca/development** under **300 Water Street**. Printouts of these documents are available to review by scheduling an appointment with the planner during regular office hours.

For additional information, please contact the planner managing the file:

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Conceptual Site Plan

