

NOTICE OF REVISED SUBMISSION TO AMEND THE ZONING BY-LAW

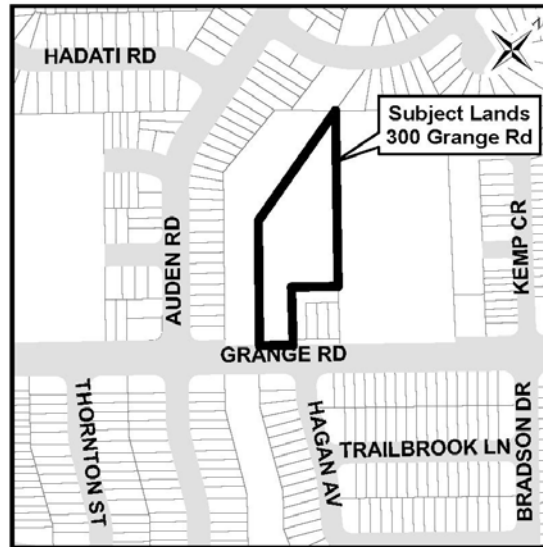
Subject Lands:

300 Grange Road

Legal Description: Part of Lot 6, Plan 53, Division 'C', Part 1 on 61R-10871, City of Guelph City of Guelph

File No.: OZS21-006

Key Map:



Application Details:

Revised materials for the Zoning By-law Amendment application have been received for the subject lands from MHBC Planning Limited on behalf of the owner 2538003 Ontario Inc. The original application was deemed to be complete on June 2, 2021 and the statutory public meeting was held on July 12, 2021.

The proposed development includes two single detached residential dwellings and 21 cluster townhouse units in conformity with the existing "Residential Single Detached" (R.1D) and "Cluster Townhouse" (R.3A) zoning on the subject lands. The purpose of the Zoning By-law Amendment application is to change the zoning on the portion of the subject lands currently zoned "Residential Cluster Townhouse" (R.3A) and "Residential Single Detached" (R.1D) to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone.

Key changes to the original proposal include the following:

- The private access road has been shifted to the south end of the property to allow for further separation between the proposed access and Hagan Avenue; and,
- The original application requested to change the zoning on the front portion of the subject lands from the "Residential Single Detached" (R.1D) Zone to a "Specialized Residential Single Detached" (R.1D-?) Zone to permit a private driveway access to the cluster townhouse zoned portion of the lands. To address comments received on the application, the applicant is now requesting that part of the front portion (currently zoned R.1D) and townhouse portion (currently zoned R.3A) of the subject lands be zoned a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to address minimum lot frontage of the proposed driveway access and minimum separation distances between townhouse blocks on the subject lands.

Details on the site-specific zoning regulations requested can be found in the supporting documents submitted with this revised submission.

Additional Information

Revised documents relating to this planning application are available online at guelph.ca/development. Alternate document formats are available upon request.

You are receiving this notice as you have either provided comments on the original application or spoke at the statutory public meeting held on July 12, 2021.

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

Other Applications

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

To submit written comments:

You can submit written comments any time via email to lindsay.sulatycki@guelph.ca or by mail to Lindsay Sulatycki, Planning and Building Services, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

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.

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. Comments provided are 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.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

