

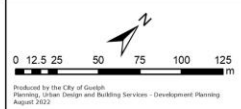
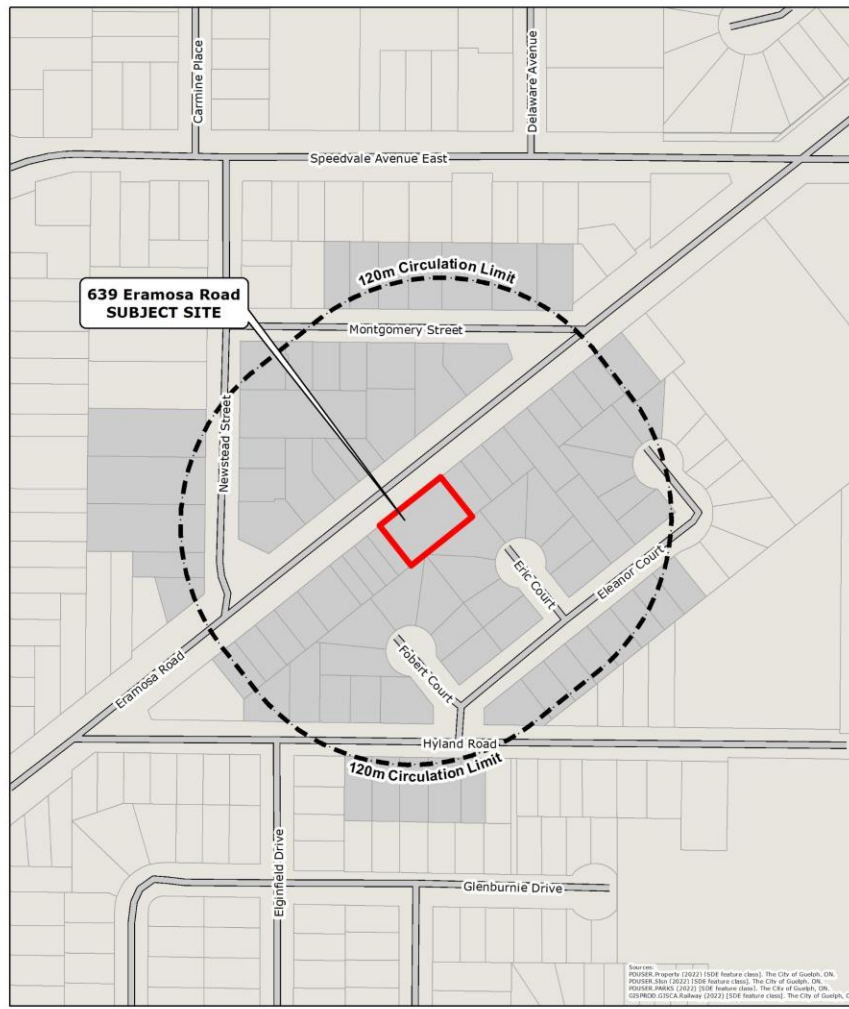
639 Eramosa Road

Statutory Public Meeting for Proposed Official Plan and Zoning By- law Amendment Applications

File: OZS22-014

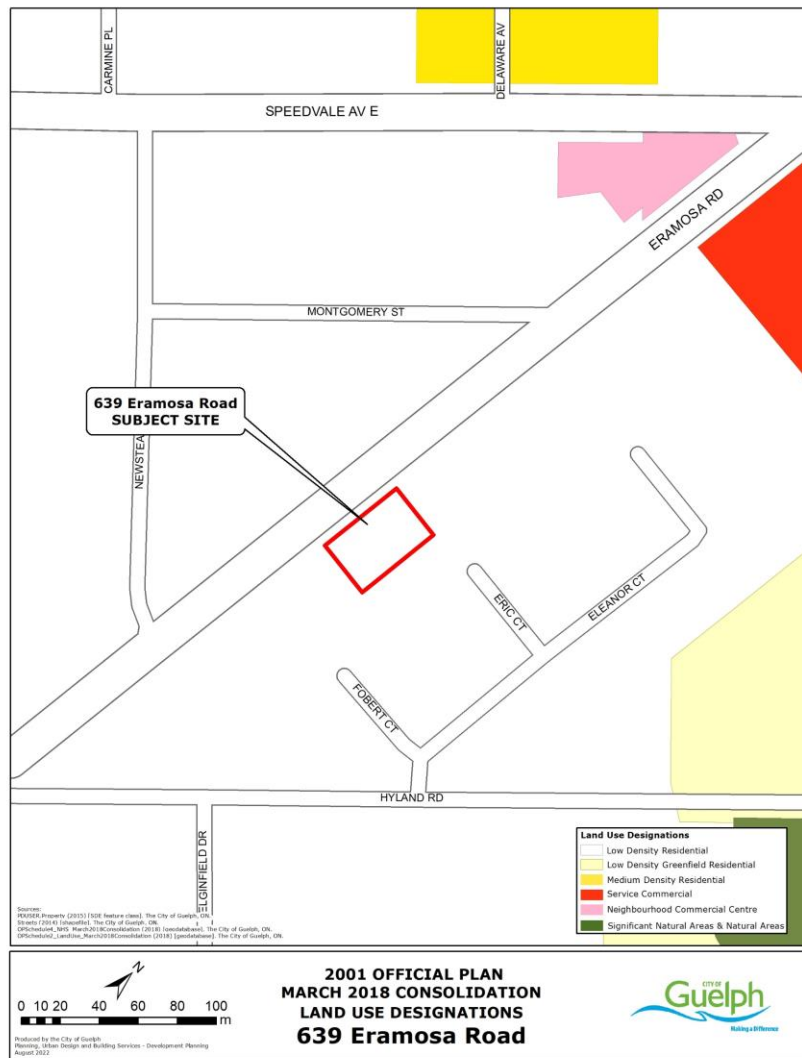
September 12, 2022

Location



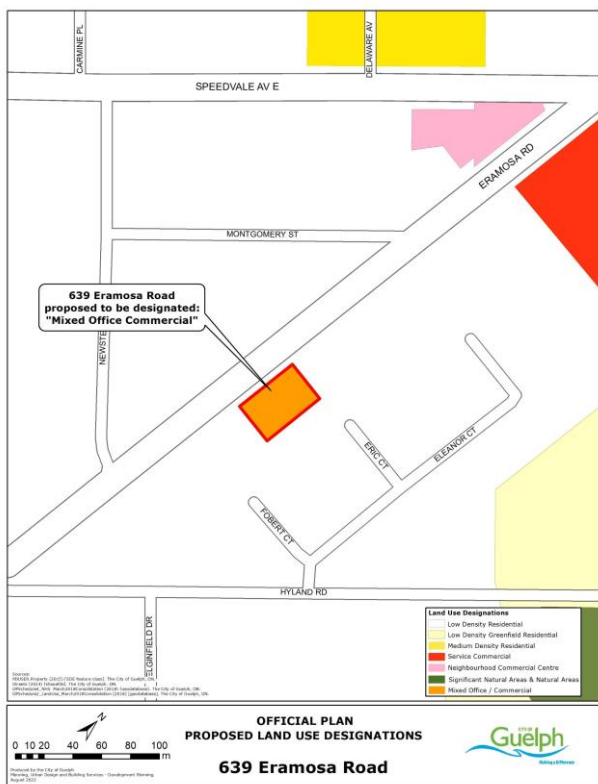
**LOCATION MAP and
120m CIRCULATION AREA
639 Eramosa Road**

Existing Official Plan Land Use Designations



Proposed Official Plan Amendment

The applicant is requesting to change the land use designation from “Low Density Residential” to “Mixed Office/Commercial”.



Existing Zoning



Proposed Zoning

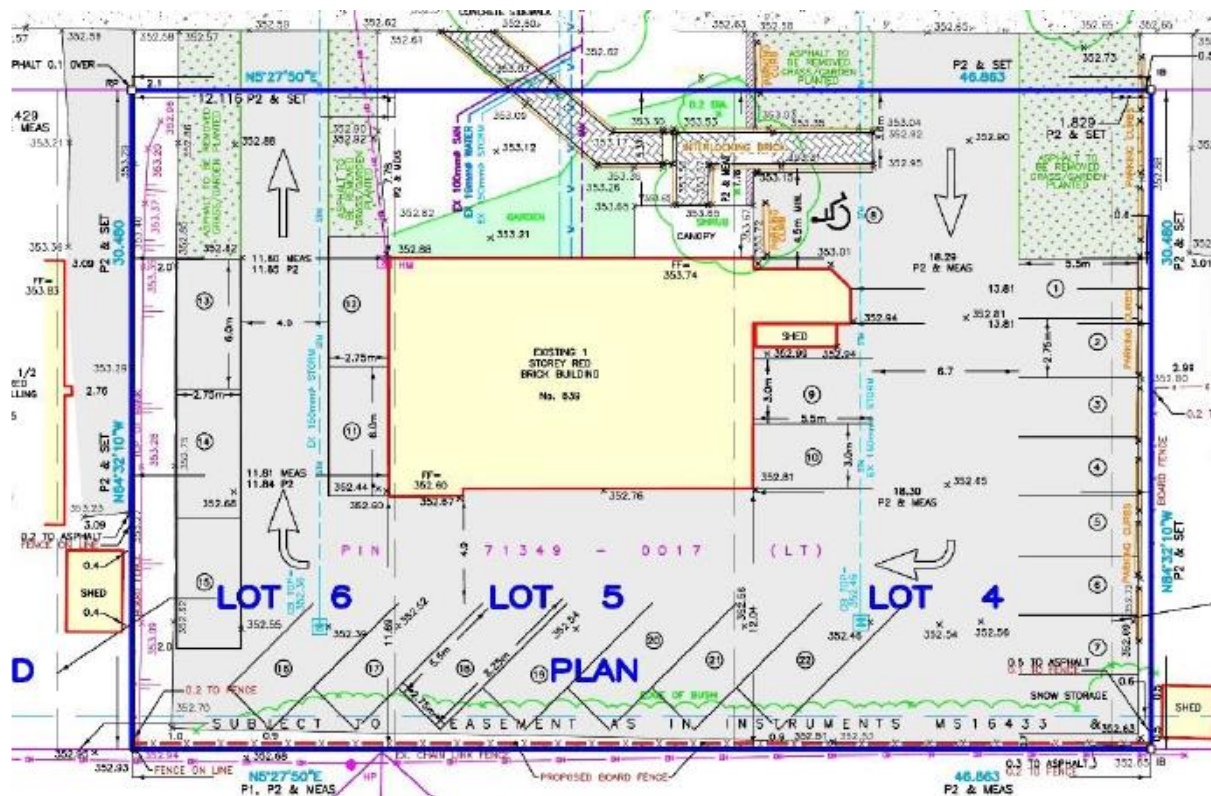


The purpose of the Zoning By-law Amendment application is to change the zoning from the “Educational, Spiritual and Other Services” (I.1) Zone to a “Specialized Office Residential” (OR-?) Zone.

The following specialized regulations are requested to facilitate the proposal:

- To allow a medical clinic as a permitted use; and,
- To allow for a minimum of 22 parking spaces, whereas Section 4.13.4.2 of the Zoning By-law requires 25 parking spaces for the proposed medical clinic.

Proposed Conceptual Site Plan



How to stay informed:

If you wish to be notified of any future revisions or decisions on these applications, please email planning@guelph.ca