

Schedule-1 Amendment Number 85

**Amendment No. 85
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '639 Eramosa Road Amendment' and will be referred to as 'Amendment No. 85'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment and summary of changes to the Official Plan, but does not form part of this amendment.

Part B – The Amendment forms Amendment 85 to the Official Plan for the City of Guelph and consists of the mapping changes to Schedule 2, "Land Use Plan" introduced to the Official Plan for the City of Guelph.

Part C – The Appendices include information about public participation, background studies and the staff recommendation report to Council.

Purpose

The purpose of Amendment 85 is to change the land use designation from "Low Density Residential" to "Mixed Office/Commercial" to permit the development of a medical clinic.

Location

The subject property affected by Official Plan Amendment 85 is municipally known as 639 Eramosa Road and legally described as All of Lots 4 and 5, and Part of Lots 3 and 6, Registered Plan 549, City of Guelph. The subject property has an area of approximately 0.14 hectares.

The subject property is located on the south side of Eramosa Road, between Victoria Road North and Speedvale Avenue East (see Key Map below).

Surrounding land uses include:

- To the north: Eramosa Road, beyond which are lands zoned for and developed as single detached residential dwellings;
- To the south: single detached residential dwellings;
- To the east: single detached residential dwellings; and,
- To the west: single detached residential dwellings.

Location Key Map



Basis of the Amendment

The Official Plan Amendment application was submitted to the City of Guelph in conjunction with an application to amend the Zoning By-law (File No. OZS22-014) on July 15, 2022. The Official Plan Amendment and Zoning By-law Amendment applications were deemed to be 'complete' on August 12, 2022. The applications were presented to Council at a Statutory Public Meeting held on September 12, 2022, and brought to Council for approval on December 6, 2022.

Summary of Changes to the Official Plan

The Official Plan Amendment will change the land use designation of the subject property on Schedule 2 "Land Use Plan" from "Low Density Residential" to "Mixed Office/Commercial".

PART B – THE AMENDMENT

Format of the Amendment

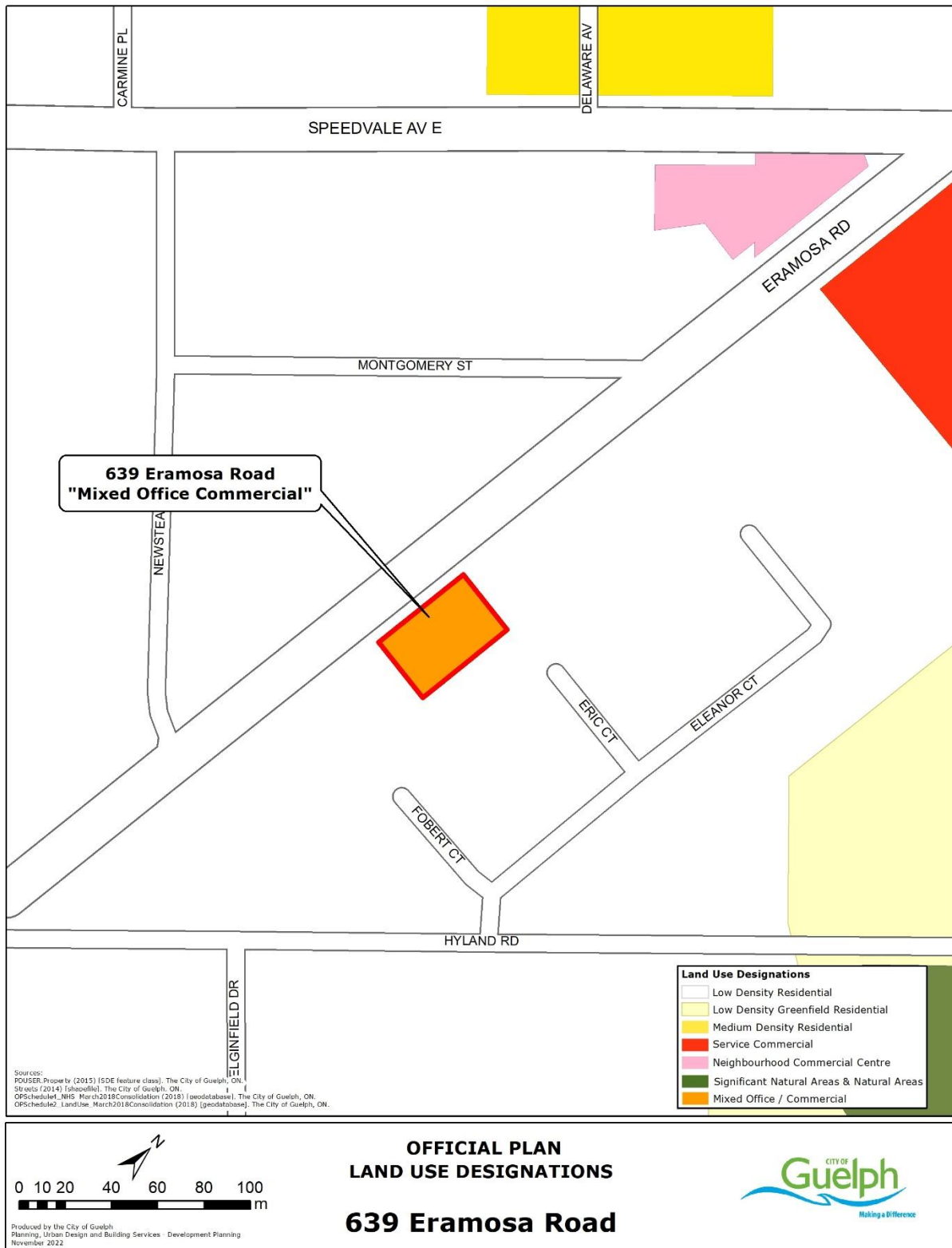
This section of Amendment 85 for 639 Eramosa Road sets out revisions to Schedule 2, “Land Use Plan”.

Implementation and Interpretation

Amendment 85 should be read in conjunction with the current Official Plan (2022 Consolidation) which is available on the City’s website at **guelph.ca**, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

The Official Plan for the City of Guelph is amended by amending Schedule 2, “Land Use Plan” for the property municipally known as 639 Eramosa Road and legally described as all of Lots 4 and 5, and Part of Lots 3 and 6, Registered Plan 549, City of Guelph. The purpose of Official Plan Amendment 85 is to change the land use designation from “Low Density Residential” to “Mixed Office/Commercial”.



PART C – THE APPENDICES

The following appendices do not form part of Amendment No. 85, but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: Background Studies

Appendix 3: December 6, 2022 Planning Staff Decision Report No. 2022-339

Appendix 1 to Official Plan Amendment No. 85

Public Participation and Notification Timeline

July 15, 2022	Applications received by the City of Guelph
August 12, 2022	Applications deemed complete
August 18, 2022	Combined Notice of Complete Application and Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120m of the subject property
August 18, 2022	Notice of Public Meeting advertised in the Guelph Tribune
September 12, 2022	Statutory Public Meeting of Council
November 21, 2022	Notice of Decision Meeting sent to interested parties who spoke at the public meeting, provided comments on the applications or requested to receive further notification on the applications
December 6, 2022	City Council meeting to consider staff recommendation

Appendix 2 to Official Plan Amendment No. 85

Background Studies

The following studies were submitted by the applicant in support of the Official Plan Amendment and Zoning By-law Amendment:

- Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated July 2022;
- Conceptual Site Plan, prepared by Van Harten Surveying Inc., dated July 2022;
- Landscape Plan, prepared by Aboud and Associates Inc., dated April 2022; and,
- Servicing Brief, prepared by Van Harten Surveying Inc., dated February 2022.

Appendix 3 to Official Plan Amendment No. 85

December 6, 2022 Planning Staff Decision Report No. [2022-339](#)