

April 14, 2023

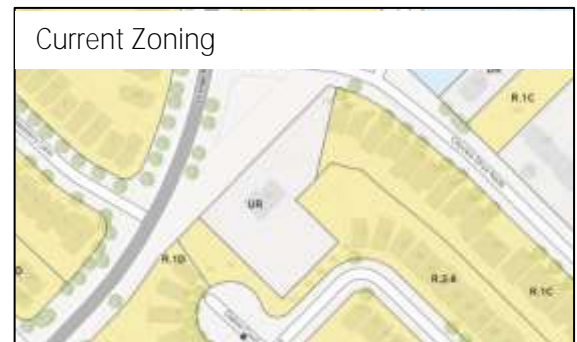
Abby Watts
Project Manager, Comprehensive Zoning Bylaw Review
Infrastructure, Development and Enterprise Services
Planning and Building Services
Guelph City Hall
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Watts:

RE: Oakes Crescent
City of Guelph Comprehensive Zoning By-law Review
OUR FILE: Y509BQ

MHBC, on behalf of our client 2014707 Ontario Inc., is pleased to submit this letter with respect to the City of Guelph's Comprehensive Zoning By-law Review. Our client is the owner of remnant blocks within Registered Plan 61M-181 in the City of Guelph.

The subject lands are partial lots with road frontage on Oakes Crescent and Cityview Drive. The lots are currently zoned R2.6 and intended to be developed comprehensively through consolidation with the former Grange Road right-of-way and the adjacent lands that are zoned Urban Reserve (UR).



The new Zoning By-law proposes to zone the Urban Reserve lands as RL.1 and the subject lands as RL.2.16. Both of the zones permit residential uses.

The concern is that the proposed zoning would permit the development of the lands that were previously zoned as Urban Reserve independent of the remaining lands in Registered Plan 61M-181. The planned intent was the Urban Reserve lands would be consolidated with the subdivision blocks and developed comprehensively.

We request that some provision be made in the new By-law that would require that the Urban Reserve lands be consolidated and planned comprehensively with our client's parcels.

We look forward to continuing to work with City staff in connection with these lands.

Yours truly,
MHBC

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

David Aston, MSc, MCIP, RPP
Vice President, Partner