

# NOTICE OF AN INFORMAL PUBLIC MEETING AND COMPLETE APPLICATION

**Monday, March 21, 2022, Electronically**

**Official Plan Amendment No. 35**

**Gabriella Groff / Northgate Land Corp.**

**SW Corner of Conservation Drive & Beaver Creek Road, Northwest Ward 2**

## **Application Description:**

This Official Plan Amendment applies to the following blocks of land within Draft Plan of Subdivision 30T-17401, being an application involving a large parcel of land located at the southwest corner of Conservation Drive and Beaver Creek Road:

- Stage 1, Blocks 9 & 10
- Stage 2, Block 2
- Stage 3, Blocks 20 & 21

These blocks of land are proposed to be rezoned through Zone Change Application Z-17-14 to permit a range of mid-rise residential buildings, including terrace dwellings (eg. stacked townhouse buildings, maisonette buildings). The Beaver Creek Meadows District Plan, a land use document guiding development in this part of Waterloo, allows terrace dwellings to be built up to 4 storeys in height. However, within Low Density Residential areas such as this, the City's Official Plan only allows terrace dwellings to be built up to 10 metres in height. As the construction of a 4 storey building typically requires a minimum height of 12 metres, the Applicant is requesting to increase the maximum permitted height for terrace dwellings from 10 metres to 12 metres, to align the policies of the Official Plan with those of the District Plan.

Please be advised, Draft Plan of Subdivision 30T-17401 and Zone change Application Z-17-14 have been appealed to the Ontario Land Tribunal. Information on these application can be found via the link below:

<https://www.waterloo.ca/en/government/zone-changes.aspx#beavercreek>

## **How to Get Involved:**

The purpose of the public meeting is to share information and to hear and consider public and stakeholder comments regarding the planning application as part of City Council's decision making process. The public is invited to watch and/or listen to the remote meeting on [www.youtube.com/citywaterloo/live](http://www.youtube.com/citywaterloo/live) and may participate by submitting written comments in advance of the public meeting and/or arranging to speak to the application.

## To submit written comments

Written comments received before 9:00am on Wednesday, March 2, 2022, will be included in the City Council Agenda. Written comments received after 9:00am on Wednesday, March 2, 2022, will be provided to City Council for consideration prior to the Informal Public Meeting, but will not be included in the Council Agenda. Written comments can be provided in the following ways:

- Via email to [laura.dewar@waterloo.ca](mailto:laura.dewar@waterloo.ca)
- By dropping off a hardcopy at Waterloo City Hall, addressed to **Laura Dewar**, Planning Division, 2<sup>nd</sup> floor, 100 Regina St S, Waterloo, ON
- By placing a hardcopy in the Waterloo City Hall after hours mail slot to the left of the side door entrance on William Street

All written submission should clearly state "**Informal Public Meeting, Official Plan Amendment No. 35**" at the top of the letter/correspondence.

To speak to the application

If you wish to speak to the application, please contact the Legislative Services Division no later than 10:00 a.m. on Monday, March 21, 2022, by any of the following ways:

- By phone at 519-747-8705
- By email to [clerkinfo@waterloo.ca](mailto:clerkinfo@waterloo.ca)

When we receive your registration, we will send you a confirmation message and instructions for participating in the remote public meeting. Instructions will also be provided during the meeting to ensure that those watching the remote public meeting will be given the opportunity to speak.

We encourage the public to provide input into these important Official Plan and Zoning By-law Amendment applications. Individuals may submit written / electronic comments. The public is informed and notified that names, addresses and comments may be made public. **Julie Scott, City Clerk, City of Waterloo.**

**For further information regarding the above matter, please contact the City of Waterloo Integrated Planning and Public Works, 2nd Floor, Waterloo City Centre, Waterloo, Ontario, by calling Laura Dewar at 519.747.6108 or email [laura.dewar@waterloo.ca](mailto:laura.dewar@waterloo.ca)**

