

Application for an Amendment to the Official Plan and/or Zoning By-law, Formal Submission and/Pre-Submission



Guidelines for Applicants

This application form is to be used to request amendments to the land use designation(s) of the City of Guelph's Official Plan and/or the Zoning By-law for a specific property in the City of Guelph. To ensure timely processing of this application, please ensure all sections of the application form are accurately completed. In this form, the term "Subject Land(s)" means the land that is subject to the proposed amendment(s). The information must be provided along with the appropriate fee. If the required information and fee are not provided, the City will return the application and it will be deemed incomplete until all required information and fees are provided.

Application Submission Requirements

Planning staff will work with you to identify the appropriate application form to be completed and will assist you in identifying the material required to support the request or application.

1. Initial Planning Meeting

Although this meeting is optional it is strongly recommended to discuss your preliminary proposal. Information will be shared on what to expect during the development application process, and anticipated information required before developing a property in Guelph. Contact Planning Services to set up a meeting planning@guelph.ca.

2. Development Review Committee (DRC) pre-consultation meeting

An application for an Official Plan Amendment and/or Zoning By-law Amendment are required to follow the pre-consultation process. Applicants are required to meet with the DRC prior to submitting a planning application. The purpose of the meeting is to identify any high-level issues and confirm any studies and supporting documents required for a complete application submission. Staff will provide a Development Review Committee (DRC) Checklist along with comments that the applicant shall address in their formal application submission. This Checklist must be filled out per the instructions therein. If the Checklist is not provided with the formal development application submission (along with the required documents), the application will be deemed incomplete.

Application forms and further information related to the pre-consultation meeting and process are available at the Planning and Building Services reception counter or guelph.ca/planning.

3. Neighbourhood Meeting and Community Engagement Report

Following the DRC Meeting, City of Guelph staff will request applicants to host a Neighbourhood Meeting for residents in the surrounding area. Applicants shall prepare notices with details of the meeting which will be mailed in advance of the meeting date.

The purpose of the Neighbourhood Meeting is to engage the public early in the process and allow the applicant to address issues in advance of submitting a formal application. At the Neighbourhood Meeting, applicants will share proposed plans with neighbouring residents to

receive feedback/comments on the proposal. Applicants will also prepare a Community Engagement Report that summarizes the comments/feedback received. This Report will also detail any modifications made to the proposal as a result of the issues raised.

Complete Neighbourhood Meeting and Community Engagement Report requirements can be found in the applicable Terms of Reference.

4. Application Form – Official Plan Amendment and/or Zoning By-law Amendment

Following the pre-consultation meeting, applicants are required to complete the appropriate application form and include any additional information/documents outlined in the Development Review Checklist.

If the Applicant/Agent is submitting the application on behalf of the owner, the Registered Owner(s) Applicant Authorization Form must be completed and attached to this application.

5. Cover Letter

In addition to the required materials, every application shall include a cover letter. The cover letter will provide a detailed description of the proposed development, what Official Plan or Zoning By-law changes are requested, any pertinent background information, and a list of submitted documents as required through the DRC pre-consultation meeting.

6. Required Fee(s)

Required fees are identified in the DRC Checklist and in accordance with the Development Application Fee By-law. Payment is accepted by electronic funds transfer (EFT), or cheque/bank draft made payable to the City of Guelph. The application will not be received unless payment is made. Please contact the planner for fee confirmation and EFT payment instructions. Contact Planning team through email if needed (planning@guelph.ca).

[Development Application Fees and Charges.](#)

In accordance with the Planning Act, if no decision is made on a combined Official Plan Amendment and Zoning By-law Amendment or a Zoning By-law Amendment within the statutory timeline, the fees for the applicable development type shall be refunded as per the [Planning Act](#).

Please note that decision timelines are based on the date that the application is deemed complete, and not when the application is submitted or when payment has been received.

7. Submission Requirements

These criteria and/or terms of reference will be included in staff comments provided in the DRC Checklist. The DRC Checklist must be included with an application submission. **If these criteria and/or terms of reference are not followed, the application will be deemed incomplete.**

8. Engineering Clearance

Applicants must follow the City of Guelph's Development Engineering Manual, Guidelines for Development of Contaminated or Potentially Contaminated Sites, Guelph Noise Control Guidelines, Linear Infrastructure Standards, Region of Waterloo Design Guidelines and Supplemental Specifications for Municipal Services and Traffic Impact Study Guidelines for guidance on technical requirements for all engineering aspects related to the proposed development. In some cases, the City's Engineering may require a site-specific criterion and/or terms of reference for servicing, stormwater management or traffic capacity. It is the responsibility of the applicant to ensure all technical requirements are followed in preparing an application submission.

City of Guelph Planning Staff may require an engineering clearance letter as part of a complete submission package. Engineering staff will determine whether an Engineering Clearance letter is required and the contents of the Clearance letter. It is the responsibility of the applicant to consult with Engineering staff prior to submitting your application.

Some of the guideline documents can be found here: <https://guelph.ca/city-hall/planning-and-development/how-to-develop-property/development-applications-guidelines-fees/>

9. External Agency Clearance

The Grand River Conservation Authority (GRCA) provides plan review and technical clearance services to municipalities on applications under the Planning Act and to ensure development proposals meet GRCA and provincial environmental policies. Consultation with GRCA Resource Planning Staff prior to submission of all applications is required and a clearance letter must be submitted with your application.

Clearance letters may be required from the following external agencies, but not limited to: the Ministry of Tourism, Culture and Sport (MCTS), the Ministry of Transportation (MTO), and/or the Ministry of Natural Resources and Forestry (MNR). This will be confirmed during your Development Review Committee (DRC) meeting with City staff. If City staff have indicated on your DRC Checklist that a clearance letter from one or more external agencies is required, it **must** be submitted with your formal application. If it is not included, the application will be deemed incomplete.

10. Concept Plan

Please refer to the DRC pre-consultation summary report and checklist for the required number of concept plans.

All plans must be submitted in metric units and are to contain all information in accordance with Schedule 1 of O. REG 545/06 or O.REG 543/06, including, but not limited to:

- Provide a coloured version of the site concept plan as JPEG and PDF;
- Boundaries and dimensions of the Subject Land;

- Description of the Subject Land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers;
- Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;
- Approximate location of all natural and artificial features on the Subject Land and on land that is adjacent to the Subject Land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- Current uses on land that is adjacent to the Subject Land.
- Location, width and name of any roads within or abutting the Subject Land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- Location and nature of any easement affecting the Subject Land;
- Current parking identifying the number of spaces based on the City's Zoning By-law.

11. Supporting Reports and Studies

As identified in the DRC Checklist, submissions must be submitted in a digital format along with the required number of hard copies. The information contained in all digital submissions must be consistent with the hard copies provided. If the supporting reports and studies are not submitted to the specifications of the applicable Terms of Reference, the application will be deemed incomplete.

12. Terms of References and Naming Conventions

Terms of References and Naming Conventions are available on the [City of Guelph website](#). When submitting a complete application, the City of Guelph's Document and File Naming Conventions must be followed. The Naming Conventions are intended to help the applicant organize the application submission. If the Terms of References and Naming Conventions are not followed, the application will be deemed incomplete.

Note: Drawings/plans must be individually folded to 8 ½ x 11. Rolled drawings/plans will not be accepted. One (1) hard copy of all required materials will be made available for members of the public to view. Additional information/reports/studies/plans may be required upon review of the application. If hard copies are submitted, please ensure that they are individually bound.

13. Digital Submissions

Digital Submissions shall be submitted via a file sharing program of your choosing (ie. Dropbox [<https://www.dropbox.com>]). Ensure a downloadable link is sent to planning@guelph.ca. If individual PDF attachments are sent to us via email, we will not accept the application. Please ensure that the title of the folder includes the address of the proposed development. All files and materials included in the digital planning application submission shall follow the requirements in the City of Guelph's [Naming Conventions](#). **If the files and materials included in the digital planning application do not follow these requirements, the application will be deemed incomplete.**

The following requirements apply to all drawings and plans:

- All files are to be unsecured (allowing for mark-ups/comments, content copying, page extraction and printing) and not password protected;

- Each drawing/plan shall be a flattened PDF without any additional layers, attributes, or content such as comments, tags, annotations or markups;
- Each drawing/plan shall be included as a separate file;
- Each drawing/plan shall be saved in landscape orientation;
- All drawings are to be drawn to a standard scale and cannot be scanned.

The following requirements apply to all documents (reports, letters, etc.):

- All files are to be unsecured (allowing for mark-ups/comments, content copying, page extraction and printing) and not password protected;
- Each document shall be uploaded as a separate file;
- Each document shall be saved in portrait orientation (tables, images and plans provided in an Appendix excepted);
- All documents must be submitted in PDF, that include PDF bookmarks for headings and all appendices;
- All documents are to have no comments.

14. Pre-submission Review Stage

The City of Guelph has implemented a new Pre-Submission Review Stage in response to the application review timeline requirements introduced through Bill 109. This Pre-Submission Review Stage will be strongly encouraged to allow City of Guelph staff to work collaboratively with applicants to receive substantive feedback on the technical studies and reports prior to formal submissions. This would free up significant capacity during the formal review stage and allow legislated timelines to be met.

Additional DRC meetings may be scheduled to discuss comments and/or concerns in a collaborative manner. Once revisions are made through subsequent resubmissions, City departments will provide clearance to proceed to a Formal Application Submission.

Depending on the nature of the application and the limited number of technical studies to be reviewed, Planning staff may provide guidance to applicants to proceed directly to the Formal Review Stage.

15. Formal Review Stage

At the Formal Application Submission, applications are review for completeness. If the application is deemed complete, a Notice of Complete Application letter will be sent to the applicant. The application is then comprehensively reviewed by City staff with no ability to resubmit with major revisions.

16. Development Application Public Notice Signs

All applications require posting of a Public Notice of Application sign(s) on the subject property.

City planning staff will provide the applicant with a print ready file at the time the application is deemed complete. It is the applicant's responsibility to have the sign(s) professionally prepared at their expense. Wording for the Public Notice of Application sign(s) will be provided by the Development Planner.

The sign(s) must be posted within 15 days of the application(s) being deemed complete. Once the Public Notice sign(s) has been placed, the applicant is to provide a picture of the installed sign(s). The sign(s) shall remain in place until the by-law comes into effect or the application is

refused by Council. It is the responsibility of the applicant to remove the Public Notice of Application sign(s).

A **high-resolution (300 dpi) JPEG image and PDF** that is an accurate visual representation of the proposal must be include with this application to be used on the sign(s).

Sign Specifications:

- a) Size: 1.2m wide by 1.2m high, 0.6m ground clearance.
- b) Acceptable Materials: 20mm exterior grade plywood panel, vertical posts to be 10cm by 10cm installed a minimum of 1.2m below grade; 5cm by 5cm horizontal stringers to be located behind the top, bottom and centre of the sign panel.
- c) Paint: Sign panels and all structural members shall be painted on all sides and edges with two coats of exterior type matte finish alkyd paint over a suitable primer. Lettering shall be painted in black on a white background.
- d) Lettering: The sign shall be professionally lettered or silk screened using upper case Helvetica Medium typeface or similar sans serif, size 30mm, 50mm and 100mm. The lettering must not be capable of being removed.
- e) Wording: The sign shall contain wording that has been approved by Development Planning and shall generally be in the format as shown on the Public Notice Sign Declaration.
- f) Location:
 - For interior lots having frontage on one street, the required sign shall be located approximately midway between the side lot lines at a maximum setback of 1.2m from the streetline. The sign shall not be attached or nailed to trees or utility poles.
 - For lots with streetline(s) that abut two streets (i.e. corner lots, through lots), a separate sign shall be required facing each street, located approximately midway between the side lot lines at a maximum setback of 1.2m from the streetline(s).
 - All signs shall be located away from any obstructions such that the signs are visible from the street.
- g) Maintenance: The applicant will maintain the sign both in structure and paint work to the satisfaction of the City.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED NO LATER THAN 15 CALENDAR DAYS AFTER THE APPLICATION(S) IS DEEMED COMPLETE AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE DECISION.



Signature of Owner or Authorized Agent

Date (day month year)

City of Guelph Official Plan Amendment and/or Zoning By-law Amendment Application Form

Type of Application Check all that apply.

Official Plan Amendment

Zoning By-Law Amendment

Is this a:

Pre-Submission application

Formal Development application

Note: Completeness requirements for Formal Development application submission are indicated below.

The application will be reviewed for completeness according to Sections 22 and 34 of the Planning Act. If the information, including copies of the required plans and applicable fees are not provided, the City may return the application, requesting further information. If complete, the file is opened and timelines for processing will commence. The DRC Checklist from the Development Review Committee meeting outlines the required documents for a complete submission. If the Checklist is not provided with a formal application submission, the application will be deemed incomplete.

Part 1: Applicant Information

1.1 Subject Land(s)

Municipal Address:

Legal Description:

Frontage (metres):

Depth (metres):

Area (square metres):

1.2 Registered Property Owner(s)

Name/Company Name:

Contact Name(s):

Mailing Address:

City:

Province:

Postal Code:

Email:

Primary Number:

Secondary Number:

Date the property was acquired by current owner(s):

1.3 Applicant/Agent (Authorized by Registered Owner(s) to file application)

Company Name:

Contact Name(s):

Mailing Address:

City:

Province:

Postal Code:

Email:

Primary Number:

Secondary Number:

1.4 Mortgagee(s) and/or Person/Organizations holding an interest in the subject property

Company Name:

Contact Name(s):

Mailing Address:

City:

Province:

Postal Code:

Email:

Primary Number:

Secondary Number:

1.5 Which of the above is to be the primary contact for this application? (please choose one)

Registered Property Owner(s)

Applicant/Agent (authorized in writing)

NOTE: All official correspondence from the City of Guelph will be sent only to the designated primary contact indicated above

1.5 Proposal summary:

Is your application requesting to lift/remove a Holding Symbol (H) in the Zoning By-law Amendment?

Yes

No

1.6 Current Official Plan Information

Land Use Designation:

Uses Permitted:

Is the property within the Natural Heritage System or Adjacent Lands: (see Schedule 4 of the City of Guelph Official Plan)?

Yes No

In the policies for current Official Plan land use designation(s), what are the minimum and maximum height and/or density requirements?

Minimum Density:	units/ha	Maximum Density:	units/ha
Minimum Height:	storeys	Maximum Height:	storeys

1.7 Current Zoning By-law Information

Current Zoning (if applicable, include any overlays to the subject land as set out in Sections 12 and 13 of Zoning By-law (1995)-14864 as amended):

Part 2 Property Information

2.1 The date the Subject Land was acquired by the current owner:

2.2 Are there any existing easements or restrictive covenants affecting the subject land?

Yes No

If yes, please provide a brief description of each of the instrument(s) below or attach registry details to this application:

2.3 What are the existing and previous uses of the subject land including buildings?

Existing use(s) (briefly describe):

Are there any existing building(s) or structure(s) on the lands?

Yes No

a) If yes, include an existing conditions plan, showing type of building/structure, setback(s), height and dimension of building/structure and/or floor area (metric)

b) If known what was the date the land building/structure(s) were added?

c) Length of time existing uses have continued:

d) List all known previous uses:

2.4 Have there ever been any industrial, commercial uses (i.e. gas stations, dry cleaners) on the subject or adjacent lands, any grading changes to the subject land by adding fill, any petroleum or other fuel stored on the subject or adjacent lands, or are there any other reasons to believe that the subject lands may have been contaminated by former uses?

a) Yes No

b) If Yes, please be specific and provide further details:

c) If Yes, what information or reports did you rely on to answer the above question?

d) If Yes to any of the above, has a Record of Site Condition (RSC) for the subject site ever been filed with the Provincial Environmental Site Registry?

Yes No

2.5 Servicing and Access Details

2.5.1 How is access proposed to be provided to the subject lands?

Other (Please specify below)

2.5.2 How is water proposed to be supplied to the subject lands?

2.5.3 How is sewage proposed to be disposed from the subject lands?

2.5.4 How is stormwater proposed to be managed for the subject lands? (select all that apply)

Municipal storm sewers

Onsite/Private Storm Sewers

Municipal stormwater management facility

Other (Please specify below)

Private stormwater management facility (i.e. stormwater management pond)

Green Infrastructure facility

Infiltration

Part 3 Provincial Consistency and Conformity

1. Explain how the requested amendment or rezoning conforms to or does not conflict with the applicable Provincial Plan(s):

2. Explain how the requested amendment or rezoning is consistent with the Provincial Policy Statement:

Part 4 Official Plan Amendment (complete only if applicable)

1. The purpose of the proposed Official Plan Amendment:

2. Does the proposed amendment change, replace or delete a policy in the Official Plan?

Yes

No

If the answer to the above is yes, what is the policy number to be changed, replaced or deleted and what is the text of the requested amendment?

3. Does the proposed amendment change, replace or add a land use designation in the Official Plan?

Yes No

If the answer to the above is yes, what is the requested/proposed new land use designation?

4. Does the proposed amendment add a new policy to the Official Plan?

Yes No

Proposed new policy:

5. What land uses would the requested official plan amendment authorize:

Please include an Official Plan Schedule showing the requested amendment as part of a complete application submission.

6. Does the proposed amendment remove land from an Employment Area?

Yes No

7. Is the subject land or any lands within 120 metres subject to an active development application under the Planning Act for: (refer to the [Current development application map](#) or the [Committee of adjustment map](#))

a minor variance or a consent,

an amendment to an Official Plan, a Zoning By-law or a Minister's Zoning Order, or

approval of a plan of subdivision or a site plan

If you checked any of the boxes for section 7, provide the following information about each

a) the file number:

b) the name of the approval authority considering it:

c) the land it affects:

d) the purpose:

e) the status:

f) the effect on the proposed amendment:

1. The nature and extent of the Zoning By-law Amendment being requested:

2. The reason why the Zoning By-law Amendment is being requested (why the existing zoning cannot be complied with):

3. Provide the proposed use(s) of the subject land:

4. If the proposal conforms to the City of Guelph Official Plan, provide an explanation of how the application conforms to the City of Guelph Official Plan:

Please include a Zoning By-law Schedule showing the requested amendment as part of a complete application submission.

Proposed Conditions Chart varies - see Tables 2 and 3 in Planning Justification Report

[illegible]

Type of Proposed Buildings or Structures	Front Lot Line Setback	Rear Lot Line Setback	Side Lot Line(s) Setback	Height of the Proposed Building or Structure	Proposed Floor Area

Part 6 Previous Applications

If known,

(a) has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act;

Yes No

(b) has the subject land ever been the subject of an application for approval of consent under Section 53 of the Planning Act;

Yes No

(c) has the subject land ever been the subject of an application for approval of a minor variance;

Yes No

(d) has the subject land ever been the subject of an application for approval of a site plan;

Yes No

(e) has the subject land ever been the subject of an application for an amendment to the Official Plan, a Zoning By-law or a Minister's Zoning Order;

Yes No

If the answer to any of the above is yes, provide the file number and status of the application:

File Number:

Status:

Part 7 Finance and Tax Checklist

1. Land size (in hectares):
2. Lot coverage of proposed structure(s):
3. Number of storeys for proposed structure(s):
4. Type of Use (i.e. Condominium, Hotel, Retirement Home, etc.)
Number of Bedrooms/Units based on type:
5. The number of accessory dwellings proposed, if applicable:
6. The number of rental units proposed, if applicable:

7. Is the development a non-profit? Yes No
8. The number of affordable units proposed, if applicable:
9. Is the application proposing industrial use expansion? If yes, indicate the % of proposed floor space for the expansion:
10. Do any of the ownership categories apply to the subject property:
11. The number of residential units in the existing building proposed to be demolished:

Part 8 Coordination of Plans/Reports and Clearance from External Agencies

I/We, the undersigned have submitted all required materials, including all required plans/reports and they have been coordinated with the appropriate internal and external agencies:

Yes

No

MW

(Initials of Applicant)

I/We, the undersigned have attained agency clearance from all required agencies/departments and clearance letters are included in this application submission:

Yes

No

MW

(Initials of Applicant)

Part 9 Authorization and Declaration

9.1 Authorization of Agent

Must be completed by the owner if the Owner is not filing out the application

I / We, the undersigned,

[Organization name / property owner's name(s)]

being the registered property owner(s) of

(Legal description and/or municipal address)


hereby authorize:

GSP Group Inc.

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the City of Guelph and acting on my/our behalf in relation to the application.

Dated this 9th day of July 20 25 .


(Signature of the property owner)

Faz Ashkar 9/July/2025
day month year

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

9.2 Municipal Freedom of Information

In submitting this development application and supporting document, the owner or authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by the owner/authorized agent, consultants and solicitors, will be posted online and available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Information and Access Coordinator at privacy@guelph.ca or 519-822-1260 ext. 2349.


Signature of Owner or Authorized Agent

9/July/2025
Day Month Year

9.3 Permission for Access to Property

The owner or authorized agent hereby authorizes the City of Guelph staff and committee members to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of Owner or Authorized Agent

9/JULY/2025

Day Month Year

9.4 Public Notice of Application Sign(s)

Below is the required Public Notice of application sign(s) on the subject property within 15 calendar days of the application being deemed complete.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED NO LATER THAN 15 CALENDAR DAYS AFTER THE APPLICATION(S) IS DEEMED COMPLETE AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE DECISION.



Signature of Owner or Authorized Agent

9/JULY/2025

Day Month Year


9.5 Declaration of Application

I/We, Michael Witmer

, of

the City/Town of the Township of Woolwich

County/Regional Municipality of Regional Municipality of Waterloo, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.



Signature of Owner or Authorized Agent

9/JULY/2025

Day Month Year

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner.

Sworn (or declared) before me at:

CITY OF KITCHENER

in the

Region/County/District of: WATERLOO

this

10TH

day of JULY

2025 Multiple residential

Commissioner of Oaths:



Natasha Wilson, a Commissioner, etc.,
Province of Ontario, for GSP Group Inc.
Expires August 25, 2027.

Applicant: