NOTICE OF COMPLETE APPLICATION TO AMEND THE ZONING BY-LAW

Subject Lands:

70 Monarch Road

Legal Description:

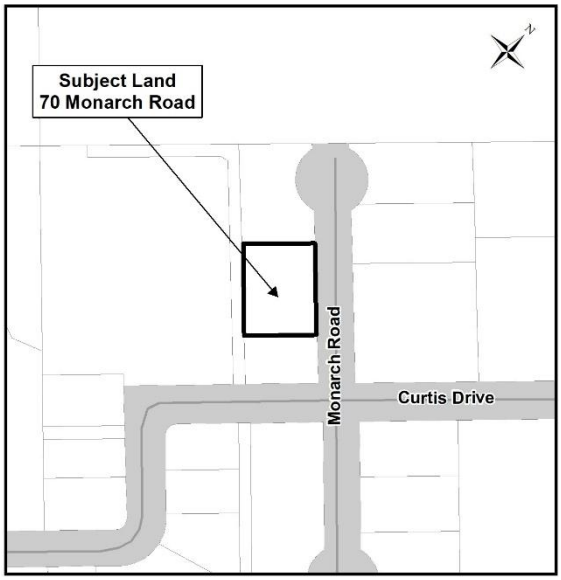
Part of Lot 19, Registered Plan 620, City of Guelph

File No.: OZS26-009

Future Public and Decision Meeting:

A separate notice will be mailed confirming the date, time and location of the Statutory Public Meeting and Decision Meeting.

Key Map:



Application Details:

An application for a Zoning By-law Amendment has been received from Build Consulting Services for the lands municipally known as 70 Monarch Road on behalf of the Guiseppe Perez to rezone the subject lands from "Industrial" (B) to a site-specific "Industrial" (B-XX) zone under City of Guelph Zoning By-law (2023)-20790, to permit a hydrolysis facility use.

Further details of the requested Zoning By-law Amendment can be found in the supporting documents submitted with this application.

The proposed conceptual site plan is shown in Schedule 1.

Additional Information

Documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

For additional information please contact the planner managing the file:

Matthew Yu, Planner I
Planning and Building Services
Phone: 519-837-5616
TTY: 519-826-9771
Email: Matthew.yu@guelph.ca

September 15, 2026

How to Get Involved:

Any person may provide written or verbal comments on these applications, and at any future public meetings in any of the following ways:

- By Email to clerks@guelph.ca
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

How to Stay Informed:

If you wish to be notified of the Council decision, when one is made on these applications, you must make a written request to the City Clerk by way of email, in person or regular mail/courier as listed above.

Appeals Information:

Only the applicant, specified person and public bodies as defined in the Planning Act, and registered owners of lands to which the by-law will apply and who made oral submissions at the public meeting or who have made written submissions to the City before the by-law is passed, will be able to appeal the decision of the City of Guelph to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Guelph before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Requirement for Owners of Multi-tenant Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Collection of Personal Information:

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

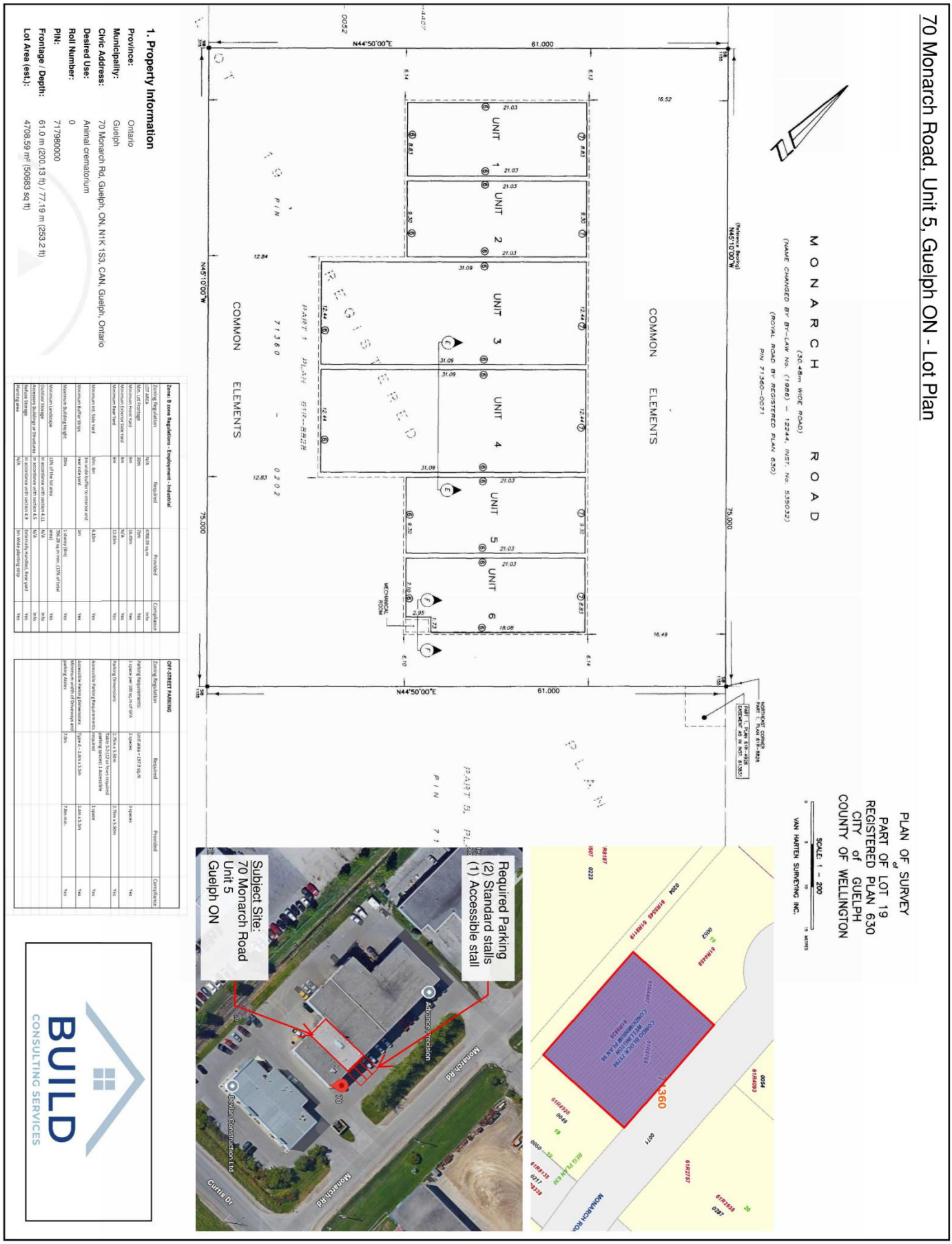
This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

September 15, 2026

Schedule 1 – Concept Plan



1. Property Information

Province:	Ontario
Municipality:	Guelph
Civic Address:	70 Monarch Rd, Guelph, ON, N1K 1S3, CAN, Guelph, Ontario
Desired Use:	Animal crematorium
Roll Number:	0
PIN:	717980000
Frontage / Depth:	61.0 m (200.13 ft) / 77.19 m (253.2 ft)
Lot Area (est.):	4708.59 m² (50683 sq ft)

Zone: B zone Regulations - Employment - Industrial

Zoning Regulation	Required	Provided	Compliance
Min. Lot Area	N/A	4708.59 sq.m	Info
Min. Lot Frontage	30m	75m	Yes
Minimum Front Yard	6m	16.49m	Yes
Minimum Exterior Side Yard	6m	16.52m	Yes
Minimum Rear Yard	6m	12.83m	Yes
Minimum Int. Side Yard	Min. 6m 3m wide buffer to interior and	6.10m	Yes
Minimum Buffer Strips	rear side yard	3m	Yes
Maximum Building Height	20m	1 storey (6m) 296.26 sq.m max. (10% of total area)	Yes
Minimum Landscape	10% of the lot area		Yes
Outdoor Storage	In accordance with section 4.11	N/A	Info
Accessory Buildings or Structures	In accordance with section 4.5	N/A	Info
Refuse Storage	In accordance with section 4.9	Internally located, Rear yard	Yes
Parking area	N/A	2m Wide planting strip	Yes

OFF-STREET PARKING

Zoning Regulation	Required	Provided	Compliance
Parking Requirements: 1 space per 100 sq.m of G.F.A.	Unit area = 127.9 sq.m 2 spaces	3 spaces	Yes
Parking Dimensions	2.75m x 5.90m Ratio 5.5:12 or less required	2.75m x 5.90m	Yes
Accessible Parking Requirements Required	Parking spaces) 1 Accessible	1 space	Yes
Accessible Parking Dimensions Type A - 3.4m x 5.5m		3.4m x 5.5m	Yes
Minimum width of Driveways and parking aisles	7.3m	7.09m min.	Yes

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