NOTICE OF COMBINED PUBLIC AND DECISION MEETING TO AMEND THE ZONING BY-LAW

Subject Lands:

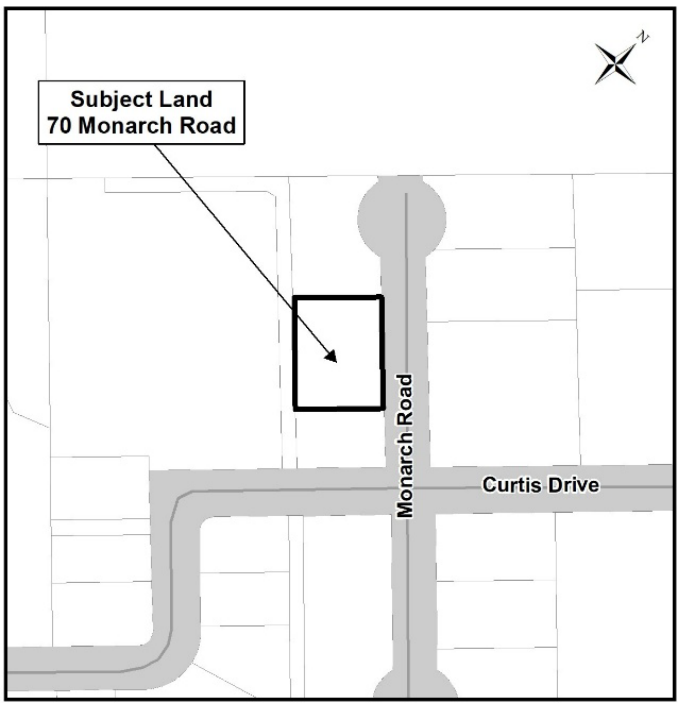
70 Monarch Road

Legal Description:

PART OF LOT 19, REGISTERED PLAN 620, CITY OF GUELPH

File No.: OZS26-009

Key Map:



Council Meeting:

6:00 pm Tuesday, December 1, 2026

This is a hybrid City Council meeting that can be watched online at guelph.ca/live or in-person in the Council Chambers at Guelph City Hall, 1 Carden Street, Guelph, Ontario.

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-19) 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 that are posted on the City's website.

The existing site plan is shown in Schedule 1.

Purpose of Meeting:

Members of the public will have the opportunity to provide comments on the application. City staff will be providing a recommendation to Council on this application.

Additional Information

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

November 3, 2026

The Staff Report will be available on **Thursday, November 19, 2026** after 12:00 p.m. online at guelph.ca/development.

For additional information, please contact the planner managing the file:

Matthew Yu, Development Planner I
Planning and Building Services
Phone: 519-837-5616 ext. 4145
TTY: 519-826-9771
Email: matthew.yu@guelph.ca

To submit written comments:

You can submit written comments any time via email to clerks@guelph.ca and matthew.yu@guelph.ca or by mail to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

If you submit comments by 10:00 a.m. on **Friday, November 27, 2026**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the application:

If you wish to speak to the application, please contact the Clerk's Department no later than 10:00 a.m. on **Friday, November 27, 2026** by any of the following ways:

- Register online at guelph.ca/delegation
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to clerks@guelph.ca

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

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.

November 3, 2026

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.

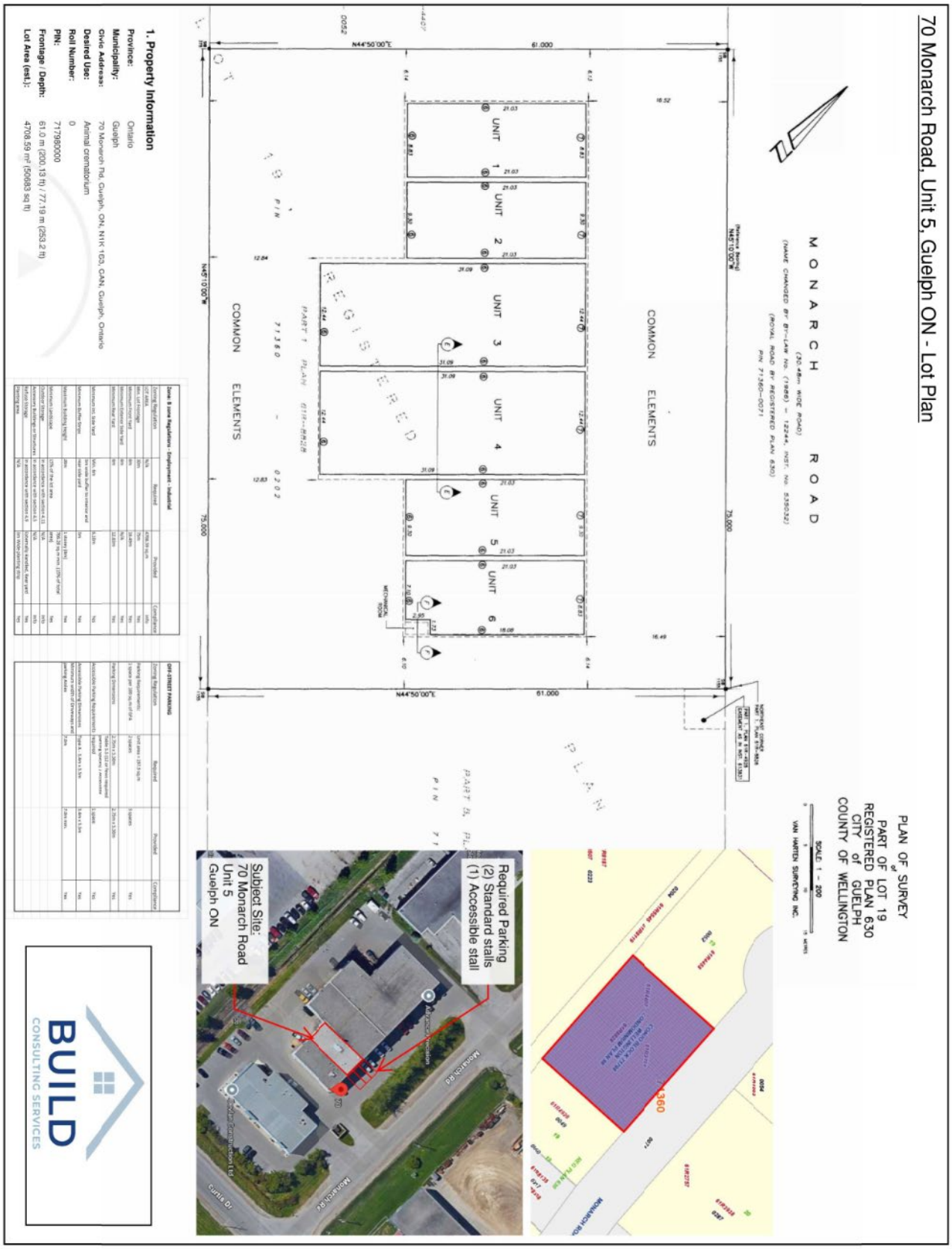
This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

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

November 3, 2026

Schedule 1 – Concept Plan



November 3, 2026