July 14, 2026

Re: 70 Monarch Rd Unit 5, Guelph ON
Application – Minor Zoning By-law Amendment

Build Consulting Services 'BCS' on behalf of Fond Farewell, are applying for Minor Zoning Bylaw Amendment at 70 Monarch Rd Unit 5, Guelph ON.

The proposal involves the site and unit specific expansion of permitted uses on the subject site in support of the operation of a new Hydrolysis Facility that seeks to use Aquamation, a flameless type of cremation, as its method for processing remains. No external changes are proposed to the Site or building to facilitate this new permitted use. The Hydrolysis Facility proposal will be located within Unit #5 of the existing 2-storey building. On the main floor, there will be a lobby, washroom, kitchenette, reception area, office space, a storage room, a walk-in cooler, a shipping and receiving area, and the hydrolysis facility. The second floor will have a similar layout, but will not include the shipping and receiving area, hydrolysis facility, and the walk-in cooler.

The existing 2-storey building includes associated surface parking at the eastern and western portions of the subject site. Driveway access is proposed to continue from Monarch Road.The zoning designation of the property is an Industrial (B) Zone, which permits Manufacturing uses among a number of land uses, however does not permit a Hydrolysis Facility use, and site specific amendment to the Zoning By-law will be required to permit the additional proposed land use on the site, in addition to the existing permitted uses in the parent Zoning By-law. Additionally, it is worth noting that the Hydrolysis Facility is not a permitted use in the Zoning By-law due to the new technology not being widely known, as opposed to being explicitly prohibited as a land use.

Thank you.

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