

NOTICE OF COMPLETE APPLICATION, PUBLIC MEETING and DECISION MEETING TO AMEND THE ZONING BY-LAW



Subject Lands:

81 Royal Road

Legal Description:

Part Lots 10 & 11, RP 599; Being
Parts 5 & 6, 61R-8296, City of
Guelph

File No.: OZS25-004

Public Meeting and Decision Meeting:

6:00pm Tuesday, June 10, 2025

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 an Official Plan Amendment and Zoning By-law Amendment has been received from Agora Research Group Inc. for the lands municipally known as 81 Royal Road on behalf of the owner, IJK Holding Inc. to redesignate a portion of the subject lands from Industrial to Site-Specific Industrial and rezone a portion of the subject lands from "Industrial" (I) to a "Site-Specific Industrial" (B-XX) zone under City of Guelph Zoning By-law (2023)-20790, to permit the development of a Commercial Building.

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

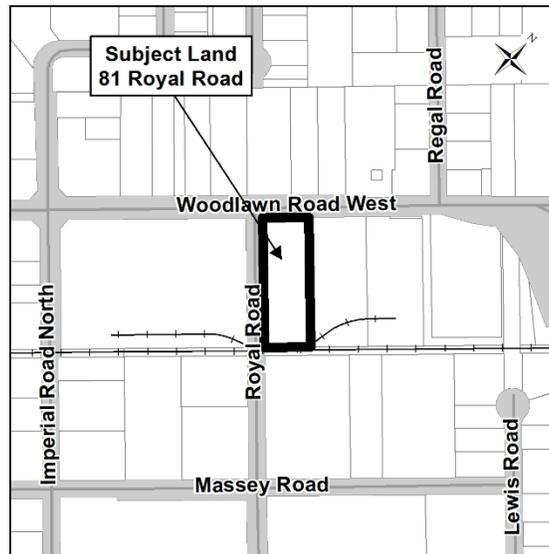
Documents relating to these planning applications are available online at guelph.ca/development. Alternate document formats are available upon request.

The Staff Report will be available **Friday May 30, 2025**, after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Eric Rempel, Development Planner II
Planning and Building Services
Phone: 519-822-1260, ext. 2617
TTY: 519-826-9771
Email: eric.rempel@guelph.ca

Key Map:



March 27, 2025

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.

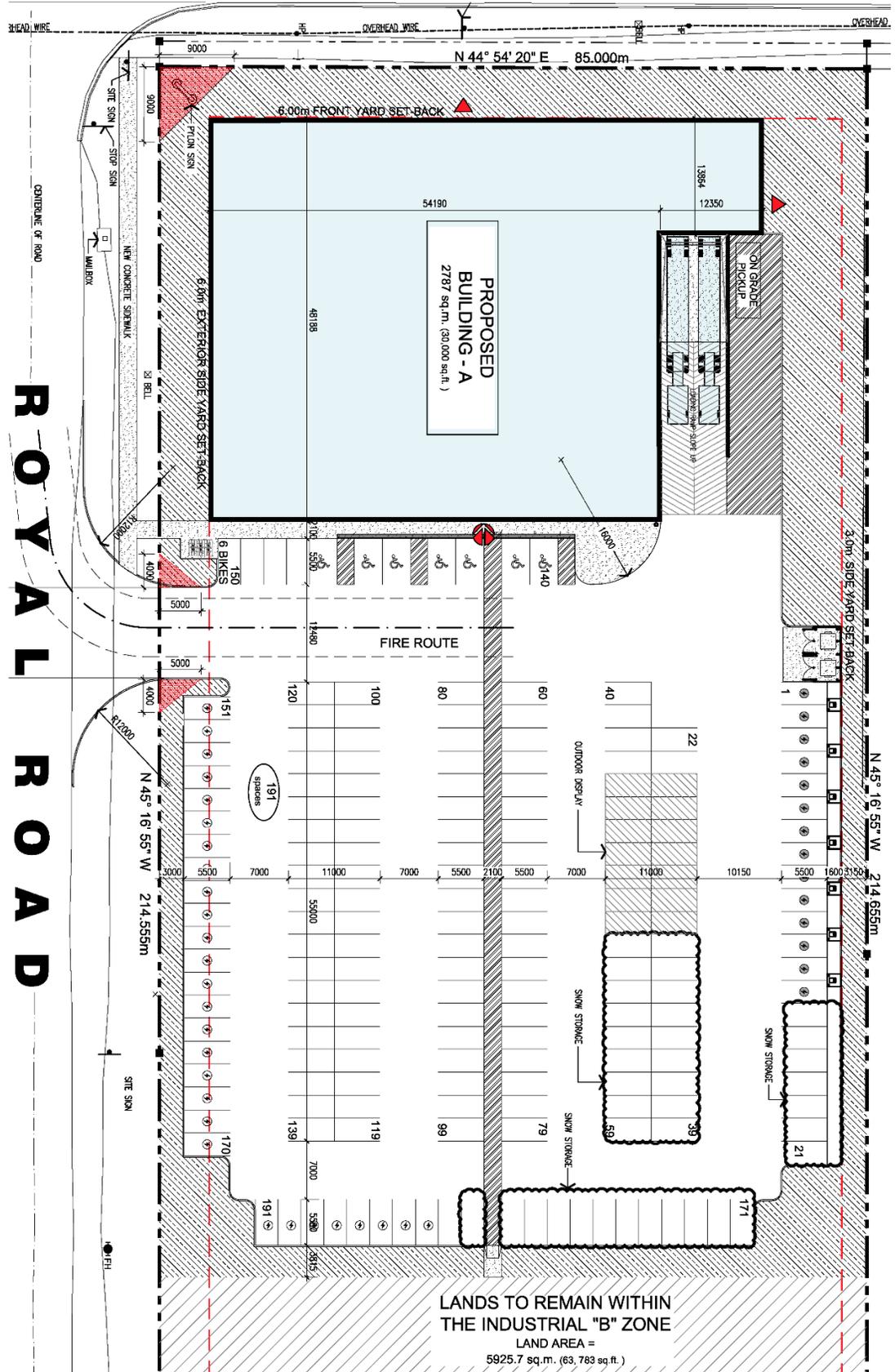
This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

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

Schedule 1 – Concept Plan

WOODLAWN ROAD



ROYAL ROAD

March 27, 2025