

September 25, 2026

Submitted via email to: PlanningData@ontario.ca

Planning Policy Branch
Planning and Growth Division
Ministry of Municipal Affairs and Housing
777 Bay St., 12th Floor
Toronto, ON M7A 2J3

To whom it may concern,

Re: City of Guelph Municipal Planning Data Reporting for Q2, 2026

As per Ontario Regulation 73/23, the City of Guelph is required to submit quarterly reports on planning application information to the Ministry of Housing and Municipal Affairs.

Information Included in this Report:

The Excel attachment named as "City of Guelph – Planning Data Report (Q2, 2026)" contains the required information on the following planning applications for the reporting period of April 1 to June 30, 2026 (Q2):

- 4 Official Plan Amendment Application (OPA)
- 7 Zoning Bylaw Amendment Applications (ZBA)
- 5 Site Plan Applications (SP)
- 21 Minor Variance Applications (MVA)
- 15 Land Severance (Consent) Applications
- 1 Plan of Subdivision Applications (POS)
- 0 Plan of Condominium Applications (POC)
- 0 Condominium Registrations (CR)
- 1 existing Minister's Zoning Order (MZO)

Please note that the status of the applications listed above is reported as of June 30, 2026 with the exception of one Site Plan application that pertains to Q4 2025 that was not included in earlier reports. The Q3 2026 report will reflect any further changes to the statuses of these applications.

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Additional Comments:

As of June 30, 2026, 581 housing units were created via 915 building permits issued. 2 applications were received in Q2 through the Community Improvement Plan Additional Dwelling Unit Program, and 3 applications were approved.

Please note that for some Official Plan Amendment and Minor Variance applications an appropriate status option in the drop-down list within the template was not available. Therefore, we have manually specified the status of these as "Deferred" and listed them in Attachment 2 – "List of Applications with a Manually Specified Status".

If you have any questions regarding the submission, please do not hesitate to reach out.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Krista Walkey', is positioned above the printed name.

Krista Walkey, General Manager, Planning and Building Services

Guelph City Hall

T 519-822-1260 extension 2395

E Krista.Walkey@guelph.ca

Attachment 1 - City of Guelph – Planning Data Report (Q2, 2026)

Attachment 2 - City of Guelph - List of Applications with a Manually Specified Status

Attachment-2 List of Applications with a Manually Specified Status

Table 1 - Official Plan Amendment Applications

Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Application Status
OZS25-018	280	Clair Road West	N1G 3X7	2025-10-10	Deferred at request of applicant
OZS26-003	210	College Avenue East	N1G 3B9	2026-01-13	Deferred at request of applicant

Table 2 – Minor Variance

Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Application Status
A-15/26	1045	Paisley Road	N1K 1X6	2026-03-10	Deferred
A-17/26	124	Clair Road East	N1L 0G6	2026-03-10	Deferred
A-24/26	131	Grange Street	N1E 2V3	2026-04-23	Deferred

Overview

This sample template was prepared to support municipalities that are subject to the Municipal Planning Data Regulation, O. Reg. 73/23 (herein referred to as, the regulation). This template has been designed for simplicity, and to ensure all information required to be reported under Schedule 2 of the regulation is provided. The template should be completed in its entirety (as applicable). Users should also refer to the user guide that has been provided, titled "Municipal Planning Data Reporting - User Guide for Ontario Regulation 73/23" for additional information and support. Please note this sample template covers only planning items found under Schedule 2 of the regulation. A separate template has been provided to capture the metadata required to be reported for all geospatial items under Schedule 3. This template is subject to change.

Template Design

Schedule 2 of the regulation requires information on eight individual planning matters to be reported to the Ministry of Municipal Affairs and Housing (herein referred to as the Ministry) on a quarterly basis. A tab has been provided for each individual item (i.e., Official Plan Amendment, Zoning Bylaw Amendment, Site Plan, Minor Variance, Land Severance (Consent), Plan of Subdivision, Plan of Condominium, and Minister's Zoning Orders). Users should familiarize themselves with each tab. The structure of each tab is similar, however, separate information may be required depending on the specific planning matter being reported.

Schedule 4 of the regulation requires municipalities to report a Summary Table to the Ministry and upload it on their website. The table provides an overall summary of the land use applications data reported in the quarter. A separate tab 'Summary Table' is added in the template. Most of the data in the summary table is automatically filled based on data entered for the eight individual applications. You will have to manually enter the field 'Total number of applications submitted for settlement area boundary expansions'.

Inputting Data

Data can be entered cell-by-cell, or copy and pasted from a separate document. Parameters for data input can be found in the "Data Inputs/Formatting" table below. Information required under Schedule 2 of the regulation is required on a quarterly basis. For the purposes of the regulation, the quarters refer to calendar quarters:

- a) 1) Quarter 1 includes January 1 to March 31;
- b) 2) Quarter 2 includes April 1 to June 30;
- c) 3) Quarter 3 includes July 1 to September 30; and
- d) 4) Quarter 4 includes October 1 to December 31.

For each quarter, municipalities must report all applications submitted, decided, and appealed during that quarter. For example, the Quarter 1 report for 2023 (January 1 to March 31), would include all applications that were submitted, applications where decisions were made, and all applications that were appealed. This will include information for applications that were submitted to the municipality, but not yet deemed complete. For example, if an application was submitted to a municipality on January 20, the application must be reported as part of the Quarter 1 report. Where information is not yet available, or is not applicable, the cell should be left blank.

For the Summary Table to be reported under Schedule 4 of the regulation, a separate tab 'Summary Table' is added to the template. Most of the data in the table is automatically filled based on data entered for the eight individual applications. You will have to manually enter the field 'Total number of applications submitted for settlement area boundary expansions'.

Table 1 - Data Inputs and Formatting

Field Name	Input	Description
Application Number	Free text - alphanumeric	The unique identifier for each application, set by the municipality/planning board.
Street Number	Free text - alphanumeric	The street number associated with the application.
Street Name	Free text - alphanumeric	The street name associated with the application.
Postal Code	A1A 1A1 - alphanumeric	The postal code associated with the application.
Date Application Submitted	Date (yyyy/mm/dd)	This is the date the application was originally submitted to the municipality/planning board.
Date Application Deemed Complete	Date (yyyy/mm/dd)	This is the date the application was deemed complete.
Application Status	Dropdown Selection	This field will identify the current status of an application. Municipalities will select from a present list of statuses to accurately represent the current status of an application.
Date of Withdrawal (if applicable)	Date (yyyy/mm/dd)	This is the date on which the application was withdrawn. This information can only be entered if the application status is 'Withdrawn'.
Has the Municipality made a decision on the application?	Dropdown Selection	This information will be used for calculating the percentage of municipal decisions which took longer than legislated timelines (where applicable), which is in the summary table as required under Schedule. The template is designed so that this is only calculated for decisions taken by the municipality.

Field Name	Input	Description
Number of days taken to reach decision:	Auto-calculated	This information is calculated automatically for all applications for which a decision has been taken for the municipality. The timeline is calculated from the date a planning application is deemed complete, to the date of the decision.
Date of Decision (if applicable)	Date (yyyy/mm/dd)	This is the date on which a decision was made for the application. This applicable for decisions taken by the municipality.
Date Official Plan Amendment Adopted	Date (yyyy/mm/dd)	This is the date on which the official plan amendment was adopted.
Date Zoning By-Law Amendment Passed	Date (yyyy/mm/dd)	This is the date on which the by-law amendment was passed.
Did the application indicate a number of suggested future residential units?	Dropdown Selection	This is an indication as to whether an OPA, ZBA, Minor Variance or Site Plan application has suggested a number of future residential units.
Number of suggested future residential units:	Integer	Number of suggested future residential units if an OPA, ZBA, Minor Variance or Site Plan application has suggested a number of future residential units.
Date of Notice Given (if applicable)	Date (yyyy/mm/dd)	This is the date on which a notice was given for the application.
Date Plan of Subdivision Registered (if applicable)	Date (yyyy/mm/dd)	This is the date of registration of a plan of subdivision.
Date Condominium Declaration and Description Registered (if applicable)	Date (yyyy/mm/dd)	This is the date of registration of a condominium declaration and description.
If registered, number of new residential lots	Integer	This is the number of registered new residential lots.
If registered, number of new residential condominium units	Integer	This is the number of registered new residential condominium units.
Total Number of Proposed New Residential Lots	Integer	This is the number of proposed new residential lots
Total Number of Proposed New Condo Residential Units	Integer	This is the number of proposed new condo residential lots
Listed in a register under section 27 (3) of the Ontario Heritage Act?	Dropdown Selection	This is an indication as to whether or not the lands subject to the application are listed in a register under section 27 (3) of the Ontario Heritage Act
Designated to be of cultural heritage value or interest?	Dropdown Selection	This is an indication as to whether or not the lands subject to the application are designated to be of cultural heritage value or interest
Subject to an easement or covenant under the Ontario Heritage Act s.37?	Dropdown Selection	This is an indication as to whether or not the lands subject to the application are subject to a heritage easement or covenant
Within a heritage conservation district area?	Dropdown Selection	This is an indication as to whether or not the lands subject to the application are within a conservation district area
Was the application appealed to the Ontario Land Tribunal or Local Appeal Body?	Dropdown Selection	This field will indicate whether or not an application was appealed to the Ontario Land Tribunal or Local Appeal Body.
Was it a third-party appeal?	Dropdown Selection	This field will indicate whether or not the appeal was made by a third-party.
Please select the type of appeal:	Dropdown Selection	This field will identify the type of appeal made for the application.
Date of Appeal	Date (yyyy/mm/dd)	This field will identify the date on which an appeal was made with respect to an application.
Date of Appeal Decision (if applicable)	Date (yyyy/mm/dd)	This field will identify the date on which a decision was made by the Ontario Land Tribunal or Local Appeal Body (if applicable).
Order Number	Free text - alphanumeric	The Regulation Number of the Minister's Zoning Order.
Amending Order Number (if applicable)	Free text - alphanumeric	The Amending Regulation Number of the Minister's Zoning Order (if applicable).

Field Name	Input	Description
Have any planning applications been made under this order?	Dropdown Selection	This field will indicate whether any planning applications have been made, as applicable, for the lands subject to a Minister's Zoning Order.
If Yes, please provide the application number(s)	Free text - alphanumeric	The unique identifiers for any and all planning applications set by the municipality/planning board that is associated with, as applicable, a Minister's Zoning Order.
Has a building permit been issued for this order?	Dropdown Selection	This is an indication as to whether or not a building permit has been issued for this order.

Questions or issues?

If you have any questions or have issues with the sample template, please contact the Ministry through the PlanningData@ontario.ca e-mail.

Changelog

06/05/2023 - Version 1 to Version 1.1:

- 1) "Withdrawn" status added to all planning application tabs to indicate circumstances where an application has been withdrawn by the applicant.
- 2) "Variance Partially Granted" status added to the Minor Variance tab to allow municipalities to indicate circumstances where some variances in an application are granted, but others are refused.

09/29/2024 - Version 1.1 to Version 2.0

- 1.) Added a separate tab for Summary Table to be reported under Schedule 4 of O. Reg. 73/23.
- 2.) 'Date of Withdrawal' added for each application type as withdrawal is a reportable action under regulation.

01/04/2025 - Version 2.0 to Version 2.1

- 1.) Rearranged worksheets to align with previous version of the template.
- 2.) Removed "Date Deemed Complete" column from Minor Variance worksheet.

Official Plan Amendment Applications

Application ID	Application Address Information			Application Details										Heritage Information				Appeal Information					
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Withdrawal (if applicable) (yyyy-mm-dd)	Has the Municipality made a decision on the application?	Date of Decision (if applicable) (yyyy-mm-dd)	Number of days taken to reach decision:	Date Official Plan Amendment Adopted (if applicable) (yyyy-mm-dd)	Did the application indicate a number of suggested future residential units?	Number of suggested future residential units:	Listed in a register under section 27 (3) of the Ontario Heritage Act?	Designated to be of cultural heritage value or interest?	Subject to an easement or covenant under the Ontario Heritage Act s.37.2?	Within a heritage conservation district area?	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)	
OZS25-013	132	Clair Road W	N1L 1G1	2025-08-07	2025-08-27	Deferred at request of applicant		No		NA		Yes	49										
OZS25-018	280	Clair Road W	N1G 3X7	2025-10-10	2025-10-17			No		NA		Yes	960										
OZS26-001	70	Fountain Street E	N1H 3N6	2025-12-23	2026-02-09	Approved		Yes	2026-06-09	120		Yes	424	No	No	No	No	No					
OZS26-003	210	College Avenue E	N1G 3B9	2026-01-13	2026-02-19	Deferred at request of applicant		No		NA		Yes	153										
										NA													
										NA													
										NA													
										NA													
										NA													
										NA													

Summary of OPA applications	Value
Number of active official plan amendment applications submitted under section 22 of the Planning Act	4
Number of new official plan amendment applications submitted under section 22 of the Planning Act	3
Number of official plan amendment applications decided under section 17 or 22 of the Planning Act	1
Number of official plan amendment applications appealed under section 17 or 22 of the Planning Act	0
Number of official plan amendment applications submitted under section 22 of the Act that were withdrawn	0
Percentage of official plan amendment applications decided beyond the legislated timeline set out in paragraph 1 of subsection 22 (7.0.2) of the Planning Act	0%
Total number of suggested future residential units	1586

Zoning Bylaw Amendment Applications

Application ID	Application Address Information			Application Details										Heritage Information				Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Withdrawal (if applicable) (yyyy-mm-dd)	Has the Municipality made a decision on the application?	Date of Decision (if applicable) (yyyy-mm-dd)	Number of days taken to reach decision:	Date Zoning By-Law Amendment Passed (if applicable) (yyyy-mm-dd)	Did the application indicate a number of suggested future residential units?	Number of suggested future residential units:	Listed in a register under section 27 (3) of the Ontario Heritage Act?	Designated to be of cultural heritage value or interest?	Subject to an easement or covenant under the Ontario Heritage Act s.372	Within a heritage conservation district area?	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
OZS25-013	132	Clair Road W	N1L 1G1	2025-08-07	2025-08-27	Deferred at request of applicant				NA		Yes	49									
OZS25-018	280	Clair Road W	N1G 3X7	2025-07-10	2025-10-17					NA		Yes	960									
OZS26-003	210	College Avenue E	N1G 3B9	2026-01-13	2026-02-19					NA		Yes	153									
OZS26-006	2021	Gordon Street	N1L 1G7	2026-02-20						NA		Yes	161									
OZS26-007	716	Gordon Street	N1G 1Y6					No	2026-03-13	NA		No										
OZS24-012	27-39	MacDonell Street	N1H 2Z4	2024-06-21	2024-07-16	Appealed		No		NA								Yes		Appeal of Failure to Make Decision - Subsection 34(11)	2025-08-28	
OZS26-001	70	Fountain Street E	N1H 3N6	2025-12-23	2026-02-09	Approved		Yes	2026-06-09	120		Yes	424	No	No	No	No	No				
										NA												
										NA												
										NA												
										NA												
										NA												
										NA												

Summary of ZBA applications	Value
Number of active zoning by-law amendment applications submitted under section 34 of the Planning Act	7
Number of new zoning by-law amendment applications submitted under section 34 of the Planning Act	5
Number of zoning by-law amendment applications decided under section 34 of the Planning Act	1
Number of zoning by-law amendment applications appealed under section 34 of the Planning Act	1
Number of zoning by-law amendment applications submitted under section 34 of the Act that were withdrawn	0
Percentage of zoning by-law amendment applications decided beyond the legislated timeline set out in paragraph 1 of subsection 34 (11) of the Planning Act	0%
Total number of suggested future residential units	1747

Site Plan Applications

Application ID		Application Address Information			Application Details								Appeal Information			
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Withdrawal (if applicable) (yyyy-mm-dd)	Has the Municipality made a decision on the application?	Date of Decision (if applicable) (yyyy-mm-dd)	Number of days taken to reach decision:	Did the application indicate a number of suggested future residential units?	Number of suggested future residential units:	Was the application appealed to the Ontario Land Tribunal or Local Appeal Body?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
SP24-030	601	Scottsdale Drive	N1G 3E7	2025-11-12	2025-12-10	Application Approved		Yes	2026-04-21	132	Yes	496	No			
SP26-002	55	Baker Street	N1H 4EB	2026-04-20	2026-05-15	Application Approved		Yes	2026-05-16	1	Yes	400	No			
SP26-003 SP26-001	407	Silvercreek Parkway North	N1H 8G8	2026-04-01	2026-04-24	Application Approved		Yes	2026-04-25	1	No		No			
	1045	Paisley Road	N1K 1X6	2026-05-18	2026-06-09			No		NA			No			
SP26-007	1888	Gordon Street	N1L 0P4	2026-05-25	2026-06-17	Application Approved		Yes	2026-06-17	0						
										NA						
										NA						
										NA						

Summary of Site Plan applications		Value
Number of active site plan applications submitted under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006		5
Number of new site plan applications submitted under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006		1
Number of site plan applications decided under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006		4
Number of site plan applications appealed under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006		0
Number of site plan applications submitted under section 41 of the Act or section 114 of the City of Toronto Act, 2006 that were withdrawn		0
Percentage of site plan applications decided beyond the legislated timeline set out in subsection 41(12) of the Planning Act or section 114(15) of the City of Toronto Act, 2006		25%
Total number of suggested future residential units		896

Minor Variance Applications

Application ID		Application Address Information			Application Details							Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Application Status	Date of Withdrawal (if applicable) (yyyy-mm-dd)	Has the Municipality made a decision on the application?	Date of Decision (if applicable) (yyyy-mm-dd)	Number of days taken to reach decision:	Did the application indicate a number of suggested future residential units?	Number of suggested future residential units:	Was the application appealed to the Ontario Land Tribunal or Local Appeal Body?	Was it a third-party appeal?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
A-84/25		126 Clairfields Drive West	N1G 5A5	2026-03-09	Variance Partially Granted		Yes	2026-04-09	31	No		No				
A-88/25		106 Sunnylea Crescent	N1E 1W6	2026-03-09	Variance Granted		Yes	2026-04-09	31	Yes	10	No				
A-12/26		493 Victoria Road North	N1E 5K1	2026-03-09	Variance Granted		Yes	2026-04-09	31	Yes	13	No				
A-13/26		7 Barton Street	N1H 1M1	2026-03-09	Variance Granted		Yes	2026-04-09	31	No		No				
A-14/26		18-587 Hanlon Creek Boulevard	N1C 0B3	2026-03-09	Variance Refused		Yes	2026-04-09	31	No		No				
A-15/26		1045 Paisley Road	N1K 1X6	2026-03-10	Deferred					NA						
A-16/26		49 Shadybrook Crescent	N1G 3G8	2026-03-09	Variance Granted		Yes	2026-04-09	31	No		No				
A-17/26		124 Clair Road East	N1L 0G6	2026-03-10	Deferred					NA						
A-18/26		60 Dufferin Street	N1H 4A1	2026-03-26	Variance Granted		Yes	2026-05-14	49	No		No				
A-20/26		128 Dufferin Street	N1H 4A8	2026-03-26	Variance Granted		Yes	2026-05-14	49	No		No				
A-22/26		35 Bett Court	N1C 0A5	2026-03-13	Variance Granted		Yes	2026-06-11	90	No		No				
A-19/26		930 Woodlawn Road West	N1H 6N1	2026-04-09	Variance Granted		Yes	2026-05-14	35	No		No				
A-21/26		265 Eramosa Road	N1E 2M7	2026-04-14	Variance Granted		Yes	2026-05-14	30	No		No				
A-93/25	1861, 1871 and	1879 Gordon Street	N1L 1G7	2026-05-12	Variance Granted		Yes	2026-06-11	30	Yes	161	No				
A-24/26		131 Grange Street	N1E 2V3	2026-04-23	Deferred			2026-06-11		NA						
A-23/26	695-701	Eramosa Road	N1E 5Z1	2026-05-11	Variance Granted		Yes	2026-06-11	31	No		No				
A-25/26		183 Cityview Drive North	N1E 7H1	2026-05-25						NA						
A-26/26		58 Glenholm Drive	N1L 1C2	2026-05-22						NA						
A-27/26		22 Teakwood Place	N1E 6G8	2026-06-08						NA						
A-30/26		1 Westhill Road	N1H 7R8	2026-06-19						NA						
A-33/26		166 London Road West	N1H 2C3	2026-05-12						NA						

Summary of Minor Variance applications	Value
Number of active minor variance applications submitted under section 45 of the Planning Act	21
Number of new minor variance applications submitted under section 45 of the Planning Act	8
Number of minor variance applications decided under section 45 of the Planning Act	13
Number of minor variance applications appealed under section 45 of the Planning Act	0
Number of minor variance applications submitted under section 45 of the Act that were withdrawn	0
Percentage of minor variance applications decided beyond the legislated timeline set out in subsection 45(4) of the Planning Act	85%
Total number of suggested future residential units	184

Land Severance (Consent) Applications

[illegible]

Summary of Land Severance (Consent) applications	Value
Number of consent applications submitted under section 53 of the Planning Act	15
Number of new consent applications submitted under section 53 of the Planning Act	0
Number of consent applications decided under section 53 of the Planning Act	15
Number of consent applications appealed under section 53 of the Planning Act	0
Number of consent applications submitted under section 53 of the Planning Act that were withdrawn	0
Percentage of consent applications decided beyond the legislated timeline set out in subsection 53 (14) of the Planning Act	0%
Total Number of Proposed New Residential Lots	0
Total Number of Approved New Residential Lots	7

Plan of Subdivision Applications

Application ID	Application Address Information			Application Details											Heritage Information				Appeal Information					
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Withdrawal (if applicable) (yyyy-mm-dd)	Has the Municipality made a decision on the application?	Date of Decision (if applicable) (yyyy-mm-dd)	Number of days taken to reach decision:	Did the application indicate a number of suggested future residential lots?	Number of suggested future residential lots:	Date on which the plan of subdivision was registered (if applicable) (yyyy-mm-dd)	Number of new residential lots that were registered	Application number of the application that resulted in the approval of the final plan of subdivision	Listed in a register under section 27 (3) of the Ontario Heritage Act?	Designated to be of cultural heritage value or interest	Subject to an easement or covenant under the Ontario Heritage Act s.37.2	Within a heritage conservation district area?	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
OZS25-013	132	Clair Road W	N1L 1G1	2025-08-07	2025-08-27			No				59												

Summary of Plan of Subdivision applications	Value
Number of active plan of subdivision applications submitted unde section 51 of the Planning Ac.	1
Number of new plan of subdivision applications submitted unde section 51 of the Planning Ac.	1
Number of plan of subdivision decided under section 51 of th Planning Act.	0
Number of plan of subdivision applications appealed unde section 51 of the Planning Ac.	0
Number of plan of subdivision applications submitted unde section 51 of the Act that were withdraw.	0
Percentage of plan of subdivision applications decided beyon the legislated timeline set out in subsection 51 (34) of the Planning Act.	#DIV/0!
Total Number of Proposed New Residential Lots	59
Total Number of Approved New Residential Lots	0

Plan of Condominium Applications

Application ID		Application Address Information			Application Details											Appeal Information				
Application Number	Street Number	Street Name	Postal Code (A1A 1A1)	Date Application Submitted (yyyy-mm-dd)	Date Application Deemed Complete (yyyy-mm-dd)	Application Status	Date of Withdrawal (if applicable) (yyyy-mm-dd)	Has the Municipality made a decision on the application?	Date of Decision (if applicable) (yyyy-mm-dd)	Number of days taken to reach decision:	Did the application indicate a number of suggested future residential units?	Number of suggested future residential units:	Date Condominium Declaration and Description Registered (if applicable) (yyyy-mm-dd)	If Registered, Number of New Residential Condominium Units	Application number of the application that resulted in the approval of the description:	Was the application appealed to the Ontario Land Tribunal?	Was it a third-party appeal?	Type of Appeal	Date of Appeal (yyyy-mm-dd)	Date of Appeal Decision (if applicable) (yyyy-mm-dd)
										NA										
										NA										
										NA										
										NA										
										NA										
										NA										
										NA										
										NA										
										NA										
										NA										

Summary of Plan of Condominium	Value
Number of active description applications submitted under section 9 (2) of the Condominium Act, 1998	0
Number of new description applications submitted under section 9 (2) of the Condominium Act, 1998	0
Number of description applications decided under section 9 (2) of the Condominium Act, 1998	0
Number of description applications appealed under section 9 (2) of the Condominium Act, 1998	0
Number of description applications submitted under section 9 (2) of the Condominium Act, 1998 that were withdrawn	0
Percentage of description applications decided beyond the legislated timeline set out in subsection 51 (34) of the Planning Act	#DIV/0!
Total Number of Proposed New Residential Condominium Units	0
Total Number of Approved New Residential Condominium Units	0

Minister's Zoning Orders	
1	1.1
2	2.1
3	3.1
4	4.1
5	5.1
6	6.1
7	7.1
8	8.1
9	9.1
10	10.1
11	11.1
12	12.1
13	13.1
14	14.1
15	15.1
16	16.1
17	17.1
18	18.1
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Summary Table	Value
Number of active official plan amendment applications submitted under section 22 of the Planning Act	4
Number of active zoning by-law amendment applications submitted under section 34 of the Planning Act	7
Number of active minor variance applications submitted under section 45 of the Planning Act	21
Number of active site plan applications submitted under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006	5
Number of consent applications submitted under section 53 of the Planning Act	15
Number of active plan of subdivision applications submitted under section 51 of the Planning Act	1
Number of active description applications submitted under section 9 (2) of the Condominium Act, 1998	0
Total number of active applications	53
Number of new official plan amendment applications submitted under section 22 of the Planning Act	3
Number of new zoning by-law amendment applications submitted under section 34 of the Planning Act	5
Number of new minor variance applications submitted under section 45 of the Planning Act	8
Number of new site plan applications submitted under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006	1
Number of new consent applications submitted under section 53 of the Planning Act	0
Number of new plan of subdivision applications submitted under section 51 of the Planning Act	1
Number of new description applications submitted under section 9 (2) of the Condominium Act, 1998	0
Total number of new applications	18
Number of official plan amendment applications decided under section 17 or 22 of the Planning Act	1
Number of zoning by-law amendment applications decided under section 34 of the Planning Act	1
Number of minor variance applications decided under section 45 of the Planning Act	4
Number of site plan applications decided under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006	4
Number of consent applications decided under section 53 of the Planning Act	15
Number of plan of subdivision decided under section 51 of the Planning Act	0
Number of description applications decided under section 9 (2) of the Condominium Act, 1998	0
Total number of applications decided	34
Number of official plan amendment applications appealed under section 17 or 22 of the Planning Act	0
Number of zoning by-law amendment applications appealed under section 34 of the Planning Act	1
Number of minor variance applications appealed under section 45 of the Planning Act	0
Number of site plan applications appealed under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006	0
Number of consent applications appealed under section 53 of the Planning Act	0
Number of plan of subdivision applications appealed under section 51 of the Planning Act	0
Number of description applications appealed under section 9 (2) of the Condominium Act, 1998	0
Total number of applications appealed	1
Total number of official plan amendment applications submitted under section 22 of the Act that were withdrawn	0
Total number of zoning by-law amendment applications submitted under section 34 of the Act that were withdrawn	0
Total number of minor variance applications submitted under section 45 of the Act that were withdrawn	0
Total number of site plan applications submitted under section 41 of the Act or section 114 of the City of Toronto Act, 2006 that were withdrawn	0
Total number of consent applications submitted under section 53 of the Planning Act that were withdrawn	0
Total number of plan of subdivision applications submitted under section 51 of the Act that were withdrawn	0
Total number of description applications submitted under section 9 (2) of the Condominium Act, 1998 that were withdrawn	0
Total number applications withdrawn	0
Percentage of official plan amendment applications decided beyond the legislated timeline set out in paragraph 1 of subsection 22 (7.0.2) of the Planning Act	0.0
Percentage of zoning by-law amendment applications decided beyond the legislated timeline set out in paragraph 1 of subsection 34 (11) of the Planning Act	0.0
Percentage of minor variance applications decided beyond the legislated timeline set out in subsection 45(4) of the Planning Act	0.8
Percentage of site plan applications decided beyond the legislated timeline set out in subsection 41(12) of the Planning Act or section 114(15) of the City of Toronto Act, 2006	0.3
Percentage of consent applications decided beyond the legislated timeline set out in subsection 53 (14) of the Planning Act	0.0
Percentage of plan of subdivision applications decided beyond the legislated timeline set out in subsection 51 (34) of the Planning Act	#DIV/0!
Percentage of description applications decided beyond the legislated timeline set out in subsection 51 (34) of the Planning Act	#DIV/0!
Percentage of all applications decided beyond the applicable legislative timelines	0.2
Total number of proposed new residential lots from plans of sub-division and consent applications	59
Total number of proposed new condominium units from description applications	0
Total number of proposed new residential lots and residential condominium units from plans of subdivision applications, consent applications and description applications	59
Total number of approved new residential lots from plans of sub-division and consent applications	7
Total number of approved new condominium units from description applications	0
Total number of approved new residential lots and residential condominium units from approved plans of subdivision applications, consent applications and description applications	7
Total number of applications submitted for settlement area boundary expansions	

May 15, 2026

VIA EMAIL - clerks@guelph.ca

Guelph City Hall
Clerk's Office
1 Carden Street
Guelph ON N1H 3A1

Attention: Dylan McMahon, General Manager/City Clerk

Dear Mr. McMahon:

**Re: Request for Deferral of Planning Report
City of Guelph File No. OZS26-003
210-222 College Avenue East, City of Guelph**

Please be advised that Aird & Berlis LLP are counsel to EM Guelph Developments Limited Partnership (our "Client") in respect of its development proposal for lands located at 210-222 College Avenue East, in the City of Guelph.

Our Client, through its planning consultants, GSP Group, filed applications for an Official Plan Amendment and Zoning By-law for a ten-storey, 153-unit purpose-built housing development with 65 parking spaces and 2,477 square metres of common amenity areas on the lands. The Official Plan Amendment is proposed to redesignate the subject lands from Low Density Residential to High Density Residential with a site-specific policy to permit a maximum net density of 425 units per hectare for a Post-Secondary School Residence.

The City deemed the applications complete as of February 19, 2026. The City issued a Notice of Complete Application and Public Meeting on March 3, 2026 for a public meeting held on April 15, 2026. The applications have been processed by City of Guelph staff in preparation for a report we understood was being prepared for consideration by City Council at its meeting on June 9th, 2026.

Our Client is now in receipt of circulation comments from City staff on its applications. Rather than reporting out on the applications as originally submitted, our Client and City staff have agreed to continue to collaborate on the applications and to provide an opportunity for our Client to make a resubmission in response to the comments received. To ensure there is sufficient time for this resubmission to be considered by City staff, we are requesting a deferral of any Staff Report on these applications until the September 9th meeting of Guelph City Council.

Further, and to afford City staff with comfort that the parties will continue to work together in good faith, our Client has instructed us to confirm that it will not exercise its rights under the *Planning Act* to appeal its applications due to a lack of decision while City Staff are processing the

May 15, 2026
Page 2

resubmission. This pause on exercising any appeal rights will continue while City staff are processing the applications and until a report is prepared for the September 9th meeting of City Council.

City staff have confirmed to our Client's planning consultant, GSP Group, that as this is a resubmission of materials there is no additional fee applicable; our Client relies on that confirmation and advice from City staff.

We would appreciate confirmation of receipt of this correspondence and that consideration of our Client's applications will be deferred from the June 9th, 2026 meeting.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello
EPKC/gg

cc: Kelley McCormick - kelley.mccormick@guelph.ca
GSP Group – rbossie@gspgroup.ca/jmclellan@gspgroup.ca
Elysium Investments – shassan@elysiuminvestments.ca
nterpstra@elysiuminvestments.ca

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January 28, 2026

VIA EMAIL

Our File No. 305246

Guelph City Hall
Clerk's Office
1 Carden Street
Guelph ON N1H 3A1

Attention: Dylan McMahon, General Manager/City Clerk

Dear Mr. McMahon:

**Re: Request for Deferral of Public Meeting
Official Plan Amendment and Zoning By-law Amendment Applications
File No.: OZS25-018
266-280 Clair Road West, City of Guelph
2742707 Ontario Limited**

Aird & Berlis LLP represents 2742707 Ontario Limited (our "client"), the owner of lands known municipally as 280 Clair Road West in the City of Guelph.

We write further to the correspondence dated January 27, 2026 from Mr. Hugh Handy, MCIP RPP, our client's land use planning consultant. In that correspondence, Mr. Handy requests a deferral of the public meeting that had been scheduled for our client's applications for Official Plan and Zoning By-law Amendment. The reasons for the request are set out in Mr. Handy's correspondence, which is attached.

We understand that City staff are prepared to agree to the requested deferral to allow sufficient time for our client to make a resubmission on its application for Official Plan Amendment to include the lands municipally known as 950 Southgate Drive, the location of the Guelph Distribution Warehouse, owned by TDL Group Ltd.

We further understand that City staff agreement on the deferral is conditional upon our client confirming that it will withhold filing any appeal related to the applications until 120 days following the resubmission of the Official Plan Amendment application.

Our client has authorized us to provide the City with that assurance on its behalf in return for the City deferring the public meeting scheduled for February 10, 2026.

We would appreciate confirmation of receipt of this correspondence and of the deferral of the public meeting.

January 28, 2026
Page 2

Thank you.

Yours truly,

AIRD & BERLIS LLP



Eileen P. K. Costello
EPKC/gg
Att.

cc: Hugh Handy and Michael Witmer, GSP Group Inc.
Faz Ashkar, 2742707 Ontario Limited
Steno Carniello, 2742707 Ontario Limited
Mike Labbé, Home Opportunities
John Farley, Home Opportunities
Krista Walkey, City of Guelph
Chris DeVriendt, City of Guelph
Anand Shah, City of Guelph

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CM:67334653.1



SHAPING GREAT COMMUNITIES

January 27, 2026

File No. 23002

Guelph City Hall
Clerk's Office
1 Carden Street
Guelph, Ontario
N1H 3A1

Attn: Dylan McMahon
General Manager/City Clerk

Dear Mr McMahon:

**Re: Request for Deferral
Official Plan Amendment and Zoning By-law Amendment Applications
File No.: OZS25-018
266-280 Clair Road West, City of Guelph
2742707 Ontario Limited**

GSP Group acts for 2742707 Ontario Limited which owns the property municipally known as 280 Clair Road West in Guelph. On July 10, 2025, we submitted applications for an Official Plan Amendment and Zoning By-law Amendment (the "applications") for the site. The applications were deemed complete by the City of Guelph on October 17, 2025.

We recently received the Notice of Public and Decision Meeting scheduled for February 10, 2026 related to File No OZS25-018.

On behalf of our client, we are requesting deferral of the Public and Decision Meeting for the applications.

The requested deferral arises from the recent conclusion of our client's discussions and agreement with TDL Group Ltd. (TDL), the owner of the neighbouring property municipally known as 950 Southgate Drive which contains the Guelph Distribution Warehouse (the "TDL lands").

With TDL's authorization, our client will be revising its Official Plan Amendment application to include the TDL lands. More specifically, the revised Official Plan Amendment will propose the relocation of the Ecological Linkage (Schedule 4 and other related schedules of the OP) on both 266-280 Clair Road West and the TDL lands to provide a continuous natural environment corridor south of Clair Road.

This revision is directly in response to City staff pre-submission comments (dated April 10, 2025) which noted an interest in achieving "... a continuous connection to the Natural Heritage System south of the

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

subject property” (page 7 of the comments). Through the revised OPA application, which will be filed shortly together with supporting revised technical studies/reports (including a revised Environmental Impact Study – EIS), we hope to continue discussions with City staff on natural heritage issues and other outstanding matters prior to a future public meeting on the merits of the applications.

Accordingly, on behalf of our client, we respectfully request the deferral of the above noted Public and Decision Meeting scheduled for February 10, 2026.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

GSP Group Inc.



Hugh Handy, MCIP RPP
Vice President
Cell: 519-242-5351
hhandy@gspgroup.ca



Michael Witmer, MCIP RPP
Senior Planner
Cell: 226-898-0639
mwitmer@gspgroup.ca

cc Faz Ashkar, 2742707 Ontario Limited
 Steno Carniello, 2742707 Ontario Limited
 Mike Labbé, Home Opportunities
 John Farley, Home Opportunities
 Eileen Costello/Jasmine Fraser, Aird & Berlis LLP
 Krista Walkey, City of Guelph
 Chris DeVriendt, City of Guelph
 Anand Shah, City of Guelph

From: [Peter Pickfield](#)
To: [Leah Lefler](#)
Cc: [Allison Thornton](#); [Vicky Vong](#)
Subject: RE: Discussions on Significant Landform Studies - Gordon Street Inc and Mattamy [13581/13641/13725]
Date: Friday, May 1, 2026 2:31:35 PM

[EXTERNAL EMAIL] This email originates outside the City of Guelph. Do not click links or attachments unless you recognize the sender and know the content is safe.

Hi Leah, a reasonably positive response from Shelley. I am not available on May 19 -I have an OLT mediation that day. I can do the May 14 or May 20 times.

Leah can you see if you can get our team – including Montrose (or whatever they are called these days) together for May 14 and or May 20? Please keep Vicky copied.

We should find some time in advance for our team to meet and discuss the response to the additional information they provided.

Thanks

Peter

Peter Pickfield | Partner

Garrod ♦ Pickfield LLP - Environmental, Municipal and Planning Law
Office: (519) 837-0500 | pickfield@garrodpickfield.ca
9 Norwich Street W., Guelph, ON N1H 2G8
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From: Shelley Kaufman <skaufman@tmalaw.ca>
Sent: Friday, May 1, 2026 2:22 PM
To: Peter Pickfield <pickfield@garrodpickfield.ca>; Scott Snider <ssnider@tmalaw.ca>
Cc: Allison Thornton <allison.thornton@guelph.ca>; Vicky Vong <vvong@garrodpickfield.ca>
Subject: RE: Discussions on Significant Landform Studies - Gordon Street Inc and Mattamy [13581/13641/13725]

Hi Peter,

Please see meeting time options below:

- Thursday, May 14 - 9:00 - 12:00 or 1:00 – 5:00;
- Tuesday, May 19 - 1:00 - 5:00 (except 2:30-3:00);

Wednesday, May 20 – 3:00-5:00

Our clients are ok with scheduling separate in-person meetings. We would ideally like to be able to schedule back-to-back. We have tried to propose times that avoid a hybrid attendance.

In terms of the Gordon Street Inc. “clock stoppage”, our client is currently willing to agree to a continued pause until a reasonably scheduled meeting date in May.

We look forward to the City’s response regarding the above options.

Sincerely,
Shelley



Shelley Kaufman
25 Main Street West, Suite 2010
Hamilton, ON L8P 1H1
T : 905-529-3476
D: 519-434-3684
www.tmalaw.ca

This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error. If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Peter Pickfield <pickfield@garrodpickfield.ca>
Sent: Wednesday, April 29, 2026 4:07 PM
To: Shelley Kaufman <kaufman@tmalaw.ca>; Scott Snider <ssnider@tmalaw.ca>
Cc: Allison Thornton <allison.thornton@guelph.ca>; Vicky Vong <vvong@garrodpickfield.ca>
Subject: RE: Discussions on Significant Landform Studies - Gordon Street Inc and Mattamy [13581/13641/13725]

Hi Shelley,

Thank you for your email. In response to the questions/issues raised in your email:

- The City team would prefer separate meetings for each landowner but is prepared to agree to a single meeting for both if that is your team’s strong preference. Please advise if this is a strong preference.
- Thank you for gathering scheduling options from your team for the week of May 11 and 18- as soon as we get those options Vicky will send a google scheduling poll to our team to get available dates and get back to you with two confirmed dates (or one if you are insisting on a single meeting))
- Our preference is to have the meeting(s) in person and can offer the same room at City Hall we offered for our last meeting.

We can confirm that the objective of the meeting(s) from the City team's perspective is to reach consensus on how to address Significant Landform on the subject properties based on the information provided so far.

With respect to your client Gordon Street Inc. would you please confirm that the continued "clock stoppage" on providing a notice of complete application to May 31, 2026 is acceptable.

Look forward to hearing from you on the above and with scheduling options for your team.

Thanks,

Peter

Peter Pickfield | Partner

Garrod ♦ Pickfield LLP - Environmental, Municipal and Planning Law

Office: (519) 837-0500 | pickfield@garrodpickfield.ca

9 Norwich Street W., Guelph, ON N1H 2G8

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From: Shelley Kaufman <skaufman@tmalaw.ca>

Sent: Tuesday, April 28, 2026 5:04 PM

To: Peter Pickfield <pickfield@garrodpickfield.ca>; Scott Snider <ssnider@tmalaw.ca>

Cc: Allison Thornton <allison.thornton@guelph.ca>; Vicky Vong <vvong@garrodpickfield.ca>

Subject: RE: Discussions on Significant Landform Studies - Gordon Street Inc and Mattamy [13581/13641/13725]

Hi Peter,

(typo corrected below)

We have just confirmed our team also cannot make the two dates proposed. We were just reviewing responses requested from our team regarding the weeks of May 11 and May 18. Are those weeks still options? If yes, I can circulate the available times tomorrow morning.

Is the goal to have these meetings in person or remote? We partly ask as the City has requested separate meetings. Our clients would like to proceed in the most efficient manner possible, which may include just having one meeting.

Finally, following the expert meeting that took place last week, can you clarify if the objective

of these meetings is to come to an agreement on proceeding with SLF based on the responses provided so our clients can move forward?

Thanks Peter.

Sincerely,
Shelley



Shelley Kaufman
25 Main Street West, Suite 2010
Hamilton, ON L8P 1H1
T : 905-529-3476
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From: Peter Pickfield <pickfield@garrodpickfield.ca>
Sent: Tuesday, April 28, 2026 4:48 PM
To: Scott Snider <ssnider@tmalaw.ca>; Shelley Kaufman <skaufman@tmalaw.ca>
Cc: Allison Thornton <allison.thornton@guelph.ca>; Vicky Vong <vvong@garrodpickfield.ca>
Subject: RE: Discussions on Significant Landform Studies - Gordon Street Inc and Mattamy

Hi Scott and Shelley, we have run into some scheduling issues with the dates suggested below at our end. Vicky will be regrouping with some new suggested dates , hopefully tomorrow.
Peter

Peter Pickfield | Partner

Garrod ♦ Pickfield LLP - Environmental, Municipal and Planning Law
Office: (519) 837-0500 | pickfield@garrodpickfield.ca
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From: Peter Pickfield
Sent: Thursday, April 23, 2026 12:11 PM
To: Scott Snider <ssnider@tmalaw.ca>; Shelley Kaufman <skaufman@tmalaw.ca>
Cc: Allison Thornton <allison.thornton@guelph.ca>; Vicky Vong <vvong@garrodpickfield.ca>
Subject: Discussions on Significant Landform Studies - Gordon Street Inc and Mattamy

Hi Scott and Shelley,

Leah has updated Allison and me on the progress to resolve the issues related the Significant Landform Studies. We understand that MTE has provided additional information to the City team, as agreed to at our last meeting, and that this information is under review by both staff and Montrose (the City's peer reviewers).

Two questions for you:

1. Are you agreeable to two follow up meetings of lawyers and experts, sometime over the next two weeks if feasible – one focusing on the GSI lands and a second focusing on the Mattamy lands. I have canvassed our team can offer the scheduling options for these two meeting, again in person at City Hall: April 30, 1-2 pm; May 8. 9:30- 11:30 am; or May 8, 1-3 pm. Ideally two of these times work for your team one for each of the two meeting. If only one or none of the dates work please provide additional dates during the week of May 11 and 18.
2. Would GSI be agreeable to a further clock stoppage (retroactive April 17 which was the date end of the previous clock stoppage) to May 31 to allow this process to continue to conclusion?

Look forward to hearing from you on the above.

Peter

Peter Pickfield | Partner

Garrod ♦ Pickfield LLP - Environmental, Municipal and Planning Law

Office: (519) 837-0500 | pickfield@garrodpickfield.ca

9 Norwich Street W., Guelph, ON N1H 2G8

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