

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Subject Lands:

328 Victoria Road South and 588 Stone Road East

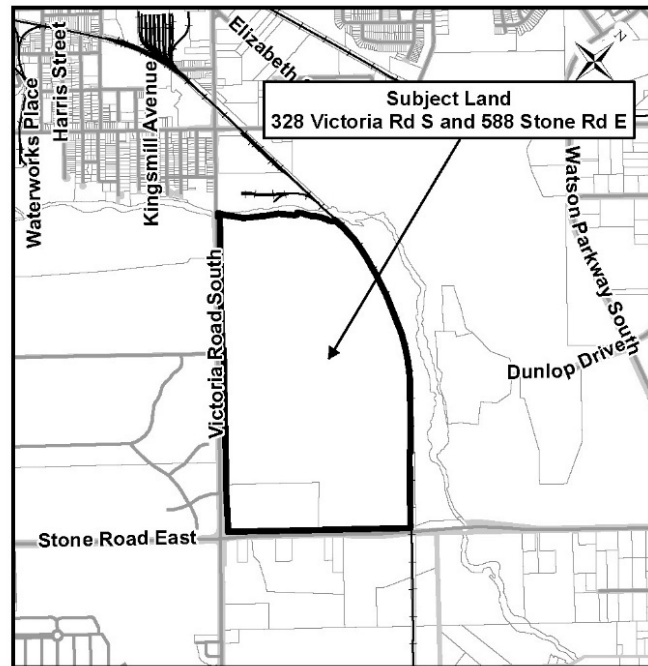
File No.: OZS26-002

Public Meeting:

Tuesday, March 10, 2026, **10:00 a.m.**

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.

Key Map:



Application Details:

Complete applications for Official Plan and Zoning By-law Amendments have been received for the lands municipally known as 328 Victoria Road South and 588 Stone Road East (as shown on the Key Map above) from MHBC Planning Limited, on behalf of the owner, Fusion Homes.

The subject lands are designated Block Plan Area 1 and 2 in the Guelph Innovation District (GID) Secondary Plan. The Block 1 and 2 lands are approximately 116 hectares and are located at the north-east corner of Victoria Road South and Stone Road East. City Council approved the applicant-submitted Block Plan subject to revisions on September 10, 2025, and directed the City's General Manager of Planning and Building Services to issue final Block Plan endorsement once required revisions were made to the Block Plan.

The approved Block Plan is shown in Schedule 1.

The subject lands are designated Mixed-Use Corridor (GID), Residential, Open Space and Park, Proposed Park, Future City Streets, Employment Mixed-Use 1, Employment Mixed-Use 2 and Significant Natural Areas and Natural Areas on Schedule B of the Guelph Innovation District Secondary Plan Land Use schedule. Amendments are proposed to the Secondary Plan text and schedules to align with the schedule changes made through Official Plan Amendment 80 (OPA 80) and through Council approval of the Block Plan. The proposed Draft Official Plan Amendment also proposes site-specific policies to facilitate the proposed development.

The subject lands are currently zoned "Urban Reserve 1" (UR.1) and "Natural Heritage System" (NHS), according to City of Guelph Zoning By-law (2023)-20790, as amended. The UR.1 Zone identifies lands which are subject to development constraints or require further study. The NHS Zone is intended to protect natural heritage features, provide open space for leisure, and to prohibit development in the floodway. A Zoning By-law amendment is required for subject lands to establish a zoning framework on the lands, which will implement the permitted uses of the GID Secondary Plan and implement the associated proposed Draft Plan of Subdivision, which includes approximately 4,544 dwelling units.

The purpose of the proposed Zoning By-law Amendment is to change the zoning on the subject lands from UR.1 to the following Zones:

- Low Density Residential 2 (RL.2)
- Medium Density Residential 6 (RM.6)
- Site-specific Medium Density Residential 6 (RM.6-XX1)
- Site-specific Mixed-use Corridor (MUC-XX1)
- Site-specific Mixed-use Corridor (MUC-XX2)
- Site-specific Mixed-use Corridor (MUC-XX3)
- Site-specific Mixed-Use Corridor (MUC-XX4)
- Community Park (CP)
- Neighbourhood Park (NP)
- Site-specific Neighbourhood Park (NP-XX1)
- Site-specific Neighbourhood Park (NP-XX2)
- Urban Square (US)
- Employment Mixed-use 1 (EMU.1)
- Employment Mixed-use 2 (EMU.2)
- Open Space (OS)
- Natural Heritage System (NHS)

The proposed Zoning By-law amendment also proposes to modify the limits of the NHS Zone to reflect the findings of the Environmental Impact Study.

The proposed zoning for the subject lands is shown in Schedule 2.

Further details of the requested Official Plan Amendment and Zoning By-law Amendment applications can be found in the supporting documents submitted with these applications that are posted on the City's website.

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, February 27, 2026** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

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Other Applications

The subject lands are subject to a proposed Draft Plan of Subdivision (file 23T-26501).

How to Get Involved:

The purpose of a Public Meeting is to share information and to hear and consider public comments regarding development applications which can be reviewed by Staff and applicants prior to Council consideration of applications. The public is invited to watch the hybrid meeting on guelph.ca/live or attend in-person and participate by submitting written comments and/or speaking to the application.

To submit written comments:

You can submit written comments any time via email to clerks@guelph.ca and lindsay.sulatycki@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, March 6, 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, you may register in advance by contacting the Clerk's Department no later than 10:00 a.m. on **Friday, March 6, 2026**, in 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 for those watching online and attending in-person who wish to speak but have not registered in advance.

How to Stay Informed:

If you wish to be notified of the Council decision on this application you must make a written request to the City Clerk by way of email, or regular mail as listed above. Please note Council will not make a decision at the Public Meeting.

Appeals Information:

Only the applicant, specified persons 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 and Public Meeting

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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 – Approved Block Plan: Guelph Innovation District Blocks 1 and 2*



*Stormwater management block sizing, location and configuration have not been accepted by City Engineering staff and will be determined through the Draft Plan of Subdivision process.

Schedule 2 – Proposed Zoning

