

NOTICE OF COMPLETE APPLICATION FOR A DRAFT PLAN OF SUBDIVISION

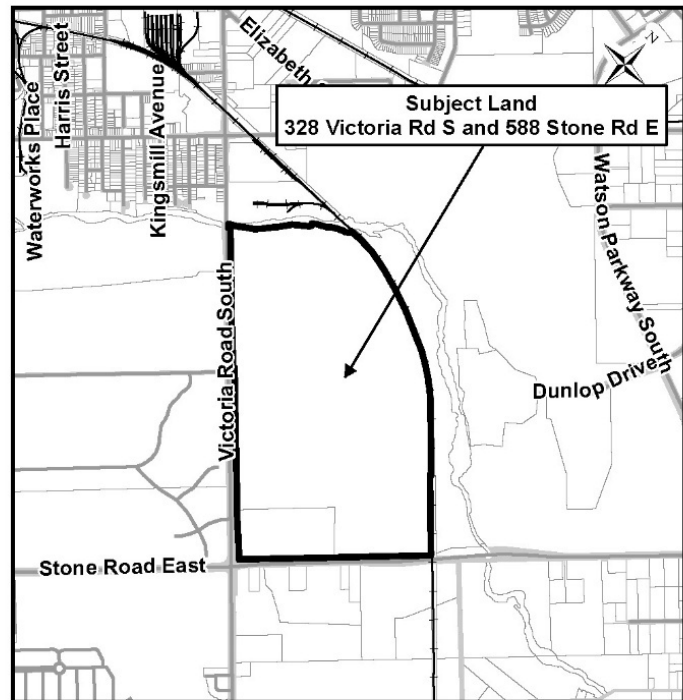
Subject Lands:

328 Victoria Road South and 588 Stone Road East

File No.: OZS26-002 (Draft Plan of Subdivision file: 23T-26501)

Legal Description: Part of Broken Front Lots 10, 11 and 12, Concession 1, Division 'G', Geographic Township of Guelph, in the City of Guelph.

Key Map:



Application Details:

A complete application for a Draft Plan of Subdivision has been received for the subject lands from MHBC Planning Limited, on behalf of the owner, Fusion Homes.

The subject lands are designated Block Plan Areas 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 applicant is proposing a mixed-use subdivision on the lands. The proposed Draft Plan of Subdivision has a total of seventy four (74) blocks as shown on the Draft Plan, consisting of: Low-Density Residential uses on blocks 1 to 34, providing for a total of 457 units; Multiple Residential uses on blocks 35 to 44, providing for a total of 1,003 units; Mixed-uses on blocks 45 to 50, providing for a total of 3,084 units; School/Mixed Uses on block 51; Employment uses on blocks 52 to 55; Stormwater Management lands on blocks 56 to 58; Natural Heritage System lands on block 59; Park lands on blocks 60 to 65; Open Space lands on blocks 66 to 69; and Walkways on blocks 70 to 74. New public roads are also proposed with access to Victoria Road South and Stone Road East.

The applicant has also applied for Official Plan and Zoning By-law Amendments for the subject lands to facilitate the proposed subdivision. A combined Notice of Complete

Application and Public Meeting for the Official Plan and Zoning By-law Amendment applications was previously circulated on January 30, 2026. Revised submission materials have also been received for the associated Official Plan and Zoning By-law Amendment applications.

Further details regarding the Draft Plan of Subdivision, 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.

The proposed Draft Plan of Subdivision is included in Schedule 1.

Additional Information

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

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

Other Applications:

The subject lands are also subject to Official Plan and Zoning By-law Amendment applications being processed under municipal file number OZS26-002.

How to Get Involved:

Any person may provide written comments on this application in any of the following ways:

- By Email to clerks@guelph.ca and to lindsay.sulatycki@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 this application, 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 persons and public bodies as defined in the Planning Act, and registered owners of lands can appeal the decision of the City of Guelph regarding the draft plan of subdivision. If a specified person or public body would otherwise have the ability to appeal the decision of the City of Guelph but does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Guelph in respect of the proposed plan of subdivision before the City of Guelph gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Guelph in respect of the proposed draft plan of subdivision before the City of Guelph gives or refuses to give approval to the

draft plan of subdivision, 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 to gather feedback and communicate with interested parties regarding this development proposal. Comments provided on this application form part of the 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 – Proposed Draft Plan of Subdivision

