

NOTICE OF COMPLETE APPLICATION, PUBLIC MEETING AND DECISION MEETING FOR ZONING BY-LAW AMENDMENT

Subject Lands:

81 College Avenue West

Legal Description:

PART OF LOT 3, REGISTERED PLAN
249 BEING PARTS 7, 8 AND 9,
DEPOSITED PLAN 61R-9059

File No.: OZS26-005

Public Meeting:

Wednesday, April 15, 2026, 6:00
p.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.

City staff will be providing a recommendation report to Council on this application.

Application Details:

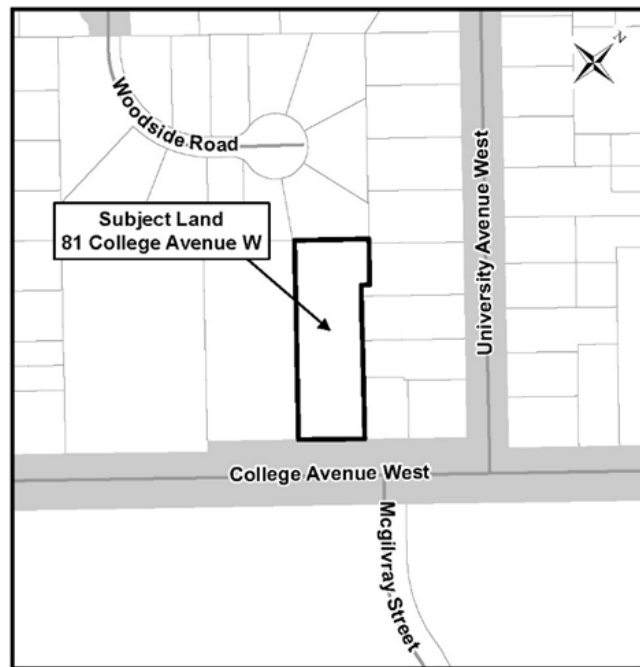
A Zoning By-law Amendment application has been received for the subject lands from Monteith Brown Planning Consultants on behalf of Dr. Jeff and Lisa White, Chabad of Guelph, c/o Raphael Steiner to facilitate the development of a new three-storey place of worship (Chabad) which will include an accessory day care facility, and a two-storey residential dwelling unit with an attached nanny suite. The proposed development is intended to replace the existing one-storey residential dwelling unit, which currently also functions as the Chabad of Guelph.

The Zoning By-law Amendment application seeks to rezone the subject lands from **Low Density Residential 1 (RL.1)** zone to **Neighbourhood Institutional (NI-XX)** zone with site specific special provisions for reduced interior side yard setback and buffers required, reduced parking spaces and permission to have in-ground garbage disposal bins in the front yard.

Further details of the requested zoning and specialized regulations can be found in the supporting documents submitted with this application that are posted on the City's website.

The proposed conceptual site plan is shown in Schedule 1.

Key Map:



Additional Information

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

The Staff Report will be available **Thursday, April 2, 2026** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

Kanchan Ghadge, Project Manager, Planning
Planning and Building Services
Phone: 519-822-1260, ext. 2563
Email: kanchan.ghadge@guelph.ca

Other Applications

The subject lands will be subject to future Site Plan Control application under the Planning Act.

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 remote meeting on guelph.ca/live and participate by submitting written comments and/or speaking to the application.

To submit written comments:

You can submit written comments any time in one of the following ways:

- By email to clerks@guelph.ca and kanchan.ghadge@guelph.ca
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular 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 13, 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, please contact the Clerk's Department no later than 10:00 a.m. on Friday, April 10, 2026, by 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 to ensure that those watching online and attending in-person will be given the opportunity to speak.

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 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 – Proposed Site Plan

Figure 1: Proposed Site Plan

