



## **Notice of the adoption of an amendment to the Official Plan by the Corporation of the City of Guelph**

The Council of The Corporation of the City of Guelph passed Amendment No. 106 to the Official Plan for the Corporation of the City of Guelph to implement the findings of the Downtown Building Heights Study to permit revised building heights within the Downtown Secondary Plan area, as By-law (2025) – 21066, on April 8, 2025, under section 17 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

An explanation of the purpose and effect of the by-law as well as a key map of the lands are included. For more information regarding the Official Plan Amendment, contact Planning Services at 519-837-5616, email at [planning@guelph.ca](mailto:planning@guelph.ca) or in person at Guelph City Hall. (8:30 a.m. to 4:00 p.m., Monday to Friday)

The proposed Official Plan Amendment is exempt from approval by the Ministry of Municipal Affairs and the decision of Council of The Corporation of the City of Guelph is final if a notice of appeal is not received on or before the last day for filing a notice of appeal

Only the applicant, specified person and public bodies as defined in the Planning Act, and registered owners of lands to which the bylaw will apply and who made oral submissions at this public meeting or who have made written submissions to the City before the bylaw is passed, will be able to appeal the decision of the City of Guelph to the Ontario Land Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment By-law may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting City of Guelph as the Approval Authority, or by mail to 1 Carden Street, **no later than 4:00 p.m. on May 6, 2025**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of **\$1,100 can be paid online through e-file or by credit card/certified cheque/money order** to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website

at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerks@guelph.ca](mailto:clerks@guelph.ca).

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Any and all written submissions relating to this application that were made to City Council before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by City Council as part of its deliberations and final decision on this matter.

DATED at the City of Guelph April 17, 2025.

Stephen O'Brien  
City Clerk  
City of Guelph  
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Guelph, ON N1H 3A1  
[clerks@guelph.ca](mailto:clerks@guelph.ca)  
519-837-5603

### **EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2025) – 21066**

By-law Number (2025) – 21066 has the following purpose and effect:

The proposed Official Plan Amendment identifies areas in the Downtown Secondary Plan where additional heights can be considered and what policy refinements can be made to achieve the target of 200 people and jobs per hectare by 2051 in the Downtown Secondary Plan and help the City meet its aspirational housing target of 18,000 units by 2031.

**The key map showing the location of the subject lands to which By-law (2025)  
– 21066 applies:**



