

The Corporation of the City of Guelph

By-law Number (2025) – 21134

A by-law to amend the Official Plan for the City of Guelph as it affects property municipally known as 343 Waterloo Avenue and legally described as Part of Lots 11 & 12, RP 274, City of Guelph, County of Wellington.

WHEREAS the Official Plan of the City of Guelph was adopted November 1, 1994, and approved December 20, 1995, pursuant to s. 17 of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

AND WHEREAS after giving of the required notice, a Public Meeting was held on September 3, 2025, pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

The Council of the Corporation of the City of Guelph enacts as follows:

1. Amendment Number 109 to the Official Plan for the City of Guelph, as amended, consisting of the text attached to and forming part of this By-law is hereby adopted.
2. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Land Tribunal.

Passed this 3rd day of September, 2025.

Schedules:

Schedule 1: Amendment Number 109

Cam Guthrie, Mayor

Stephen O'Brien, City Clerk

Schedule-1 Amendment Number 109

**AMENDMENT NO. 109
TO THE OFFICIAL PLAN
FOR THE CITY OF GUELPH**

PART A – THE PREAMBLE

Title and Components

This document is entitled '343 Waterloo Avenue Site-Specific Amendment' and will be referred to as 'Amendment No. 109'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment and summary of changes to the Official Plan but does not form part of this amendment.

Part B – The Amendment forms Amendment No. 109 to the Official Plan for the City of Guelph and contains the specific text of the new policy introduced to the Official Plan for the City of Guelph through the Amendment.

Part C – The Appendices include information about the public participation timeline and staff report prepared by the Mayor's Office.

Purpose

The purpose of Amendment No. 109 is to add a site-specific policy to the "Low Density Residential" land use designation to permit a "Mixed-use Building" use on the lands known as 343 Waterloo Avenue.

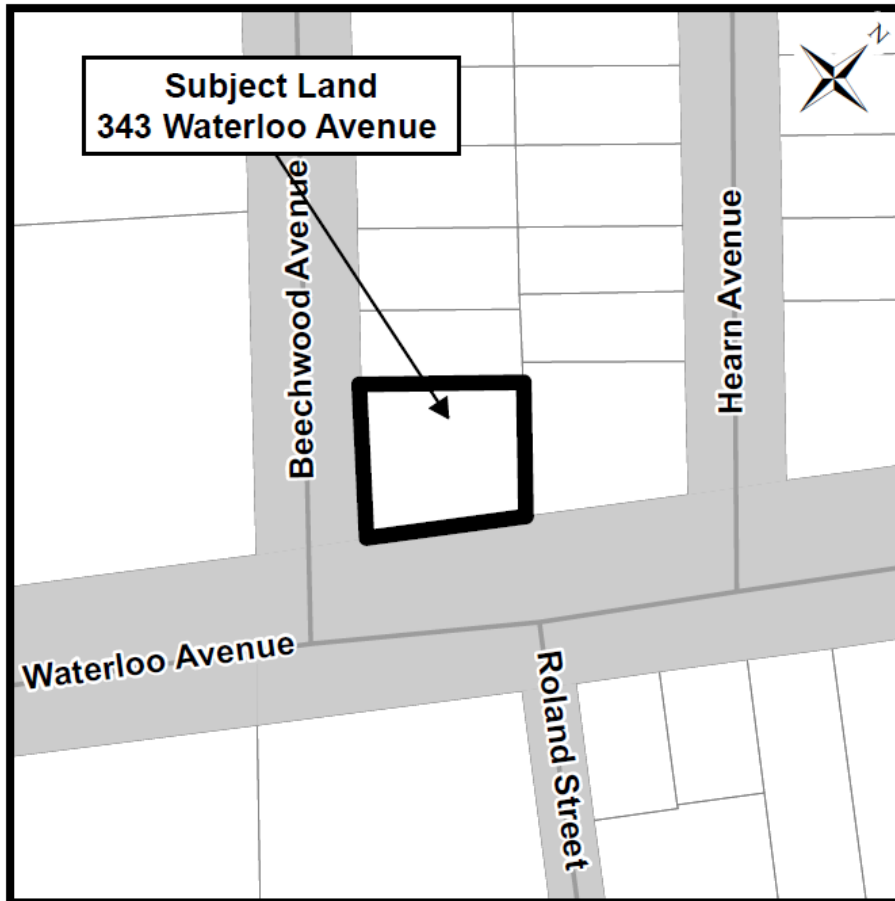
Location

The lands affected by Official Plan Amendment No. 109 are municipally known as 343 Waterloo Avenue and legally described as Part of Lots 11 and 12, City of Guelph, County of Wellington. The subject lands are approximately 0.09 hectares in size. The subject property is located on the west side of Waterloo Avenue and on the north side of Beechwood Avenue (see Key Map below).

Surrounding land uses include:

- To the north: Residential and service commercial uses, including a vehicle repair establishment.
- To the south: Beechwood Avenue and residential land uses
- To the east: Waterloo Avenue, residential and convenience commercial uses.
- To the west: Residential uses

Location Key Map



Basis of the Amendment

The Official Plan Amendment application was processed by the City of Guelph in conjunction with an amendment to the Zoning By-law.

Summary of Changes to the Official Plan

The Official Plan Amendment will add a site-specific policy to the "Low Density Residential" land use designation to permit a "Mixed-use Building" use.

PART B – THE AMENDMENT

Format of the Amendment

This section of Amendment No. 109 for 343 Waterloo Avenue sets out additions and changes to the text in the Official Plan. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added).

Implementation and Interpretation

Amendment No. 109 should be read in conjunction with the current Official Plan (2024 Consolidation) which is available on the City’s website at **guelph.ca**, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

The Official Plan for the City of Guelph is further amended by adding a new site-specific policy as follows:

343 Waterloo Avenue

Notwithstanding section 9.3.2.2 a maximum height of four (4) storeys will be permitted.

Notwithstanding section 9.3.2.3 a maximum of nine (9) dwelling units will be permitted.

PART C – THE APPENDICES

The following appendices do not form part of Amendment Number No. 109 but are included as information supporting the amendment.

Appendix 1: Public Participation

Appendix 2: September 3, 2025, Staff Report to Council from the Mayor’s Office

Appendix 1 to Official Plan Amendment No. 109

Public Participation and Notification Timeline

July 2, 2025	Application Materials Posted on City Website
July 2, 2025	Notice of Public and Decision Meeting emailed to local boards and agencies, City service areas, and mailed to property owners within 120 metres of the subject lands
August 13, 2025	Revised Notice of Public and Decision Meeting mailed to property owners within 120 metres of the subject lands.
August 13, 2025	Revised Application Materials Posted on City Website
September 3, 2025	Public and Decision Meeting for Official Plan and Zoning By-law Amendment