

The Corporation of the City of Guelph

By-law Number (2025) - 21133

A By-law of The Corporation of the City of Guelph providing for exemptions from the requirement to convey parkland or pay cash-in-lieu of parkland dedication in respect of residential renovations that increase the gross floor area of a single dwelling unit.

WHEREAS under section 42 of the Planning Act (Ontario) as amended, municipalities have the power and discretion to impose a requirement that land, or cash-in-lieu of land, be conveyed to the municipality for parkland as a consequence of development or redevelopment of land;

AND WHEREAS Guelph's Parkland Dedication By-Law (2022)-20717, as amended by Bylaw (2024)-20860 (the "PDBL") enacted pursuant to section 42 of the Planning Act defines "development" and "redevelopment" for this purpose;

AND WHEREAS the PDBL expressly reserves to Council the right and authority to create additional categories of development and redevelopment activities which are exempt from the requirement to convey land or to pay cash-in-lieu thereof;

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

(1) Paragraph 3.g)ii. of the PDBL, defining the term "Develop" is amended to:

a. Repeal subparagraph g) ii. and replace it with the following:

ii. the making of an addition or alteration to a building **for any use other than residential** that has the effect of substantially increasing the size or usability thereof by increasing the Gross Floor Area of the building by fifty-percent (50%) or more.

b. Add the following language following the text of subparagraph (v.), after the semicolon:

But shall not include an addition or alteration of a residential building that does not involve a Conversion to Different Use or increase in the number of residential units therein.

Passed this 9th day of September, 2025.

Schedules:

None.

Cam Guthrie, Mayor

**Stephen O'Brien, City Clerk [or]
Dylan McMahon, Deputy City Clerk**