

The Corporation of the City of Guelph

By-law Number (2026) – X

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph as it affects the lands municipally known as 137 Poppy Drive West (**Block 1, Registered Plan 61M-265**) and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph (File# **OZS26-X**).

WHEREAS Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

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

1. By-law Number (2023)-20790, as amended, is hereby further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 137 Poppy Drive West (north of Poppy Drive, south of Clair Road West), by adding to the existing Residential High Density Seven – 28 (“RH.7-28”) zoning, temporary use provisions to permit the construction and operation of a Real Estate Sales Office.
2. Section 18.7.28 of By-law Number (2023)-20790, as amended, is hereby further amended by adding the following:

18.7.28 RH.7-28

132 Clair Road West (137 Poppy Drive West)

As shown on Defined Area Map 30 of Schedule “A” of this **By-law**.

(a) Permitted **Uses**

In addition to the permitted uses listed in Table 6.1 (RH.7 **Zone**) of this **By-law**, the following additional uses shall be permitted:

- The following, in accordance with the appropriate RH.7 provisions:
 - A Real Estate Sales Office shall be permitted as a temporary use until **October 31, 2029**, unless this permission is otherwise extended by the City of Guelph.

(b) Regulations

A Real Estate Sales Office shall be in accordance with the appropriate provisions of the RH.7 **Zone**, with the following additions or exceptions:

i. Minimum **Building Height**

The minimum building height for a Real Estate Sales Office shall be one (1) storey.

ii. Minimum **Front Yard**

The minimum **front yard** setback from Poppy Drive shall be 4.5 metres.

iii. Minimum **Front Yard Setback**

The minimum **front yard** setback to private street, curb, or sidewalk shall not apply.

iv. Minimum **Rear Yard Setback**

The minimum **rear yard** setback to private street, curb, or sidewalk shall not apply.

v. Parking Rate

The minimum parking rate for a Real Estate Sales Office shall be 7 parking spaces per 100 square metres of Gross Floor Area. There shall be no maximum parking rate.

vi. Notwithstanding Section 4.18, a Real Estate Sales Office shall be permitted as either a building or a trailer, absent a construction use, and shall be permitted to sell both on and off-site dwelling units.

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 30 and adding a new Defined Area Map 30 attached hereto as Schedule "A".

4. 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 X day of DATE, 2026.

Schedules:

Schedule A: Defined Area Map 30

Cam Guthrie, Mayor

Garrett Meades, Acting Deputy City Clerk