

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 132 Clair Road West (Block 1, Registered Plan 61M-265 and Blocks 1 through 28, Draft Plan of Subdivision 23T-X) and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph (File#OZS25-013).

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 132 Clair Road West (south of Poppy Drive – being Defined Area X on Schedule X hereto) from the existing “Urban Reserve One” (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a “Site-specific Residential Low Density Two” (RL.2-X) Zone.
2. Section 18.1 of By-law Number (2023)-20790, as amended, is hereby further amended by adding the following:
 - X. RL.2-X
132 Clair Road West
As shown on Defined Area Map 30 of Schedule “A” of this **By-law**.
 - (a) Permitted **Uses**
In accordance with Table 6.1 (RL.2 **Zone**) of this **By-law**.
 - (b) Regulations
In accordance with the provisions of Section 6.3.1 of this **By-law**, with the following additions or exceptions:
 - i. Minimum Lot Area
Notwithstanding Table 6.2, a minimum lot area of 250 square metres shall be permitted for a maximum of 3 lots within this zone.
 - ii. Minimum Front Yard
Despite Table 6.3, a minimum **front yard** setback of 4.5 metres from Poppy Drive is required to the façade of the dwelling, and a minimum **front yard** setback of 6.0 metres to the garage is required.
 - iii. Minimum Garage Width
Despite Table 5.9, the maximum **garage width** shall be 55% of the lot width or 5.0 metres, whichever is greater.
3. 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 132 Clair Road West (south of Poppy Drive – being Defined Area X on Schedule X hereto) from the existing “Urban Reserve One” (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a “Site-specific Residential Medium Density Six” (RM.6-X) Zone.

4. Section 18.6 of By-law Number (2023)-20790, as amended, is hereby further amended by adding the following:

X. RM.6-X

132 Clair Road West

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

(a) Permitted **Uses**

In accordance with Table 6.1 (RM.6 **Zone**) of this **By-law**.

(b) Regulations

In accordance with the provisions of Section 6.3.5 (RM.6 **Zone**) of this **By-law**, with the following additions or exceptions:

Townhouse Lot Regulations

i. Maximum Density

Despite Table 6.17, the maximum density shall be 60 units per hectare.

ii. Minimum **Front Yard**

Despite Table 6.18, a minimum **front yard** setback of 4.5 metres is required.

iii. Minimum Interior **Side Yard** Setback

Despite Table 6.18, the minimum interior **side yard** setback shall be 5.5 metres.

iv. Minimum **Private Amenity Area**

Despite Table 6.18, the minimum **private amenity area** shall be 7.0 square metres per **dwelling unit**.

Townhouse Block Regulations

i. Minimum **Front Yard** Setback

Despite Table 6.19, the minimum **front yard** setback to private street, curb, or sidewalk shall not apply.

ii. Minimum **Rear Yard** Setback

Despite Table 6.19, the minimum **rear yard** setback to private street, curb, or sidewalk shall not apply.

5. 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 132 Clair Road West (south of Poppy Drive – being Defined Area X on Schedule X hereto) from the existing "Urban Reserve One" (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a "Open Space" (OS) Zone.
6. 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 132 Clair Road West (south of Poppy Drive - being Defined Area X on Schedule X hereto) from the existing "Urban Reserve One" (UR.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a "Natural Heritage System" (NHS) Zone.
7. 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 132 Clair Road West (north of Poppy Drive – Block 1, Registered Plan 61M-265) from the existing "Site-specific Business Park" (BP-8) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a "Site-specific Residential High Density Seven" (RH.7-X) Zone.

8. Section 18.7 of By-law Number (2023)-20790, as amended, is hereby further amended by adding the following:

X. **RH.7-X**

132 Clair Road 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 RM.6 provisions:
 - Townhouse, back-to-back
 - Townhouse, cluster
 - Townhouse, stacked
 - Townhouse, stacked back-to-back
- The following, in accordance with the appropriate RM.5 provisions:
 - Townhouse, on-street
 - Townhouse, rear-access on-street
- The following, in accordance with the appropriate NCC provisions:
 - Mixed use building
 - Convenience store
 - Retail establishment
 - Office
 - Service establishment
- Notwithstanding Section 4.18, a Real Estate Sales Office shall be a permitted use, as either a building or a trailer, absent an active construction use, and shall be permitted to sell both on and off-site dwelling units.

(b) Regulations

In accordance with the provisions of Section 6.3.9 (RH.7 **Zone**), and, where applicable as noted by the permitted uses, Section 6.3.5 (RM.6 **Zone**), Section 6.3.3 (RM.5 **Zone**), Section 6.3.4 (RM.5 **Zone**), Section and Section 7.3.3 (NCC **Zone**) of this **By-law**, with the following additions or exceptions:

- i. **Minimum Building Height**
The minimum **building height** shall be two (2) storeys.
- ii. **Maximum Building Height**
The maximum **building height** shall be twelve (12) storeys.
- iii. **Maximum Density**
The maximum **density** shall be 215 units per net hectare.
- iv. **Minimum Front Yard**
The minimum **front yard** setback from Poppy Drive shall be 4.5 metres.
- v. **Parking Rate**
Despite Section 5.5, The minimum parking rate for residential uses shall be 1 parking space per dwelling unit plus 0.15 visitor parking spaces per dwelling unit.
- vi. **Minimum Front Yard Setback**
The minimum **front yard** setback to private street, curb, or sidewalk shall not apply.
- vii. **Minimum Rear Yard Setback**
The minimum **rear yard** setback to private street, curb, or

sidewalk shall not apply.

viii. Minimum **Tower** Setback

Despite Table 6.34, the **tower** portion of a **building** shall be setback a minimum of 7.5 metres from an **interior side lot line** and **rear lot line** measured perpendicularly from the exterior wall of the 6th storey.

9. 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".

10. 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