

## THE CORPORATION OF THE CITY OF GUELPH

### By-law Number (2022)-\*\*\*\*\*

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 1166, 1170, 1182, 1190, 1200, 1204 Gordon Street and legally described as and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch) City of Guelph, County of Wellington (File OP \_\_\_\_/ZC \_\_\_\_).

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;

### NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. By-law Number (1995)-14864, as amended, is hereby further amended by amending the site specific zoning related to property described as 1166, 1170, 1182, 1190, 1200, 1204 Gordon Street and legally described as and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch) City of Guelph, County of Wellington notwithstanding the R.3B zoning regulations, the following regulations shall apply within the R.3B- \_\_\_\_ Zone;

The following specialized zoning regulations are applicable for the R.3B- \_\_\_\_ Zone;

- That a Minimum Lot Area per Unit of 145 m<sup>2</sup> (units 2-4, 7-9, 12-15 and 18-21) be permitted where the zoning by-law requires a Minimum Lot Area per Unit of 180 m<sup>2</sup>.
- That a Minimum Rear Yard of 6.25 m be permitted where the zoning by-law requires a Minimum Rear Yard of 7.5 m.

The following specialized zoning regulations are requested for the R.4B- \_\_\_\_ Zone;

- That a Maximum Density of 176 units per hectare be permitted where the zoning by-law permits a maximum density of 150 units per hectare.
- That a Minimum Common amenity area of 1,760 m<sup>2</sup> be permitted where the zoning by-law requires a Minimum Common Amenity Area of 2,880 m<sup>2</sup>.
- That Common Amenity Areas be permitted to have the length exceed 4 times the width.
- That Common Amenity Area be permitted within a required Front Yard where the zoning by-law does not permit a Common Amenity Area to be located within a Front Yard.
- That the Minimum Landscaped Open Space be permitted to be 36% where the zoning by-law requires a Minimum Landscaped Open Space to be 40%.

- That parking spaces 42 to 47 be permitted to be located 1 m from a side yard where the zoning by-law requires 3m.
  - That the minimum parking spaces size within a garage be 2.75 m x 5.5 m where the zoning by-law requires 3m x 6 m.
  - That the Angular Plane be permitted to be a Maximum of 47 degrees where the zoning by-law permits a Maximum Angular Plane of 45 degrees.
  - That a Maximum Floor Space Index of 1.7 be permitted where the zoning by-law permits a Maximum Floor Space Index of 1.5.
2. Schedule “A” of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 41, and substituting therefore new Defined Area Map 41 attached hereto as Schedule “A”.
3. 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 Municipal Board.

**PASSED this        day of        , 2022.**

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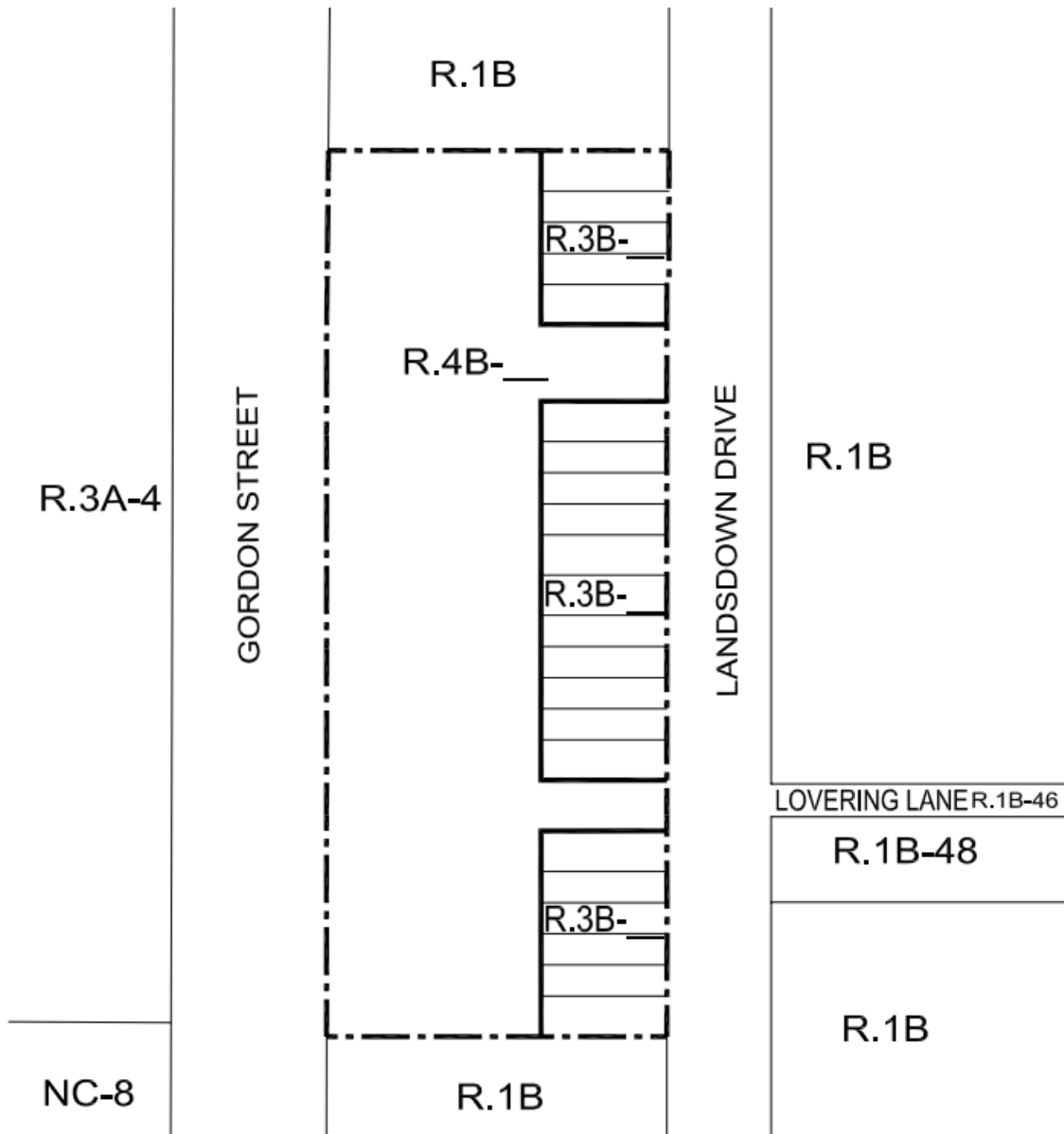
**CAM GUTHRIE - MAYOR**

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**STEPHEN O'BRIEN - CITY CLERK**

**EXPLANATION OF PURPOSE AND EFFECT AND  
KEY MAP FOR BY-LAW NUMBER (2022)-\*\*\*\*\***

1. By-law Number (2022)-\*\*\*\*\* has the following purpose and effect:



of By-law Number (2022)-\*\*\*\*\*

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on \*\*\*\*\*.

Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 837-5616, extension 2356, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

- 2. Key map showing the location of the lands to which By-law (2022)-\*\*\*\*\* applies:

**KEY MAP**

