

The Corporation of the City of Guelph

By-law Number (2023) - XXXXX

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 the property municipally known 1373 and 1389 and legally described as Part Lot 7, Concession 7, Part 1 & 2 on 61R-22009, Township of Puslinch now City of Guelph (OZS22-001).

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 (1995)-14864, as amended, is hereby further amended by transferring lands legally described as Part of Lot 7, Parts 1 & 2 on 61R-22009, Township of Puslinch now City of Guelph, from "Single Detached Residential" and "Wetland" Zone known as the R.1B and WL Zone to a new Specialized "Neighbourhood Centre", "Wetland" and "Conservation Land" Zone, to be known as the NC-XX, WL and P.1 Zone.
2. Section 6.2.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by add a new subsection 6.2.3.1.XX

6.2.3.1.XX NC-XX
1373 and 1389 Gordon Street
As shown on Defined Area Map Number DAM 32 of Schedule "A"
of this **By-law**.

6.2.3.1.XX.1 Permitted Uses
Despite Section 6.2.1.1 of this By-law, the following Uses shall
also be permitted in the Specialized NC-XX Zone:

- Convenience store

6.2.3.1.XX.2 Regulations
In accordance with Section 4 (General Provisions) and Section
6.2.2 and Table 6.2.2 (Regulations Governing Commercial
Shopping Centres) of Zoning **By-law** (1995)-14864, as
amended, with the following exceptions and additions:

6.2.3.1.XX.2.1 Maximum Lot Area
Despite Table 6.2.2, Row 3, the maximum **Lot Area** shall be
10,074 m².

6.2.3.1.XX.2.2 Minimum Side Yard
Despite Table 6.2.2, Row 6, the minimum side shall be 7.5 m
(north) and 7.5 m (south).

6.2.3.1.XX.2.3 Maximum Building Height
Despite Table 6.2.2, Row 8, the maximum building height shall
be 7 storeys.

6.2.3.1.XX.2.4 Maximum Gross Floor Area
Despite Table 6.2.2, Row 10, the maximum **Gross Floor Area**
shall be 10,723 m².

6.2.3.1.XX.2.5 Off-Street Parking Requirements
The minimum off-street parking required for residential uses
shall be 1 space per unit inclusive of visitor parking.
The minimum off-street parking required for non-residential
uses shall be 3.5 spaces 100 m².

6.2.3.1.XX.2.6 Off-Street Loading
No off-street loading space is required.

6.2.3.1.XX.2.7 Angular Plane

Despite Section 4.16.2, Building Height shall not exceed a 46-degree Angular Plane projected from the Gordon Street right-of-way centreline.

6.2.3.1.XX.2.8 Common Amenity Area

A minimum of 1,516 square metres or 15.3 per Dwelling Unit of Common Amenity Area shall be provided, whichever is less.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map SAM 32 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 [day of the month] day of [month], 2023.

Schedules:

Schedule A: Defined Area Map 32

Cam Guthrie, Mayor

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