

The Corporation of the City of Guelph

By-law Number (2025) - XXXXX

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 81 College Avenue West and legally described as Part of Lot 3, Registered Plan 249 Being Parts 7, 8 And 9, Deposited Plan 61R-9059, City of Guelph, (File# XXXXX).

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 lands legally described as Part of Lot 3, Registered Plan 249 Being Parts 7, 8 And 9, Deposited Plan 61R-9059, City of Guelph, and municipally known as 81 College Avenue West from the existing "Low Density Residential 1" (RL.1) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to "Neighbourhood Institutional, Site Specific" (NI-___) in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended.
2. Section 18.22, of By-law Number (2023)-20790, as amended, is hereby further amended by including the following text:

18.22.X

NI-X

81 College Avenue West

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

(a)

Permitted Uses

In addition to the permitted uses listed in Table 11.1 (NI zone), no **building** or **structure** shall be erected or used except for one or more of the following permitted uses:

Residential building or use accessory to a **Place of Worship**

(b)

Additional Residential Dwelling Unit, including a nanny suite

Regulations

In accordance with the provisions of Section 4 (General Provisions) and Section 11.3.1 (NI zone) of this **By-law** with the following exceptions and additions:

(i)

Minimum Interior Side Yard

Table 11.3, the minimum interior side yard depth shall be 3.0 metres, measured from the westerly property line to the building.

(ii)

Minimum Buffer Strip

Despite Table 11.3, the minimum **buffer strip** shall be 1.2 metres wide for the easterly **interior side yard** and 1.4 metres

for the westerly **interior side yard**.

(iii) **Minimum Parking Rates**

Despite Table 5.3, the minimum number of **parking spaces** for a **Place of Worship** shall be 11 spaces.

(iv) **Garbage, refuse and storage**

Despite Section 4.9(a), garbage and refuse may be stored within the building or structure or in a container that is screened in a **front yard**.

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 26 and substituting a new Defined Area Map 26 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 XX day of XXXXX, XXXX.

Schedules:

Schedule A: Defined Area Map 26

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk

Schedule A: Defined Area Map 26

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