

103-105 Victoria Road North

Statutory Public Meeting for Proposed Zoning By-law Amendment Application

File: OZS21-008

September 13, 2021

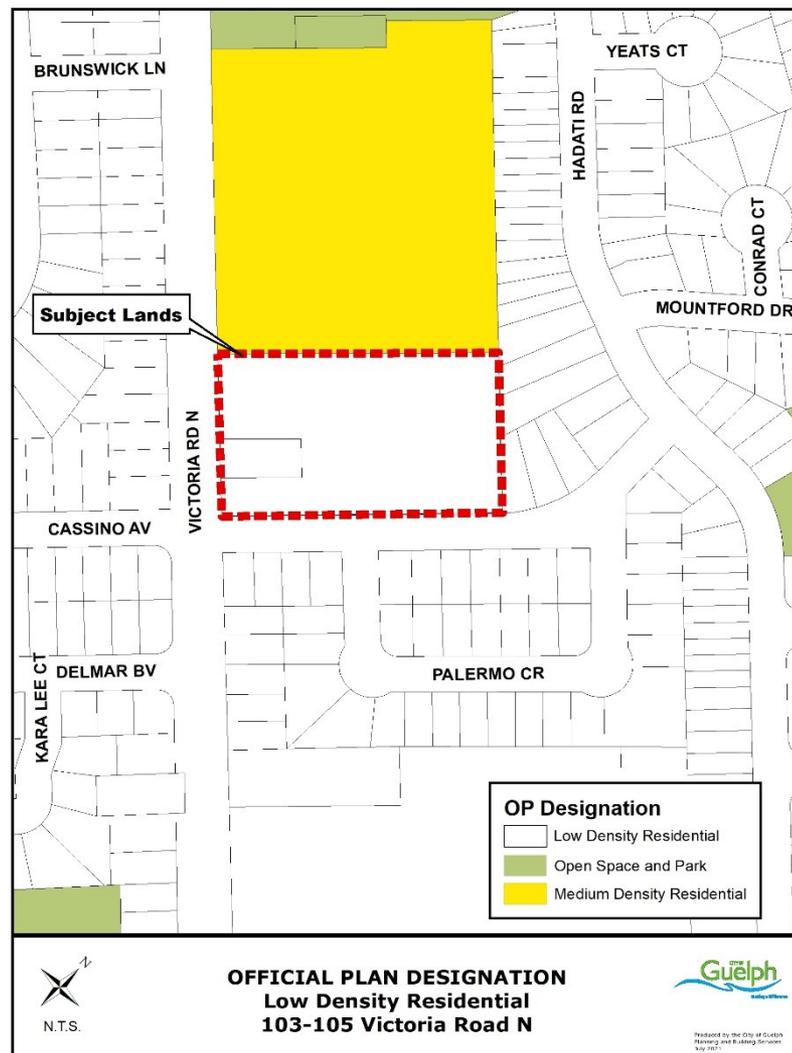
How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca

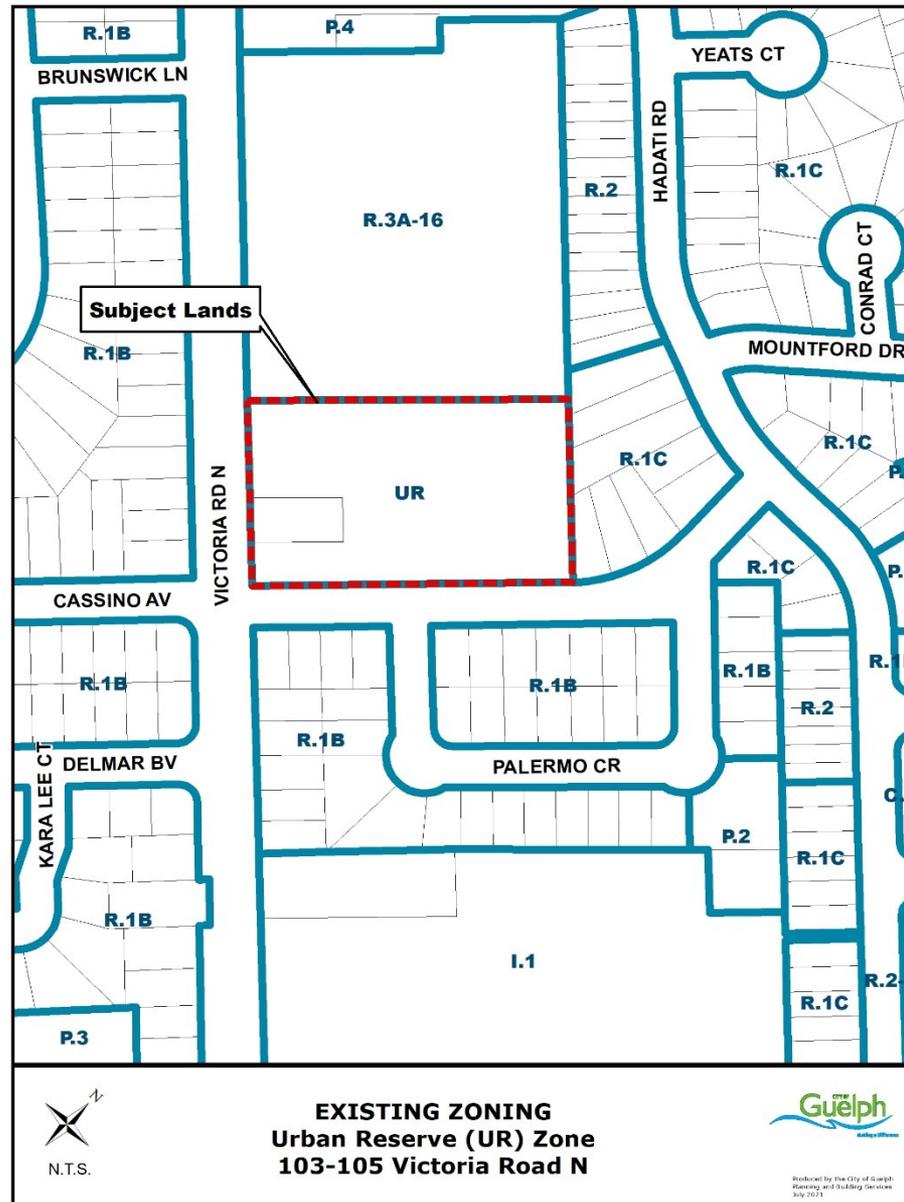
Location



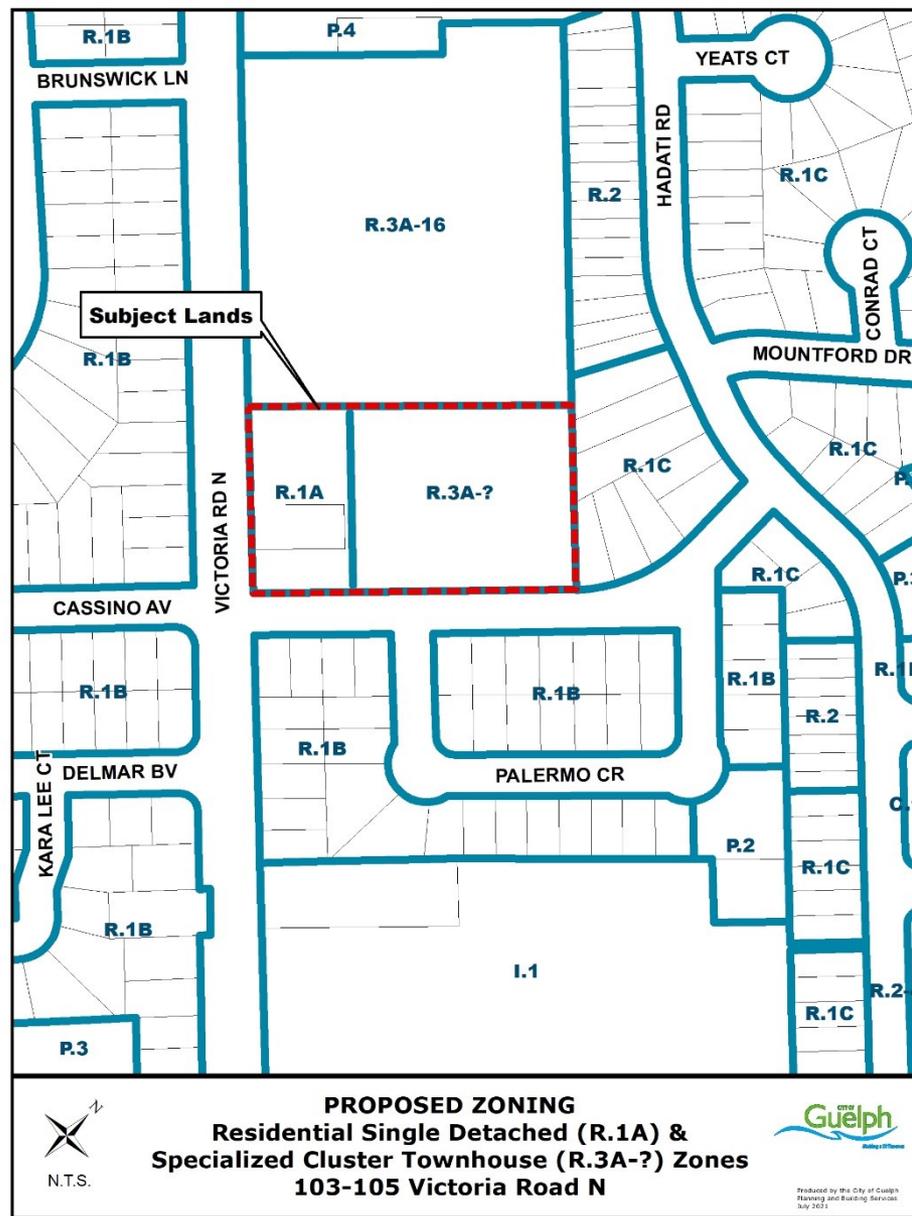
Existing Official Plan Land Use Designations



Existing Zoning



Proposed Zoning



Requested Specialized Zoning Regulations (1 of 2)

1. To permit a minimum lot area per unit of 219 square metres, whereas a minimum lot area per unit of 270 square metres is required.
2. To permit a minimum distance of 11 metres between the front, exterior side and rear yard of one townhouse building and the front, exterior side or rear yard of another townhouse building each containing windows to habitable rooms; whereas a minimum distance of 15 metres is required.
 1. Note: This has been requested to apply between townhouse buildings A and E and buildings A and F only.

Requested Specialized Zoning Regulations (continued)

3. To permit a minimum distance of 6.5 metres between the private amenity areas to walls in another building containing windows to habitable rooms facing the private amenity area; whereas a minimum distance of 10.5 metres is required.
4. To permit private amenity areas to be a minimum setback of 0 metres from side and rear lot lines, whereas a minimum setback of 3 metres is required.
5. To permit a maximum net density of 45.5 units per hectare, whereas net density is limited to a maximum of 37.5 units per hectare.

Proposed Conceptual Site Plan



Townhouse Building Rendering

