

# The Corporation of the City of Guelph

## By-law Number (2022) - 20679

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 properties municipally known as 47-75 Willow Road and legally described as Lots 6, 7 and Part Lot 8, Registered Plan 593, City of Guelph (OZS19-014).

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 Lots 6, 7 and Part Lot 8, Registered Plan 593, City of Guelph, from the existing "Community Shopping Centre" Zone known as the CC Zone to a new "Specialized Community Shopping Centre" Zone, to be known as the CC-31 Zone.
2. Section 6.2.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.2.3.2.31:

- 6.2.3.2.31

**CC-31 Zone**

47-75 Willow Road

As shown on Defined Area Map Number 14 of Schedule "A" of this **By-law**.
- 6.2.3.2.31.1

**Permitted Uses**

In accordance with the **Uses** permitted by Section 6.2.1.2 of **By-law** Number (1995)-14864, as amended.
- 6.2.3.2.31.2

**Regulations**

In accordance with Section 4 (General Provisions) and Section 6.2.2 and Table 6.2.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:
- 6.2.3.2.31.2.1

**Maximum Building Height**

Despite Table 6.2.2, Row 8, the maximum **Building Height** shall be 6 **Storeys**.
- 6.2.3.2.31.2.2

**Minimum Commercial Gross Floor Area**

Despite Table 6.2.2, Row 9, the minimum commercial **Gross Floor Area** shall be 1700 square metres.
- 6.2.3.2.31.2.3

**Minimum Common Amenity Area**

The minimum **Common Amenity Area** shall be 18 square metres per **Dwelling Unit**.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 14 and substituting a new Defined Area Map 14 attached hereto as Schedule "A".
5. 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 Lands Tribunal.

**Passed this fourteenth day of February, 2022.**

**Schedules:**

Schedule A: Defined Area Map 14

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**