

The Corporation of the City of Guelph

By-law Number (2022) - 20676

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 lands municipally known as 7 and 9 Omar Street and 19 Alma Street North and legally described as Lots 62, 64, 65 and Part Lot 63, Registered Plan 258, City of Guelph (File# OZS19-005).

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 62, 64, 65 and Part Lot 63, Registered Plan 258, City of Guelph, from the existing "Industrial" Zone known as the B.4 Zone to two new "Specialized Residential Single Detached" Zones, to be known as the R.1D-53 Zone and the R.1D-54 Zone.
2. Section 5.1.3.4, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.4.53:

5.1.3.4.53 R.1D-53
9 Omar Street
As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

5.1.3.4.53.1 Permitted Uses
In accordance with the permitted **Uses** under Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.4.53.2 Regulations
In accordance with the regulations under Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.4.53.2.1 Maximum Driveway Width:
Despite Section 4.13.7.2.1, the maximum **Driveway** width shall be 6 metres.

5.1.3.4.53.2.2 Minimum Side Yard Setback:
Despite Table 5.1.2, Row 7, the minimum **Side Yard Setback** shall be 1.5 metres.
3. Section 5.1.3.4, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.4.54:

5.1.3.4.54 R.1D-54
7 Omar Street and 19 Alma Street North
As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

5.1.3.4.54.1 Permitted Uses
In accordance with the permitted **Uses** under Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.4.54.2 Regulations

In accordance with the regulations under Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.4.54.2.1 Maximum **Driveway** Width:

Despite Section 4.13.7.2.1, the maximum **Driveway** width shall be 6 metres.

5.1.3.4.54.2.2 Railway **Setback**:

No **Building** shall be located closer than 30 metres from the main line of the railway.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 15 and substituting a new Defined Area Map 15 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 Land Tribunal.

Passed this fourteenth day of February, 2022.

Schedules:

Schedule A: Defined Area Map 15

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk