

The Corporation of the City of Guelph

By-law Number (2022) - 20716

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 710 Woolwich Street and legally described as Part Lot 19, Div. A, Guelph as in CS71373, City of Guelph (File# OZS21-010).

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 by transferring lands legally described as Part Lot 19, Div. A, Guelph as in CS71373, City of Guelph from the existing "Specialized Service Commercial" Zone known as the SC.1-28 Zone to the new "Specialized Service Commercial" Zone, to be known as the SC.1-57 Zone.
2. Section 6.4.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.4.3.1.57:

6.4.3.1.57 SC.1-57
710 Woolwich Street
As shown on Defined Area Map Number 51 of Schedule "A" of this **By-law**.

6.4.3.1.57.1 Permitted Uses

- **Apartment Building**
- **Townhouse**
- **Stacked Townhouse**
- **Multiple Attached Dwelling**
- **Convenience Store**
- **Cleaning Establishment**
- **Food Vehicle**, in accordance with Section 4.30
- **Hardware Store**
- **Liquor Store**
- **Medical Office**
- **Medical Clinic**
- **Restaurant (take-out)**
- **Restaurant**
- **Office**
- **Service Establishment**
- **Vehicle Parts Establishment**
- **Retail Establishment**

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.1.57.2 Regulations

In accordance with Section 4 (General Provisions) and Section 6.4 and Table 6.4.2 (Regulations Governing Service Commercial Zones) of **By-law** Number (1995)- 14864, as amended, with the following additions and exceptions:

6.4.3.1.57.2.1 Severability Provision

The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified as SC.1-57, despite any future severance, partition, or division for any purpose.

6.4.3.1.57.2.2 Regulations for **Apartment Buildings**

All regulations of the R.4A Zone as specified in Sections 4 and 5.4.2 of this **By-law** with the following exception:

6.4.3.1.57.2.2.1 Maximum **Building Height**

Notwithstanding Table 5.4.2 Row 10, a maximum **Building Height** of four (4) **Storeys** shall be permitted for **Apartment Buildings**, and in accordance with Sections 4.16 and 4.18.

6.4.3.1.57.2.3 Regulations for **Stacked Townhouse** and **Multiple Attached Dwellings**

All regulations of the R.3A Zone as specified in Sections 4 and 5.3.2 of this **By-law** with the following additions and exceptions.

6.4.3.1.57.2.3.1 **Off-Street Parking** Location

Despite Section 4.13.2.2 and Table 5.3.2 Row 16, any surface **Parking Area** shall be set back a minimum of 1.5 metres from the **Side Lot Line** or **Rear Lot Line**.

6.4.3.1.57.2.3.2 Minimum **Private Amenity Area**

Despite Section 5.3.2.5 and Table 5.3.2 Row 12, a minimum of 5.0 m² of **Private Amenity Area** shall be provided for each above grade unit and a minimum of 8 m² shall be provided for each below grade unit.

6.4.3.1.57.2.3.3 Minimum **Side Yard Setback**

Despite Section 5.3.2.2 and Table 5.3.2, Row 6, a minimum **Setback** of 4.5 metres from the southerly interior **Lot Line** and 6.0 m from the northerly interior **Lot Line** is required.

6.4.3.1.57.2.3.4 Maximum **Density**

Despite Section 5.3.2.6 and Table 5.3.2 Row 20, a maximum density of 100 **Dwelling Units** per hectare shall be permitted.

6.4.3.1.57.2.3.5 Maximum **Building Height**

Notwithstanding Table 5.3.2, Row 9 and Table 5.4.2 Row 10, a maximum **Building Height** of four (4) **Storeys** shall be permitted, and in accordance with Sections 4.16 and 4.18.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 22 and substituting a new Defined Area Map 22 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.

Schedules:

Schedule A: Defined Area Map 22

Passed this ninth day of May, 2022.

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk

Schedule A

