

# THE CORPORATION OF THE CITY OF GUELPH

## By-law Number (2020)-20478

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 property municipally known as 300 Water Street and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph (File# ZC1712).

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;

**NOW THEREFORE 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 Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph, from the existing "Urban Reserve" Zone known as the UR Zone to the new "Specialized Residential Single Detached" Zone, to be known as the R.1C-32 Zone and to two "Specialized Residential On-Street Townhouse" Zones to be known as the R.3B-24 Zone and the R.3B-25 Zone.
2. Section 5.1.3.3, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.3.32:
  - 5.1.3.3.32 **R.1C-32**  
300 Water Street  
As shown on Defined Area Map Number 16 of Schedule "A" of this **By-law**.
  - 5.1.3.3.32.1 **Permitted Uses**  
In accordance with the permitted **Uses** under Section 5.1.1 of **By-law** Number (1995)-14864, as amended.
  - 5.1.3.3.32.2 **Regulations**  
In accordance with Section 5.1.2 of the **By-law**, with the following exception:
    - 5.1.3.3.32.2.1 **Minimum Rear Yard:**  
Despite Table 5.1.2, Row 8, the minimum **Rear Yard** shall be 3.5 metres.
3. Section 5.3.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.2.24:

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- 5.3.3.2.24      **R.3B-24**  
300 Water Street  
As shown on Defined Area Map Number 16 of Schedule “A” of this *By-law*.
- 5.3.3.2.24.1      **Permitted Uses**  
In accordance with the permitted *Uses* under Section 5.3.1.2 of *By-law* Number (1995)-14864, as amended.
- 5.3.3.2.24.2      **Regulations**  
In accordance with Section 5.3.2 of the *By-law*, with the following exceptions and additions:
- 5.3.3.2.24.2.1      **Minimum Rear Yard:**  
Despite Table 5.3.2, Row 7, the minimum *Rear Yard* shall be 3.8 metres.
- 5.3.3.2.24.2.2      **Storm Gallery Protection**  
No *Buildings* or *Structures* (excluding *Fences*) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.
4. Section 5.3.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.2.25:
- 5.3.3.2.25      **R.3B-25**  
300 Water Street  
As shown on Defined Area Map Number 16 of Schedule “A” of this *By-law*.
- 5.3.3.2.25.1      **Permitted Uses**  
In accordance with the permitted *Uses* under Section 5.3.1.2 of *By-law* Number (1995)-14864, as amended.
- 5.3.3.2.25.2      **Regulations**  
In accordance with Section 5.3.2 of the *By-law*, with the following addition:
- 5.3.3.2.25.2.1      **Storm Gallery Protection**  
No *Buildings* or *Structures* (excluding *Fences*) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.
5. Schedule “A” of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 16 and substituting a new Defined Area Map 16 attached hereto as Schedule “A”.
6. 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

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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 Local Planning Appeal Tribunal.

**PASSED this TENTH day of FEBRUARY, 2020.**

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**CAM GUTHRIE - MAYOR**

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**DYLAN MCMAHON, DEPUTY CITY CLERK**

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Schedule "A"

