

The Corporation of the City of Guelph

By-law Number (2022) – 20725

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 300 Grange Road and legally described as Part of Lot 6, Plan 53, Division 'C', Part 1 on 61R-10871, City of Guelph (File# OSZ21-006).

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 Part of Lot 6, Plan 53, Division 'C', Part 1 on 61R-10871, City of Guelph, from the existing "Residential Cluster Townhouse" Zone known as the R.3A Zone and part of the lands from the existing "Residential Single Detached" Zone known as the R.1D Zone to the new "Specialized Residential Cluster Townhouse" Zone, to be known as the R.3A-69 Zone.
2. Section 5.3.3.1, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.69:
 - 5.3.3.1.69 R.3A-69
300 Grange Road
As shown on Defined Area Map Number 51 and Defined Area Map 52 of Schedule "A" of this **By-law**.
 - 5.3.3.1.69.1 Permitted Uses
In accordance with the permitted **Uses** under Section 5.3.1.1 of **By-law** Number (1995)-14864, as amended.
 - 5.3.3.1.69.2 Regulations
In accordance with the regulations under Section 5.3.2 of the **By-law**, with the following exceptions and additions:
 - 5.3.3.1.69.2.1 Minimum Lot Frontage:
Despite Table 3.2, Row 4, the minimum **Lot Frontage** shall be 11 metres.
 - 5.3.3.1.69.2.2 Minimum Distance Between Buildings:
Despite Section 5.3.2.3.1, the distance between the exterior side face of one **Building** and the exterior side face of another **Building**, each of which contains windows to **Habitable Rooms** shall in no case be less than 12 metres.
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 51 and deleting Defined Area Map 52 and substituting a new Defined Area Map 51 and substituting a new Defined Area Map 52 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.

Passed this eleventh day of July, 2022.

Schedules:

Schedule A: Defined Area Map 51 and Defined Area Map 52

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk