

# The Corporation of the City of Guelph

## By-law Number (2022) - 20724

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 93 Arthur Street South, City of Guelph (File# OZS21-007).

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 deleting the (H) from the title of Section 5.4.3.2.15.6 and deleting Section 5.4.3.2.15.6.2.8 in its entirety.

2. By-law Number (1995)-14864, as amended, is hereby further amended by deleting Section 5.4.3.2.15.6.2.4 and replacing it with the following:

5.4.3.2.15.6.2.4      Maximum **Building** Floorplate Area  
Above the 6<sup>th</sup> **Storey**:      1238m<sup>2</sup>  
Above the 8<sup>th</sup> **Storey**:      1045m<sup>2</sup>

3. By-law Number (1995)-14864, as amended, is hereby further amended by adding the following regulations to Section 5.4.3.2.15.6.2:

5.4.3.2.15.6.2.2.1      Despite Section 5.4.2.4.3, **Common Amenity Area** may be located within the **Front Yard**.

5.4.3.2.15.6.2.8      Rear Yard Setback (Speed River Lot Line)  
Despite Section 4.24 and Table 5.4.2, Row 9, the **Building** shall be **Setback** a minimum of 24 metres from the Speed River **Lot** line.

5.4.3.2.15.6.2.9      Minimum Off-Street Parking  
Despite 5.4.3.2.15.2.5, the following minimum number of **Parking Spaces** shall be provided within an underground garage, above-grade parking **Structure**, or surface parking for the following uses:

Residents	1.0 per <b>Dwelling Unit</b>
Visitors	0.05 per <b>Dwelling Unit</b>
Non-Residential Uses	1.0 per 100 m <sup>2</sup> of <b>Gross Floor Area</b>

5.4.3.2.15.6.2.10      Location of Off-Street Parking  
Despite Section 4.13.1, a maximum of 80 required Off-Street **Parking Spaces** shall be permitted to be located at 92 Arthur Street South.

5.4.3.2.15.6.2.11      Minimum **Parking Space** Dimensions  
Despite Section 4.13.3.2.2, minimum **Parking Space** dimensions shall be 2.75 metres by 5.5 metres.

5.4.3.2.15.6.2.12 Accessory **Building** or **Structure**

Despite Section 4.5.1, an Accessory **Building** or **Structure** shall be permitted within the **Front Yard**, to a maximum size of 15 square metres.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 38, Detail 'A' and substituting therefore new Defined Area Map 38, Detail 'A' 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 eleventh day of July, 2022.**

**Schedules:**

Schedule A: Defined Area Map 38 – Detail A

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**

**Schedule 'A' - Defined Area Map 38 – Detail A**

