

# The Corporation of the City of Guelph

## By-law Number (2022) - 20756

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 265 Edinburgh Road North and legally described as Parts 4, 5, 6 and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington (File No. OZS20-012).

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 lots 4, 5, 6 and 7, Range 4, Division 'A', Geographic Township of Guelph, City of Guelph, County of Wellington from the existing "Service Commercial" Zone known as the SC.1 Zone to a new "General Residential Apartment" Zone, to be known as the R.4A-57 Zone.
2. Section 5.4.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.1.57:

5.4.3.1.57        R.4A-57  
265 Edinburgh Road North  
As shown on Defined Area Map Numbers 14 and 23 of Schedule "A" of this **By-law**.

5.4.3.1.57.1     Permitted **Uses**  
In addition to the **Uses** listed in Section 5.4.1.1 of this **By-law**, the following shall also be permitted:

- **Convenience Store**
- **Service Establishment**
- **Restaurant**
- **Florist**
- **Bake Shop**
- **Artisan Studio**

5.4.2.57.2        Regulations  
In accordance with Section 4 (General Provisions), Section 5.4.2 (Apartment Regulations) of this **By-law**; with the following exceptions:

5.4.2.57.2.1     Minimum **Side Yard**  
Despite Table 5.4.2, Row 8, the minimum left **Side Yard** shall be 3.5 metres and the minimum right **Side Yard** shall be 8.0 metres.

5.4.2.57.2.2     **Floor Space Index**

Despite Table 5.4.2, Row 18, the maximum **Floor Space Index** shall be 1.04.

5.4.2.57.2.3     **Parking**

5.4.2.57.2.3.1         For **Apartment Buildings** above 6 **Storeys**, a maximum of 72% of the total required **Parking Spaces** for **Apartment** units may be permitted at grade, in surface **Parking Areas**.

5.4.2.57.2.3.2         No at grade off-street **Parking Area** shall exceed a combined width of 12.5 metres anywhere within 28 metres from the **Front Lot Line**, measured parallel to Edinburgh Road North.

5.4.2.57.2.4     **Building Length**

No **Building** shall exceed a maximum length of 70 metres, measured parallel to Edinburgh Road North.

5.4.2.57.2.5     **Building Stepback**

The adjacent wall of any **Apartment Building** facing Edinburgh Road North shall have a **Stepback** of an additional 2.1 metres above the sixth **Storey**.

**Passed this sixth day of December, 2022.**

**Schedules:**

Schedule 1: Defined Area Map 14

Schedule 2: Defined Area Map 23

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**Cam Guthrie, Mayor**

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**Stephen O'Brien, City Clerk**