

The Corporation of the City of Guelph

By-law Number (2022) - 20760

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 property municipally known as 639 Eramosa Road and legally described as All of Lots 4 and 5, and Part of Lots 3 and 6, Registered Plan 549, City of Guelph (File No. OZS22-014).

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 property legally described as All of Lots 4 and 5, and Part of Lots 3 and 6, Registered Plan 549, City of Guelph, from the current "Educational, Spiritual and Other Services" (I.1) Zone, to the new "Specialized Office Residential" Zone, to be known as the OR-57 Zone in the City of Guelph Zoning By-law (1995)-14864, as amended.
2. Section 6.5.3, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.5.3.57:

6.5.3.57

OR-57
639 Eramosa Road
As shown on Defined Area Map Number 49 and Defined Area Map 50 of Schedule "A" of this **By-law**.

6.5.3.57.1

Permitted Uses
In accordance with the permitted **Uses** under Section 6.5.1 of **By-law** Number (1995)-14864, with the following additional **Use**:
 - **Medical Clinic**

6.5.3.57.2

Regulations
In accordance with the regulations under Section 6.5.2 of the **By-law**, with the following exceptions and additions:

6.5.3.57.2.1

Location of Off-Street Parking
Despite Section 6.5.2.2, a maximum of 2 **Parking Spaces** shall be permitted in the **Front Yard** and shall be located a minimum of 3 metres from the **Front Lot Line**.

6.5.3.57.2.2

Off-Street Parking
Despite Table 6.5.2, Row 12 and Section 4.13.4.2 of the **By-law**, the minimum number of off-street **Parking Spaces** shall be 18 spaces for a **Medical Clinic Use**.

6.5.3.57.2.3

Planting Area
A landscaped strip of land a minimum of 3 metres in width shall be maintained adjacent to the **Street Line**, except for those areas required for entry ramps.
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further

amended by deleting Defined Area Map 49 and deleting defined Area Map 50 and substituting a new Defined Area Map 49 and substituting a new Defined Area Map 50 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 sixth day of December, 2022.

Schedules:

Schedule A: Defined Area Map 49 and Defined Area Map 50

Cam Guthrie, Mayor

Stephen O'Brien, City Clerk