

# The Corporation of the City of Guelph

## By-law Number (2023) - 20775

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 205-213 Speedvale Avenue East, and legally described as Part of Lots 30 and 31, Registered Plan 221, City of Guelph (File No. OZS18-011).

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 Lots 30 and 31, Registered Plan 221, City of Guelph, from the current "Residential Single Detached" (R1.B) Zone, to the new "Specialized Infill Apartment" Zone, to be known as the R.4D-13 Zone in the City of Guelph Zoning By-law (1995)-14864, as amended.
2. Section 5.4.3.4, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.4.13:

- 5.4.3.4.13

R.4D-13  
205-213 Speedvale Avenue East  
As shown on Defined Area Map 33 and Defined Area Map 34 of Schedule "A" of this **By-law**.
- 5.4.3.4.13.1

Permitted Uses  
In accordance with the permitted **Uses** under Section 5.4.1.4 of **By-law** Number (1995)-14864, as amended.
- 5.4.3.4.13.2

Regulations  
In accordance with the regulations set out in Table 5.4.2 – for the Infill Apartment (R.4D) Zone of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:
- 5.4.3.4.13.2.1

Maximum Density  
Despite Table 5.4.2, Row 5, the maximum density shall be 45 units per hectare.
- 5.4.3.4.13.2.2

Minimum Side Yard  
Despite table 5.4.2, Row 8, the **Side Yard** shall be a minimum of 3 metres.
- 5.4.3.4.13.2.3

Minimum Rear Yard  
Despite Table 5.4.2, Row 9, the **Rear Yard** shall be a minimum of 3 metres.
- 5.4.3.4.13.2.4

Off-Street Parking  
Despite Table 5.4.2, Row 14 and Section 4.13, a minimum of 23 off-street **Parking Spaces** are required.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Maps 33 and 34 and substituting new Defined

Area Maps 33 and 34 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 fourteenth day of February, 2023.**

**Schedules:**

Schedule A: Defined Area Map 33 and Defined Area Map 34

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**