

Council Memo



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, April 18, 2023
Subject	Amendment to Report 2023-129, Decision Report- Comprehensive Zoning Bylaw and Companion Official Plan Amendment

This memo provides a description of revisions that have been made to the Zoning Bylaw since its release that have been incorporated into the final Zoning Bylaw (2023)-20790 that is before Council for decision.

Revisions

The following revisions have been made to Report 2023-129, dated April 18, 2023, Attachment 1, City of Guelph Zoning Bylaw (2023)-20790:

1. Heading of Table 5.5, column 2 has been updated to "Number of required parking spaces."
2. An additional regulation to Table 5.5 has been added, "3. If only one **accessible parking space** is required, the space must be a Type A **accessible parking space**." This regulation applies to Table 5.5, row 2.
3. Section 4.10 wording has been updated, "No land shall be built upon and no **building** or **structure** shall be erected or expanded for any purpose unless all **municipal services** including sanitary sewers, storm sewers and drains, water mains, electric power lines and roads are **available** and **adequate**. No land, **building** or **structure** shall be **used** unless all **available municipal services** are connected."
4. 75 Dublin Street North zoning has been updated to the site-specific D.2-9 zone, which references the current appeal at the Ontario Land Tribunal (OLT-220002509).

See attached pages for revisions.

Explanation

The proposed revisions were identified through internal review of the proposed Zoning Bylaw following the release of the Bylaw and have been added for clarity.

The zoning for 75 Dublin Street North has been updated to recognize the current OLT appeal on the property. A future decision of the OLT will amend the Zoning Bylaw in effect at that time.

All other properties currently under appeal have been reviewed and generally maintain existing zoning permissions pending and subject to their final determination by the OLT.

Attachments

Attachment-1 Revisions to Zoning Bylaw (2023)-20790

This memo was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2395
krista.walkey@guelph.ca

This memo was recommended by:

Jayne Holmes, P.Eng., PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-822-1260 extension 2248
jayne.holmes@guelph.ca