

The Corporation of the City of Guelph

By-law Number (2023) - 20826

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 25 Alice Street and legally described as Part of unnumbered Lot, Registered Plan 244, City of Guelph (File No. OZS23-004).

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 the lands legally described as Part of unnumbered Lot, Registered Plan 244, City of Guelph, from the existing specialized "Residential Single Detached" zone, known as the R.1B-10 zone to a new specialized "Residential Semi-Detached/Duplex Residential" zone, to be known as the R.2-31 zone.
2. Section 5.2.3 of By-law Number (1995)-14864, as amended, are hereby further amended by adding a new subsection 5.2.3.31:

6.2.3.1.14 R.2-31
25 Alice Street
As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

6.2.3.1.14.1 Permitted Uses
In accordance with the **Uses** permitted by Section 5.2.1 of this **By-Law**.

6.2.3.1.14.1 Regulations
In accordance with Section 5.2.2 of this **By-Law**, with the following exceptions:

6.2.3.1.14.2 Minimum Lot Frontage
Notwithstanding Table 5.2.2, Row 3, the minimum **Lot Frontage** shall be 7.5 metres for each unit.

6.2.3.1.14.3 Maximum Lot Coverage
Despite Table 5.2.2, Row 11, the maximum **Lot Coverage** shall be 47% of the **Lot Area**.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 38 and substituting new Defined Area Map 38 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 nineteenth day of September, 2023.

Schedules:

Schedule A: Defined Area Map 38

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk