

Attachment-6 Proposed Zoning

Proposed Zoning Map, 1995 Zoning By-law



Sources:
 POUSER, Property (2023) [SDE feature class]. The City of Guelph, ON.
 POUSER, Sine (2023) [SDE feature class]. The City of Guelph, ON.
 Zoning (2023) [File Goodatabase]. The City of Guelph, ON.

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 Planning and Building Services - Development Planning
 October 2023

PROPOSED ZONING DESIGNATION

Zoning By-law (1995) - 14864

14 Stevenson Street North

Attachment-6 Proposed Zoning

Proposed Specialized Zoning Regulations, 1995 Zoning By-law


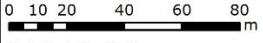
Proposed amendments for the R.4D-? Zone:

- To permit "Multiple Attached Dwelling" use within the R.4D-? zone.
- To permit parking to be located within the front yard; whereas parking shall be located in the Side or Rear Yard
- To permit the minimum Side Yard to be 2.0m; whereas the Side Yard shall be equal to one half the Building Height but no less than 3 metres.
- To permit the minimum Rear Yard to be 3.0m; whereas the Rear Yard shall be equal to 20% of the lot depth or one-half of the Building Height, whichever is greater, but no less than 7.5 metres.


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Proposed Zoning Map, 2023 Zoning By-law



PROPOSED ZONING DESIGNATION
Zoning By-law (2023) - 20790
14 Stevenson Street North



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Proposed Specialized Zoning Regulations, 2023 Zoning By-law

Proposed amendments for the RM.6-? Zone:

- To permit the Front Yard to be 3 metres; whereas the Front Yard shall be 6 metres.
- To permit the Interior Side Yard to be 2.0 metres; whereas the Interior Side Yard shall be one-half the building height and no less than 3 metres
- To permit the Rear Yard to be 3.0 metres; whereas the Rear Yard shall be one-half the building height and no less than 4.5m
- To permit the Landscaped Open Space to be 36% of the lot area; whereas the Landscaped Open Space shall be 40% of the lot area
- To permit a buffer strip to be 2.0 metres and a fence; whereas a 3 metre buffer strip is require adjacent to interior side and rear lot lines.
- To permit reduced private amenity areas between 0 – 5.1 square metres above grade and 8.6m square metres below grade with 50% projection of the balcony above; whereas private amenity areas for stacked townhouse shall be a minimum of 10 square metres
- To permit parking within the Front Yard and at least 3.0 metres from the Front Lot Line; whereas every parking space shall be located in the interior Side Yard or Rear Yard and shall be setback 3 metres from any lot line.