

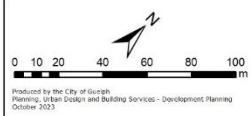
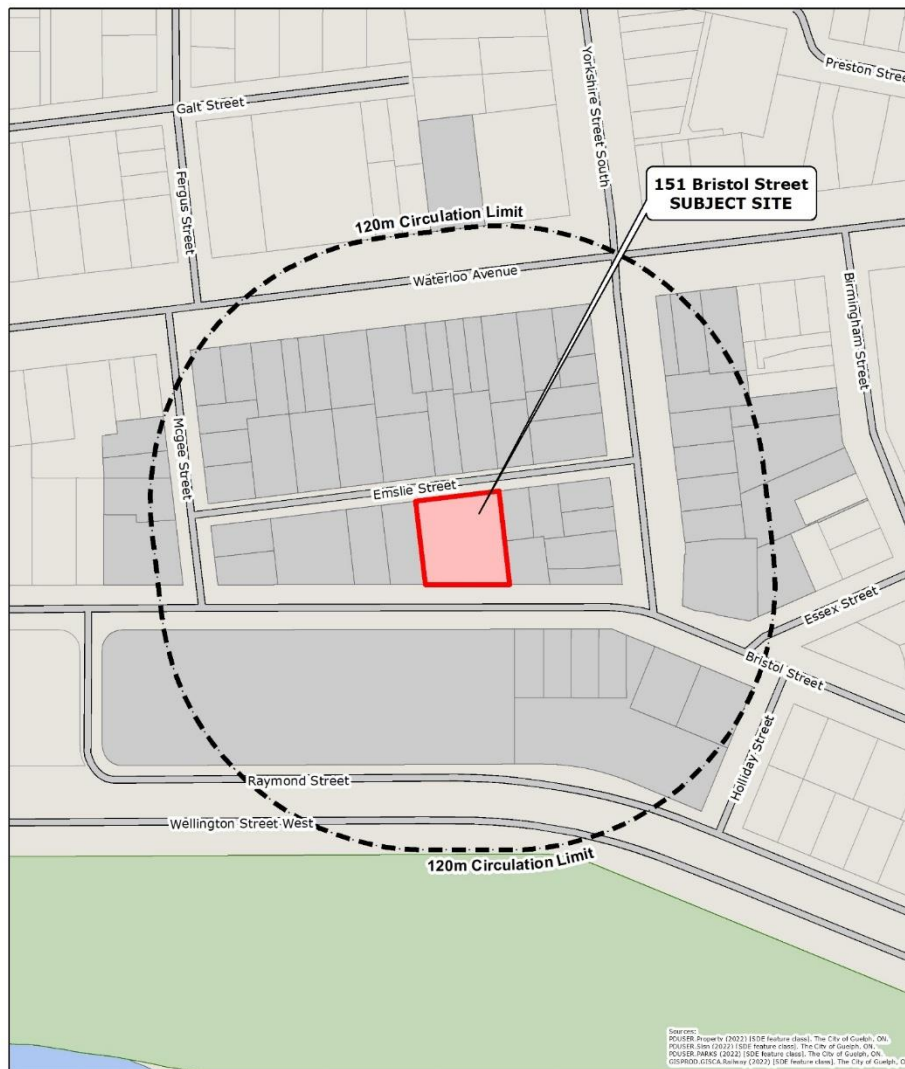
151 Bristol Street

Statutory Public Meeting for Proposed Zoning By-law Amendment Application

File: OZS23-012

November 21, 2023

Location



**LOCATION MAP and
120m CIRCULATION AREA
151 Bristol Street**

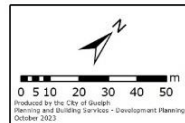
Existing Official Plan Land Use Designations



Existing Zoning (1995 ZBL)

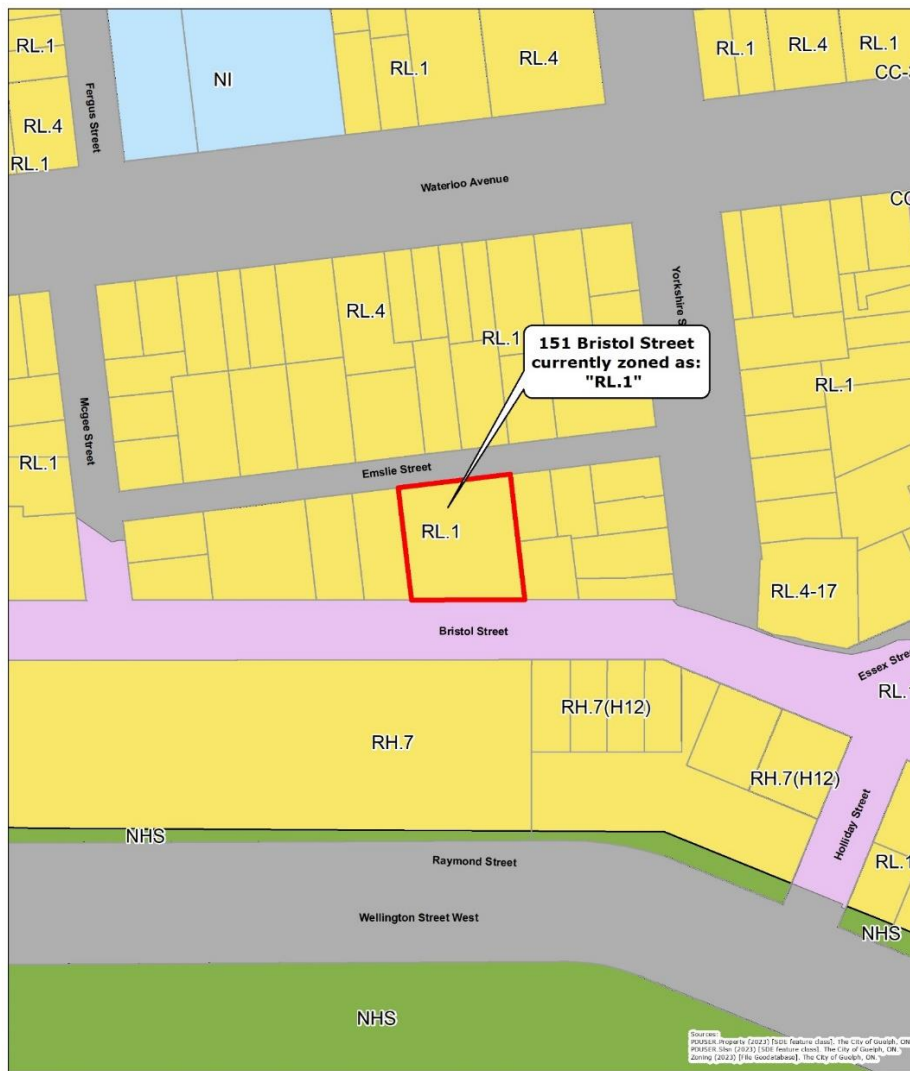


Source:
 SOURCE: Property (2022) (2022: Yellow Clad), The City of Guelph, ON.
 SOURCE: Site (2022) (2022: Yellow Clad), The City of Guelph, ON.
 SOURCE: (2022) (2022: Yellow Clad), The City of Guelph, ON.



**Existing Zoning Designation
 Zoning By-law (1995) - 14864
 151 Bristol Street**

Existing Zoning (2023 ZBL)



Produced by the City of Guelph
Planning and Building Services - Development Planning
October 2023

**Existing Zoning Designation
Zoning By-law (2023) - 20790
151 Bristol Street**

Source: PROXIMA Properties (2022) ESRI, Feature class, The City of Guelph, ON; PROXIMA (2022) ESRI, Feature class, The City of Guelph, ON; Zoning (2022) [file:sooatolawec]. The City of Guelph, ON.

Proposed Zoning (1995 ZBL)



The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (1995)-14864 as amended, through a new Specialized Residential Semi-Detached/Duplex (R.2-XX) Zone to permit 2 semi-detached buildings, to contain 4 semi-detached dwelling units, 4 basement ARDUs, and 4 detached ARDUs.

Proposed Zoning (1995 ZBL) cont.

A specialized regulation is requested to facilitate the proposal, specifically:

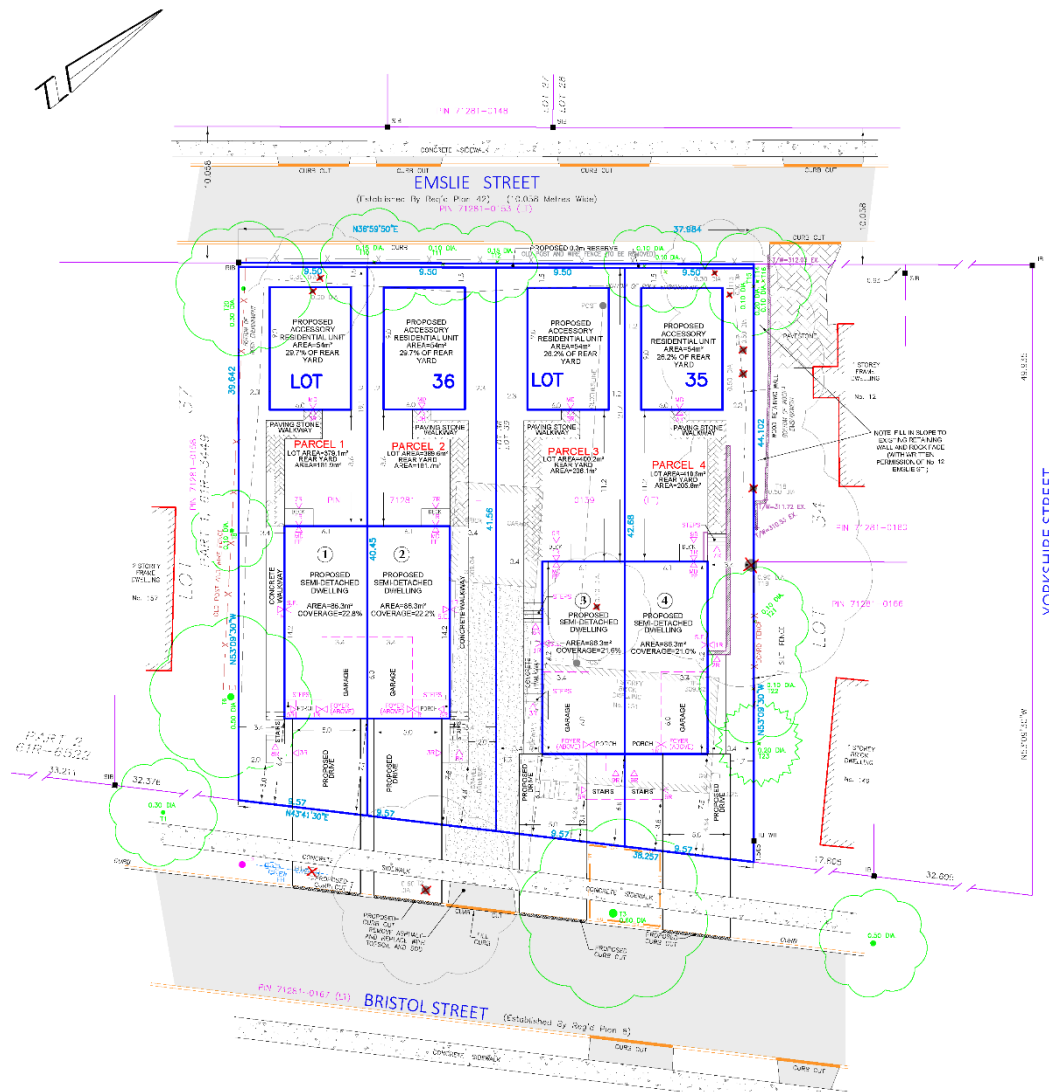
1. To permit a maximum driveway width of 5.0 metres, whereas Section 4.13.7.2.3 of the Zoning By-law permits a maximum driveway width of 3.5 metres.

Proposed Conceptual Site Plan

The applicant is proposing two semi-detached buildings containing 4 semi-detached dwellings units, each of which would include its own basements ARDU and detached accessory ARDU for a total of 12 dwelling units.

The property is expected to be severed into four lots, each containing a semi-detached unit, basement ARDU, and detached accessory ARDU.

Proposed Conceptual Site Plan



How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca