

The Corporation of the City of Guelph

By-law Number (2024) - 20887

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law (2023) for the City of Guelph as it affects property municipally known as 151 Bristol, and legally described as Lots 35 & 36, Plan 42, City of Guelph (File No. OZS23-012).

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 (2023)-20790, as amended, is hereby further amended by transferring a portion of the property legally described as Lots 35 & 36, Plan 42, City of Guelph, from the current “Low Density Residential 1” (RL.1) Zone, to the “Specialized Low Density Residential 1” to be known as the RL.1-24(H) Zone in the City of Guelph Zoning By-law (2023)-20790, as amended.
2. Part E: Site-specific Provisions and Zones, Section 18.4, of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.1.24:

18.1.24 RL.1-24(H)
 151 Bristol Street
 As shown on Defined Area Map Number 25 of Schedule A of this By-law.

18.1.24.1 Permitted Uses
 In accordance with the permitted Uses in Table 6.1, RL.1 Zone

18.1.24.2 Regulations
 In accordance with the regulations set out in Part C (General Provisions and Parking) and Section 6.3.2 and Section 16.2 (Special Policy Area) of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

18.1.24.2.1 Additional Residential Dwelling Unit Rear Yard Setback
 Notwithstanding Section 4.12.1 (d)(vii), for an Additional Residential Dwelling Unit in a separate building on the same lot, the minimum setback from the rear lot line (Emslie Street) shall be 4.0 metres.

18.1.24.3 Holding Provision

18.1.24.3.1 Purpose:

To ensure that development of the subject lands does not proceed until the following condition(s) have been met to the satisfaction of the City related to the subject development.

Prior to the removal of the holding symbol (H), the owner shall complete the following conditions to the satisfaction of the City:

- a. The Owner shall provide the City with an updated stormwater management report and grading plan to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.
 - b. The Owner shall provide the City a reliance letter from a Qualified Person who prepared the Human Health Risk Assessment to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Services.
 - c. The Owner shall provide the City drawings(s), stamped and endorsed by a Professional Engineer licensed to work in Ontario (P.Eng), for the construction of all soft (i.e., fill), and/or hard cap(s), and for the removal and/or burial of leadimpacted soil around BH-6 to the satisfaction of the City Engineer/General Manager and the General Manager, Planning and Building Service.
3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Maps 25 and substituting new Defined Area Maps 25 attached hereto as Schedule "1".
 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 sixteenth day of January, 2024.

Schedules:

Schedule 1: Defined Area Map 25 (2023)

Cam Guthrie, Mayor

Stephen O’Brien, City Clerk