

# The Corporation of the City of Guelph

## By-law Number (2024) - 20894

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 lands municipally known as 14 Stevenson Street North, and legally described as Part of Lot 53, Registered Plan 227, City of Guelph (File No. OZS23-011).

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 property legally described as Part of Lot 53, Registered Plan 227, City of Guelph, from the current "Residential Single Detached" (R.1B) Zone, to the new "Specialized Residential Infill Apartment" zone, to be known as the R.4D-15 Zone in the City of Guelph Zoning By-law (1995)-14864, as amended.
2. Section 5.4.3.4, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.4.15:

5.4.3.4.15      R.4D-15

14 Stevenson Street North

As shown on Defined Area Map Number 45 and 46 of Schedule "A" of this **By-law**.

5.4.3.4.15.1    Permitted Uses

Notwithstanding the permitted uses under Section 5.4.1.4 of By-law Number (1995)-14864, as amended, the following use shall be permitted:

- Multiple Attached Dwelling

5.4.3.4.15.2    Regulations

In accordance with the regulations set out in Table 5.4.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

5.4.3.4.15.2.1 Minimum Side Yard

Notwithstanding Table 5.4.2, Row 8, the minimum Side Yard shall be 2.0 metres.

5.4.3.4.15.2.2 Minimum Rear Yard

Notwithstanding Table 5.4.2, Row 9, the minimum Rear Yard

shall be 3.0 metres.

5.4.3.4.15.2.3 Off-Street Parking

- a) Notwithstanding Section 4.13.2.2, parking shall be permitted within the Front Yard provided that no Parking Space is located within 3.0 metres from the Front Lot Line.
- b) Notwithstanding Section 4.13.2.2, parking shall be permitted within the Side Yard provided that no Parking Space is located within 2.0 metres from the Side Lot Line.

5.4.3.4.15.2.4 Maximum Building Height

Notwithstanding Table 5.4.2, Row 10, the maximum Building Height shall be 3 storeys.

5.4.3.4.15.2.5 Compact Parking Space Dimensions

Notwithstanding Section 4.13;

- a) A maximum of 15% of the minimum required Parking Spaces may be designed and maintained for compact Vehicles.
- b) Despite any other provisions, Parking Spaces for compact Vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length, except this shall not apply to parallel Parking Spaces or Accessible Parking Spaces.

- 3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Maps 45 and 46 and substituting new Defined Area Maps 45 and 46 attached hereto as Schedule "1" and Schedule "2".
- 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 thirteenth day of February, 2024.**

**Schedules:**

Schedule 1: Defined Area Map 45 (1995)

Schedule 2: Defined Area Map 46 (1995)

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**Cam Guthrie, Mayor**

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**Dylan McMahon, Deputy City Clerk**