

The Corporation of the City of Guelph

By-law Number (2024) - 20895

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 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 (2023)-20790, as amended, is hereby further amended by transferring a portion of the property legally described as Part of Lot 53, Registered Plan 227, City of Guelph, from the current "Low Density Residential 1" (RL.1) Zone, to the "Specialized Medium Density Residential 6" zone to be known as the RM.6-27 Zone in the City of Guelph Zoning By-law (2023)-20790, as amended.

2. Part E: Site-specific Provisions and Zones, Section 18.6, of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.6.27:

18.6.27 RM.6-27

14 Stevenson Street North

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

18.6.27.1 Permitted Uses

In accordance with the permitted Uses in Table 6.1, RM.6 Zone

18.6.27.2 Regulations

In accordance with Section 4 and the regulations set out in Part C (General Provisions and Parking) and Section 6.3.5 of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

18.6.27.2.1 Minimum Front Yard

Notwithstanding Table 6.18, Row A, the minimum Front Yard shall be 3.0 metres.

18.6.27.2.2 Minimum Interior Side Yard

Notwithstanding Table 6.18, Row C, the minimum Interior Side Yard shall be 2.0 metres.

18.6.27.2.3 Minimum Rear Yard

Notwithstanding Table 6.18, Row D, the minimum Rear Yard shall be 3.0 metres.

18.6.27.2.4 Minimum Landscaped Open Space

Notwithstanding Table 6.18, Row E, the minimum Landscaped Open Space shall be 36%.

18.6.27.2.5 Minimum Buffer Strip

Notwithstanding Table 6.18, Row F, a minimum 2.0 metre Buffer Strip is required adjacent to Interior Side and Rear Lot Lines; further a 2.0 metre Buffer Strip is required around the perimeter of surface Parking Lots.

18.6.27.2.6 Private Amenity Area

- a) Notwithstanding Table 6.18, Row H, the minimum Private Amenity Area of a maximum of one (1) above grade dwelling unit shall be 0.0 square metres.
- b) Notwithstanding Table 6.18, Row H, the minimum Private Amenity Area for all other above grade dwelling units shall be a minimum of 4.0 square metres.
- c) Notwithstanding Table 6.18, Row H, the minimum Private Amenity Area for below grade units shall be a minimum of 8.6 square metres and have a maximum 50% first storey projection above the below grade patio.

18.6.27.2.7 Maximum Building Height

Notwithstanding Table 6.19, Row A, the maximum Building Height shall be 3 storeys.

18.6.27.2.8 Parking Location

- a) Notwithstanding Section 5.2.2 (a), parking shall be permitted within the Front Yard provided that no Parking Space is located 3.0 metres from the Front Lot Line;
- b) Notwithstanding Section 5.2.2 (a), any Parking Area or Parking Space located within the Interior Side Yard or Rear Yard shall be setback 2.0 metres from any Lot Line.

3. Schedule "A" of By-law Number (2023)-20790, 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 (2023)

Schedule 2: Defined Area Map 46 (2023)

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk