

The Corporation of the City of Guelph

By-law Number (2024) - 20915

A by-law to amend By-law Number (2023)- 20790, as amended, known as the Zoning By-law for the City of Guelph as it affects lands municipally known as 140 Hadati Road, City of Guelph.

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 rezoning the Lands known municipally as 140 Hadati Road from the existing Convenience Commercial (CC) to Specialized Residential Cluster Townhouse (RM.6-29).
2. Section 18.6 of Bylaw Number (2023)-20790, as amended, is hereby further amended by adding the following new subsection 18.6.29:

18.6.29

RM.6-29

140 Hadati Road

As shown on Map 51 of Schedule A of this **by-law**.

(a) Permitted **uses**

The following **uses** are permitted within the RM.6-29 **zone**:

- **Townhouse**
- **Stacked Townhouse**

(b) Regulations

Subject to the regulations of Section 6.3.5 (RM.6 **zone**) of this **by-law**, with the following exceptions and additions:

(i) **Front Yard** Setback (Leacock Avenue)

Despite Table 6.18, Row A, the minimum **front yard** setback from Leacock Avenue shall be 4.5 metres.

(ii) Projections

Despite Section 4.7 and Table 4.1, exterior stairs, landings, and **private amenity areas** associated with a **stacked townhouse dwelling unit** are permitted to project into the required **exterior side yard** provided they are **setback** a minimum of 2.0 metres from the exterior **lot line**.

(iii) **Landscaped Open Space**

The minimum required **landscaped open space** shall be 30% of the lot area.

That the landscaped **buffer strip** is not required between the parking area and Upton Crescent or Leacock Avenue.

(iv) **Common Amenity Area** and **Private Amenity Area**

Despite Table 6.18, Row H, That the minimum required **common amenity area** shall be 7 square metres per **dwelling unit**.

Despite Table 6.18 (12) **private amenity area** for ground level **dwelling units** may be permitted within the **exterior side yard**.

(v) **Buffer Strip**

Notwithstanding anything to the contrary, a **buffer strip** is not required adjacent to the surface **parking area** adjacent to Leacock Avenue.

(vi) **Parking**

- Despite Section 5.2.2, one (1) **parking space** shall be permitted within 1.5 metres of Leacock Avenue.
- Despite Table 5.2, the minimum required dimension for an exterior **parking space** shall be 2.5 metres in width by 5.5 metres in length
- Despite Table 5.2, the minimum required dimension for a parallel **parking space** shall be 2.5 metres in width by 6.5 metres in length.
- Despite Table 5.5, one Type B **accessible parking space** shall be required.
- Despite Table 5.7, a minimum of 16 exterior **bicycle parking spaces** shall be required. The spaces shall be covered/sheltered from the elements and shall be deemed to satisfy the requirement for **bicycle parking space, long term**.

(vii) **Electric Vehicle Parking Space**

Despite Section 5.9, a minimum of three (3) **designed electric vehicle parking spaces** shall be provided.

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 51 and substituting a new Defined Area Map 51 attached hereto as Schedule 1.

Passed this tenth day of September, 2024.

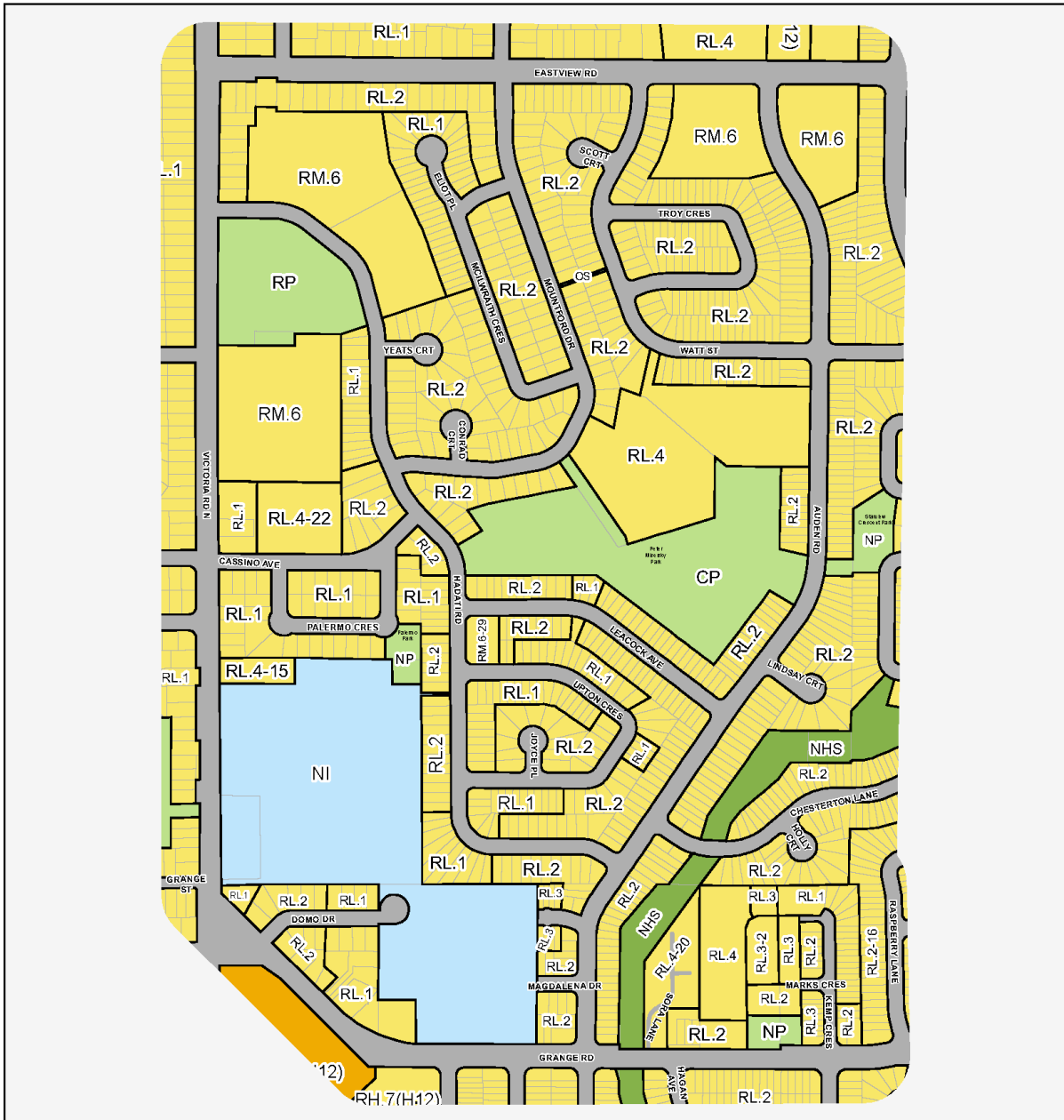
Schedules:

Schedule 1: Schedule A, Map 51

Cam Guthrie, Mayor

Garrett Meades, Acting Deputy City Clerk

Zoning Bylaw (2023) - 20790
 As last amended by By-law (2024) - 20915



<p>Residential Zones</p> <ul style="list-style-type: none"> RL.1 (Low Density Residential 1) RL.2 (Low Density Residential 2) RL.3 (Low Density Residential 3) RL.4 (Low Density Residential 4) RL.5 (Low Density Residential 5) RL.6 (Low Density Residential 6) RL.7 (High Density Residential) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> CMC (Commercial Mixed-Use Centre) MIC (Mixed-Use Corridor) NCC (Neighbourhood Commercial Centre) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> MOC (Mixed Office/Commercial) CC (Convenience Commercial) SC (Service Commercial) <p>Downtown Zones</p> <ul style="list-style-type: none"> D.1 (Downtown 1) D.2 (Downtown 2) D.3 (Downtown 3) D.3a (Downtown 3a) <p>Employment Zones</p> <ul style="list-style-type: none"> B (Industrial) 	<p>Institutional Zones</p> <ul style="list-style-type: none"> BP (Corporate Business Park) IRP (Institutional Research Park) MB (Mixed Business) EMU (Employment Mixed-Use) NI (Neighbourhood Institutional) L1 (Major Institutional 1) L2 (Major Institutional 2 - University of Guelph) <p>Open Space, Golf Course and Park Zones</p> <ul style="list-style-type: none"> OS (Open Space) 	<p>Natural Heritage System Zone</p> <ul style="list-style-type: none"> GC (Golf Course) US (Urban Square) NP (Neighbourhood Park) CP (Community Park) RP (Regional Park) NHS (Natural Heritage System) <p>Major Utility Zone</p> <ul style="list-style-type: none"> U (Major Utility) 	<p>Urban Reserve Zones</p> <ul style="list-style-type: none"> UR.1 (Urban Reserve 1) UR.2 (Urban Reserve 2) <p>Zoning Suffixes</p> <ul style="list-style-type: none"> H (Holding Symbol) PA (Parking Adjustment) CDA (Current Development Application) OLT (Ontario Land Tribunal) 	
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