

The Corporation of the City of Guelph

By-law Number (2024) - 20983

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 the site municipally known as 1242 – 1270 Gordon Street and 9 Valley Road (File #OZS20-004).

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 the Lands known municipally as 1242-1270 Gordon Street and 9 Valley Road from the existing High Density Residential 7 (RH.7) and Low Density Residential 1 (RL.1) Zones to a Specialized High Density Residential 7 (RH.7-22) Zone.
2. Section 18.7, of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.7.22:
8.7.22 RH.7-22
 1242-1270 Gordon Street and 9 Valley Road
 As shown on Map Number 41 of Schedule A of this **by-law**.
 Subject to Ontario Land Tribunal decision (OLT-24-000004)
3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 41 and substituting a new Defined Area Map 41 attached hereto as Schedule 1.

Passed this tenth day of September, 2024.

Schedules:

Schedule 1: Schedule A, Map 41

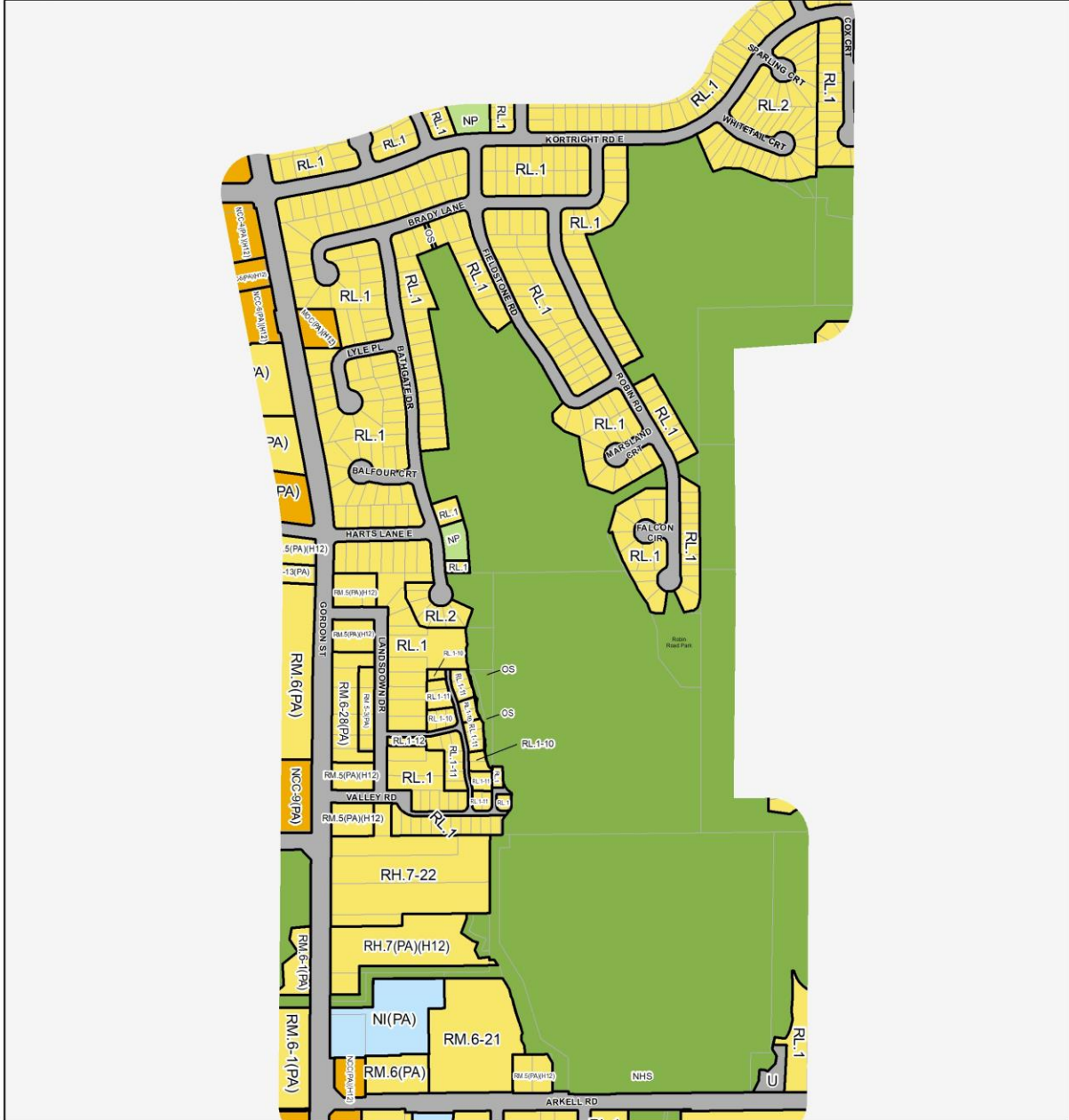
Cam Guthrie, Mayor

Garrett Meades, Acting Deputy City Clerk

Schedule 1

Zoning Bylaw (2023) - 20790
As last amended by By-law (2024) - 20983

Schedule A, Map 41



<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) RM.5 (Medium Density Residential 5) RM.6 (Medium Density Residential 6) RM.6.1 (High Density Residential) RM.6.2 (High Density Residential) RM.6.3 (High Density Residential) RM.6.4 (High Density Residential) RM.6.5 (High Density Residential) RM.6.6 (High Density Residential) RM.6.7 (High Density Residential) RM.6.8 (High Density Residential) RM.6.9 (High Density Residential) RM.6.10 (High Density Residential) RM.6.11 (High Density Residential) RM.6.12 (High Density Residential) RM.6.13 (High Density Residential) RM.6.14 (High Density Residential) RM.6.15 (High Density Residential) RM.6.16 (High Density Residential) RM.6.17 (High Density Residential) RM.6.18 (High Density Residential) RM.6.19 (High Density Residential) RM.6.20 (High Density Residential) RM.6.21 (High Density Residential) RM.6.22 (High Density Residential) RM.6.23 (High Density Residential) RM.6.24 (High Density Residential) RM.6.25 (High Density Residential) RM.6.26 (High Density Residential) RM.6.27 (High Density Residential) RM.6.28 (High Density Residential) RM.6.29 (High Density Residential) RM.6.30 (High Density Residential) RM.6.31 (High Density Residential) RM.6.32 (High Density Residential) RM.6.33 (High Density Residential) RM.6.34 (High Density Residential) RM.6.35 (High Density Residential) RM.6.36 (High Density Residential) RM.6.37 (High Density Residential) RM.6.38 (High Density Residential) RM.6.39 (High Density Residential) RM.6.40 (High Density Residential) RM.6.41 (High Density Residential) RM.6.42 (High Density Residential) RM.6.43 (High Density Residential) RM.6.44 (High Density Residential) RM.6.45 (High Density Residential) RM.6.46 (High Density Residential) RM.6.47 (High Density Residential) RM.6.48 (High Density Residential) RM.6.49 (High Density Residential) RM.6.50 (High Density Residential) RM.6.51 (High Density Residential) RM.6.52 (High Density Residential) RM.6.53 (High Density Residential) RM.6.54 (High Density Residential) RM.6.55 (High Density Residential) RM.6.56 (High Density Residential) RM.6.57 (High Density Residential) RM.6.58 (High Density Residential) RM.6.59 (High Density Residential) RM.6.60 (High Density Residential) RM.6.61 (High Density Residential) RM.6.62 (High Density Residential) RM.6.63 (High Density Residential) RM.6.64 (High Density Residential) RM.6.65 (High Density Residential) RM.6.66 (High Density Residential) RM.6.67 (High Density Residential) RM.6.68 (High Density Residential) RM.6.69 (High Density Residential) RM.6.70 (High Density Residential) RM.6.71 (High Density Residential) RM.6.72 (High Density Residential) RM.6.73 (High Density Residential) RM.6.74 (High Density Residential) RM.6.75 (High Density Residential) RM.6.76 (High Density Residential) RM.6.77 (High Density Residential) RM.6.78 (High Density Residential) RM.6.79 (High Density Residential) RM.6.80 (High Density Residential) RM.6.81 (High Density Residential) RM.6.82 (High Density Residential) RM.6.83 (High Density Residential) RM.6.84 (High Density Residential) RM.6.85 (High Density Residential) RM.6.86 (High Density Residential) RM.6.87 (High Density Residential) RM.6.88 (High Density Residential) RM.6.89 (High Density Residential) RM.6.90 (High Density Residential) RM.6.91 (High Density Residential) RM.6.92 (High Density Residential) RM.6.93 (High Density Residential) RM.6.94 (High Density Residential) RM.6.95 (High Density Residential) RM.6.96 (High Density Residential) RM.6.97 (High Density Residential) RM.6.98 (High Density Residential) RM.6.99 (High Density Residential) RM.6.100 (High Density Residential) 	<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) NB (Mixed Business) EMU (Employment Mixed-Use) NI (Neighbourhood Institutional) L1 (Major Institutional 1 - University of Guelph) 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"> 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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