

# The Corporation of the City of Guelph

## By-law Number (2025) - 21070

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 132 Clair Road West (Block 2, Draft Plan of Subdivision 23T-15501) and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph (File#OZS25-002).

**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 property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, and municipally known as 132 Clair Road West (Block 2, Draft Plan of Subdivision 23T-15501) from the existing "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment Suffix and Holding Provisions" (CMUC-16 (PA)(H21)) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to an amended "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment Suffix and Holding Provisions" Zone, to be known as the CMUC-16(PA)(H21) Zone.
2. Section 18.8.16 of By-law Number (2023)-20790, as amended, is hereby further amended by deleting its text and replacing it in its entirety with the following:

18.8.16            CMUC-16 (PA)(H21)

                      132 Clair Road West

                      As shown on Defined Area Map 30 of Schedule "A" of this **By-law**.

         a)            Permitted **Uses**

                      In accordance with the permitted **uses** and additional regulations in Table 7.1 (CMUC **zone**) of this **By-law**.

         b)            Regulations for **Stacked Townhouses**

                      In accordance with Section 6.3.5, the RM.6 **zone** requirements in Table 6.18, Table 6.19 and the CMUC **zone** requirements of Table 7.2 of this **By-law**, with the following exceptions and additions:

              i.            Minimum **Density**

                      Despite Table 7.2, the minimum residential **density** shall be 60 units per hectare.

              ii.           Minimum **Front Yard**

                      Despite Table 6.18, a minimum **front yard** setback of 4.5 metres from Poppy Drive and a minimum **front yard** setback of 4.4 metres from the sight line triangle at the Clair Road West/Gosling Gardens intersection is required.

              iii.           Minimum **Exterior Side Yard**

                      In accordance with Table 6.18, a minimum **exterior side yard** setback of 4.5 metres is required.

- iv. Minimum **Rear Yard**  
In accordance with Table 6.18, a minimum **rear yard** of one-half the **building height**, and no less than 4.5 metres is required.
- v. Maximum **Lot Coverage - % Lot Area**  
In accordance with Table 6.18, the maximum **lot coverage** is 40%.
- vi. Minimum **Landscape Open Space**  
In accordance with Table 6.18, a minimum **landscape open space** of 40% of the **lot area** is required.
- vii. **Active Entrance**  
In accordance with Table 6.18, when a **building(s)** or portion thereof is within 15 metres of a **street line**, a minimum number of 1 **active entrance** for every 30 metres of **street line** shall be required for the portion of the **building** facing the **street**.
- viii. Minimum **Front Yard** from **Private Street**, Curb or Sidewalk  
Table 6.19, C, shall not apply.
- ix. Minimum **Exterior Side Yard** from **Private Street**, Curb or Sidewalk  
Table 6.19, D, shall not apply.
- x. Minimum **Rear Yard** from **Private Street**, Curb or Sidewalk  
Table 6.19, E, shall not apply.
- xi. Minimum **Buffer Strip**  
Notwithstanding Table 6.18, F, a sidewalk in the **interior side yard** shall be permitted within the 3 metre **buffer strip**.
- xii. **Private Amenity Area**  
Despite Table 6.18, the minimum **private amenity area** shall be 7 square metres per **dwelling unit** and additional regulations (11)(12)(13) shall not apply.
- xiii. Parking Location  
Despite Section 5.2.2., a **parking space** within the **exterior side yard** shall be permitted.
- xiv. Minimum **Lot Frontage**  
In accordance with Table 7.2, the minimum **lot frontage** shall be 50 metres.
- xv. Minimum **Lot Area**  
In accordance with Table 7.2, the minimum **lot area** shall be 7,500 square metres and the maximum **lot area** shall be 50,000 square metres.
- xvi. Minimum **Common Amenity Area**  
In accordance with Table 6.18, **stacked townhouses** shall have a minimum **common amenity area** of 10 square metres per **dwelling unit** and be subject to additional regulations (5)(6)(7)(8)(9)(10).
- xvii. Maximum **Building Height**  
In accordance with Table 6.19, the maximum **building height** shall be 4 **storeys** and in accordance with Section 4.14.

xviii. Minimum **Dwelling Unit** Width

In accordance with Table 6.19, a minimum **dwelling unit** width does not apply to **stacked townhouses**.

xix. Maximum **Building** Length

In accordance with Table 6.19, the maximum overall **building** length of a **townhouse building** shall be 49 metres.

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 30 and adding a new Defined Area Map 30 attached hereto as Schedule "A".
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 eighth day of April, 2025.**

**Schedules:**

Schedule A: Defined Area Map 30

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**Cam Guthrie, Mayor**

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**Garrett Meades, Acting Deputy City Clerk**