

The Corporation of the City of Guelph

By-law Number (2025) - 21135

A by-law to repeal By-Law Number (2025)-21131 and amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph as it affects part of the property municipally known as 343 Waterloo Avenue, legally described as Part of Lots 11 and 12, Registered Plan 274, City of Guelph, County of Wellington.

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 By-law Number (2025)-21131 is hereby repealed.
2. By-law Number (2023)-20790, as amended, is hereby further amended by transferring the lands identified on Schedule 1 from the existing "Convenience Commercial" Zone known as the "CC-3" Zone to a new "Specialized Convenience Commercial" Zone, to be known as the CC-12 Zone.
3. By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.12.12:

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| 18.12.12 | CC-12 343 Waterloo Avenue As shown on Map Number 15 of the By-law |
| | (a) Permitted uses In addition to the permitted uses listed in Section 8 (CC zone), the following additional use shall be permitted: Office |
| | (b) Regulations In accordance with the provisions of Section Table 8.2, Table 8.3 and Table 8.4 of the By-law, with the following exceptions and additions: (i) The minimum exterior side yard shall be 1.9m (ii) The minimum rear yard setback shall be 1.2m |

(iii) The maximum front yard setback shall be 14.0m

(iv) The minimum buffer strip to a rear lot line shall be 1.2m

(v) The minimum buffer strip to the front lot line and exterior lot line shall be 0.5m

(vi) The maximum building height shall be 4 storeys

(vii) The maximum gross floor area shall be 1185m²

(viii) A basement will not be included in the gross floor area calculations.

(ix) The maximum required parking for a Mixed-Use Building containing a maximum of nine dwelling units shall be eight (8) spaces, inclusive of visitor and barrier free parking spaces.

(x) The minimum required bicycle parking spaces shall be six (6) short term spaces and fifteen (15) long term spaces

(xi) For the purposes of this By-law Section 5.23 shall not apply

(xii) Two (2) dwelling units will be committed to meet the criteria of Guelph's affordable housing policy

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 15 and substituting new Defined Area Map 15 attached hereto as Schedule "1".

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 3rd day of September, 2025.

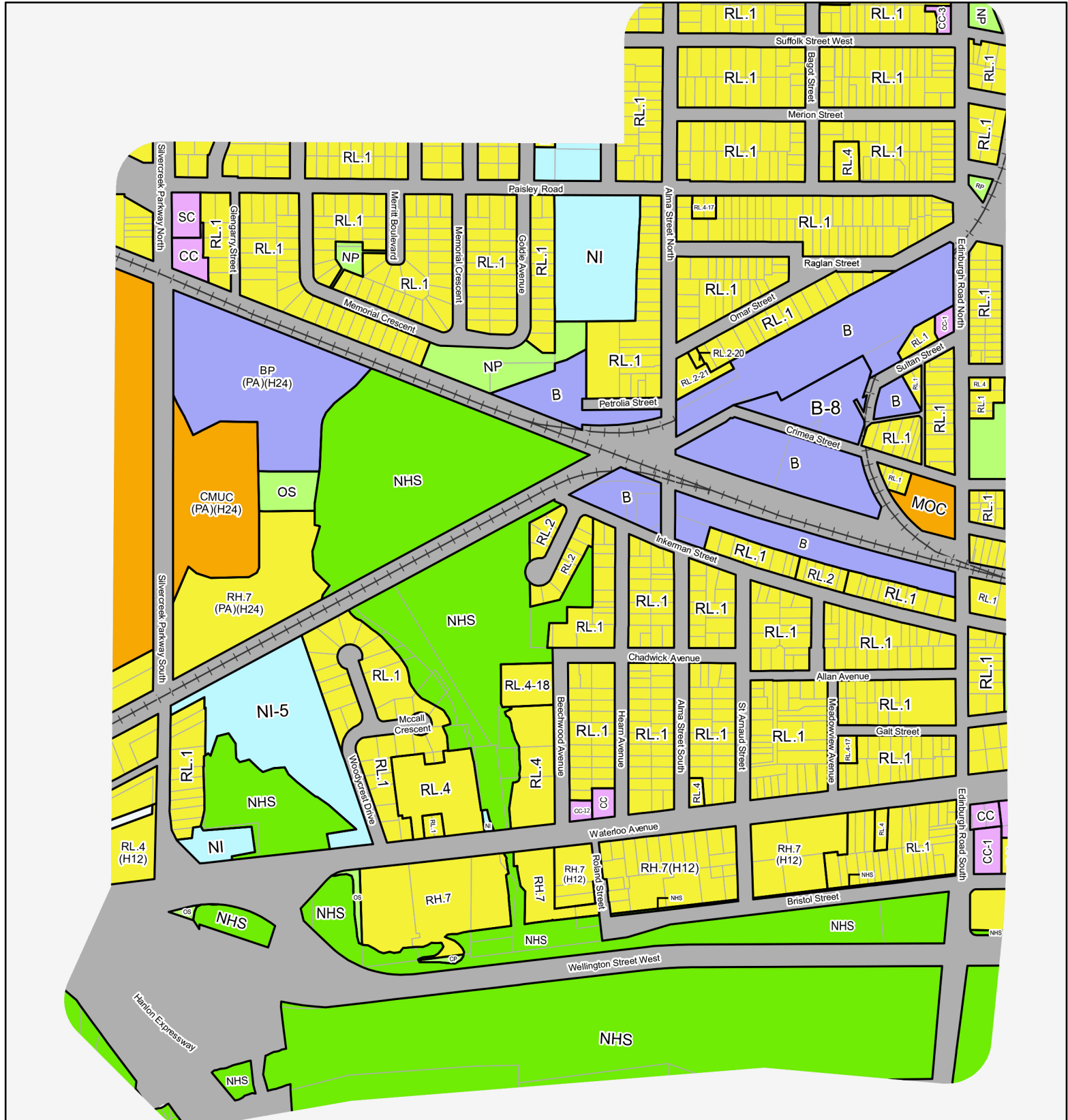
Schedules:

Schedule 1: Defined Area Map 15

Cam Guthrie, Mayor

Stephen O'Brien, City Clerk

As last amended by By-law (2025) - 21116



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| <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) RH.7 (High Density Residential) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> CMUC (Commercial Mixed-Use Centre) MUC (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"> NI (Neighbourhood Institutional) I.1 (Major Institutional 1) I.2 (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>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) | <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>Other Zones</p> <ul style="list-style-type: none"> GC (Golf Course) US (Urban Square) NP (Neighbourhood Park) CP (Community Park) RP (Regional Park) <p>City of Guelph Make a Difference</p> | <p>Map 15 Location</p> |
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