

The Corporation of the City of Guelph

By-law Number (2026) - 21231

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 81 College Avenue West, legally described as PART OF LOT 3, REGISTERED PLAN 249, BEING PARTS 7, 8 AND 9, DEPOSITED PLAN 61R-9059 (File No. OZS26-005).

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 described as 81 College Avenue identified on Schedule A Map 26 from the existing "Low Density Residential 1" Zone known as the RL.1 Zone to a new "Site-Specific Neighbourhood Institutional-6" Zone, to be known as the NI-6 Zone.
2. By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.22.6:

18.22.6

NI-6

81 College Avenue West

As shown on Defined Area Map Number 26 of Schedule "A" of this **By-law**.

(a) Permitted **Uses**

In addition to the permitted **uses** in Section 11.2, Table 11.1 (NI zone) of this **By-law**, the following additional **uses** shall be permitted:

- One **dwelling unit** attached to the Primary Institutional Building
- Notwithstanding Section 4.12.1(a), one **additional residential dwelling unit** within the primary **dwelling unit** subject to the requirements of Section 4.12
- A **day care centre** as complementary use

(b) Regulations

In accordance with the provisions of Section 4 (General Provisions) and Section 11.3.1 (NI zone) of this **By-law**, with the following exceptions and additions:

(i) Minimum **interior side yard**

Despite Table 11.3 (NI zone), the minimum **interior side yard setback** shall be a minimum of 3.0 metres, measured from the westerly **side lot line** to the building.

(ii) Minimum buffer **strip**

Despite Table 11.3, **buffer strips** shall be provided as follows:

- a minimum 1.2 metres wide **buffer strip** is required along the easterly **side lot line**

- a minimum of 3.0 metres wide **buffer strip** is required along the **rear lot line**
- a minimum of 3.0 metres wide **buffer strip** is required along the westerly **side lot line**, with the allowance that an uncovered **porch** may encroach upto 1.5 metres from the westerly **side lot line**

(iii) Maximum **building height**

Despite Section. 11.3.1, Table 11.4 (NI zone), the maximum **building height** of the institutional building shall be 3 **storeys** measured from the **finished grade** and in accordance with Section 4.14

The maximum **building height** of the **dwelling unit** shall be 2 **storeys** measured from the **finished grade** and in accordance with Section 4.14

(iv) Minimum off-street parking

Despite Table 5.3, the minimum number of **parking spaces** for a Place of Worship shall be 11 spaces.

For the **day care centre, parking spaces** shall be provided in accordance with Table 5.3

For the **dwelling units**, parking spaces shall be provided in accordance with Table 5.3

(v) Garbage, Refuse and Storage

Despite Section 4.9(a), garbage and refuse may be stored within an in-ground garbage storage system permitted in the southeast corner of the front yard.

3. Schedule "A" of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 26 and substituting with a new Defined Area Map 26 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 fifteenth day of April, 2026.

Schedules:

Schedule A: Defined Area Map 26

Cam Guthrie, Mayor

Garrett Meades, Deputy City Clerk