THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20136

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 45 Yarmouth Street, legally described as Parts 1 to 6, Plan 61R-4481, also known as Part of Lots 90 and 91, Canada Company Survey Registered Plan No. 8, County of Wellington, City of Guelph (File# ZC1604).

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;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Parts 1 to 6, Plan 61R-4481, also known as Part of Lots 90 and 91, Canada Company Survey Registered Plan No. 8, County of Wellington, City of Guelph, municipally known as 45 Yarmouth Street, from the existing CBD.1 (Central Business District) Zone to the CBD.1-9 (Specialized Central Business District) Zone.

2. Section 6.3.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.3.3.1.9:

6.3.3.1.9 **CBD.1-9**
45 Yarmouth Street
As shown on Defined Area Map Number 36 of Schedule "A" of this ***By-law.***

6.3.3.1.9.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 6.3.1.1 of ***By-law*** Number (1995)-14864, as amended.

6.3.3.1.9.2 Regulations
In accordance with Section 6.3.2 of the ***By-law***, with the following exceptions and additions:

6.3.3.1.9.2.1 Maximum ***Building Height***
Despite Table 6.3.2, Row 8 the maximum ***Building Height*** shall be 12 ***Storeys***.

6.3.3.1.9.2.2 ***Angular Plane***
Despite Section 4.16.2, a ***Building*** may be located within the ***Angular Planes*** applied to the ***Streets***, namely Yarmouth Street and Baker Street.

6.3.3.1.9.2.3 Windows to ***Habitable Rooms Setback***
Despite Section 6.3.2.1.1, a minimum ***setback*** of 1.1 metres shall be required between windows to a ***Habitable Room*** and the adjacent southerly ***Lot Line***.

6.3.3.1.9.2.4 Off-Street Parking
A minimum of 0.80 ***Parking Spaces*** per ***Dwelling Unit*** (including all non-residential units).

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 36 and substituting a new Defined Area Map 36 attached hereto as Schedule "A".

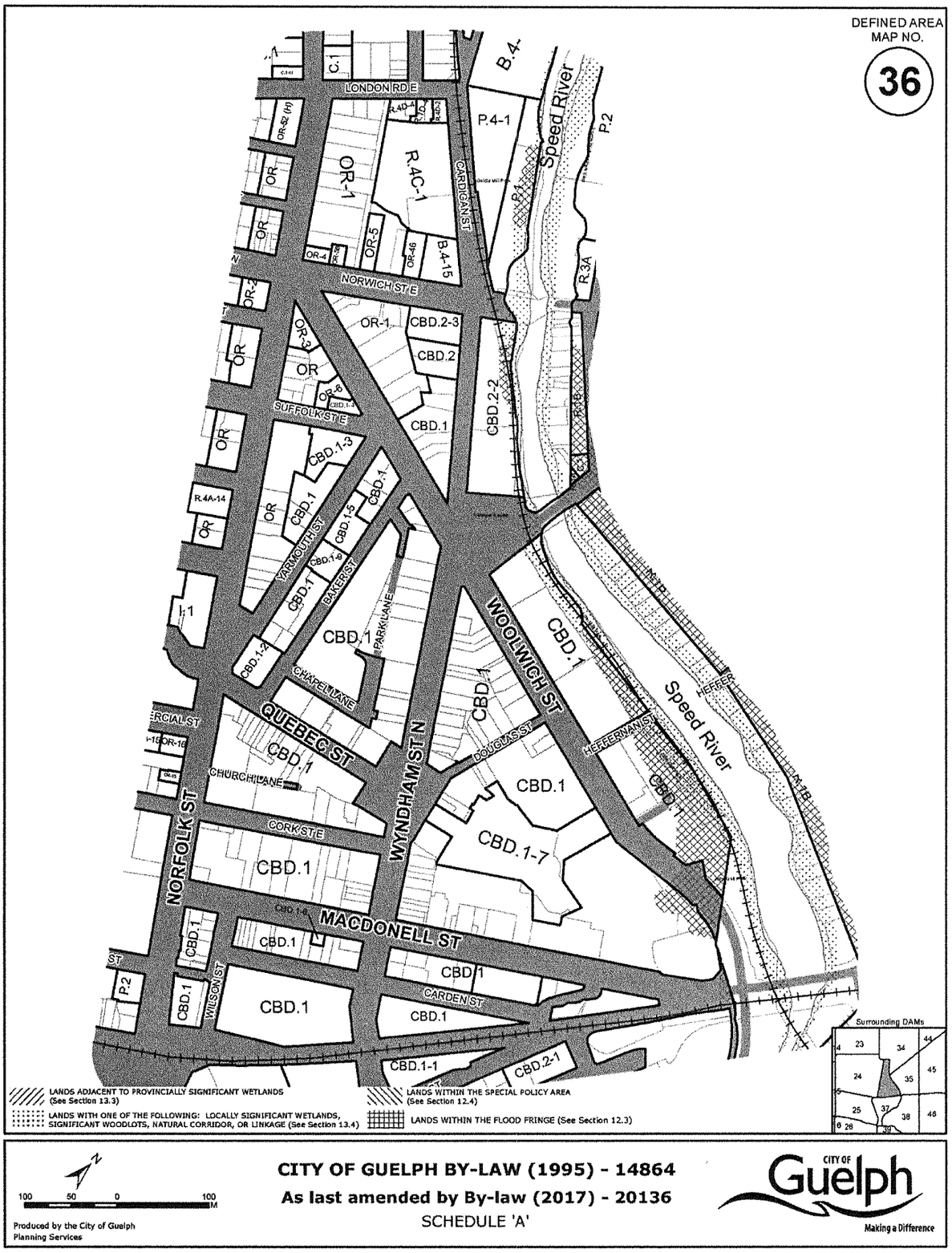
4. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 Municipal Board.

PASSED this THIRTEENTH day of FEBRUARY, 2017.

CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CITY CLERK

Schedule "A"


DEFINED AREA MAP NO. 36
LONDON RD E
NORWICH ST E
SUFFOLK ST E
QUEBEC ST
CORK ST E
MACDONELL ST
CARDEN ST
GARDIGAN ST
WOOLWICH ST
WYNDHAM ST N
NORFOLK ST
WILSON ST
YARMOUTH ST
BAKER ST
PARK LANE
CHAPEL LANE
CHURCH LANE
DOUGLAS ST
HEFFERNAN ST
Speed River
OR-1
R.4C-1
P.4-1
B.4-15
CBD.1
CBD.1-7
CBD.2-1
CBD.2-2
CBD.2-3
CBD.2
Surrounding DAMs
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
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Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20136
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND FOR BY-LAW NUMBER (2017)-20136

1. By-law Number (2017)-20136 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 45 Yarmouth Street. The purpose of the proposed Zoning By-law amendment is to rezone the subject property from the CBD.1 (Central Business District) Zone to a CBD.1-9 (Specialized Central Business District) Zone to permit the development of a 12 storey, 75 unit apartment building with approximately 143 square metres of ground floor commercial space (City File: ZC1604).

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on April 11, 2016 and a Decision Report was presented to Council on February 13, 2017.

   Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 2360, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing".

2. Key map showing the location of the lands to which By-law (2017)-20136 applies:

KEY MAP

