THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020)-20478

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 the property municipally known as 300 Water Street and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph (File# ZC1712).

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 lands legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph, from the existing "Urban Reserve" Zone known as the UR Zone to the new "Specialized Residential Single Detached" Zone, to be known as the R.1C-32 Zone and to two "Specialized Residential On-Street Townhouse" Zones to be known as the R.3B-24 Zone and the R.3B-25 Zone.

2. Section 5.1.3.3, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.3.32:

5.1.3.3.32 **R.1C-32**
300 Water Street
As shown on Defined Area Map Number 16 of Schedule "A" of this ***By-law.***

5.1.3.3.32.1 Permitted ***Uses***
In accordance with the permitted ***Uses*** under Section 5.1.1 of ***By-law*** Number (1995)-14864, as amended.

5.1.3.3.32.2 Regulations
In accordance with Section 5.1.2 of the ***By-law***, with the following exception:

5.1.3.3.32.2.1 Minimum ***Rear Yard:***
Despite Table 5.1.2, Row 8, the minimum ***Rear Yard*** shall be 3.5 metres.

3. Section 5.3.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.2.24:

5.3.3.2.24 **R.3B-24**
300 Water Street
As shown on Defined Area Map Number 16 of Schedule "A" of this ***By-law.***

5.3.3.2.24.1 Permitted ***Uses***
In accordance with the permitted ***Uses*** under Section 5.3.1.2 of ***By-law*** Number (1995)-14864, as amended.

5.3.3.2.24.2 Regulations
In accordance with Section 5.3.2 of the ***By-law***, with the following exceptions and additions:

5.3.3.2.24.2.1 Minimum ***Rear Yard:***
Despite Table 5.3.2, Row 7, the minimum ***Rear Yard*** shall be 3.8 metres.

5.3.3.2.24.2.2 Storm Gallery Protection
No ***Buildings*** or ***Structures*** (excluding ***Fences***) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.

4. Section 5.3.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.2.25:

5.3.3.2.25 **R.3B-25**
300 Water Street
As shown on Defined Area Map Number 16 of Schedule "A" of this ***By-law.***

5.3.3.2.25.1 Permitted ***Uses***
In accordance with the permitted ***Uses*** under Section 5.3.1.2 of ***By-law*** Number (1995)-14864, as amended.

5.3.3.2.25.2 Regulations
In accordance with Section 5.3.2 of the ***By-law***, with the following addition:

5.3.3.2.25.2.1 Storm Gallery Protection
No ***Buildings*** or ***Structures*** (excluding ***Fences***) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.

5. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 16 and substituting a new Defined Area Map 16 attached hereto as Schedule "A".

6. 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

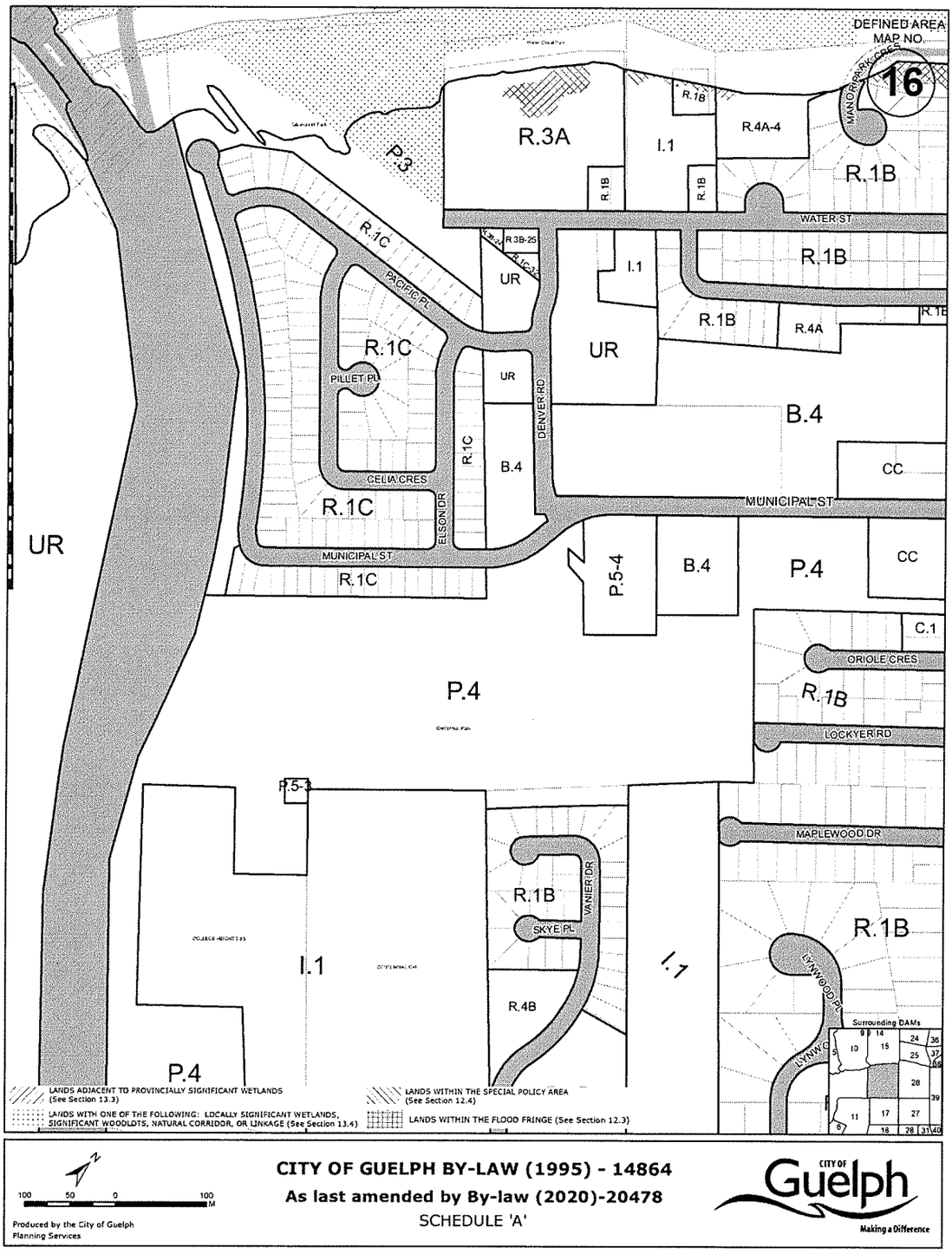
been filed within the time prescribed by the regulations, no part of this By-law shall come into effect until all of such appeals have been finally disposed of by the Local Planning Appeal Tribunal.

PASSED this TENTH day of FEBRUARY, 2020.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON, DEPUTY CITY CLERK

Schedule "A"


DEFINED AREA MAP NO.
16
R.3A
P.3
R.1B
R.4A-4
I.1
WATER ST
R.1C
PACIFIC PL
R.3B-25
UR
R.1C
PILLET PL
DENVER RD
B.4
CC
CELIA CRES
ELSON DR
MUNICIPAL ST
R.4A
P.5-4
P.4
C.1
ORIOLE CRES
LOCKYER RD
MAPLEWOOD DR
P.5-3
VANIER DR
SKYE PL
R.4B
LYNWOOD PL
Surrounding DAMs
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITHIN 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 (2020)-20478
SCHEDULE 'A'
CITY OF Guelph
Making a Difference