THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19234

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 1897 Gordon Street and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph (File 23T-08505/OP0801/ZC0306).

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 described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from the Agricultural (A) Zone in the Township of Puslinch Zoning By-law to the Specialized R.1C-18 (Single Detached Residential) Zone, the Specialized R.3A-45 (Cluster Townhouse) Zone, the Specialized R.4A-41 (General Apartment) Zone, the Specialized R.4A-42 (General Apartment) Zone, the Specialized R.4A-43 (General Apartment) Zone, and the P.1 (Conservation Land) Zone to implement a draft plan of subdivision (File Number 23T-08505) in accordance with the following table:

LOTS OR BLOCKS	PROPOSED ZONING
Lots 1-21	R.1C-18 Detached Dwellings Minimum frontage of 12 metres
Block 22	R.3A-45 Cluster Townhouse Zone
Block 23	R.4A-41 Specialized General Apartment Zone Minimum Density: 120 units per hectare Maximum Density: 150 unit per hectare Maximum Building height: 4 storeys
Block 24	R.4A-42 Specialized General Apartment Zone Minimum Density: 120 units per hectare Maximum Density: 150 unit per hectare
Block 25	R.4A-43 Specialized General Apartment Zone Minimum Density: 120 units per hectare Maximum Density: 150 unit per hectare Maximum Building height: 4 storeys
Blocks 27, 28	P.1 Stormwater Management
Block 26	P.1 Open Space

2. Section 5.3.3.1 of By-law Number (1995)–14864, is hereby further amended by adding new subsection 5.3.3.1.45 as follows:

5.3.3.1.45 **R.3A-45**

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

5.3.3.1.45.1 **Permitted Uses**
In accordance with the provisions of Section 5.3.1.1 of By-law Number (1995)–14864, as amended

5.3.3.1.45.2 **Regulations**
In accordance with Section 5.3.2 and Table 5.3.2 (Residential Cluster Townhouse) Zone regulations of By-law Number (1995)–14864, as amended, with the following exceptions:

5.3.3.1.45.2.1 Minimum Rear Yard Setback
1.5 metres

5.3.3.1.45.2.2 Maximum Building Coverage
40%

5.3.3.1.45.2.3 Minimum Distance between Buildings
The distance between the face of one Building and the face of another Building, each of which contains windows of Habitable Rooms, shall in no case be less than 9 metres.

3. Section 5.4.3.1 of By-law Number (1995)–14864, is hereby further amended by adding a new subsection:

5.4.3.1.41 **R.4A-41**

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

5.4.3.1.41.1 **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 of By-law Number (1995)–14864, as amended, with the following exceptions:

5.4.3.1.41.1.1 Minimum Residential Density
120 units per hectare

5.4.3.1.41.1.2 Maximum Residential Density
150 units per hectare

5.4.3.1.41.1.3 Minimum Front Yard
4.5 metres

5.4.3.1.41.1.4 Minimum Rear Yard
7.5 metres

5.4.3.1.41.1.5 Maximum Building Height
4 storeys

5.4.3.1.42 **R.4A-42**

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

5.4.3.1.42.1 **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 of By-law Number (1995)–14864, as amended, with the following exceptions:

5.4.3.1.42.1.1 Minimum Residential Density
120 units per hectare

5.4.3.1.42.1.2 Maximum Residential Density
150 units per hectare

5.4.3.1.42.1.3 Minimum Setback from Gordon Street
6 metres

5.4.3.1.42.1.4 Maximum Setback from Gordon Street
7.5 metres

5.4.3.1.43 **R.4A-43**

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

5.4.3.1.43.1 **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 of By-law Number (1995)–14864, as amended, with the following exceptions:

5.4.3.1.43.1.1 Minimum Residential Density
120 units per hectare

5.4.3.1.43.1.2 Maximum Residential Density
150 units per hectare

5.4.3.1.43.1.3 Minimum Setback from Gordon Street
6 metres

5.4.3.1.43.1.4 Maximum Setback from Gordon Street
7.5 metres

5.4.3.1.43.1.5 Maximum Building Height
4 storeys

5.4.3.1.43.1.6 Minimum Side Yard
5 metres

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 30 and substituting therefore new Defined Area Map 30 attached hereto as Schedule "A".

5. 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 TWENTY-FIFTH day of July, 2011.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO – ACTING CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2011)-19234

1. By-law Number (2011)-19234 has the following purpose and effect:

   To implement a plan of subdivision (File Number 23T-08505) approved by City Council on June 27, 2011, the City of Guelph Zoning By-law Number (1995)-14864, as amended, is proposed to be further amended by transferring property legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from the Agricultural (A) Zone in the Township of Puslinch Zoning By-law to the Specialized R.1C-18 (Single Detached Residential) Zone, the Specialized R.3A-45 (Cluster Townhouse) Zone, the Specialized R.4A-41 (General Apartment) Zone, the Specialized R.4A-42 (General Apartment) Zone, the Specialized R.4A-43 (General Apartment) Zone, and the P.1 (Conservation Land) Zone.

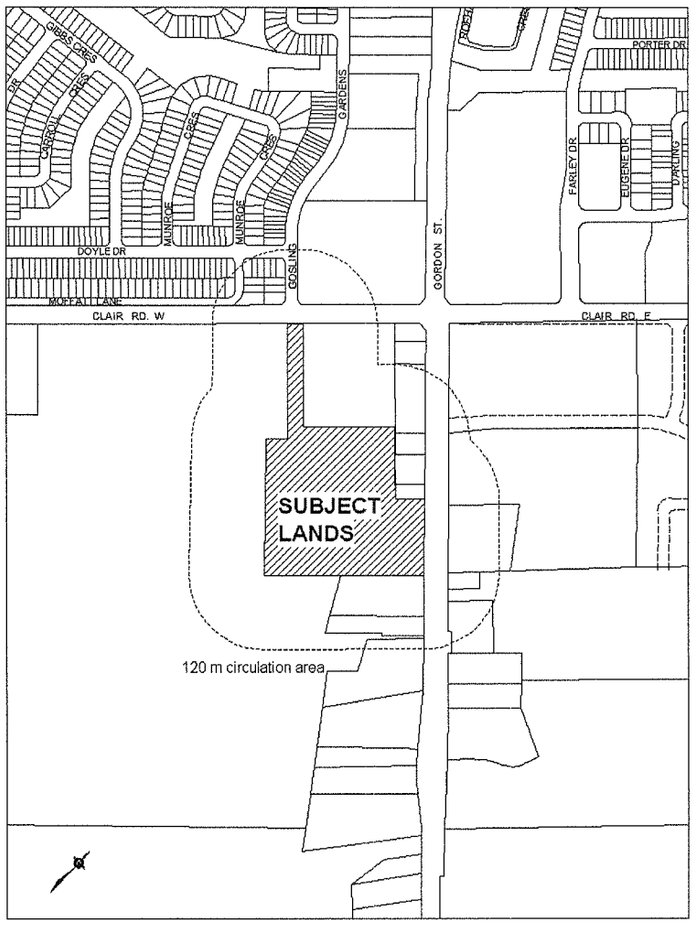
   The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on June 7, 2011 and approved by City Council on June 27, 2011.

   Further information may be obtained by contacting or visiting Planning and Building Services, 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". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

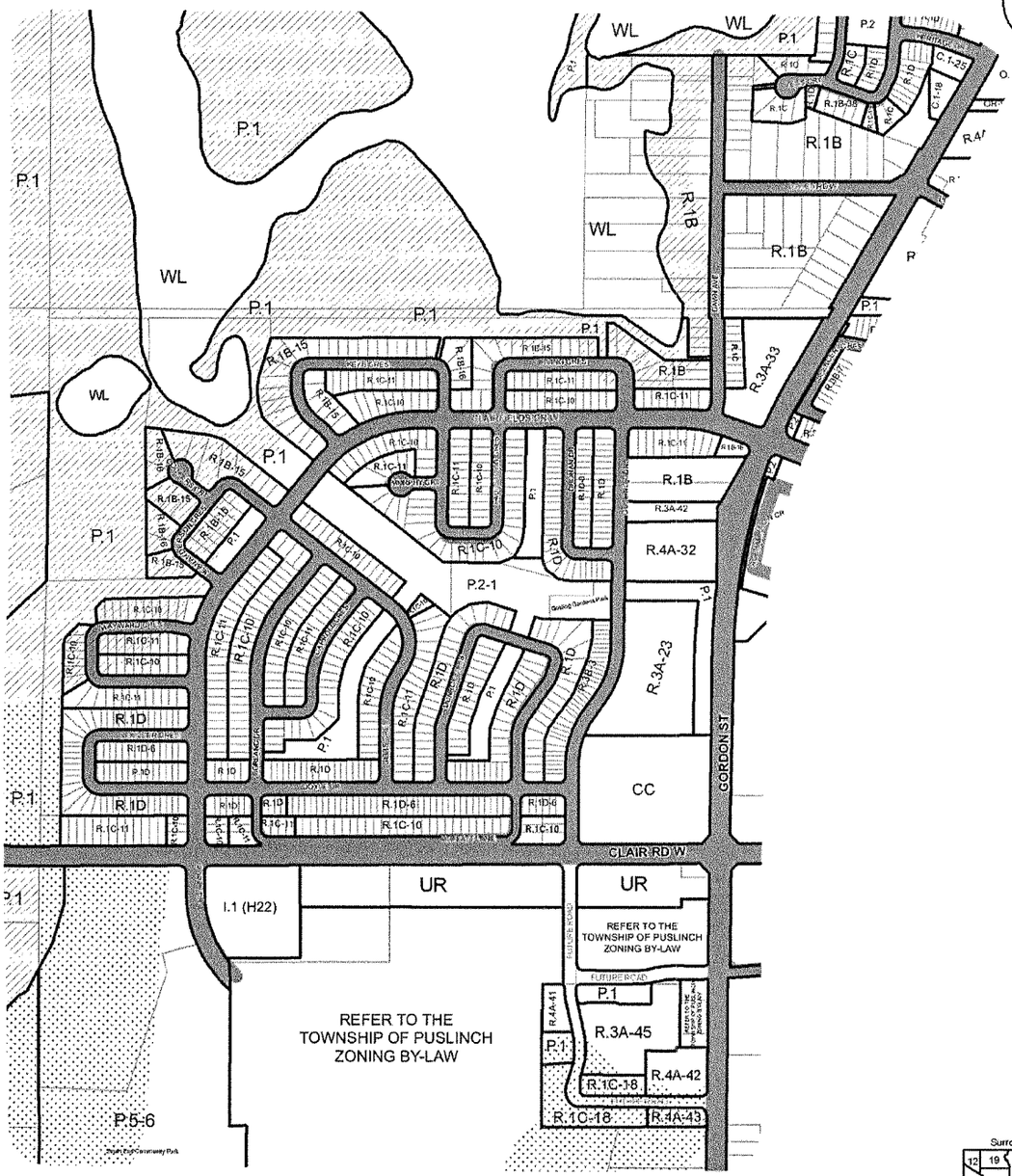
6. Key map showing the location of the lands to which By-law (2011)-19234 applies:

KEY MAP

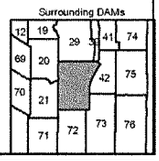


DEFINED AREA MAP NO.

30



Surrounding DAMs



LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)

LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)

LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)

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 (2011) - 19234

SCHEDULE 'A'

CITY OF Guelph

Making a Difference