THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19225

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 587 Victoria Road North.

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 Block 111 on the Northview Estates (Guelph) Ltd. approved Draft Plan of Subdivision (File 23T-01502) municipally known as 587 Victoria Road North in the City of Guelph from the existing UR (Urban Reserve) Zone to the R.3B (On-Street Townhouse) Zone, to permit 14 on-street townhouse dwelling units in accordance with the provisions of Section 5.3.1.2 and Section 5.3.2 of Bylaw Number (1995)-14864, as amended.

2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 78 and substituting therefore a new Defined Area Map 78 attached hereto as Schedule "A".

3. 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-SEVENTH day of JUNE, 2011.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO - ACTING CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2011)-19225

1. By-law Number (2011)-19225 has the following purpose and effect:

This Zoning By-law Amendment applies to Application File ZC0610 received from Northview Estates (Guelph) Ltd. in July 2006 and approved by Guelph City Council on June 7, 2011.

The subject property affected by this zoning bylaw amendment is legally identified as Block 111 on the Northview Estates (Guelph) Ltd. approved Draft Plan of Subdivision (File 23T-01502) municipally known as 587 Victoria Road North in the City of Guelph. The land has a total site area of approximately 0.35 hectares (0.86 acres) and is located on the east side of Victoria Road North, between Wideman Boulevard and Simmonds Drive (See Key Map attached). The property has approximately 70 metres (230 feet) of frontage on Victoria Road, and 50 metres (164 feet) of frontage on both Wideman Boulevard and Simmonds Drive.

The subject property is currently in the UR (Urban Reserve) Zone. This zone only allows a limited list of agricultural, conservation land and recreational type uses. The Urban Reserve Zone identifies land that is expected to be developed for a future urban use but is not yet approved for development and is not connected to municipal services.

The Zoning By-law Amendment would rezone the property to the R.3B (On-Street Townhouse) Zone to permit the development of 14 on-street townhouse dwellings. The permitted uses are listed in Section 5.3.1.2 of the Zoning Bylaw and development will be subject to the regulations in Section 5.3.2 of the Bylaw. The June 7, 2011 Guelph City Council approval includes 19 conditions that must be completed to the satisfaction of the City, prior to the development of the subject lands.

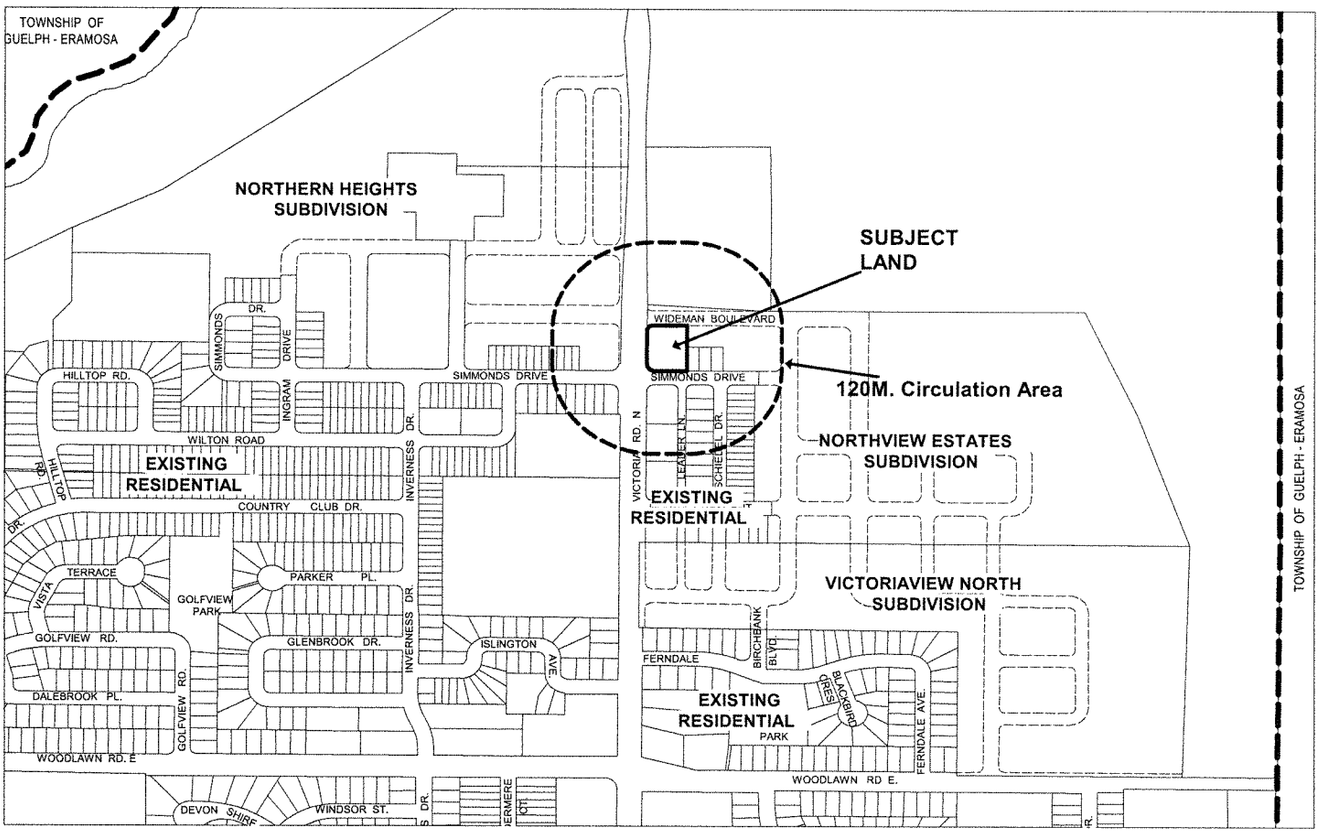
The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on January 17, 2011 and at a Council Decision Meeting on June 7, 2011.

Further information may be obtained by contacting or visiting Planning & Building, Engineering and Environment, (519) 837-5616, extension 2362, 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.

2. Key map showing the location of the lands to which By-law (2011)-19225 applies:

KEY MAP


TOWNSHIP OF GUELPH - ERAMOSA
NORTHERN HEIGHTS SUBDIVISION
SUBJECT LAND
120M. Circulation Area
NORTHVIEW ESTATES SUBDIVISION
VICTORIAVIEW NORTH SUBDIVISION
EXISTING RESIDENTIAL
EXISTING RESIDENTIAL
EXISTING RESIDENTIAL
PARK
WIDEMAN BOULEVARD
SIMMONDS DRIVE
SIMMONDS DR.
INGRAM DRIVE
HILLTOP RD.
WILTON ROAD
HILLTOP DR.
COUNTRY CLUB DR.
INVERNESS DR.
TERRACE
VISTA
PARKER PL.
GOLFVIEW PARK
GOLFVIEW RD.
GLENBROOK DR.
ISLINGTON AVE.
DALEBROOK PL.
GOLFVIEW RD.
WOODLAWN RD. E
DEVON SHIRE
WINDSOR ST.
VICTORIA RD. N
LEADER LN.
SCHEEL DR.
FERNDALE
BIRCHBANK BLVD.
BLACKBIRD CRES.
FERNDALE AVE.
WOODLAWN RD E.
TOWNSHIP OF GUELPH - ERAMOSA