THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19138

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 legally described as Part Lot 3, Concession 5, Div 'C', City of Guelph (File 23T-07501/ZC0703).

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 Lot 3, Concession 5, Div 'C', City of Guelph, from the UR (Urban Reserve) Zone to the R.1D (Single Detached Residential) Zone, the R.2 (Residential Duplex/Semi-Detached) Zone, the R.3B (On-street Townhouse) Zone, the Specialized R.3B-16 (On-street Townhouse) Zone, the Specialized R.4A-40 (Residential Apartment) Zone, the P.2 (Neighbourhood Park) Zone, the P.1 (Conservation Land) Zone and the WL (Wetland) Zone to implement a draft plan of subdivision (File Number 23T-07501/ZC0703) in accordance with the following table:

LOTS/BLOCKS	PROPOSED ZONING
Lots 10-102	R.1D Detached Dwellings Minimum frontage of 9 metres
Lots 1-9, 103-112	R.2 Semi-Detached Residential Minimum frontage of 7.5 metres
Blocks 113-124	R.3B On-Street Townhouses Minimum frontage of 6 metres per unit
Blocks 125-128	R.3B-16 Specialized On-Street Townhouses Minimum frontage of 6 metres per unit Specialized zoning regulations to implement a minimum (4.5 metre) and maximum (6 metre) front yard setback, to prohibit access to parking from Eastview Road, to permit a maximum building coverage of 50%, and to permit a minimum private amenity area of 20 square metres per dwelling unit

LOTS OR BLOCKS	PROPOSED ZONING
Block 130	R.4A-40 Specialized General Apartment Zone Minimum lot frontage of 15 metres Specialized zoning regulations to implement a minimum density of 90 units per hectare and a maximum density of 100 units per hectare
Block 131	P.2 Neighbourhood Park
Block 129, 132	P.1 Open Space
Block 132	WL Wetland

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

5.3.3.2.16 **R.3B-16**

As shown on Defined Area Map Number 55 of Schedule "A" of this By-law

5.3.3.2.16.1 **Regulations**
In accordance with the provisions of Section 5.31 of By-law Number (1995)–14864, as amended, with the following exceptions:

5.3.3.2.16.1.1 Minimum Front Yard Setback from Eastview Road
4.5 metres

5.3.3.2.16.1.2 Maximum Front Yard Setback from Eastview Road

6 metres

5.3.3.2.16.1.3 Access to Parking
Prohibited from Eastview Road

5.3.3.2.16.1.4 Maximum Building Coverage
50 %

5.3.3.2.16.1.5 Minimum Private Amenity Area per Dwelling Unit
20 square metres

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

5.4.3.1.40 **R.4A-40**

As shown on Defined Area Map Number 55 of Schedule "A" of this By-law

5.4.3.1.40.1 **Regulations**
In accordance with the provisions of Section 5.4.1 of By-law Number (1995)–14864, as amended, with the following exceptions:

5.4.3.1.40.1.1 Minimum Residential Density
90 units per hectare

5.4.3.1.40.1.2 Maximum Residential Density
100 units per hectare

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 55 and substituting therefore new Defined Area Map 55 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 seventeenth day of January, 2011.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO - DEPUTY CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2011)-19138

1. By-law Number (2011)-19138 has the following purpose and effect:

To implement a plan of subdivision (File Number 23T-07501/ZC0703) approved by City Council on December 13, 2010, 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 Lot 3, Concession 5, Div 'C', City of Guelph from the UR (Urban Reserve) Zone to the R.1D (Single Detached Residential) Zone, the R.2 (Residential Duplex/Semi-Detached) Zone, the R.3B (On-street Townhouse) Zone, the Specialized R.3B-16 (On-street Townhouse) Zone, the Specialized R.4A-40 (Residential Apartment) Zone, the P.2 (Neighbourhood Park) Zone, the P.1 (Conservation Land) Zone and the WL (Wetland) Zone.

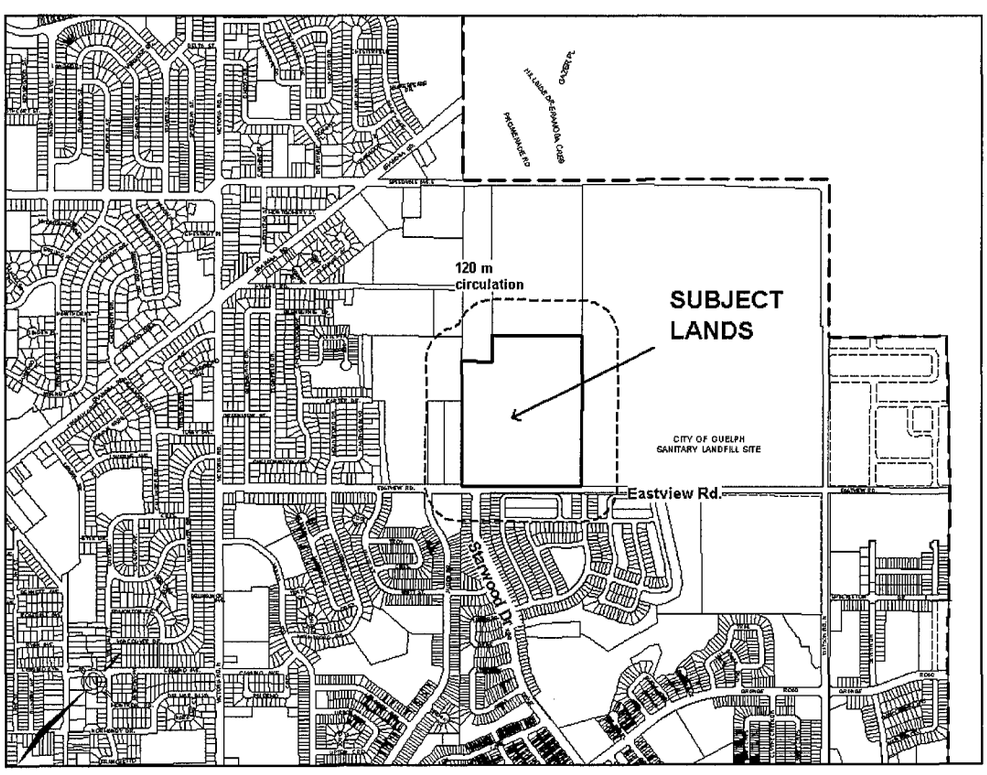
The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on December 7, 2009 and approved by City Council on December 13, 2010.

Further information may be obtained by contacting or visiting the Planning Department, 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.

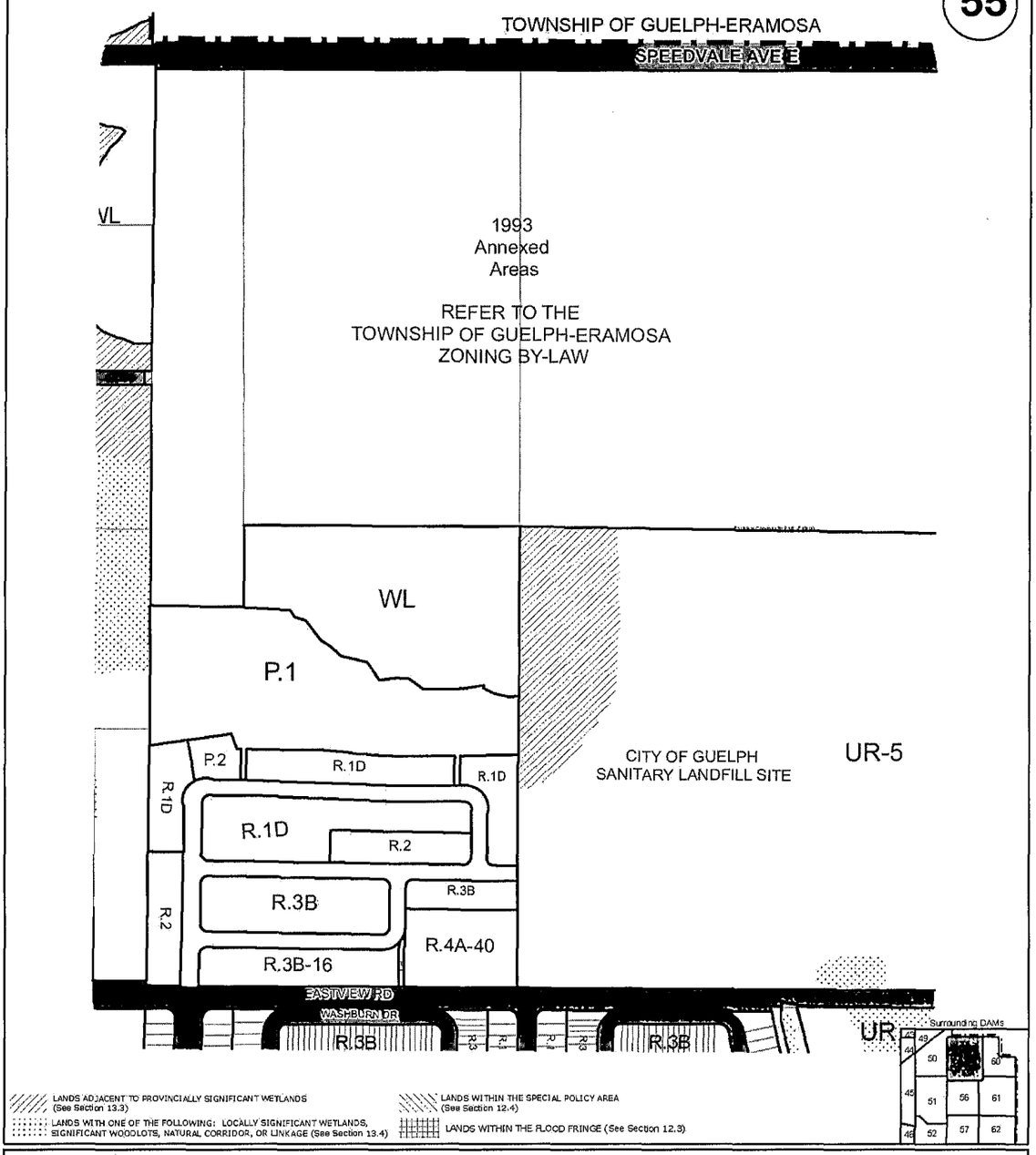
6. Key map showing the location of the lands to which By-law (2011)-19138 applies:

KEY MAP



DEFINED AREA MAP NO.

55



100 50 0 100 M

Produced by the City of Guelph
Planning Services

CITY OF GUELPH BY-LAW (1995) - 14864

As last amended by By-law (2010) - 19138

SCHEDULE 'A'

CITY OF Guelph
Making a Difference