THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19466

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 246 Arkell Road in the City of Guelph, to implement the Victoria Wood (Arkell) Ltd. Draft Plan of Subdivision (File 23T-10501/ZC1003).

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 Part of Lot 6, Concession 8, formerly (Geographic Township of Puslinch), now municipally known as 246 Arkell Road in the City of Guelph, from the existing A (Agriculture) Zone under the Puslinch Township Zoning By-law 19/85, to the R.2 (Semi-Detached Residential Zone), the R.3B (On-Street Townhouse Residential) Zone, the P.1 (Conservation Land/Park) Zone and a Specialized R.3A (Cluster Townhouse Residential) Zone to be known as the R.3A-49 Zone, to implement the Victoria Wood (Arkell) Ltd. Draft Plan of Subdivision (File 23T-10501/ZC1003) in accordance with the following zoning categories:

LOTS/BLOCKS	LAND USE	ZONING
Lots 1-12	**Semi-Detached Residential** Min Lot Frontage – 7.5 m per unit	R.2
Blocks 13, 16	**Specialized Cluster Townhouse Residential** Minimum front yard setback of 4.5 metres in lieu of the required 6 metres Minimum distance between buildings – 3 metres	R.3A-49
Blocks 14, 15	**On-Street Townhouse Residential**	R.3B
Blocks 19, 20	**Conservation Land** Stormwater Management Facility and Open Space	P.1

2. Section 5.3.3.1 of By-law Number (1995)–14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.49:

"5.3.3.1.49 R.3A-49
246 Arkell Road
As shown on Defined Area Map Number 74 of Schedule "A" of this By-law.

5.3.3.1.49.1 Permitted Uses
In accordance with Section 5.3.1.1 of Zoning By-law (1995) – 14864, as amended.

5.3.3.1.49.2 Regulations
In accordance with the provisions of Section 5.3.2 of this Bylaw, as amended, with the following exceptions:

5.3.3.1.49.2.1 Minimum Front Yard
Despite Table 5.3.2, Row 5, the minimum front yard shall be 4.5 metres.

5.3.3.1.49.2.2 Minimum Distance Between Buildings
Despite Table 5.3.2, Row 10, the minimum distance between buildings shall be 3 metres."

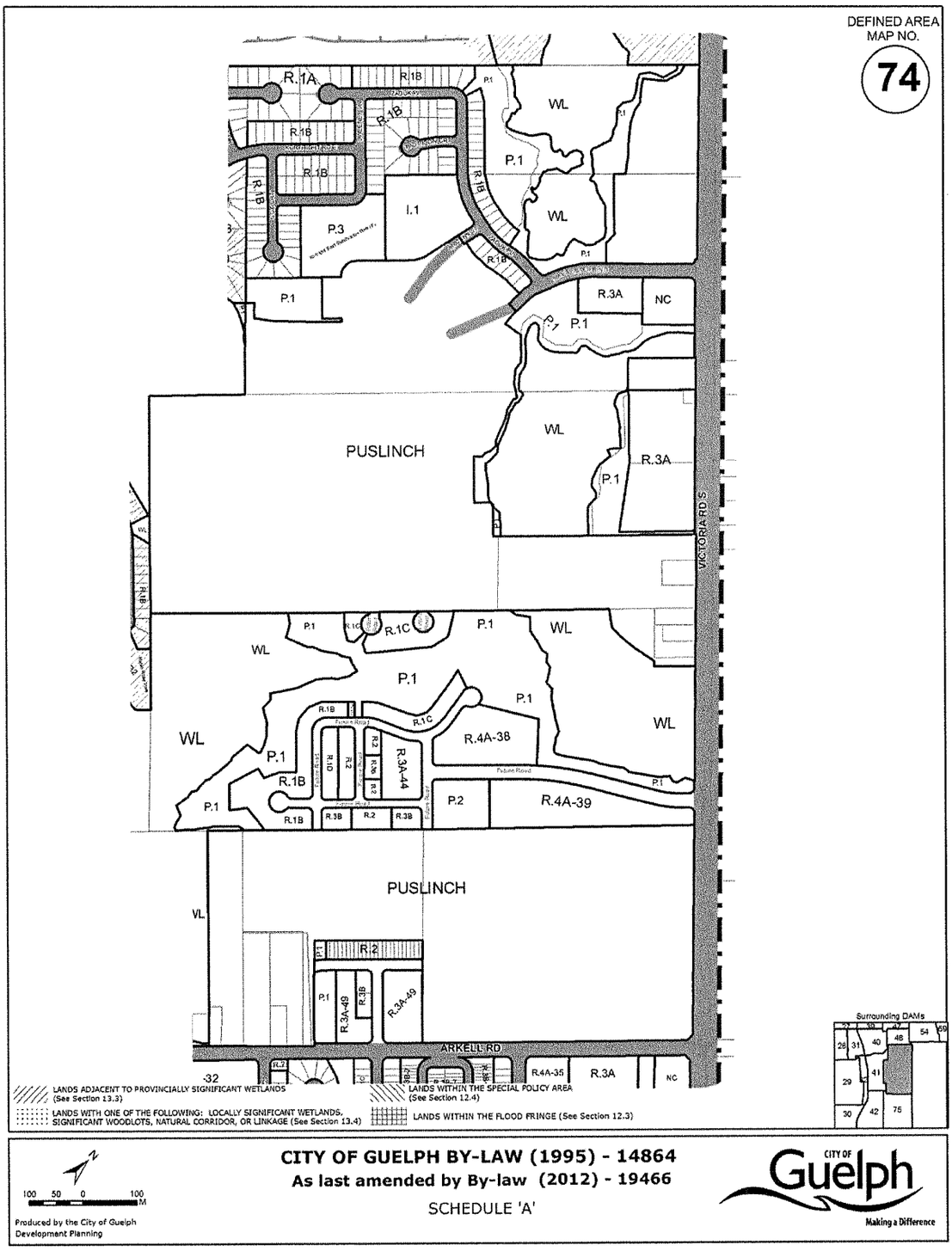
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 74 and substituting therefore a new Defined Area Map 74 attached hereto as Schedule "A".

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 TWENTY-FOURTH day of SEPTEMBER, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK


DEFINED AREA MAP NO.
74
R.1A
R.1B
R.1C
P.1
P.2
P.3
I.1
WL
R.3A
NC
R.4A-38
R.4A-39
R.3A-44
R.3A-49
R.4A-35
PUSLINCH
VICTORIA RD S
ARKELL RD
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)
Surrounding DAMs
100 50 0 100 M
Produced by the City of Guelph Development Planning
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2012) - 19466
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19466

1. By-law Number (2012)-19466 has the following purpose and effect:

This zoning bylaw will implement the Victoria Wood (Arkell) Ltd. Draft Plan of Subdivision (File 23T-10501/ZC1003) approved by City Council on September 4, 2012. Council conditionally approved the application and included an additional condition for the developer to fence the east, north and west boundaries of the subdivision.

The zoning bylaw applies to lands legally described as Part of Lot 6, Concession 8, formerly (Geographic Township of Puslinch), now municipally known as 246 Arkell Road in the City of Guelph. The subject lands are 3.8 hectares in area and are located on the north side of Arkell Road, across from the intersection of Arkell Road and Zecca Drive.

The land uses surrounding the subject site consist of an existing residential subdivision across Arkell Road to the south, existing detached dwellings on large residential lots to the north and west fronting on Arkell Road and a detached dwelling on agricultural lands to the east (see Location Map).

The existing Official Plan land use designation that applies to the subject lands is "General Residential," with a "Non-Core Greenlands Overlay" over a small portion of the northwest corner of the site. The "General Residential" designation permits all forms of residential uses, including townhouses, to a maximum net density of 100 units per hectare.

The subdivision lands are currently zoned 'Agriculture' under the Puslinch Township Zoning By-law 19/85. To implement the proposed draft plan of subdivision, the bylaw will rezone the lands to the R.2 (Semi-Detached Residential Zone), the R.3B (On-Street Townhouse Residential) Zone, the P.1 (Conservation Land/Park) Zone and the Specialized R.3A-49 (Cluster Townhouse Residential) Zone. Two specialized zoning regulations are requested for the proposed R.3A-49 (Cluster Townhouse) Zone to address provisions for minimum front yard setback and minimum distance between buildings.

The proposed zoning amendment was considered by Guelph City Council at the Statutory Public Meeting held on August 3, 2010 and Council approved the application conditionally on September 4, 2012.

Further information may be obtained by contacting or visiting Planning Services 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". 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 (2012)-19466 applies:

KEY MAP

