THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19324

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 properties known municipally as 39-47 Arkell Road and 1408 Gordon Street and legally described as Part of Lot 7, Concession 8, City of Guelph to permit the development of townhouses (File ZC1006).

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 7, Concession 8, City of Guelph and municipally known as 39-47 Arkell Road and 1408 Gordon Street from the I.1 (Institutional) Zone and R.1B (Residential Detached) Zone to a new Specialized R.3A (Townhouse) Zone, to be known as the R.3A-46 Zone, to permit the development of townhouses.

2. Section 5.3.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.46:

5.3.3.1.46 <u>R.3A-46</u>
39-47 Arkell Road and 1408 Gordon Street
As shown on Defined Area Map Number 42 of Schedule "A" of this By-law.

5.3.3.1.46.1 <u>Permitted Uses</u>
In accordance with the provisions of Section 5.3.1.1 of Zoning By-law (1995)-14864, as amended.

5.3.3.1.46.2 <u>Regulations</u>
In accordance with the provisions of Section 5.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.46.2.1 <u>Maximum Building Height</u>
Notwithstanding the provisions of Table 5.3.2, Row 9, the maximum building height shall be:

- 4 storeys for stacked townhouses
- 3 storeys for cluster townhouses
- 2 storeys for any building within 30m of the eastern property line where it abuts a Residential Single Detached Zone
- in accordance with Section 4.18.

5.3.3.1.46.2.2 Side and Rear Yards
Notwithstanding the provisions of Table 5.3.2, Rows 6 and 7 and the provisions of Section 5.3.2.2, no building shall be located closer to any rear or side lot line than 3 metres.

5.3.3.1.46.2.3 Lot Frontage
Notwithstanding the provisions of Table 5.3.2, Row 4, the minimum lot frontage shall be 11 metres.

5.3.3.1.46.2.4 Density
Notwithstanding the provisions of Table 5.3.2, Row 20 and the provisions of Section 5.3.2.6, the maximum density shall be 50 units per hectare.

3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 42 and substituting therefore a new Defined Area Map 42 attached hereto as Schedule "A".

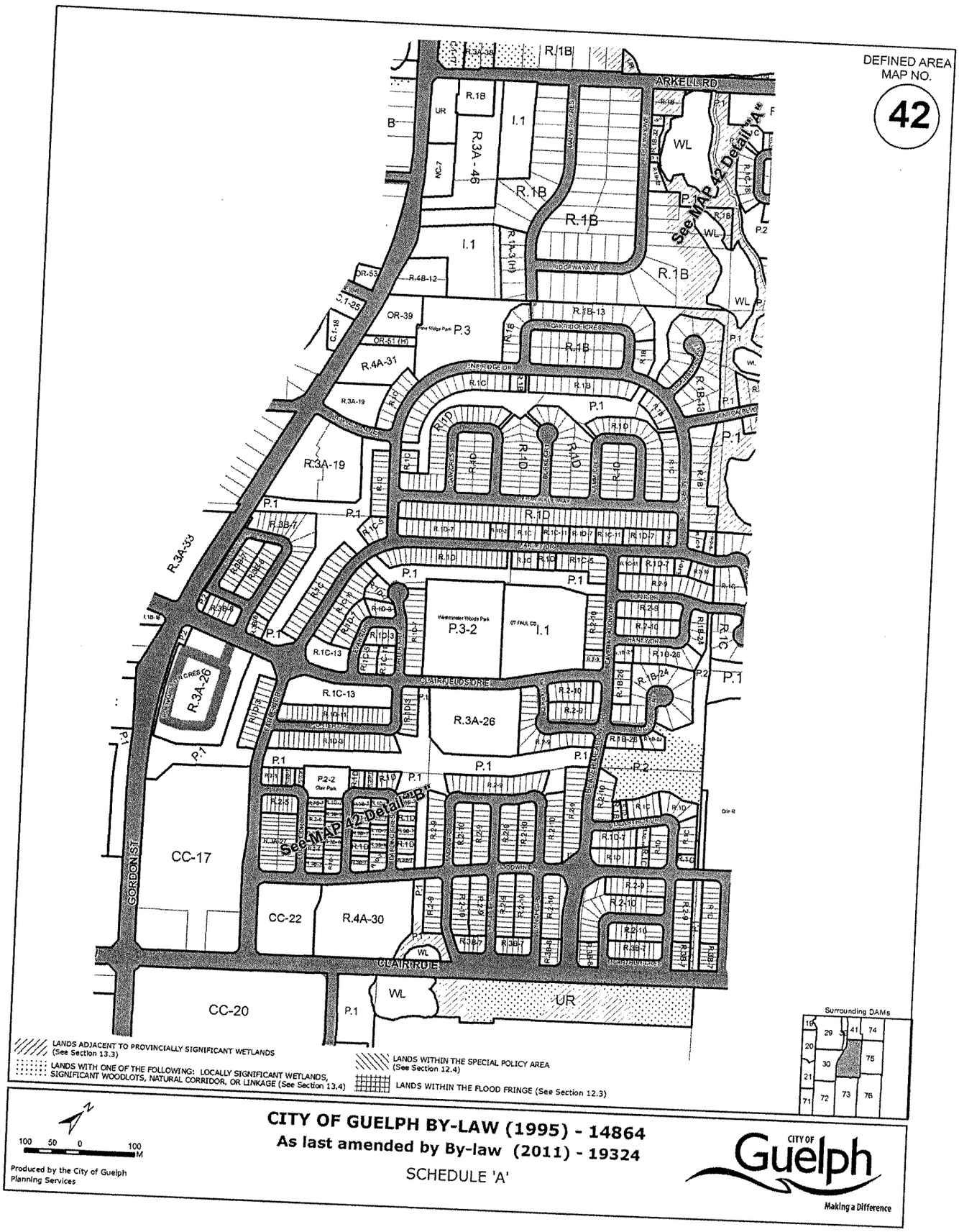
4. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the Act, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the Act, 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 NINETEENTH day of DECEMBER, 2011.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO – ACTING CITY CLERK

Schedule 'A'


DEFINED AREA MAP NO. 42
ARKELL RD
CLAIRFIELDS DR
CLAIR RD
GORDON ST
See MAP 42 Detail 'A'
See MAP 42 Detail 'B'
R.1B
R.3A-46
I.1
WL
R.1B-12
OR-39
R.4A-31
R.3A-19
R.3A-33
R.3A-26
R.1C-13
P.3-2
R.3A-26
CC-17
CC-22
R.4A-30
CC-20
UR
P.1
P.2
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 Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2011) - 19324
SCHEDULE 'A'
CITY OF Guelph
Making a Difference