THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19467

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 115 Fleming Road in the City of Guelph, to implement the Coletara Development Draft Plan of Subdivision (File 23T-11501/ZC1102).

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 Lot 11, Plan 468, municipally known as 115 Fleming Road in the City of Guelph, from the existing UR (Urban Reserve) Zone to a Specialized R.3B (On-Street Townhouse Residential) Zone to be known as the R.3B-17 Zone, to implement the Coletara Development Draft Plan of Subdivision (File 23T-11501/ZC1102) in accordance with the following schedule:

BLOCKS	LAND USE	ZONING
Blocks 1-12	Minimum lot area per dwelling unit – 150 square metres Minimum exterior side yard setback - 3.45 m Maximum building coverage - 50%	R.3B-17

2. Section 5.3.3.2 of By-law Number (1995)–14864, as amended, is hereby further amended by adding a new subsection 5.3.3.2.17:

"5.3.3.2.17 R.3B-17
115 Fleming Road
As shown on Defined Area Map Number 62 of Schedule "A" of this *Bylaw*.

5.3.3.2.17.1 Permitted Uses
In accordance with Section 5.3.1.2 of Zoning By-law (1995) – 14864, as amended.

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

5.3.3.2.17.2.1 Minimum Lot Area per Dwelling Unit
Despite Table 5.3.2, Row 3, the minimum lot area per dwelling unit shall be 150 square metres.

5.3.3.2.17.2.2 Minimum Exterior Side Yard
Despite Table 5.3.2, Row 5a, the minimum exterior side yard shall be 3.45 metres.

5.3.3.2.17.2.3 Maximum Building Coverage
Despite Table 5.3.2, Row 8, the maximum building coverage shall be 50% of the lot area."

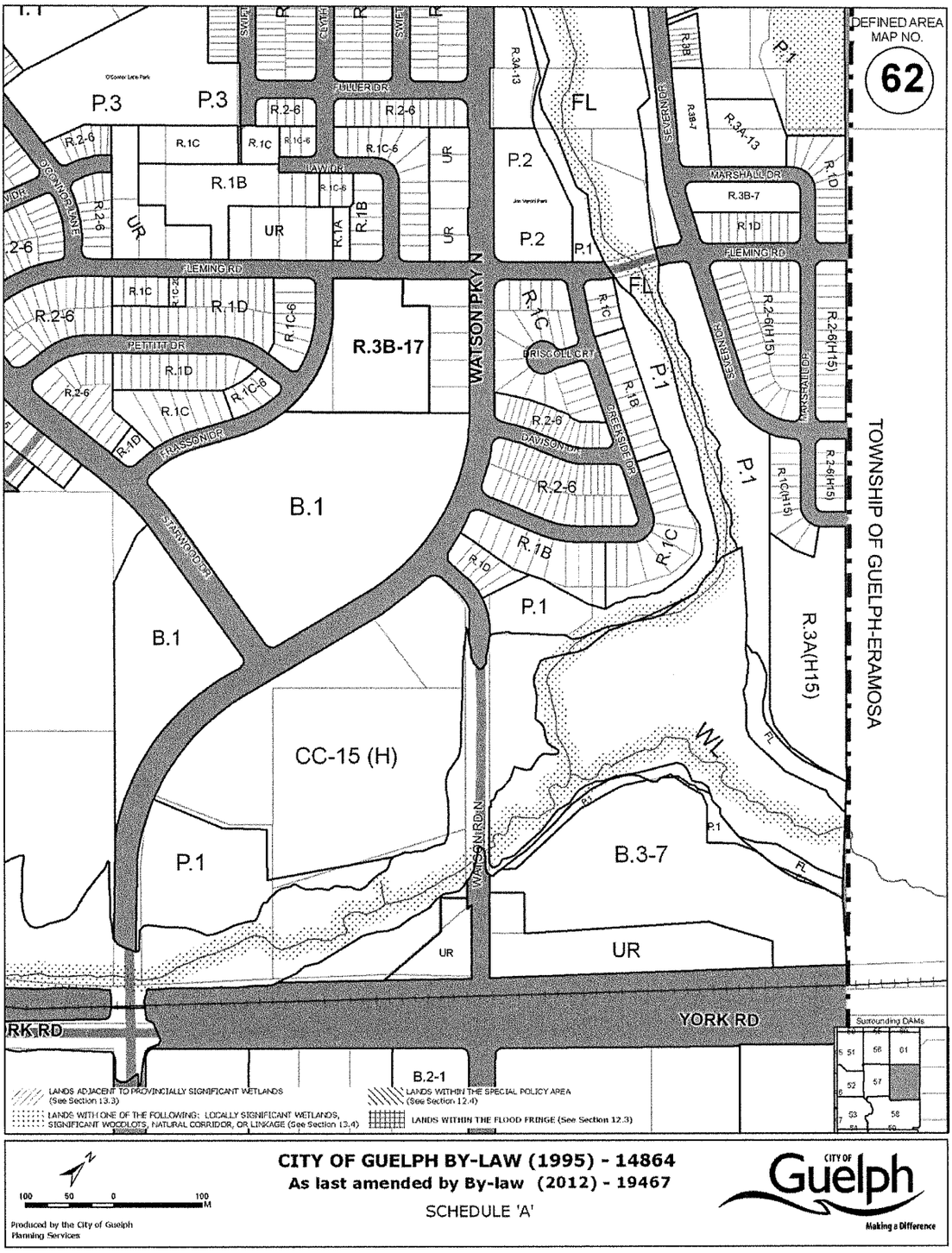
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 62 and substituting therefore a new Defined Area Map 62 attached hereto as Schedule "A".

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. 62
TOWNSHIP OF GUELPH-ERAMOSA
WATSON PKY N
FLEMING RD
YORK RD
R.3B-17
CC-15 (H)
B.1
B.2-1
B.3-7
P.1
P.2
P.3
FL
UR
R.1B
R.1C
R.1D
R.2-6
R.3A(H15)
WL
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)
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 (2012) - 19467
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19467

1. By-law Number (2012)-19467 has the following purpose and effect:

This zoning bylaw will implement the Coletara Development Draft Plan of Subdivision (File 23T-11501/ZC1102) approved by City Council on September 4, 2012.

The zoning bylaw applies to lands legally described as Part Lot 11, Plan 468, municipally known as 115 Fleming Road in the City of Guelph. The subject lands are 1.78 hectares in area and are located at the southeast corner of Fleming Road and Frasson Drive (see Location Map). The subject lands are known as the former German-Canadian Club site.

The subject site is bounded by Fleming Road to the north, Frasson Drive to the west, detached dwellings to the east and future development lands to the south, which includes future commercial and residential development as part of the Watson Community Mixed Use Area.

The existing Official Plan land use designation that applies to the subject lands is "General Residential". 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 in the UR (Urban Reserve) Zone in the City of Guelph Zoning By-law. To implement the proposed draft plan of subdivision, the bylaw will rezone the lands to the Specialized R.3B-17 (On-Street Townhouse Residential) Zone to allow the development of on-street townhouse dwellings. Three specialized zoning regulations are highlighted in the proposed R.3B-17 Zone to address provisions for minimum lot area per dwelling unit, minimum exterior side yard setback and maximum building coverage.

The proposed zoning amendment was considered by Guelph City Council at Statutory Public Meetings held on February 7, 2011 and November 7, 2011 and City 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)-19467 applies:

KEY MAP

