THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19391

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 30, 34 and 40 Arkell Road and legally described as Part Lot 6, Concession 8, Geographic Township of Puslinch, Lot 1 and Part of Lot 2, Registered Plan 514, City of Guelph (ZC1115).

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 6, Concession 8, Geographic Township of Puslinch, Lot 1 and Part of Lot 2, Registered Plan 514, City of Guelph and municipally known as 30, 34 and 40 Arkell Road from the R.3A-38 (Specialized Cluster Townhouse) Zone and the R.1B (Single Detached Residential) Zone to a Specialized R.3A-48 (Cluster Townhouse) Zone to permit the development of 36 multiple attached dwelling units.

2. Section 6.6.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.48:

5.3.3.1.48 R.3A-48
30, 34 and 40 Arkell Road
As shown on Defined Area Map Number 41 of Schedule "A" of this By-law.

5.3.3.1.48.1 Permitted Uses
In addition to the Uses listed in Section 5.3.1 of Zoning By-law (1995) – 14864, as amended, the following Use shall also be permitted:

- Multiple Attached Dwelling – shall mean a building consisting of 3 or more dwelling units which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as common amenity area, parking and driveways

5.3.3.1.48.2 Regulations

5.3.3.1.48.2.1 Minimum Front Yard
4 metres

5.3.3.1.48.2.2 Minimum Rear Yard
3 metres

5.3.3.1.48.2.3 Minimum Side Yard
4.7 metres from the westerly lot line
3 metres from the easterly lot line

5.3.3.1.48.2.4 Minimum Private Amenity Area
Minimum private amenity area of 12 square metres
Minimum depth of private amenity area of 2.4 metres
Minimum area for above grade private amenity area of 3.3 square metres

5.3.3.1.48.2.5 Minimum distance between buildings
6 metres

5.3.3.1.48.2.6 Maximum Building Height
4 storeys

5.3.3.1.48.2.7 Maximum Density
61.5 units per hectare

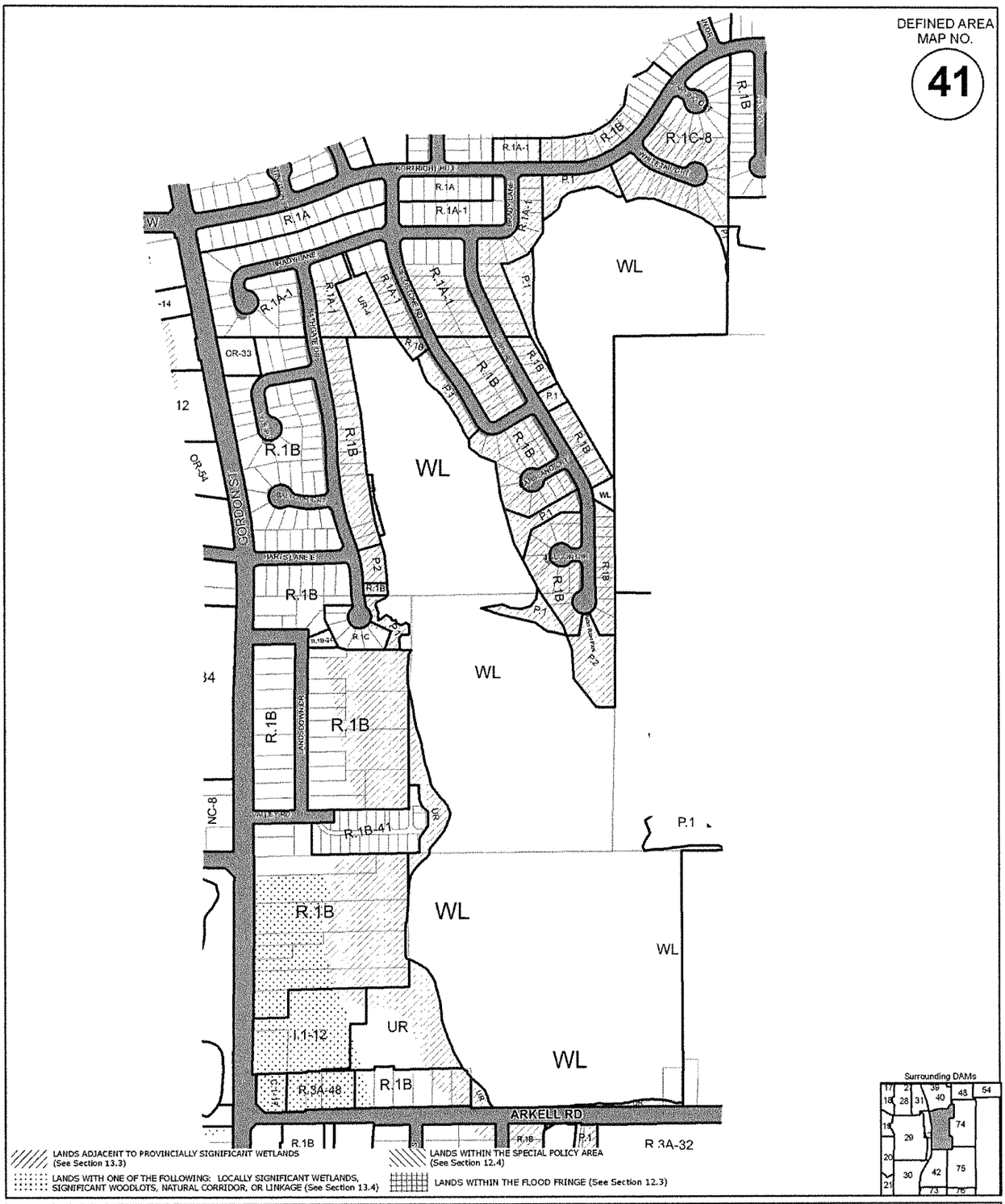
3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 41 and substituting therefore a new Defined Area Map 41 attached hereto as Schedule "A".

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 TWENTY-EIGHTH day of MAY, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK


DEFINED AREA MAP NO.
41
R.1B
R.1C-8
R.1A-1
R.1A
WL
R.1B-41
I.1-12
R.3A-48
R.3A-32
P.1
P.2
UR
CORDON ST
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 Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2012) - 19391
Schedule 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19391

1. By-law Number (2012)-19391 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 30, 34 and 40 Arkell Road. The purpose of the proposed zoning by-law amendment is to rezone 30, 34 and 40 Arkell Road from the R.3A-38 (Specialized Cluster Townhouse) Zone and R.1B (Single Detached Residential) Zone to a Specialized R.3A-48 (Cluster Townhouse) Zone to permit the development of 36 multiple attached dwelling units.

   The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on December 5, 2011 and was approved by Guelph City Council on May 7, 2012.

   Further information may be obtained by contacting or visiting Planning Services, (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)-19391 applies:

KEY MAP

