THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19489

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 172 Niska Road (File ZC1119).

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 14, Concession 5, formerly in the Township of Puslinch, AS IN RO731043, now in the City of Guelph, municipally known as 172 Niska Road, from the existing UR (Urban Reserve) Zone to the R.1B (Residential Single-Detached) Zone, to permit the development of single-detached dwellings and uses outlined in accordance with the provisions of Section 5.1.1 of Bylaw Number (1995)-14864, as amended.

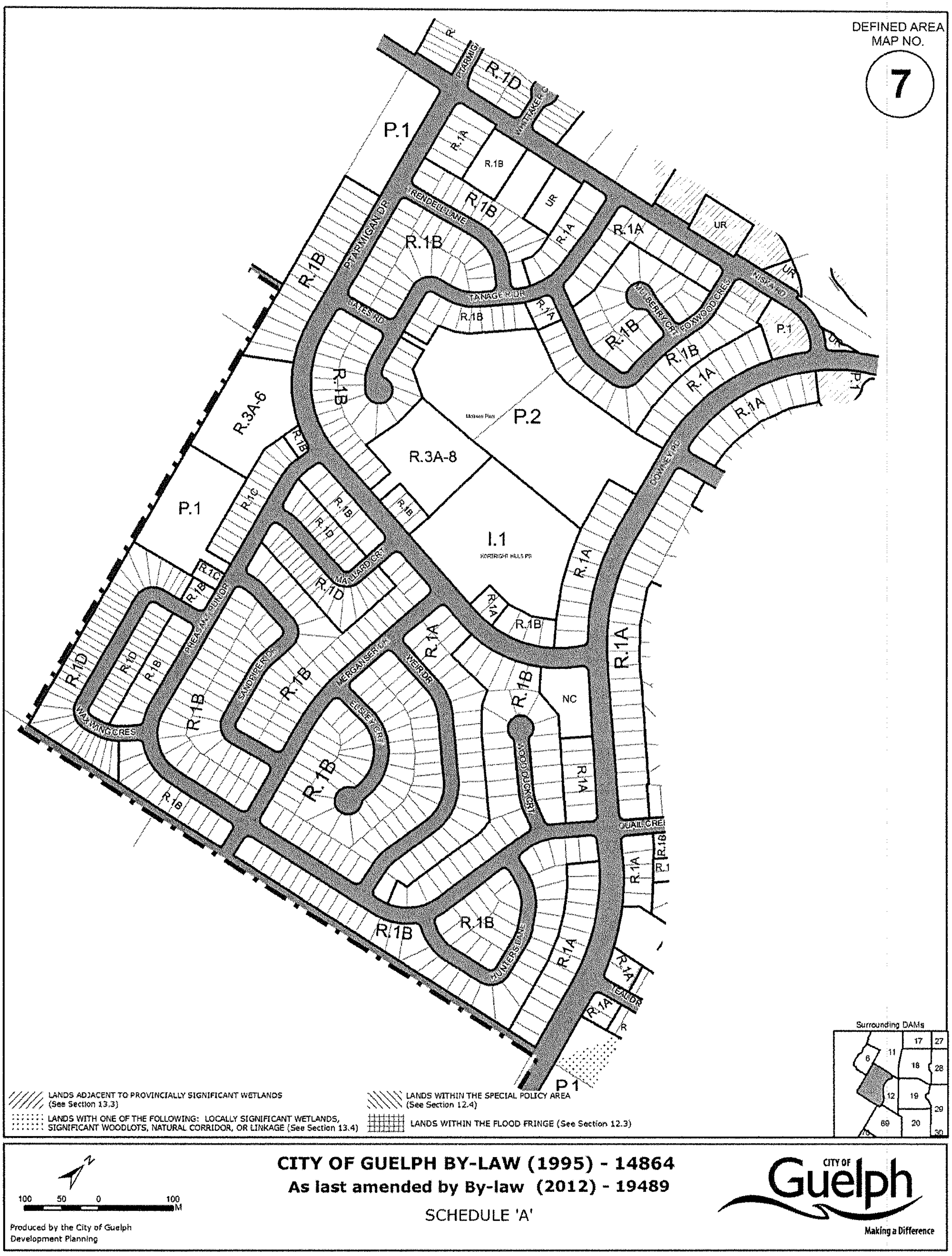
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 7 and substituting therefore a new Defined Area Map 7 attached hereto as Schedule "A".

3. 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-SIXTH day of NOVEMBER, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK


DEFINED AREA
MAP NO.
7
P.1
R.1D
R.1A
R.1B
UR
R.3A-6
R.3A-8
P.2
I.1
NC
R.1C
PTARMIGAN DR
TRENDELL LANE
TANAGER DR
BATES RD
NISKA RD
FOXWOOD CRES
COWLEY PL
MALLARD CRT
PHEASANT RUN DR
SANDPIPER PL
MERGANSER CR
WEIR DR
ELSLEY CRT
WOODDUCK CRT
QUAIL CRES
HUNTERS LANE
WAXWING CRES
Surrounding DAMs
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)
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2012) - 19489
SCHEDULE 'A'
100 50 0 100 M
Produced by the City of Guelph
Development Planning
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19489

1. By-law Number (2012)-19489 has the following purpose and effect:

This Zoning By-law Amendment applies to Application File ZC1119 received from Black, Shoemaker, Robinson, and Donaldson Limited on behalf of Hira Custom Homes Inc., deemed complete on January 25, 2012 and approved by Guelph City Council on November 5, 2012.

The subject property affected by this zoning bylaw amendment is legally described as Part Lot 14, Concession 5, formerly in the Township of Puslinch, AS IN RO731043, municipally known as 172 Niska Road in the City of Guelph. The land is a 0.44 hectare parcel located on the south side of Niska Road, east of Ptarmigan Drive. The property is directly across from the intersection of Whitaker Court and Niska Road (See Key Map attached).

The Zoning By-law Amendment will rezone the property from the current UR (Urban Reserve) Zone to the R.1B (Residential Single Detached) Zone to allow uses in accordance with Section 5.1.1 of the Zoning Bylaw including single-detached dwellings. If the property is rezoned, the applicant proposes to demolish the existing detached dwelling and create two new residential building lots and one retained lot for a total of three (3) lots, by way of consent applications at the Committee of Adjustment. Each of the three lots is proposed to have a frontage of approximately 17.78 metres on Niska Road and a depth of approximately 83.332 metres (existing property depth).

The Zoning By-law Amendment confirms that the standard R.1B regulations outlined in Section 5.1.2 of the Zoning Bylaw will apply to the development of each of the lots. The November 5, 2012 Guelph City Council approval also includes 23 conditions that will be imposed at the time consent applications are considered by the Committee of Adjustment to create two severed lots and one retained lot.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on July 3, 2012 and at a Decision Meeting of Guelph City Council held on November 5, 2012.

Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 837-5616, extension 2362, 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)-19489 applies:

KEY MAP

