THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19858
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 55 and 75 Cityview Drive North and legally described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph (File 23T-12501/ZC1202).

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 described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, from the UR (Urban Reserve) Zone, to the R.1D (Single Detached Residential) Zone, R.1D-47 (Specialized Single Detached) Zone, R.1C-27 (Specialized Single Detached Residential) Zone, R.2 (Residential Semi-Detached/Duplex) Zone, R.2-6 (Residential Semi-Detached/Duplex) Zone, R.3B (Residential On-Street Townhouse) Zone, R.3A-57 (Cluster Townhouse) Zone, R.4A-48 (Specialized General Apartment) Zone, P.2 (Neighbourhood Park) Zone, P.1 (Conservation Land) Zone and WL (Wetland) Zone to implement a draft plan of subdivision (File Number 23T-12501) in accordance with the following table:

LOTS/BLOCKS	LAND USE	ZONING
Future Development Block 126	**Single Detached Residential**	R.1D
Lots 58-68, 76-85, 93-116	**Single Detached Residential**	R.1D-47
Lots 1-55	**Single Detached Residential**	R.1C-27
Lots 56-57, Future Development Blocks 128-130	**Semi-Detached/Single Detached Residential**	R.2-6
Lots 69-75, 86-92	**Semi-Detached Residential**	R.2
Blocks 118, 119	**On-Street Townhouse Residential**	R.3B
Blocks 120	**Multiple Unit Residential**	R.3A-57
Block 121, 122	**Multiple Unit Residential**	R.4A-48
Blocks 123, 124	**Neighbourhood Park**	P.2
Block 125	**Conservation Land**	P.1
Block 126	**Wetland**	WL

2. Section 5.1.3.3 of By-law Number (1995)–14864, is hereby further amended by adding new subsection 5.1.3.3.27 as follows:

5.1.3.3.27 **R.1C-27**

As shown on Defined Area Map Number 57 of Schedule "A" of this By-law

5.1.3.3.27.1 **Permitted Uses**
In accordance with the provisions of Section 5.1.1 of By-law Number (1995)–14864, as amended

5.1.3.3.27.2 **Regulations**
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) Zone regulations of By-law Number (1995)–14864, as amended, with the following exceptions:

5.1.3.3.27.2.1 Minimum Front Yard Setback
4.5 metres for Habitable Floor Space and 6 metres to the front wall of a Garage and in accordance with Sections 4.6 and 5.1.2.3

3. Section 5.1.3.4 of By-law Number (1995)–14864, is hereby further amended by adding a new subsection:

5.1.3.4.47 **R.1D-47**

As shown on Defined Area Map Number 57 of Schedule "A" of this By-law

5.1.3.4.47.1 **Permitted Uses**
In accordance with the provisions of Section 5.1.1 of By-law Number (1995)–14864, as amended

5.1.3.4.47.2 **Regulations**
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) Zone regulations of By-law Number (1995)–14864, as amended, with the following exceptions:

5.1.3.4.47.2.1 Minimum Front Yard Setback
4.5 metres for Habitable Floor Space and 6 metres to the front wall of a Garage and in accordance with Sections 4.6 and 5.1.2.3

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

5.3.3.1.57 **R.3A-57**

As shown on Defined Area Map Number 57 of Schedule "A" of this By-law

5.3.3.1.57.1 **Permitted Uses**
- Maisonette dwelling
- Stacked Townhouse
- Cluster Townhouse
- On-Street Townhouse
- Multiple Attached Dwelling Unit
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23

5.3.3.1.57.2 **Regulations**
In accordance with Section 5.3.2 and Table 5.3.2 of By-law Number (1995)–14864, as amended, with the following exceptions:

5.3.3.1.57.2.1 Maximum Building Height
4 storeys

5. Section 5.4.3.1 of By-law Number (1995)–14864, is hereby further amended by adding a new subsection:

5.4.3.1.48 **R.4A-48**

As shown on Defined Area Map Number 57 of Schedule "A" of this By-law

5.4.3.1.48.1 **Permitted Uses**

- Apartment Building
- Nursing Home
- Home for the Aged
- Retirement Residential Facility
- Maisonette dwelling
- Stacked Townhouse
- Multiple Attached Dwelling Unit
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23

5.4.3.1.48.2 **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 of By-law Number (1995)–14864, as amended, with the following exceptions:

5.4.3.1.48.2.1 Maximum Building Height
4 storeys

6. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 57 and substituting therefore new Defined Area Map 57 attached hereto as Schedule "A".

7. 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 NINTH day of FEBRUARY, 2015.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN – CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19858

1. By-law Number (2015)-19858 has the following purpose and effect:

To implement a plan of subdivision (File Number 23T-12502) approved by City Council on February 9, 2015, the City of Guelph Zoning By-law Number (1995)-14864, as amended, is proposed to be further amended by transferring property legally described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, from the UR (Urban Reserve) Zone, to the R.1D (Single Detached Residential) Zone, R.1D-47 (Specialized Single Detached) Zone, R.1C-27 (Specialized Single Detached Residential) Zone, R.2 (Residential Semi-Detached/Duplex) Zone, R.2-6 (Residential Semi-Detached/Duplex) Zone, R.3B (Residential On-Street Townhouse) Zone, R.3A-57 (Cluster Townhouse) Zone, R.4A-48 (Specialized General Apartment) Zone, P.2 (Neighbourhood Park) Zone, P.1 (Conservation Land) Zone and WL (Wetland) Zone.

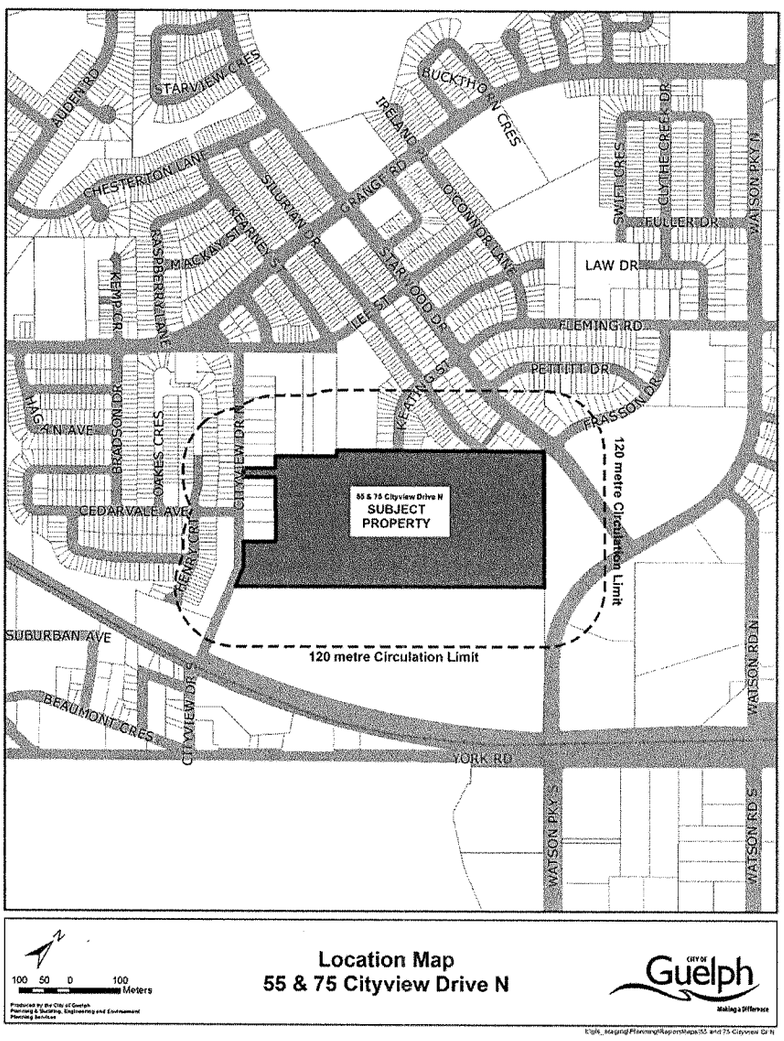
The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on November 4, 2013 and approved by City Council on February 9, 2015.

Further information may be obtained by contacting or visiting Planning Services, 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.

8. Key map showing the location of the lands to which By-law (2015)-19858 applies:

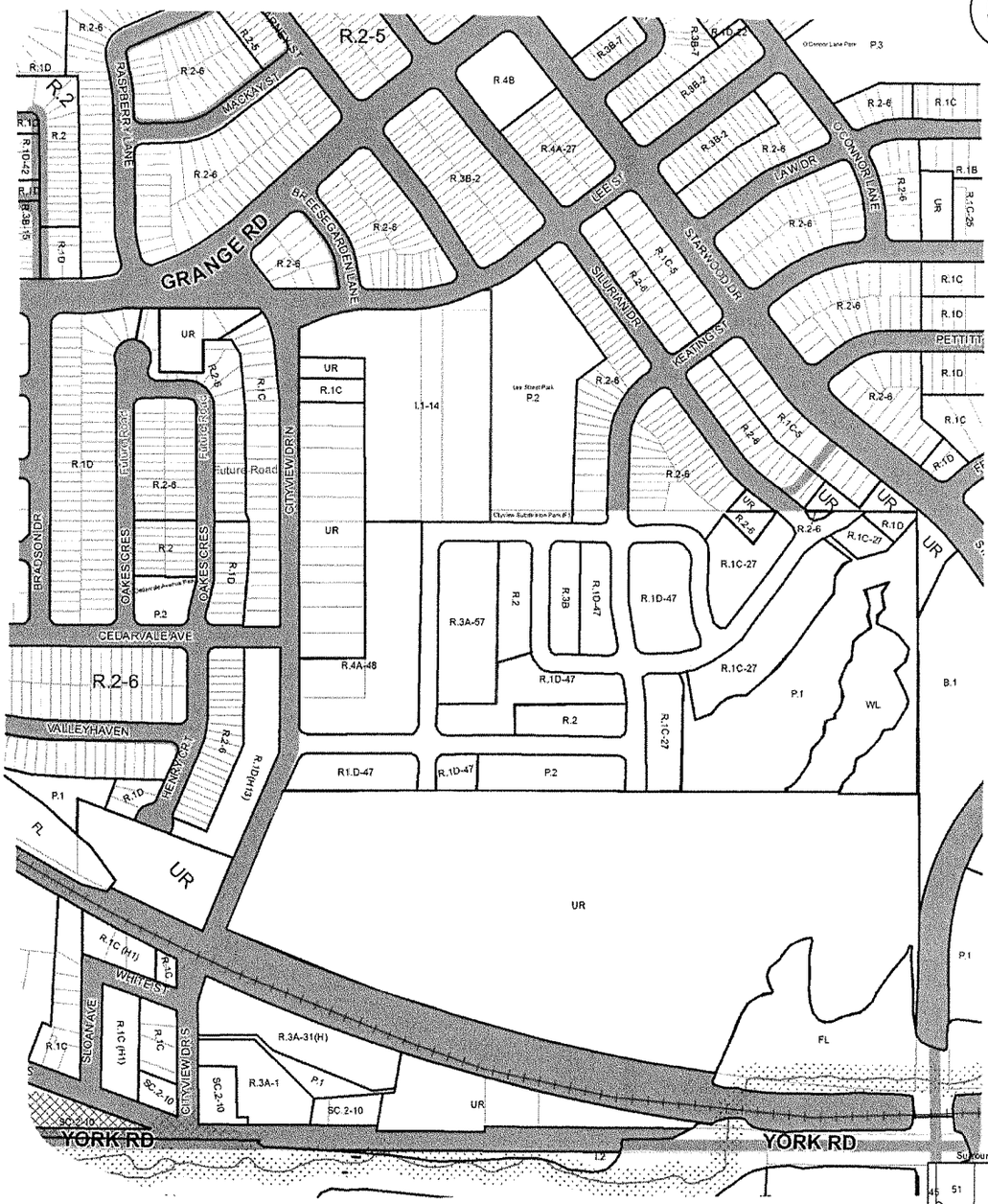
KEY MAP



8. Key map showing the location of the lands to which By-law (2015)-19858 applies:

DEFINED AREA
MAP NO.

57



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)

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Produced by the City of Guelph
Planning Services

CITY OF GUELPH BY-LAW (1995) - 14864

As last amended by By-law (2015) - 19858

SCHEDULE 'A'

CITY OF Guelph
Making a Difference