THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19469

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 0 Speedvale Avenue West and legally described as Part of Lots 6 and 7, Concession 1, Division 'B', City of Guelph.

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 6 and 7, Concession 1, Division 'B', City of Guelph and municipally known as 0 Speedvale Avenue West, to permit a development consisting of single detached, semi-detached and on-street townhouse dwellings.

2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 2 and substituting therefore a new Defined Area Map 2 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-FOURTH day of SEPTEMBER, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19469

1. By-law Number (2012)-19469 has the following purpose and effect:

   This By-law authorizes a Zoning amendment affecting a portion of the lands municipally known as 0 Speedvale Avenue West in the City of Guelph. The proposed zoning amendment would rezone the site from the R.1B, R.1B-17, R.1C and R.1D Zones, which permit single-detached dwellings, to the R.1C, R.1D (single detached), R.1D-9 (specialized single detached), R.2 (semi-detached), R.3B-5 and R.3B-7 (specialized on-street townhouse) Zones to permit a residential development consisting of single-detached, semi-detached and on-street townhouse dwellings.

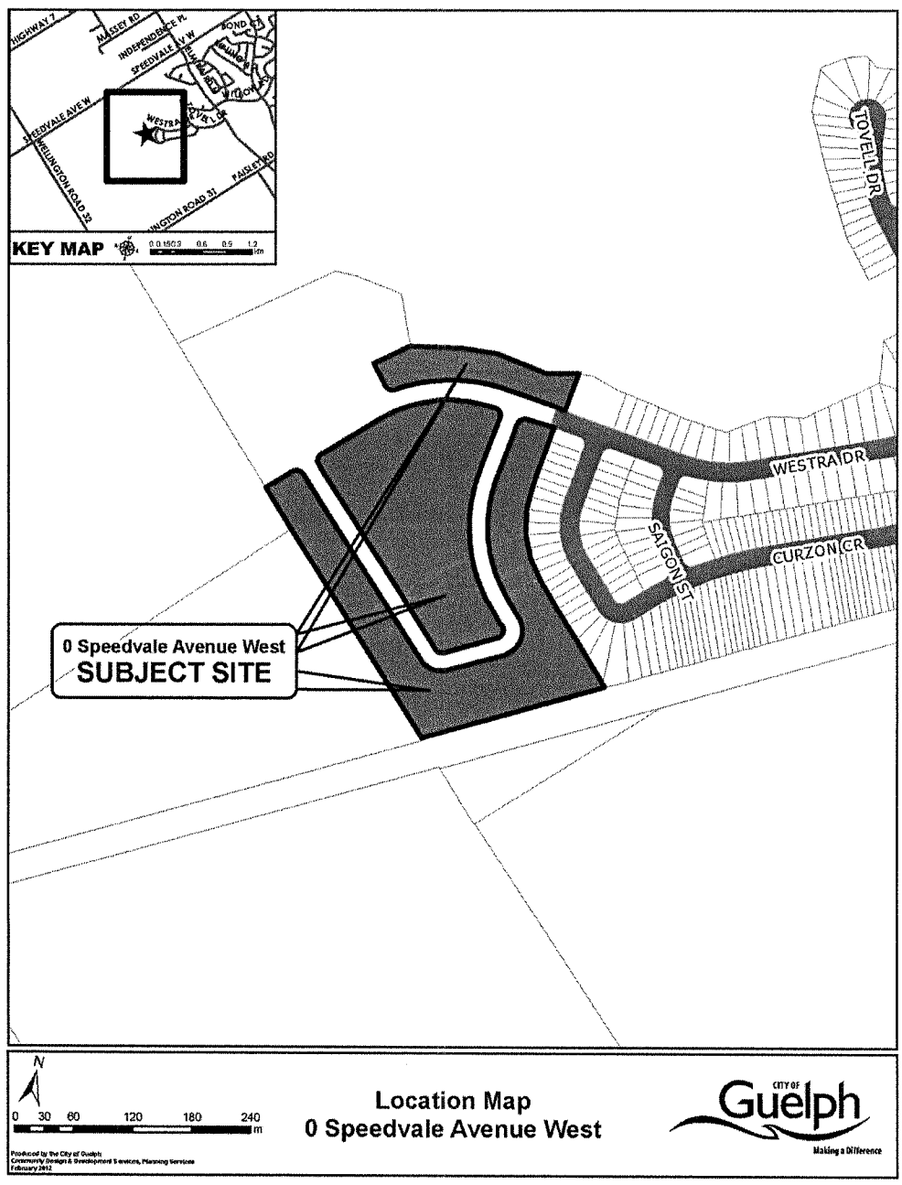
   The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on September 4, 2012.

   Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 837-5616, extension 2356, City Hall, Guelph, Ontario.

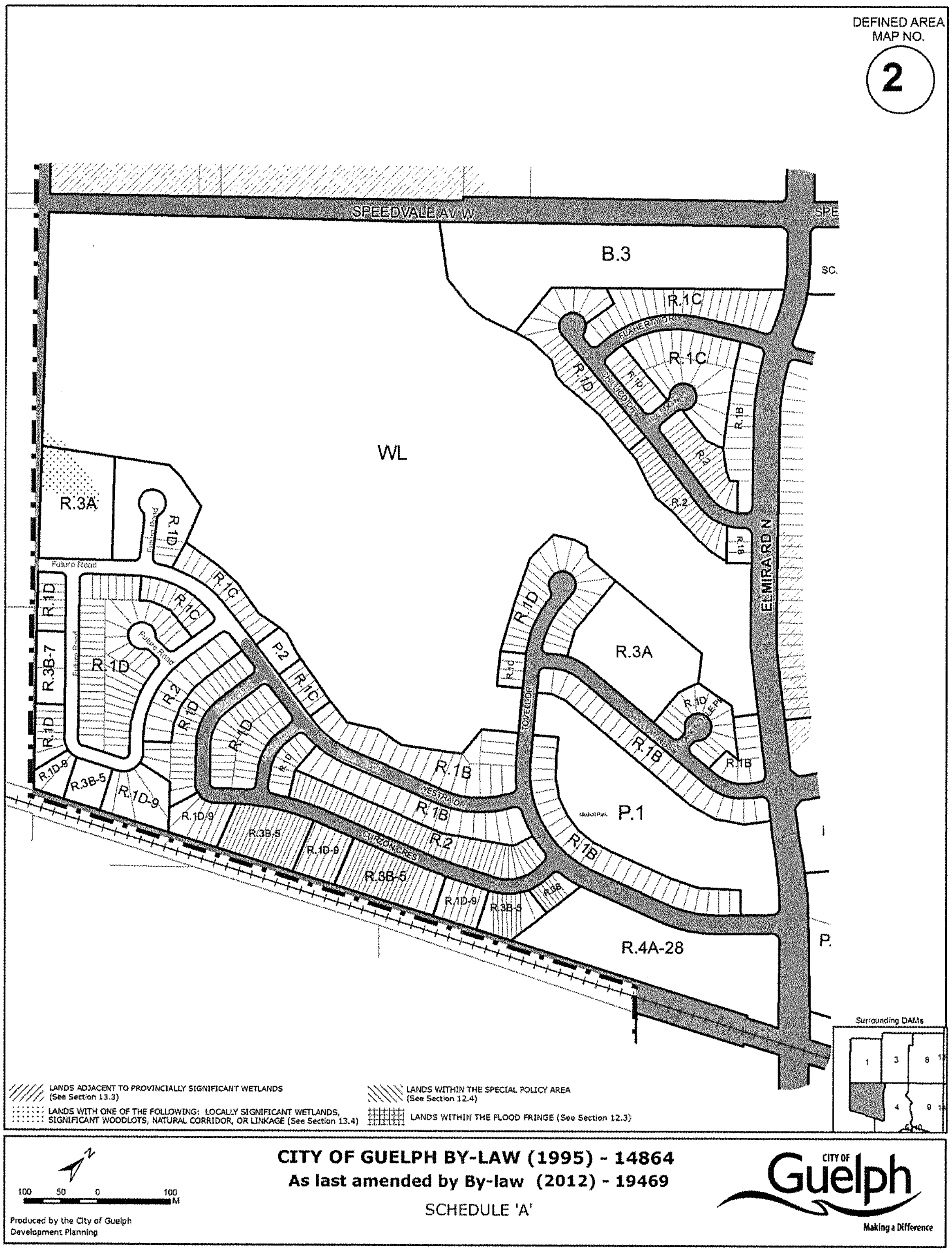
   Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2012)-19469 applies:

KEY MAP



Schedule 'A'


DEFINED AREA MAP NO.
2
SPEEDVALE AV W
B.3
WL
R.1C
R.1D
R.1B
R.2
R.3A
ELMIRA RD N
TOVELL DR
WESTRA DR
CURZON CRES
Future Road
R.3B-7
R.3B-5
R.1D-9
P.2
P.1
R.4A-28
SC.
P.
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) - 19469
SCHEDULE 'A'
100 50 0 100 M
Produced by the City of Guelph Development Planning
CITY OF Guelph
Making a Difference