# THE CORPORATION OF THE CITY OF GUELPH

**By-law Number (2013)-19569**

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 currently municipally known as part of 7 Edinburgh Road South, and proposed to be known as 51-65 Inkerman Street.

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 of Lots 2 and 3, Division "A", Lots A and B, Registered Plan 224, Lots 150 and 151, Registered Plans 28 and 115, City of Guelph, currently municipally known as part of 7 Edinburgh Road South, and proposed to be municipally known as 51-65 Inkerman Street from the B.4 (Industrial) Zone to a Specialized R.1D (Residential Single Detached) Zone, to be known as the R.1D-44 Zone.

2. Section 5.1.3.4 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.4.44 as follows:

"5.1.3.4.44 **R.1D-44**
51-65 Inkerman Street
As shown on Defined Area Map Number 15 of Schedule "A" of this ***By-law.***

5.1.3.4.44.1 Permitted ***Uses***
In accordance with Section 5.1.1 of ***By-law*** Number (1995)-14864, as amended.

5.1.3.4.44.2 Regulations
In accordance with Section 5.1.2 of ***By-law*** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.4.44.2.1 Minimum ***Lot Frontage***

Despite table 5.1.2, Row 4, and section 5.1.2.6 the minimum ***Lot Frontage*** shall be 10 metres.

5.1.3.4.44.2.2 Minimum ***Front Yard***

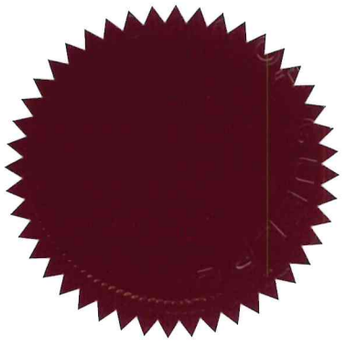
Despite Table 5.1.2, Row 6, and Subsection 5.1.2.7 i) the minimum ***Front Yard*** shall be 4.5 metres for ***Habitable Floor Space*** and a minimum of 6 metres to the front wall of a ***Garage*** or ***Carport***."

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 15 and substituting therefore a new Defined Area Map 15 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.

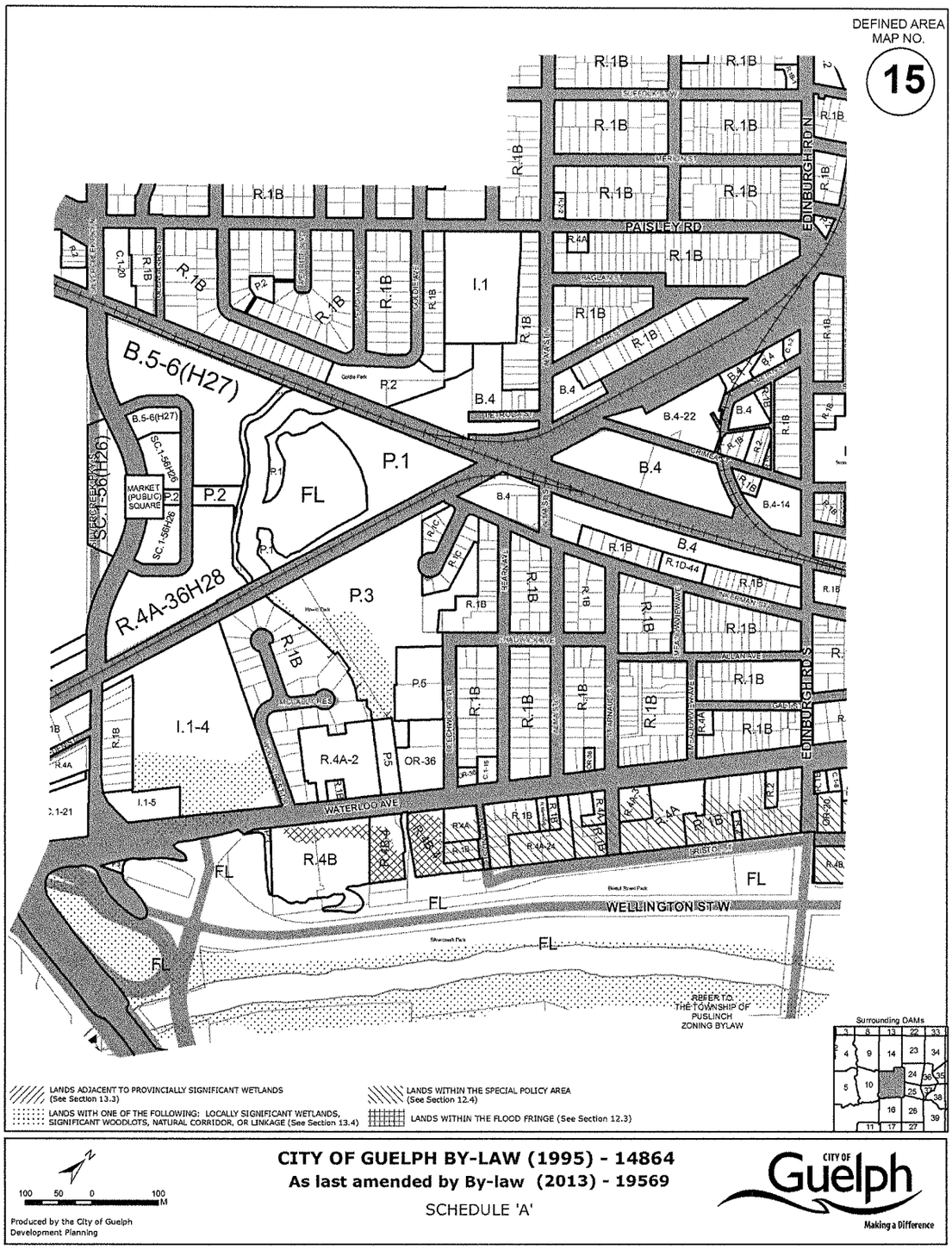
**PASSED this SIXTH day of MAY, 2013.**



**KAREN FARBRIDGE - MAYOR**

**TINA AGNELLO - DEPUTY CLERK**

## Schedule 'A'


DEFINED AREA MAP NO. 15
B.5-6(H27)
SC.1-56(H26)
R.4A-36H28
MARKET (PUBLIC) SQUARE
P.1
P.2
P.3
FL
I.1
I.1-4
I.1-5
R.4A-2
R.4B
OR-36
P.5
P.6
B.4
B.4-22
B.4-14
R.1B
R.1D-44
PAISLEY RD
EDINBURGH RD N
EDINBURGH RD S
WATERLOO AVE
WELLINGTON ST W
ALLAN AVE
GARDEN AVE
GRANGE RD
BRISTOL ST
Gordie Park
Howitt Park
Silvercreek Park
REFER TO THE TOWNSHIP OF PUSLINCH ZONING BYLAW
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
Development Planning
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2013) - 19569
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

## EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2013)-19569

1. By-law Number (2013)-19569 has the following purpose and effect: This By-law authorizes a Zoning By-law amendment to transfer the subject lands, currently municipally known as part of 7 Edinburgh Road South, and proposed to be municipally known as 51-65 Inkerman Street, from the B.4 (Industrial) Zone to the R.1D-44 (Specialized Single Detached Residential) Zone. The effect of the Zoning By-law amendment is to permit the development of single-detached dwellings.

   The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on December 3, 2012.

   Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 837-5616, extension 2521, 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 (2013)-19569 applies:

### KEY MAP

