THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2013)-19584

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 58 Fleming Road and legally described as Part of Lots 16 and 17, Registered Plan 468, City of Guelph (ZC1301).

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 16 and 17, Registered Plan 468, City of Guelph and municipally known as 58 Fleming Road from the UR (Urban Reserve) Zone to the R.1C-25 (Specialized Single Detached Residential) Zone.

2. Section 5.1.3.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.3.25:

5.1.1.3.25	<u>R.1C-25</u> As shown on Defined Area Map Number 62 of Schedule "A" of this By-law.
5.1.1.3.25.1	<u>Permitted Uses</u> In accordance with the uses permitted in Section 5.1.1 of Zoning By-law (1995) – 14864, as amended.
5.1.1.3.25.2	<u>Regulations</u> In accordance with the provisions of Section 5.1.2 and Table 5.1.2 of By-law Number (1995)-14864, as amended, with the following exception:
5.1.1.3.25.2.1	<u>Minimum Front Yard Setback</u> 9 metres

3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 62 and substituting therefore a new Defined Area Map 62 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,

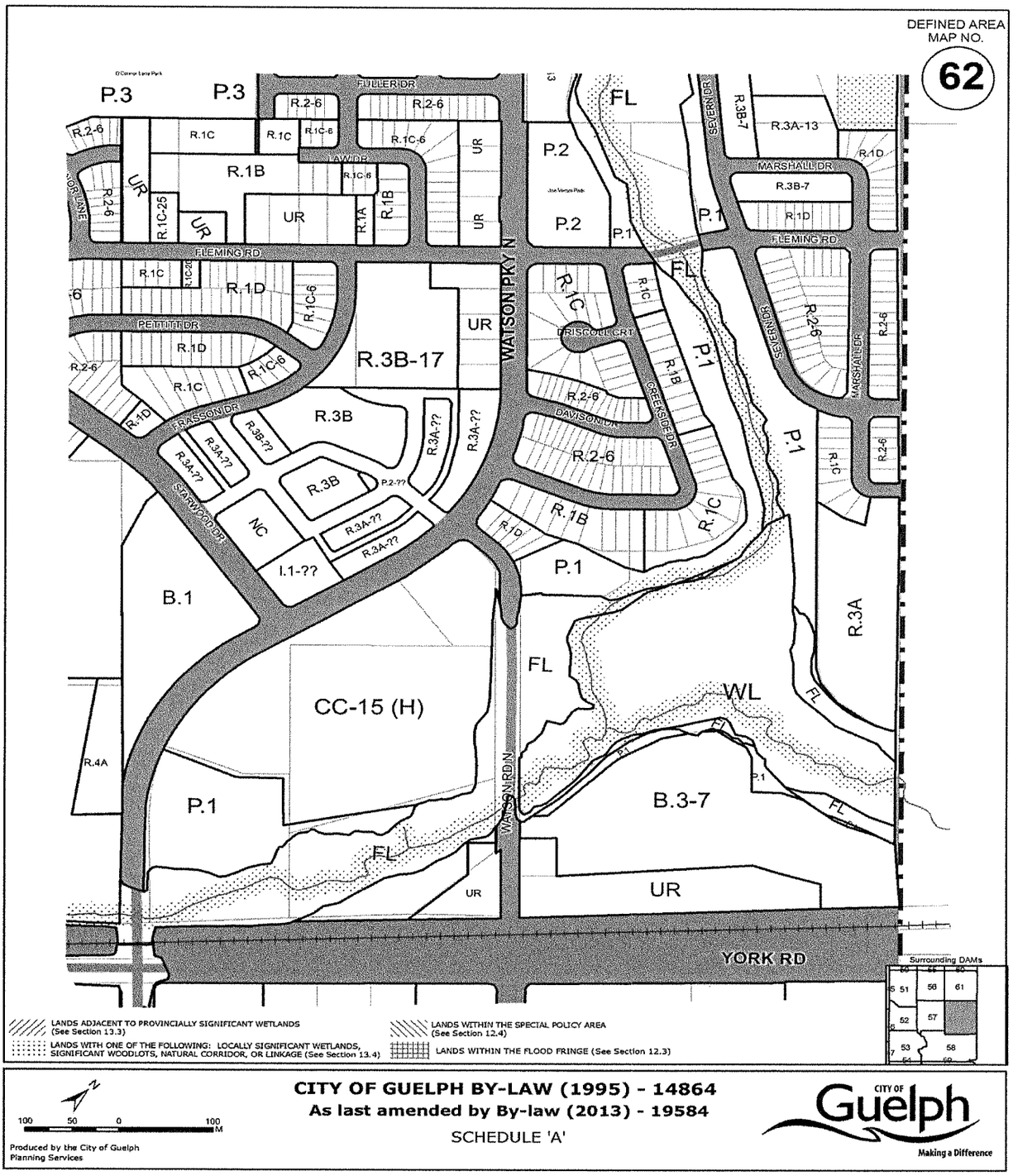
this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the Act, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this FOURTH day of JUNE, 2013.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO - DEPUTY CLERK

By-law (2013)-19584
Schedule A



EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2013)-19584

1. By-law Number (2013)-19584 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 58 Fleming Road. The purpose of the proposed zoning by-law amendment is to rezone 58 Fleming Road from the UR (Urban Reserve) Zone to the R.1C-25 (Specialized Single Detached Residential) Zone to permit the development of an additional single detached dwelling on a severed lot.

   The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on April 8, 2013, 2013 and was approved by Guelph City Council on June 4, 2013.

   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 (2013)-19584 applies:

KEY MAP

