THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19835

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 781 Victoria Road South and legally described as Part of Lot 2, Concession 8, (formerly Puslinch Township), City of Guelph, County of Wellington (ZC1304).

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 Lot 2, Concession 8, (formerly Puslinch Township), City of Guelph, County of Wellington and municipally known as 781 Victoria Road South from the I.2 (Institutional) Zone to the R.1B-45 (Specialized Single Detached Residential) Zone.

2. Section 5.1.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.2.45:

5.1.3.2.45 R.1B-45
781 Victoria Road South
As shown on Defined Area Map Number 48 of Schedule "A" of this By-law

5.1.3.2.45.1 Permitted Uses
In accordance with Section 5.1.1 of Zoning By-law (1995)-14868, as amended, with the following exceptions:

- Single detached dwellings on a private condominium road
- Accessory Apartment in accordance with Section 4.15.1
- Home Occupation in accordance with Section 4.19

5.1.3.2.45.2 Regulations
In accordance with Section 5.1.2 and Table 5.1.2 of Zoning By-law (1995)-14864, with the following exceptions:

5.1.3.2.45.2.1 Development on a Privately Owned Street
Despite Section 4.1 of Zoning By-law (1995)-14864, development may occur on a privately owned street

5.1.3.2.45.2.2 Minimum Front Yard
4.5 metres to front wall of habitable space

5.1.3.2.45.2.3 Minimum Exterior Side Yard
3 metres adjacent to private streets

5.1.3.2.45.2.4 Minimum Rear Yard
5 metres or 20% of the lot depth, whichever is lesser

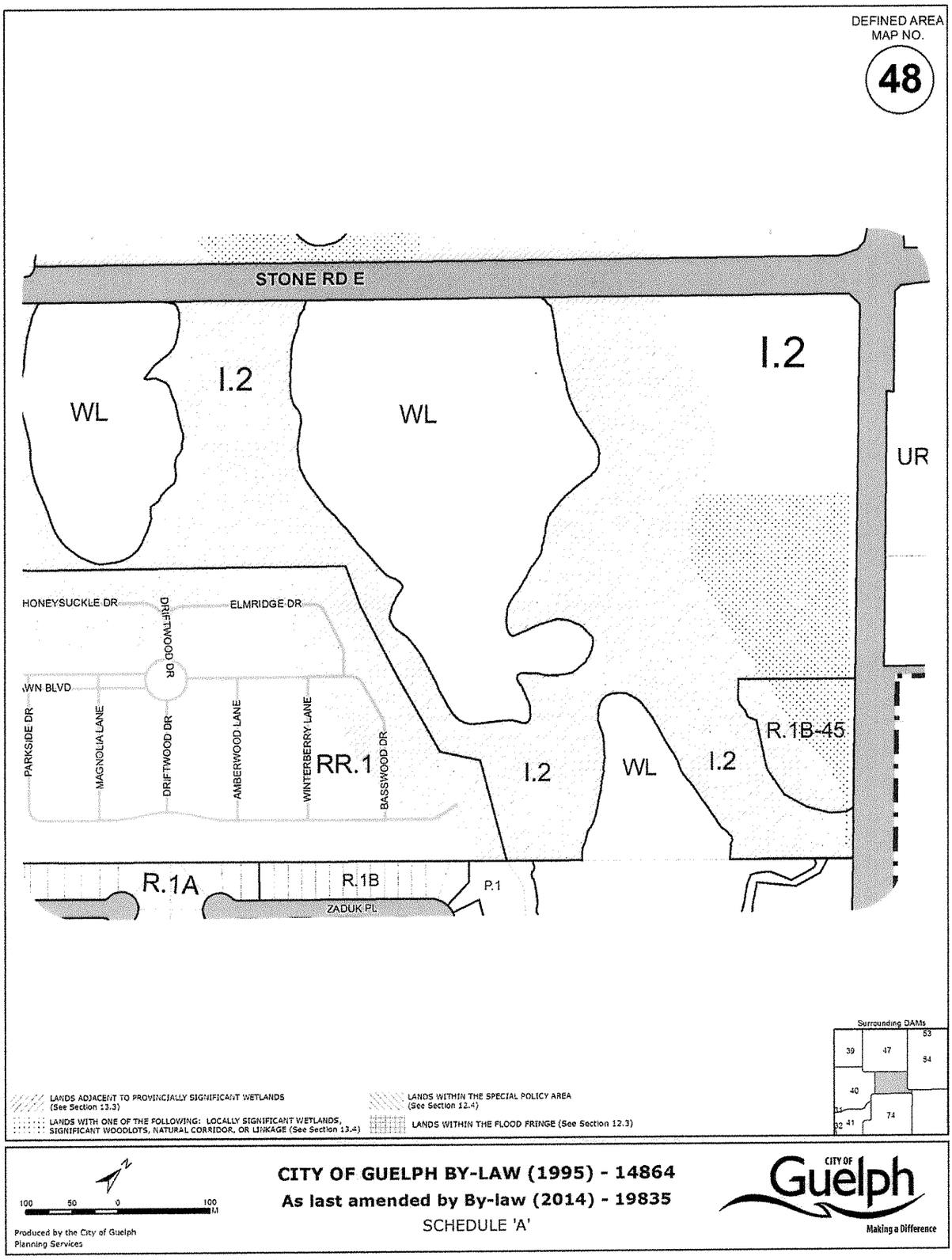
3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 48 and substituting therefore a new Defined Area Map 48 attached hereto as Schedule "A".

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 NINTH day of DECEMBER, 2014.

CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CITY CLERK


DEFINED AREA MAP NO.
48
STONE RD E
WL
I.2
WL
I.2
UR
HONEYSUCKLE DR
DRIFTWOOD DR
ELMRIDGE DR
WN BLVD
PARKSIDE DR
MAGNOLIA LANE
DRIFTWOOD DR
AMBERWOOD LANE
WINTERBERRY LANE
RR.1
BASSWOOD DR
I.2
WL
I.2
R.1B-45
R.1A
R.1B
P.1
ZADUK PL
Surrounding DAMs
39
47
53
54
40
74
41
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)
100 50 0 100 M
Produced by the City of Guelph
Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2014) - 19835
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19835

1. By-law Number (2014)-19835 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 781 Victoria Road South. The purpose of the proposed zoning by-law amendment is to rezone the property from the I.2 (Institutional) Zone to the R.1B-45 (Specialized Single Detached Residential) Zone to permit single detached dwellings fronting on a private condominium road.

The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on July 29, 2013, and was approved by Guelph City Council on December 8, 2014.

Further information may be obtained by contacting or visiting Planning Services at (519) 837-5616 or City Hall, 1 Carden Street, 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 (2014)-19835 applies:

KEY MAP

