THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19934

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 1023 Victoria Road South and legally described as Part of the Northeast Half of Lot 4, Concession 8 (Geographic Township of Puslinch), City of Guelph (Files# 23T-01508/ZC1306).

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 Part of the Northeast Half of Lot 4, Concession 8 (Geographic Township of Puslinch), City of Guelph, municipally known as 1023 Victoria Road South, City of Guelph, from the existing Township of Puslinch 'A' (Agriculture) Zone to the existing: 'R.1D-43' (Specialized Residential Single Detached) Zone, to the new: 'R.2-25' (Specialized Residential Semi-Detached/Duplex) Zone, to the new 'R.2-26' (Specialized Residential Semi-Detached/Duplex) Zone, to the existing: 'P.1' (Conservation Land) Zone, and to the existing: 'WL' (Wetland) Zone.

2. Section 5.2.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.2.3.25:

5.2.3.25 R.2-25
1023 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule "A" of this ***By-law.***

5.2.3.25.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 5.2.1 of ***By-law*** Number (1995)-14864, as amended.

5.2.3.25.2 Regulations
In accordance with Section 5.2.2 of the ***By-law***, with the following exceptions and additions:

5.2.3.25.2.1 Minimum ***Lot Area***
Despite Table 5.2.2, Row 2, the minimum ***Lot Area*** shall be 416 square metres for every two units and 208 square metres for each unit.

5.2.3.25.2.2 Minimum ***Lot Frontage***
Despite Table 5.2.2, Row 3, the minimum lot frontage for every ***Lot*** shall be 13.7 metres and the minimum lot frontage per unit shall be 6.8 metres.

5.2.3.25.2.3 Minimum ***Front Yard***
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum ***Front Yard*** shall be 4.5 metres to ***Habitable Floor Space*** and 6 metres to the front wall of the ***Garage***.

5.2.3.25.2.4 Minimum ***Exterior Side Yard***
Despite Table 5.2.2, Row 5a, and Sections 4.6, 4.24, 4.28 and 5.2.2.1, the minimum ***Exterior Side Yard*** shall be 3.0 metres.

5.2.3.25.2.5 Maximum ***Lot Coverage***
Despite Table 5.2.2, Row 11, the maximum ***Lot Coverage*** shall be 50% of the lot area.

3. Section 5.2.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.2.3.26.

5.2.3.26 R.2-26
1023 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule "A" of this ***By-law***

5.2.3.26.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 5.2.1 of ***By-law*** Number (1995)-14864, as amended.

5.2.3.26.2 Regulations
In accordance with Section 5.2.2 of the ***By-law***, with the following exceptions and additions:

5.2.3.26.2.1 Minimum ***Lot Area***
Despite Table 5.2.2, Row 2, the minimum ***Lot Area*** shall be 448 square metres for every two units and 224 square metres for each unit.

5.2.3.26.2.2 Minimum ***Lot Frontage***
Despite Table 5.2.2, Row 3, the minimum ***Lot Frontage*** for every ***Lot*** shall be 13.7 metres and the minimum ***Lot Frontage*** per unit shall be 6.8 metres.

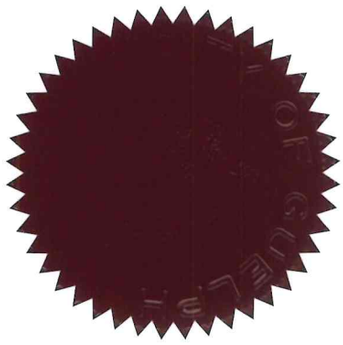
5.2.3.26.2.3 Minimum ***Front Yard***
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum ***Front Yard*** shall be 4.5 metres to ***Habitable Floor Space*** and 6 metres to the front wall of the ***Garage***.

5.2.3.26.2.4 Maximum ***Lot Coverage***
Despite Table 5.2.2, Row 11, the maximum ***Lot Coverage*** shall be 50% of the lot area.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 74 and substituting a new Defined Area Map 74 attached hereto as Schedule "A".

5. 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.

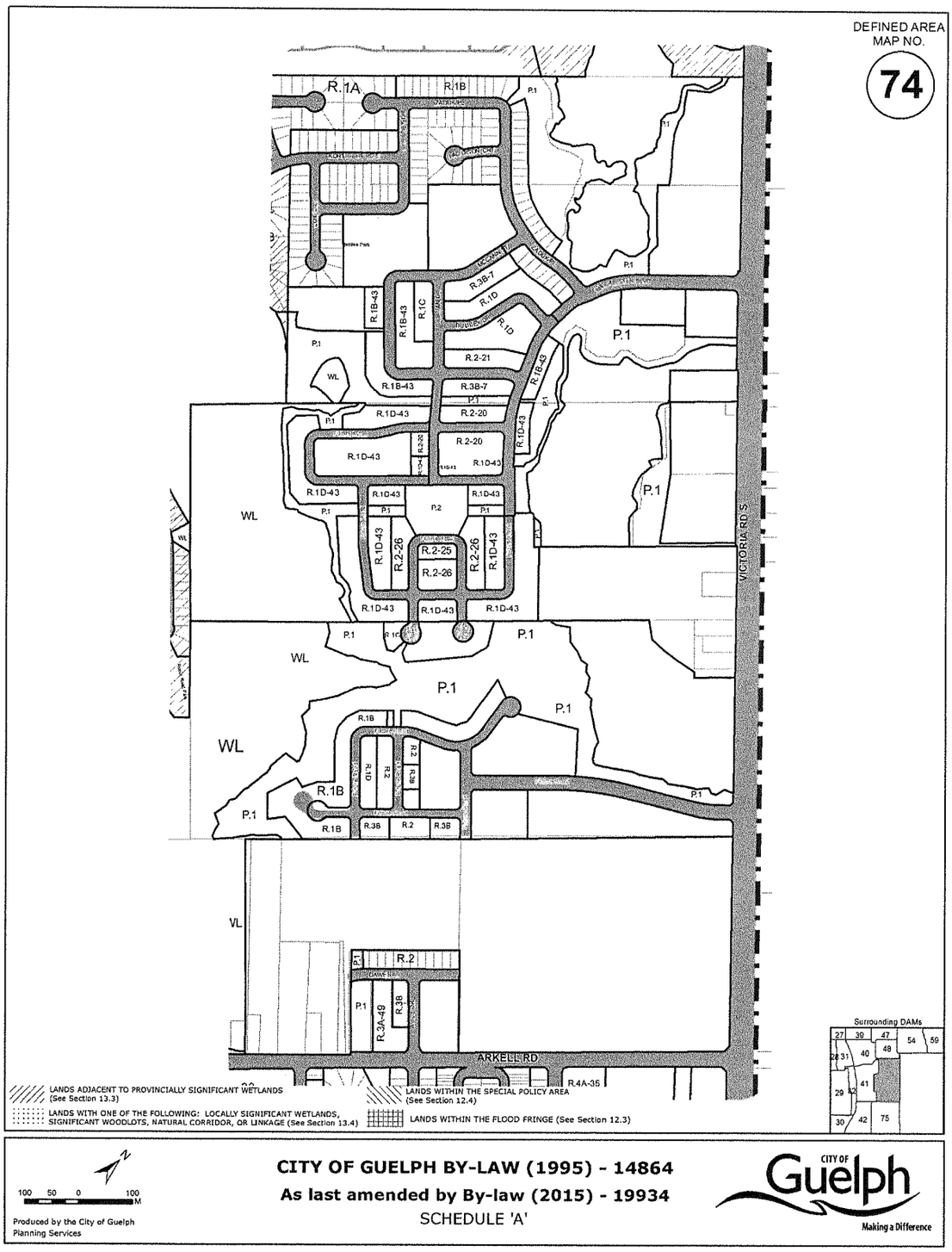
PASSED this THIRTEENTH day of JULY, 2015.



CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN - CITY CLERK

Schedule 'A'


DEFINED AREA MAP NO.
74
R.1A
R.1B
P.1
WL
R.1B-43
R.1C
R.3B-7
R.1D
R.2-21
R.1D-43
R.2-20
R.2-25
R.2-26
R.3B
R.2
R.3A-49
VICTORIA RD S
ARKELL RD
R.4A-35
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)
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 (2015) - 19934
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19934

1. By-law Number (2015)-19934 has the following purpose and effect:

This Zoning By-law Amendment applies to an application received from Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of 2382917 Ontario Inc. requesting approval of a Zoning By-law Amendment on the property municipally known as 1023 Victoria Road South and legally described as Part of the Northeast Half of Lot 4, Concession 8 (Geographic Township of Puslinch), City of Guelph.

This Zoning By-law Amendment will change the zoning on the property from the Township of Puslinch "Agriculture" (A) Zone, to the "Specialized Residential Single Detached" (R.1D-43) Zone, "Specialized Residential Semi-Detached/Duplex" (R.2-25) and "Specailzed Residential Semi-Detached/Duplex" (R.2-26) Zones, "Conservation Land" (P.1) Zone and "Wetland" (WL) Zone to implement a residential Draft Plan of Subdivision consisting of 128 to 157 single detached dwellings, 29 semi-detached dwellings (58 units) and an open space/wetland block (City Files: 23T-01508/ZC1306).

The standard R.1D (Residential Single Detached) permitted uses and regulations have been requested along with the following specialized regulations:

R.1D-43

- The minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage, whereas the Zoning By-law requires a front yard setback of 6.0 metres.

The standard R.2 (Residential Semi-Detached/Duplex) permitted uses and regulations have been requested with the following specialized regulations:

R.2-25

- The minimum lot area shall be 416 square metres for every two units and 208 square metres for each unit, whereas the Zoning By-law requires a minimum lot area of 460 square metres for every two units and 230 square metres for each unit;
- The minimum lot frontage for every lot shall be 13.7 metres and the minimum lot frontage per unit shall be 6.8 metres, whereas the Zoning By-law requires 15 metres for every two units and 7.5 metres for each unit;
- The minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage, whereas the Zoning By-law requires a minimum front yard setback of 6.0 metres;
- The minimum exterior side yard shall be 3.0 metres, whereas the Zoning By-law requires a minimum exterior side yard of 4.5 metres;
- The maximum lot coverage shall be 50% of the lot area, whereas the Zoning By-law requires a maximum lot coverage of 40%.

The standard R.2 (Residential Semi-Detached/Duplex) permitted uses and regulations have been requested with the following specialized regulations:

R.2-26

- The minimum lot area shall be 448 square metres for every two units and 224 square metres for each unit, whereas the Zoning By-law requires a minimum lot area of 460 square metres for every two units and 230 square metres for each unit;
- The minimum lot frontage for every lot shall be 13.7 metres and the minimum lot frontage per unit shall be 6.8 metres, whereas the Zoning By-law requires 15 metres for every two units and 7.5 metres for each unit;
- The minimum front yard shall be 4.5 metres to habitable floor space and 6 metres to the front wall of the garage, whereas the Zoning By-law requires a minimum front yard setback of 6.0 metres.
- The maximum lot coverage shall be 50% of the lot area, whereas the Zoning By-law requires a maximum lot coverage of 40%.

The standard P.1 (Conservation Land) permitted uses and regulations will be applied.

The standard WL (Wetland) permitted uses and regulations will be applied.

The proposed Zoning By-law Amendment and associated Draft Plan of Subdivision Application were considered by Guelph City Council at a Public Meeting held on October 7, 2013 and by Guelph City Council at a Decision Meeting held on July 13, 2015.

Further information may be obtained by visiting Infrastructure, Development and Enterprise Department, located on the 3rd floor of City Hall, Guelph, Ontario or by contacting 519-837-5616, extension 3313.

Persons desiring to officially support or object to this Zoning By-law 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 (2015)-19934 applies:

KEY MAP

