THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19699

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 12 Summerfield Drive (File ZC1311).

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 Lot 2, Registered Plan 61M-114 City of Guelph, municipally known as 12 Summerfield Drive, from the existing R.1B (Residential Single Detached) Zone to the R.1D (Residential Single Detached) Zone, to permit the development of single-detached dwellings and uses outlined in accordance with the provisions of Section 5.1.1 of Bylaw Number (1995)-14864, as amended.

2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 75 and substituting therefore a new Defined Area Map 75 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.

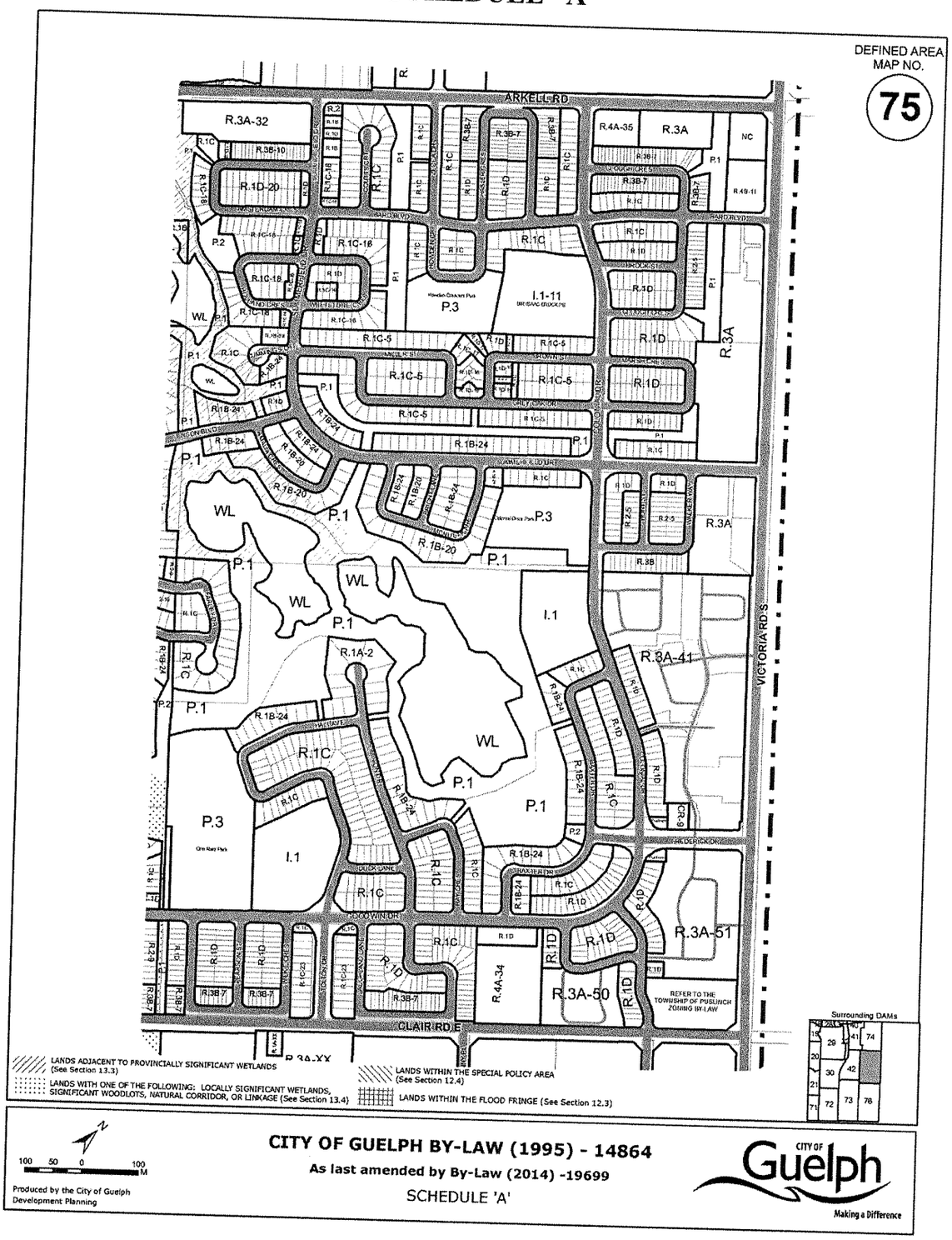
PASSED this TWENTY-FOURTH day of FEBRUARY, 2014.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

CITY OF GUELPH BY-LAW (1995)-14864
As last amended by By-law (2013)-19645

SCHEDULE "A"



EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19699

1. By-law Number (2014)-19699 has the following purpose and effect:

This Zoning By-law Amendment applies to an application received from Acorn Development Corporation on behalf of Fabbian Homes Inc. requesting approval of a Zoning By-law Amendment applying to lands at 12 Summerfield Drive, City of Guelph. The application (File ZC1311) was received by the City on August 9, 2013, deemed to be complete on September 6, 2013 and approved by Guelph City Council on February 4, 2014.

The subject property affected by this zoning bylaw amendment is legally described as Lot 2, Registered Plan 61M-114 City of Guelph. The subject land is a 0.059 hectare parcel located on the east side of Summerfield Drive, south of Arkell Road (See Key Map attached).

The Zoning By-law Amendment will rezone the property from the current R.1B (Residential Single Detached) Zone to the R.1D (Residential Single Detached) Zone to allow uses in accordance with Section 5.1.1 of the Zoning Bylaw. If the property is rezoned, the applicant proposes to demolish the existing detached garage foundation and create one new residential building lot and one retained residential building lot by way a consent application. The Committee of Adjustment approved consent application B-51/13 on September 10, 2013, subject to a Zoning By-law Amendment being approved, among other conditions. Each of the two lots is proposed to have a frontage of 9.25 metres on Summerfield Drive and a depth of 32.03 metres (existing property depth).

The Zoning By-law Amendment will also confirm that the standard R.1D regulations outlined in Section 5.1.2 of the Zoning Bylaw will apply to the development of each of the lots. The February 4, 2014 Guelph City Council approval also includes 20 conditions that are to be satisfied prior to the deeds being endorsed to create one severed lot and one retained lot. Further, as per condition number 22 of consent B-51/13, a development agreement containing the 20 conditions endorsed by Council on February 4, 2014 and also the 26 conditions of approval for consent application B-51/13 is to be entered into and secured on title, prior to endorsation of the deeds to create the new lot.

The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on November 4, 2013 and at a Decision Meeting of Guelph City Council held on February 4, 2014.

Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 837-5616, extension 2362, 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 (2014)-19699 applies:

KEY MAP

