CITY OF Guelph

Making a Difference

# CERTIFICATE UNDER SECTION 34(21)

## OF

## THE PLANNING ACT, R.S.O. 1990, c. P.13, AS AMENDED

Development Services

SEP 10 2010

I, Lois A. Giles, City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Passing of By-law (2010)-19046, of The Corporation of the City of Guelph, passed by the Council of The Corporation of the City of Guelph on the 26th day of July, 2010, was given in the manner and form to the persons prescribed by regulation made by the Lieutenant Governor in Council under Subsection 18 of Section 34 of The Planning Act, R.S.O. 1990, c. P.13. I also certify that the 20 day objection period expired on the 30th day of August, 2010, and to that date, no notice of objection or request for a change in the provisions of the by-law has been has filed by any person in the Office of the City Clerk. A declaration to this effect is on file.

Dated this 31st day of August, 2010.

City Clerk

**Certified copy to:**

Scott Hannah, Manager of Development and Parks Planning, City of Guelph
Katie Nasswetter, Planner, City of Guelph
Bruce Poole, Chief Building Official, City of Guelph
Minna Bunnett, Clerical Assistant II (Building), City of Guelph
Jason Downham, GIS and Data Technician, City of Guelph
Assessment Commissioner
L. Alan Grinham Architect Inc., Applicant
Fix Inc., Owner

I hereby certify the above copy to be a true copy of Certificate and By-law #(2010)-19046 of the City of Guelph.
IN TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the City Clerk of the said Corporation this 7 day of September, 2010.

City Clerk

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

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# THE CORPORATION OF THE CITY OF GUELPH

**By-law Number (2010)-19046**

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 5 and 7 Cambridge Street and legally described as Part of Lot 582, Registered Plan 8, City of Guelph.

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 described as Part of Lot 582, Registered Plan 8, City of Guelph and municipally known as 5 and 7 Cambridge Street from the R.1B Zone to a specialized R.2-19 Zone to permit a semi-detached dwelling.

2. Section 5.2.2 of By-law (1995)–14864, as amended, is hereby further amended as follows:

Section 5.2.3.19 R.2-19
5 & 7 Cambridge Street
As shown on Defined Map Number 24 of Schedule "A" of this By-law.

5.2.3.19.1 Permitted Uses
In accordance with the uses permitted by Section 5.2.1 (Semi-detached/Duplex Zone)

5.2.3.19.2 Regulations
In accordance with Section 5.2.2 and Table 5.2.2 (Semi-detached/Duplex Regulations) of Zoning By-law (1995)–14864, as amended, with the following additions and exceptions:

5.2.3.19.2.1 Minimum Front Yard
Notwithstanding the provisions of Table 5.2.2, Row 5, the minimum front yard shall be 2.3 metres.

5.2.3.19.2.2 Minimum Side Yard
Notwithstanding the provisions of Table 5.2.2, Row 6, the minimum side yard shall be 0.78 metres.

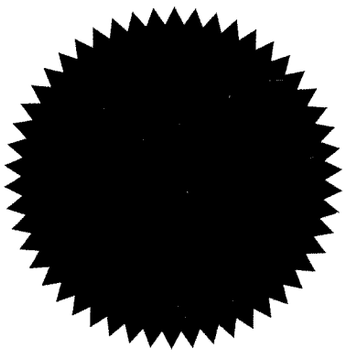
5.2.3.19.2.3 Maximum Lot Coverage
Notwithstanding the provisions of Table 5.2.2, Row 11, the maximum lot coverage will be 55%.

5.2.3.19.2.3 Off-Street Parking
Notwithstanding the provisions of Table 5.2.2, Row 12, each semi-detached unit will require 2 parking spaces.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 24 and substituting therefore a new Defined Area Map 24 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-SIXTH day of JULY, 2010.**



**KAREN FARBRIDGE - MAYOR**

**LOIS A. GILES - CITY CLERK**

## EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2010)-19046

1. By-law Number (2010)-19046 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 5 & 7 Cambridge Street. The proposed zoning amendment would rezone the property from the R.1B (Residential Single Detached) Zone to the R.2-19 (Residential Semi-Detached/Duplex) Zone. This amendment will permit a semi-detached dwelling.

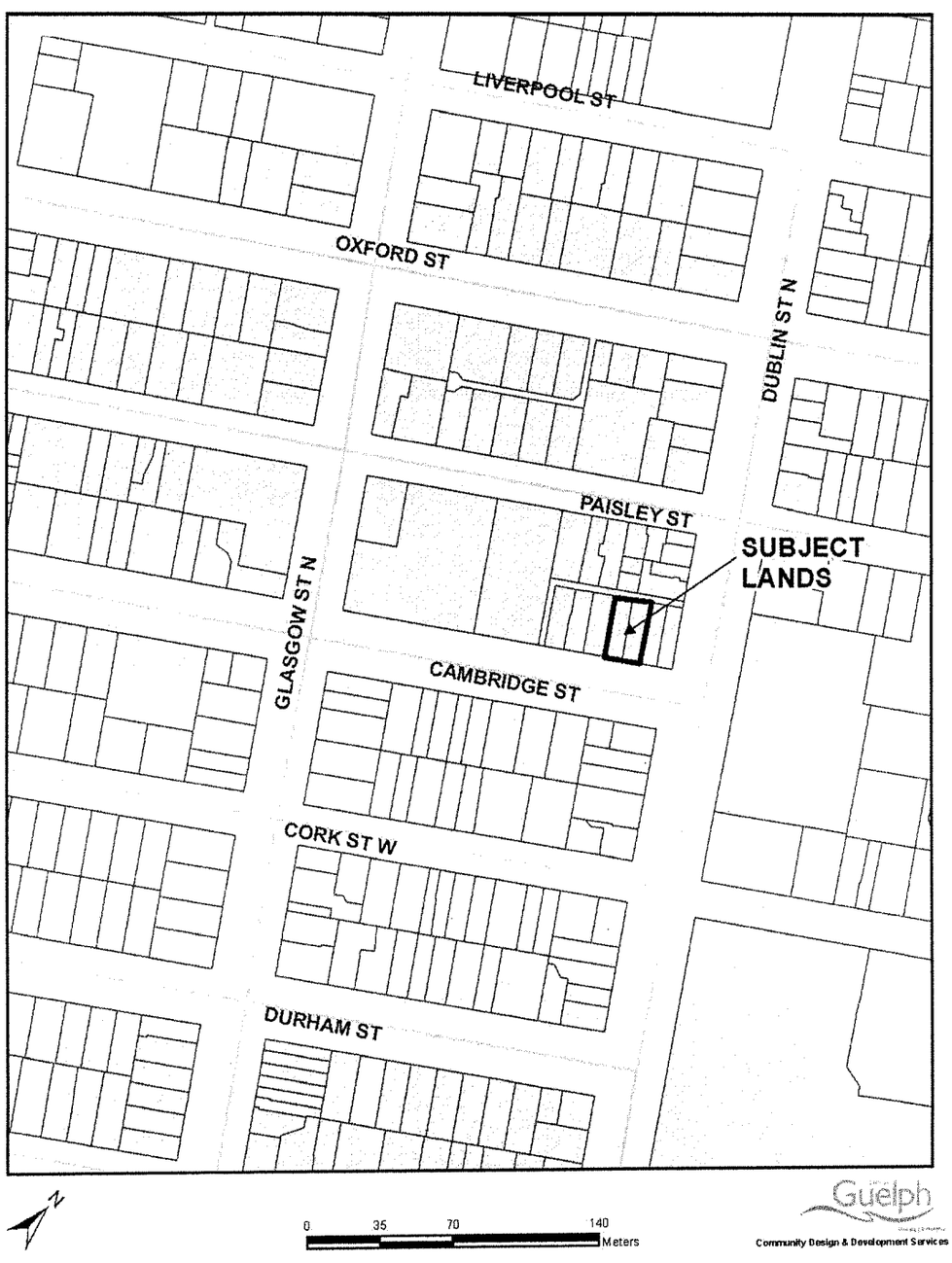
The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on December 7, 2009 and approved by City Council on July 5, 2010.

Further information may be obtained by contacting or visiting Community Design and Development Services, 837-5616, extension 2283, 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 (2010)-19046 applies:

### KEY MAP



## Schedule 'A'


DEFINED AREA MAP NO.
24
LONDON RD W
R.3A-24
R.1B
HOME ST
GARTH ST
KIRKLAND ST
GLASGOW ST N
PARK AVE
EDWIN ST
CHARLES ST
NORWICH ST W
GREEN ST
KING EDWARD PL
SUFFOLK ST W
LIVERPOOL ST
OXFORD ST
DUBLIN ST N
EDINBURGH RD N
ABERDEEN ST
ARNOLD ST
I.1
SOUTHAMPTON ST
HARRISON AVE
CLINTON ST
YORKSHIRE ST N
PATSLEY ST
SYDENHAM ST
CAMBRIDGE ST
CORK ST W
DURHAM ST
NORTHUMBERLAND ST
FOSTER AVE
ROBINSON AVE
CLORA ST
P.2
CC-3
COMMERCIAL ST
NORFOLK ST
CBD.1
KENT ST
OR-24
OR-1
OR-4
OR-13
R.4A-6
R.4A-13
R.4A-14
C.1
R.3A
R.2
R.4A
R.4B
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)
Surrounding DAMs
100 50 0 100 M
Produced by the City of Guelph
Community Design and Development Services, Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2010)-19046
SCHEDULE 'A'
CITY OF Guelph
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