THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19841

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 50 Law Drive (File ZC1404).

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:

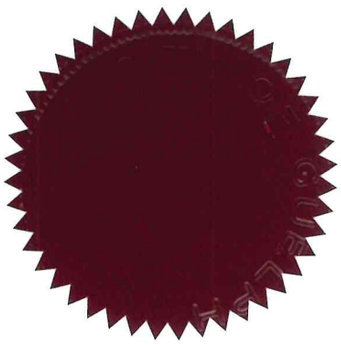
1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Block 220, 61M-18M & Part Lot 16, Plan 468 Designated As Part 1, 61R-11219 Except Part 1, 61R-11967, City of Guelph, municipally known as 50 Law Drive, from the existing UR (Urban Reserve) Zone and R.2-6 (Specialized Residential Semi-Detached) to the R.1B and R.1C (Residential Single Detached) Zone, to permit the development of five (5) single detached dwellings and any other uses outlined in accordance with the provisions of Section 5.1 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 62 and substituting therefore a new Defined Area Map 62 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.

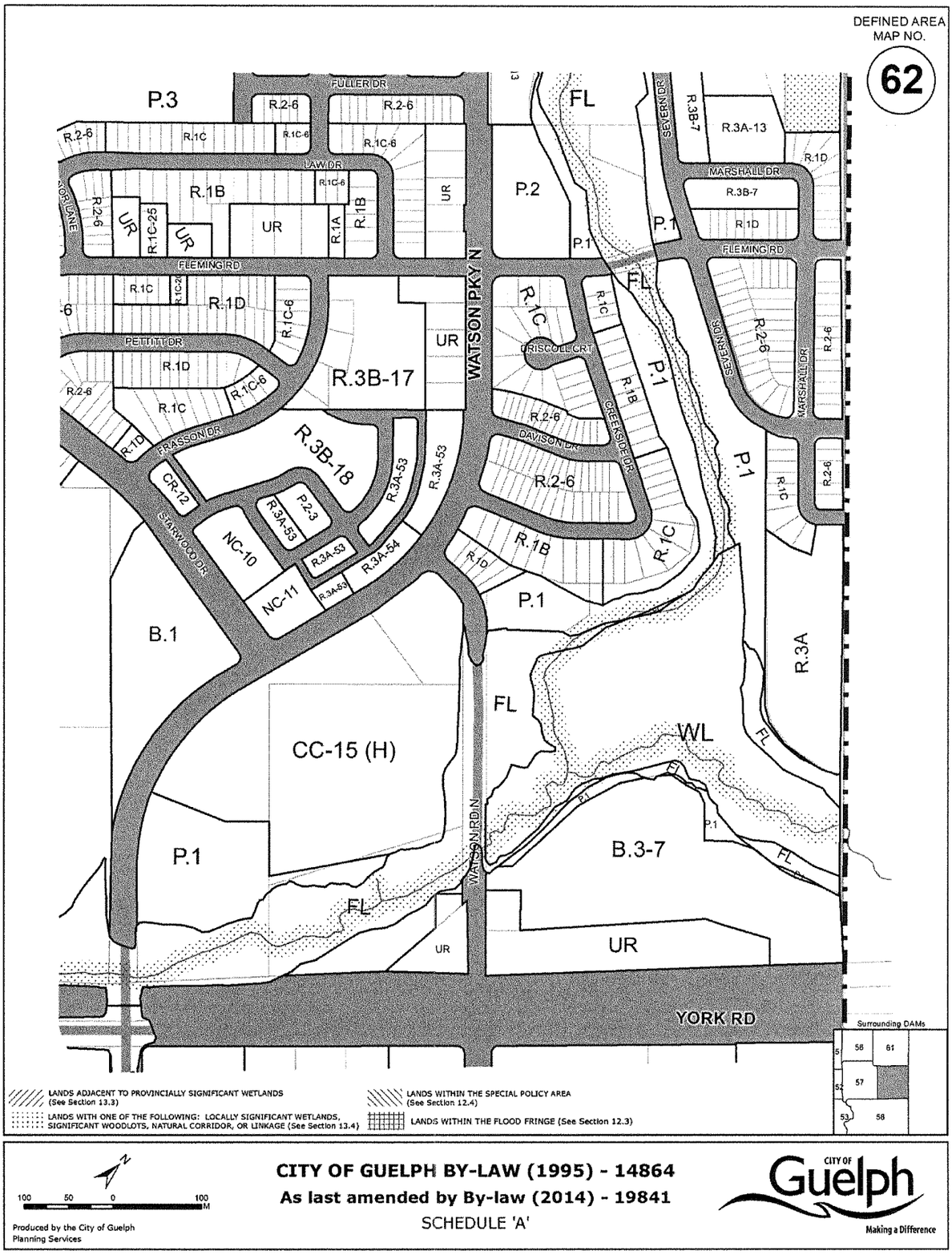
PASSED this NINTH day of DECEMBER, 2014.



CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CLERK

SCHEDULE "A"


DEFINED AREA MAP NO. 62
FULLER DR
P.3
R.2-6
R.1C
R.1C-6
LAW DR
R.1B
R.1C-25
UR
R.1A
R.1B
FLEMING RD
R.1C-24
R.1D
PETTITT DR
R.3B-17
FRASSON DR
R.3B-18
CR-12
R.3A-53
R.3A-54
P.2-3
NC-10
NC-11
STARWOOD DR
B.1
CC-15 (H)
P.1
WATSON RD N
WATSON PKY N
FL
P.2
P.1
SEVERN DR
R.3B-7
R.3A-13
MARSHALL DR
R.1D
FLEMING RD
R.1C
DRISCOLL CRT
DAVISON DR
CREEKSIDE DR
R.1B
R.2-6
R.3A
WL
B.3-7
UR
YORK RD
Surrounding DAMs
51
56
61
52
57
53
58
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) - 19841
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19841

1. By-law Number (2014)-19841 has the following purpose and effect:

This Zoning By-law Amendment applies to an application received from Dunmill Homes Inc. requesting approval of a Zoning By-law Amendment applying to lands at 50 Law Drive, City of Guelph. The application (File ZC1404) was received by the City on March 24, 2014, deemed to be complete on April 23, 2014.

The subject property affected by this zoning bylaw amendment is legally described as Block 220, 61M-18M & Part Lot 16, Plan 468 Designated As Part 1, 61R-11219 Except Part 1, 61R-11967, City of Guelph. The subject land is a 0.217 hectare parcel, with Law Drive traversing through the middle of the lands. There is approximately the same developable land area on both sides of Law Drive. The subject property is generally bound by Grange Road to the north, Watson Parkway North to the east and south, and Starwood Drive to the west (See Key Map attached).

The Zoning By-law Amendment will rezone the property from the existing UR (Urban Reserve) Zone and R.2-6 (Specialized Residential Semi-Detached) Zone to the R.1B and R.1C (Residential Single Detached) Zones to permit single detached dwellings and other uses in accordance with Section 5.1.1 of the Zoning By-law. If the property is rezoned, the applicant proposes to construct five (5) single detached dwellings. The subject land is proposed to be subdivided by way of a future consent application to be filed with the City's Committee of Adjustment.

The Zoning By-law Amendment will also confirm that the standard R.1B and R.1C regulations outlined in Section 5.1 of the Zoning Bylaw will apply to the development of the subject lands. The December 8, 2014 Guelph City Council approval also includes fifteen (15) conditions that are to be secured on title to the lands through a site plan agreement.

The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on July 14, 2014 and at a Decision Meeting held on December 8, 2014.

Further information may be obtained by contacting or visiting the Infrastructure, Development and Enterprise Department, 519-837-5616, extension 2790, 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)-19841 applies:

KEY MAP

