THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20034

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 132 Harts Lane West, legally described as Part of Lots 4 and 5, Concession 7, (Geographic Township of Puslinch), City of Guelph (File# OP1401/ ZC1406/23T-14502).

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 Lots 4 and 5, Concession 7, (Geographic Township of Puslinch), City of Guelph, now in the City of Guelph, municipally known as 132 Harts Lane West, City of Guelph, from the existing Urban Reserve (UR) Zone and Wetland (WL) Zone to the R.1D-50 (Specialized Single Detached Residential) Zone, R.1C-28 (Specialized Residential Single Detached) Zone, R.1C-30 (Specialized Residential Single Detached) Zone, R.2-27 (Specialized Residential Semi-Detached/Duplex) Zone, R.3A-59 (Specialized Residential Cluster/Stacked Townhouse) Zone, R.4B-19 (Specialized Residential Apartment) Zone, P.1 (Conservation Land) Zone, P.2 (Neighbourhood Park) Zone and WL (Wetland) Zone to implement a draft plan of subdivision (File Number 23T-14502) in accordance with the following table:

LOTS/BLOCKS	LAND USE	ZONING
Lots 1-2, 5-18, 20, 25-35, 59-71, 74-78, 83-99, 101, 103-113, 119	**Single Detached Residential**	R.1D-50
Lots 19, 21-24, 36-39, 43-57, 72-73, 79-82, 100, 102, 114-118	**Single Detached Residential**	R.1C-28
Lot 58	**Single Detached Residential**	R.1C-30
Lots 3-4	**Semi-Detached Residential**	R.2-27
Lots 40-42	**Semi-Detached Residential**	R.2-3
Block 120	**Cluster Townhouses**	R.3A-59
Block 121	**Apartment**	R.4B-19
Block 122	**Neighbourhood Park**	P.2
Blocks 123, 124	**Stormwater Management**	P.1
Block 125	**Walkway/Servicing**	P.1
Block 126	**Open Space and Wetland**	P.1 and WL
Block 127	**Walkway**	P.2

2. Section 5.1.3.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.3.30:

5.1.3.3.30 **R.1C-30**
As shown on Defined Area Map Number 29 of Schedule "A" of this ***By-law.***

5.1.3.3.30.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 5.1.1 of ***By-law*** Number (1995)-14864, as amended, with the following addition:

Neighbourhood Club
For the purposes of the R.1C-30 Zone, ***Neighbourhood Club*** is defined as a ***Place*** used as a private facility that serves the neighbourhood and is operated by members of a not-for-profit organization that maintains formal membership for community, social, literary, recreational or cultural purposes and permits a neighbourhood guest facility up to a maximum of two guest suites for the exclusive use of the not-for-profit organization. The ***Use*** does not include uses that are normally carried out as a commercial enterprise and does not include an ***Amusement Park***, ***Arena*** or ***Public Hall***, ***Gaming Establishment*** or ***Religious Establishment***

5.1.3.3.30.2 Regulations
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) ***Zone*** regulations of ***By-law*** Number (1995)–14864, as amended, with the following additions and exceptions:

5.1.3.3.30.2.1 Minimum ***Front Yard***
The minimum ***Front Yard*** shall be 4.5 metres to ***Habitable Floor Space*** and 6 metres to the front wall of the ***Garage***.

5.1.3.3.30.2.2 Minimum ***Side Yard***
The minimum ***Side Yard*** shall be 0.6 metres on one side and 1.2 metres on the other side.

5.1.3.3.30.2.3 ***Development*** Regulations for ***Neighbourhood Club***

- The ***Neighbourhood Club Use*** shall only be permitted within the existing heritage ***Building***
- Minimum of two off-street ***Parking Spaces*** shall be required
- The ***Neighbourhood Club Use*** shall not be permitted in association with any other permitted ***Use***

3. Section 5.1.3.4 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.4.50:

5.1.3.4.50 **R.1D-50**
As shown on Defined Area Map Number 29 of Schedule "A" of this ***By-law.***

5.1.3.4.50.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 5.1.1 of ***By-law*** Number (1995)-14864, as amended.

5.1.3.4.50.2 Regulations
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) ***Zone*** regulations of ***By-law*** Number (1995)–14864, as amended, with the following additions and exceptions:

5.1.3.4.50.2.1 Minimum ***Front Yard***
The minimum ***Front Yard*** shall be 4.5 metres to ***Habitable Floor Space*** and 6 metres to the front wall of the ***Garage***.

5.1.3.4.50.2.2 ***Driveway*** Width
A ***Lot*** with a ***Lot Frontage*** of 11 metres or greater shall have a maximum ***Driveway*** width of 6 metres.

5.1.3.4.50.2.3 Minimum ***Side Yard***
Where a rear yard catch basin and storm lateral is located, the minimum ***Side Yard*** shall be 1.5 metres for that ***Side Yard*** and the other ***Side Yard*** shall be a minimum of 0.6 metres. The adjacent ***Lot*** shall also have a minimum ***Side Yard*** of 1.5 metres where it abuts a ***Side Yard*** containing a storm lateral, so as to provide a combined minimum total of 3.0 metres.

4. Section 5.2.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.2.3.1.27:

5.2.3.1.27 **R.2-27**
As shown on Defined Area Map Number 29 of Schedule "A" of this ***By-law.***

5.2.3.1.27.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 5.2.2 of ***By-law*** Number (1995)-14864, as amended.

5.2.3.1.27.2 Regulations
In accordance with Section 5.2.2 and Table 5.2.2 (Residential Semi-Detached/Duplex) ***Zone*** regulations of ***By-law*** Number (1995)–14864, as amended, with the following additions and exceptions:

5.2.3.1.27.2.1 Minimum ***Front Yard***
The minimum ***Front Yard*** shall be 4.5 metres to ***Habitable Floor Space*** and 6 metres to the front wall of the ***Garage***.

5.2.3.1.27.2.2 Minimum ***Side Yard***
The minimum ***Side Yard*** shall be 0 metres on the common wall and 0.6 metres on the other side.

5.2.3.1.27.2.3 Minimum ***Side Yard***
Where a rear yard catch basin and storm lateral is located, the minimum ***Side Yard*** shall be 1.5 m for that ***Side Yard*** and the other ***Side Yard*** shall be a minimum of 0.6 metres. The adjacent ***Lot*** shall also have a minimum ***Side Yard*** of 1.5 metres where it abuts a ***Side Yard*** containing a storm lateral, so as to provide a combined minimum total of 3 meters.

4. Section 5.3.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.59:

5.3.3.1.59 **R.3A-59**
As shown on Defined Area Map Number 29 of Schedule "A" of this ***By-law.***

5.3.3.1.59.1 Permitted ***Uses***
In accordance will the permitted ***Uses*** outlined in Section 5.3.1.1 of the ***By-law***, with the following addition:

Multiple Attached Dwelling

5.3.3.1.59.2 Regulations
In accordance with all regulations outlined in Section 5.3.2 and Table 5.3.2 (Cluster Townhouse) ***Zone*** regulations of ***By-law*** Number (1995)–14864, as amended, with the following additions and exceptions:

5.3.3.1.59.2.1 Maximum ***Building*** Height
The maximum ***building*** height within 30 metres of the single detached lots with frontage on Rickson Avenue shall be 2 ***Storeys***. The maximum ***Building*** height for the remainder of the block shall be a maximum of 4 ***Storeys***.

5.3.3.1.59.2.2 Minimum ***Lot Area*** per ***Dwelling Unit***
The minimum ***Lot Area*** per ***Dwelling Unit*** shall be 167 m^2.

5.3.3.1.59.2.3 Minimum Distance between ***Buildings***

- The distance between the front, exterior side and rear face of one ***Building*** and the front, exterior side and rear face of another ***Building***, each of which contains windows of ***Habitable Rooms***, shall in no case be less than 12 metres.

- The distance between the interior ***Side Yard*** of any two ***Buildings*** on the same ***Lot*** shall in no case be less than 3 metres.

5. Section 5.4.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.19:

5.4.3.2.19 **R.4B-19**
As shown on Defined Area Map Number 29 of Schedule "A" of this ***By-law.***

5.4.3.2.19.1 Permitted ***Uses***
In accordance with the ***Uses*** permitted by Section 5.4.1.1 of ***By-law*** Number (1995)-14864, as amended.

5.4.3.2.19.2 Regulations
In accordance with Section 5.4.2 and Table 5.4.2 (Residential Apartment) ***Zone*** of ***By-law*** Number (1995)–14864, as amended, with the following additions and exceptions:

5.4.3.2.19.2.1 ***Building*** Setbacks
The minimum ***Building*** setback from the P.2 ***Zone*** shall be a minimum of 4.5 metres and a maximum of 8 metres.

5.4.3.2.19.2.2 Angular Plane
Despite Section 4.16, the Angular Plane regulations do not apply.

5.4.3.2.19.2.3 Setbacks of Upper ***Storeys***

- The eighth ***Storey*** of the building shall be setback a minimum of 1.8 metres from the ***Building*** facing the P.2 (Neighbourhood Park) ***Zone*** and the two adjoining sides.

- The ninth and tenth ***Storeys*** shall be setback an additional minimum of 1.8 metres from the eighth ***Storey*** of the ***Building*** facing the P.2 (Neighbourhood Park) ***Zone*** and the two adjoining sides.

5.4.3.2.19.2.4 Minimum ***Side Yard***
The minimum ***Side Yard*** shall be 3 m.

5.4.3.2.19.2.5 Minimum ***Common Amenity Area***
The minimum ***Common Amenity Area*** required shall be 9.8 square metres per unit.

5.4.3.2.19.2.6 Maximum ***Floor Space Index***
The maximum ***Floor Space Index*** shall be 2.3.

5.4.3.2.19.2.7 Maximum Density
The maximum density shall be 152 units per hectare.

6. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 29 and substituting therefore a new Defined Area Map 29 attached hereto as Schedule "A".

7. 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.

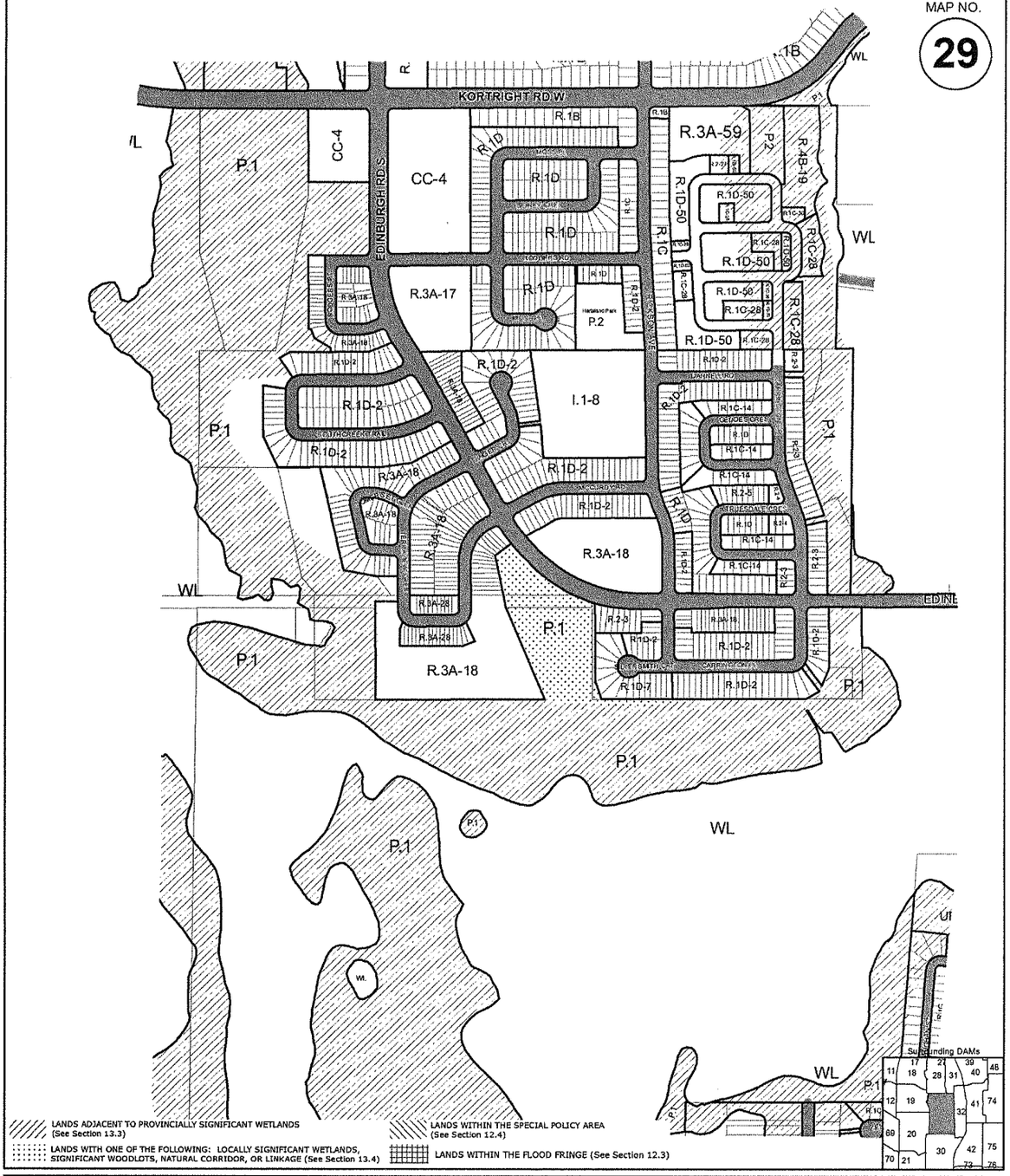
PASSED this ELEVENTH day of APRIL, 2016.

CAM GUTHRIE – MAYOR

JOYCE SWEENEY
ACTING DEPUTY CLERK

DEFINED AREA
MAP NO.

29



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 (2016) - 20034

SCHEDULE 'A'

CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND FOR BY-LAW NUMBER (2016)-20034

1. By-law Number (2016)-20034 has the following purpose and effect:

   This By-law authorizes a Zoning By-law amendment affecting lands municipally known as 132 Harts Lane. The purpose of the proposed Zoning By-law amendment is to rezone 132 Harts Lane from the "UR" (Urban Reserve) Zone, "Wetland" (WL) Zone and Lands Adjacent to Provincially Significant Wetlands Overlay to the following:

   - Specialized Residential Single Detached Zone, to be known as the R.1D-50 Zone,
   - Specialized Residential Single Detached Zone, to be known as the R.1C-28 Zone,
   - Specialized Residential Single Detached Zone, to be known as the R.1C-30 Zone,
   - Specialized Residential Semi-Detached/Duplex Zone, to be known as the R.2-27 Zone,
   - Specialized Residential Townhouse Stacked Zone, to be known as the R.3A–59 Zone,
   - Specialized Residential Apartment Zone, to be known as the R.4B-19 Zone,
   - P.1 (Conservation Land) Zone,
   - P.2 (Neighbourhood Park) Zone, and
   - WL (Wetland) Zone

   The Zoning By-law Amendment will permit the development of a residential subdivision.

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on December 8, 2014. An application to amend the Official Plan and an Application for a Draft Plan of Subdivision were submitted with the Zoning By-law Amendment application (Files: OP1401/ ZC1406/23T-14502).

   Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 2360, 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 (2016)-20034 applies:

KEY MAP

