THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19979

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 360 Woolwich Street and 15 Mont Street and legally described as Part of Lots 12 and 13, Registered Plan 38, as in ROS567858; together with easement WC149276 on Part of Lot 12, Registered Plan 38, designated as Part 3, Reference Plan 61R10320; and Lot 17, Registered Plan 38, save and except Part 1, 61R4491, City of Guelph (ZC1407).

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 12 and 13, Registered Plan 38, as in ROS567858; together with easement WC149276 on Part of Lot 12, Registered Plan 38, designated as Part 3, Reference Plan 61R10320; and Lot 17, Registered Plan 38, save and except Part 1, 61R4491, City of Guelph and municipally known as 360 Woolwich Street and 15 Mont Street from the OR (Office-Residential) Zone and R.1B (Residential Single Detached) Zone to the R.4D-10 (Specialized Infill Apartment) Zone to permit the development of 6 residential dwelling units and approximately 135 square metres of office space on the ground floor of the existing dwelling at 360 Woolwich Street.

2. Section 5.4.3.4 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.4.8:

5.4.3.4.10 R.4D-10
360 Woolwich Street/15 Mont Street
As shown on Defined Area Map Number 23 of Schedule "A" of this ***By-law***

5.4.3.4.10.1 Permitted ***Uses***

- Maximum of 6 ***Apartment Dwelling Units***
- ***Office***
- ***Artisan Studio***

For the purposes of this ***Zone***, non-residential ***Uses*** shall only be permitted to be located on the ***Ground Floor*** within 16 metres of the Woolwich ***Street Lot Line*** at a total maximum ***Gross Floor Area*** of 135 square metres.

5.4.3.4.10.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (Infill ***Apartment Zone*** Regulations) with the following additions and exceptions:

5.4.3.4.10.2.1 Minimum ***Lot Frontage***
14.3 metres

5.4.3.4.10.2.2 Maximum ***Building Height***
3 ***Storeys***

5.4.3.4.10.2.3 Minimum ***Front Yard*** (***setback*** from Woolwich ***Street***)
- 0.5 metres for ***Building***
- 0 metres for exterior stairs

5.4.3.4.10.2.4 Minimum ***Side Yard*** (northerly property line)
- 1.5 metres for ***Building*** addition
- 0.8 metres for existing ***Building*** at 360 Woolwich ***Street***

5.4.3.4.10.2.5 Minimum ***Exterior Side Yard*** (***setback*** from Mont ***Street***)
- 1.7 metres
- A minimum of 75% of the ***Building*** addition length shall be located a minimum of 3.5 metres from Mont ***Street***

5.4.3.4.10.2.6 Minimum ***Rear Yard*** (westerly property line)
4.5 metres

5.4.3.4.10.2.7 Off-Street Parking
- 1 off-street ***Parking Space*** per ***Dwelling Unit***
- 1 off-street ***Parking Space*** per 45 square metres of ***Gross Floor Area*** for ***Office Use*** and ***Artisan Studio Use***

5.4.3.4.10.2.8 Minimum ***Driveway*** Width
3.7 metres

5.4.3.4.10.2.9 Location of ***Parking Spaces*** and ***Driveways***
- Minimum ***setback*** to a ***Parking Space*** of 0.3 metres from the easterly property line
- Minimum ***setback*** to a ***Parking Space*** of 1.5 metres from the northerly and westerly property line
- Minimum distance required between a surface ***Driveway*** and a ***Building*** entrance or window of ***Habitable Rooms*** shall be 0.3 metres

5.4.3.4.10.2.10 ***Amenity Area***
Rooftop ***Amenity Areas*** shall not be permitted

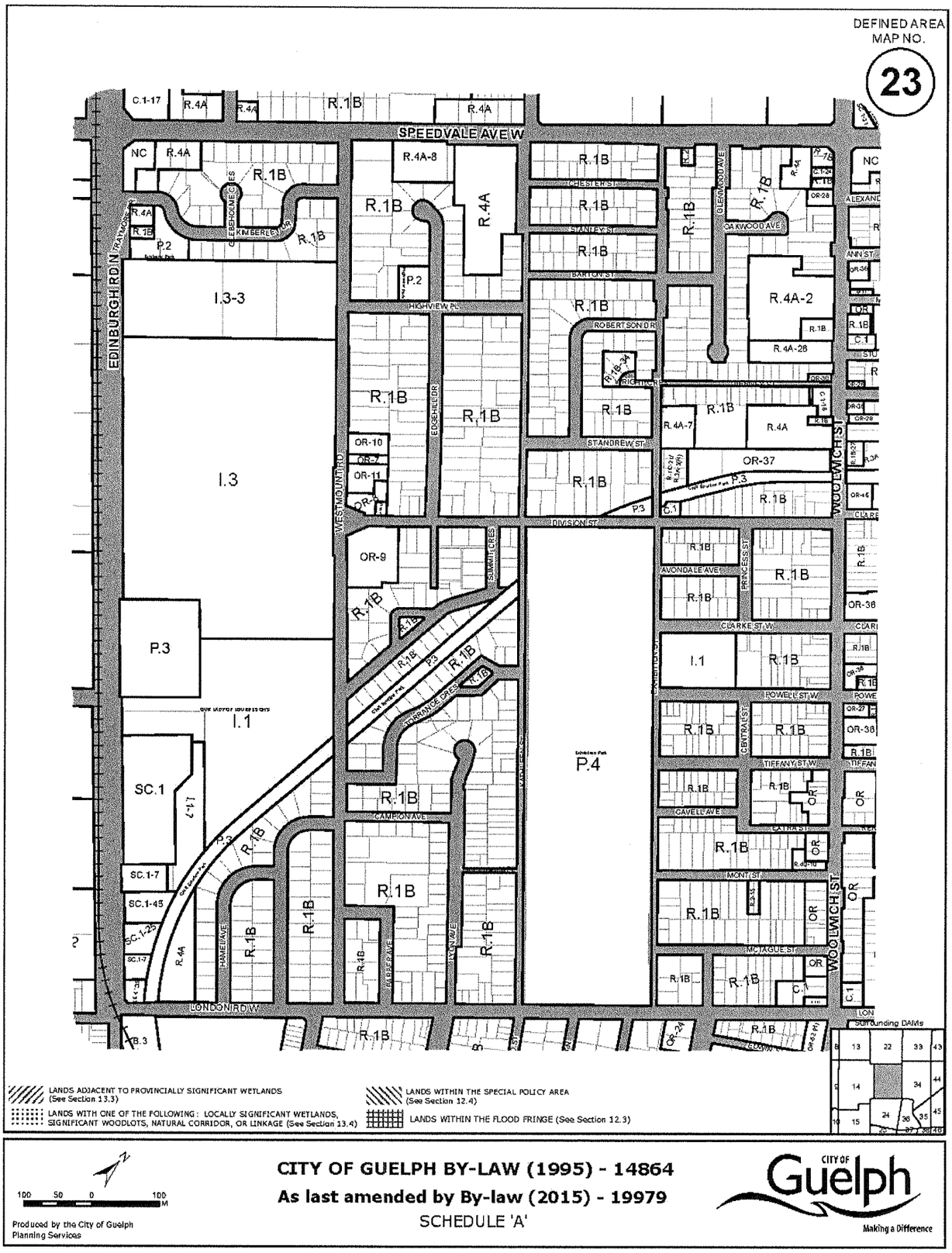
5 Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 23 and substituting therefore a new Defined Area Map 23 attached hereto as Schedule "A".

6 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 Act, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the Act, 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 NOVEMBER, 2015.

CAM GUTHRIE - MAYOR

TINA AGNELLO - DEPUTY CLERK


DEFINED AREA MAP NO.
23
SPEEDVALE AVE W
EDINBURGH RD N
LONDON RD W
WOOLWICH ST
WESTMOUNT RD
CHESTER ST
STANLEY ST
BARTON ST
HIGHVIEW PL
ROBERTSON DR
STANDREW ST
DIVISION ST
AVONDALE AVE
CLARKE ST W
ROWELL ST W
TIFFANY ST W
GAVELL AVE
MONT ST
MCTAGUE ST
CAMPION AVE
OAKWOOD AVE
PRINCESS ST
CENTRAL ST
SUMMIT CRES
EDGEHILL DR
KIMBERLEE DR
CEDARHOLME CRES
HAMEL AVE
IVY AVE
ROBERT AVE
MORRISON CRES
LORRAINE CRES
R.1B
R.4A
R.4A-8
R.4A-2
R.4A-28
R.4A-7
NC
C.1-17
C.1
I.3-3
I.3
I.1
P.2
P.3
P.4
OR-10
OR-7
OR-11
OR-9
OR-37
SC.1
SC.1-7
SC.1-45
SC.1-29
SC.1-9
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 Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2015) - 19979
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19979

1. By-law Number (2015)-19979 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 360 Woolwich Street and 15 Mont Street. The purpose of the proposed zoning by-law amendment is to rezone the subject property from the OR (Office-Residential) Zone and R.1B (Residential Single Detached) Zone to the R.4D-10 (Specialized Infill Apartment) Zone to permit the development of 6 residential dwelling units and 135 square metres of office space on the ground floor of the existing dwelling at 360 Woolwich Street.

The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on December 8, 2014 and was approved by Guelph City Council on November 9, 2015.

Further information may be obtained by contacting or visiting Planning Services, (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 (2015)-19979 applies:

KEY MAP

