THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19840

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 95 Couling Crescent (File ZC1409).

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 34, Registered Plan 61M-184, City of Guelph, municipally known as 95 Couling Crescent, from the existing R.1C (Residential Single Detached) Zone to the R.2 (Residential Semi Detached) Zone, to permit the development of a semi-detached dwelling and uses outlined in accordance with the provisions of Section 5.2 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 60 and substituting therefore a new Defined Area Map 60 attached hereto as Schedule "A".

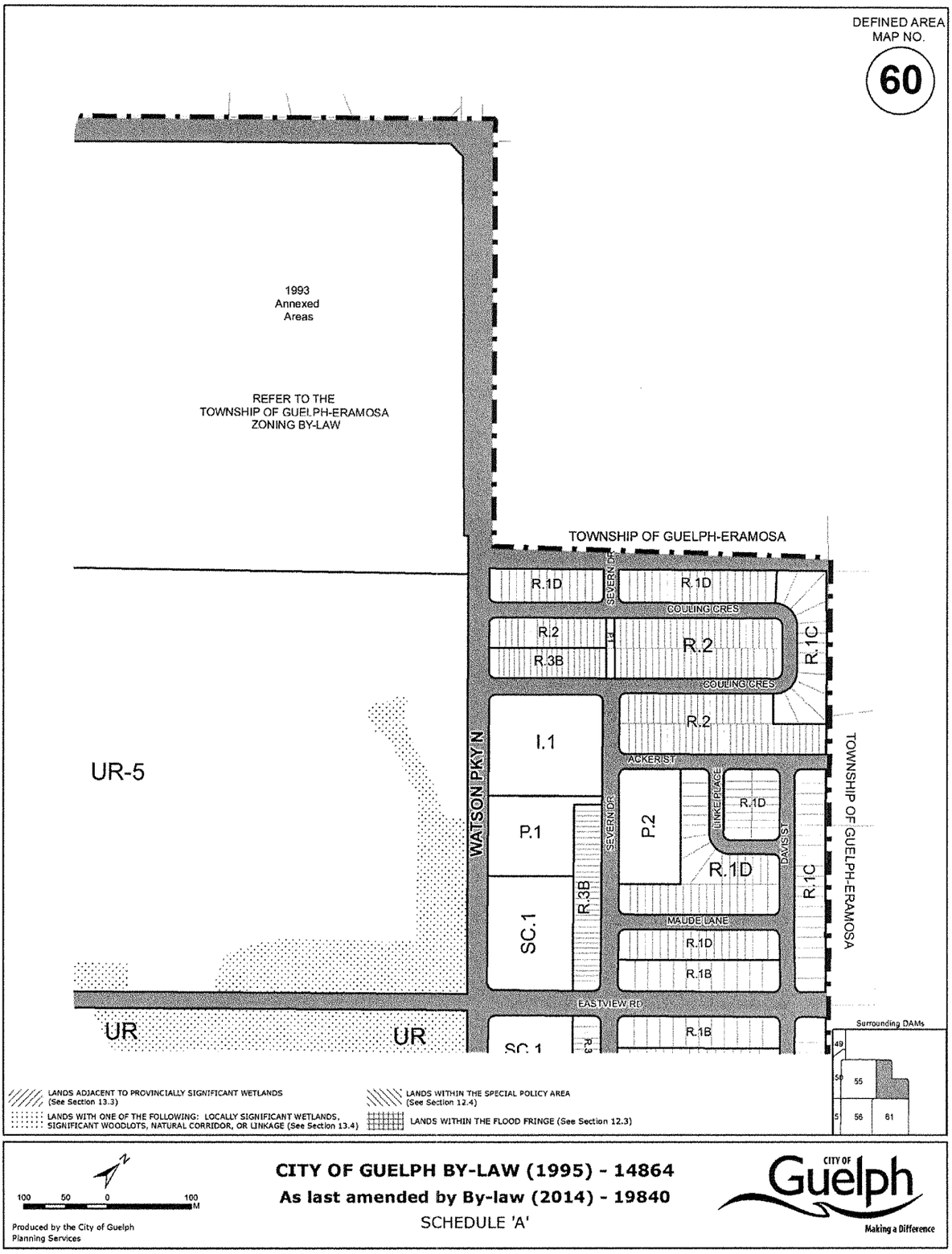
3. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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.
60
1993 Annexed Areas
REFER TO THE TOWNSHIP OF GUELPH-ERAMOSA ZONING BY-LAW
TOWNSHIP OF GUELPH-ERAMOSA
UR-5
UR
UR
WATSON PKY N
SEVERN DR
COULING CRES
ACKER ST
LINKER PLACE
DAVIS ST
MAUDE LANE
EASTVIEW RD
R.1D
R.2
R.3B
R.1C
I.1
P.1
P.2
SC.1
R.1B
Surrounding DAMs
49
50
55
56
61
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) - 19840
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19840

1. By-law Number (2014)-19840 has the following purpose and effect:

   This Zoning By-law Amendment applies to an application received from Van Harten Surveying Inc. on behalf of Granite Homes Guelph Inc. requesting approval of a Zoning By-law Amendment applying to lands at 95 Couling Crescent, City of Guelph. The application (File ZC1409) was received by the City on June 6, 2014 and deemed to be complete on June 26, 2014.

   The subject property affected by this zoning bylaw amendment is legally described as Lot 34, Registered Plan 61M-184. The subject land is a 0.055 hectare parcel, generally bound by Speedvale Avenue East to the north (outside of the City of Guelph limits), the eastern City of Guelph limits to the east, Eastview Road to the south, and Watson Parkway North to the west (See Key Map attached).

   The Zoning By-law Amendment will rezone the property from the current R.1C (Residential Single Detached) Zone to the R.2 (Residential Semi Detached) Zone to allow uses in accordance with Section 5.2.1 of the Zoning Bylaw. If the property is rezoned, the applicant proposes to construct a semi-detached dwelling, and divide the whole lot into two separate part-lots through the lifting part-lot control.

   The Zoning By-law Amendment will also confirm that the standard R.2 regulations outlined in Section 5.2 of the Zoning Bylaw will apply to the development of the subject lands. The December 9, 2014 Guelph City Council approval also includes nine (9) conditions that are to be secured on title to the property through a site plan agreement.

   The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on September 8, 2014 and at a Decision Meeting held on December 9, 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)-19840 applies:

KEY MAP

