THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19833

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 170 to 178 Elizabeth Street and legally described as Part of Lots 5, 6 and 7 on Registered Plan 263 (File: ZC1410).

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 5, 6 and 7 on Registered Plan 263 and municipally known as 170 to 178 Elizabeth Street from the site specific R.1B-10 regulations to the site specific R.1D-46 regulations to permit the development of five (5) single detached dwellings.

2. The following new Section 5.1.3.4.46 is hereby added to By-law Number (1995)-14864, as amended:

5.1.3.4.46 **R.1D-46**

170 to 178 Elizabeth Street

As shown on Defined Area Map Number 46 of Schedule "A" of this ***By-law***.

5.1.3.4.46.1 Permitted ***Uses***

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

5.1.3.4.46.2 Regulations

In accordance with Section 5.1.2 of the ***By-law***, with the following exceptions:

5.1.3.4.46.2.1 Minimum ***Side Yard***

Despite Table 5.1.2, Row 7, and Sections 5.1.2.1 and 5.1.2.2, the minimum easterly ***Side Yard*** for 172 Elizabeth Street shall be a minimum of 2.0 metres and the minimum westerly ***Side Yard*** for 174 Elizabeth Street shall be a minimum of 2.0 metres.

5.1.3.4.46.2.2 ***Fences***

Despite table 5.1.2, Row 10, and Section 4.20, ***Fences*** shall not be located in the ***side yard*** between dwellings.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 46 and substituting therefore a new Defined Area Map 46 attached hereto as Schedule "A".

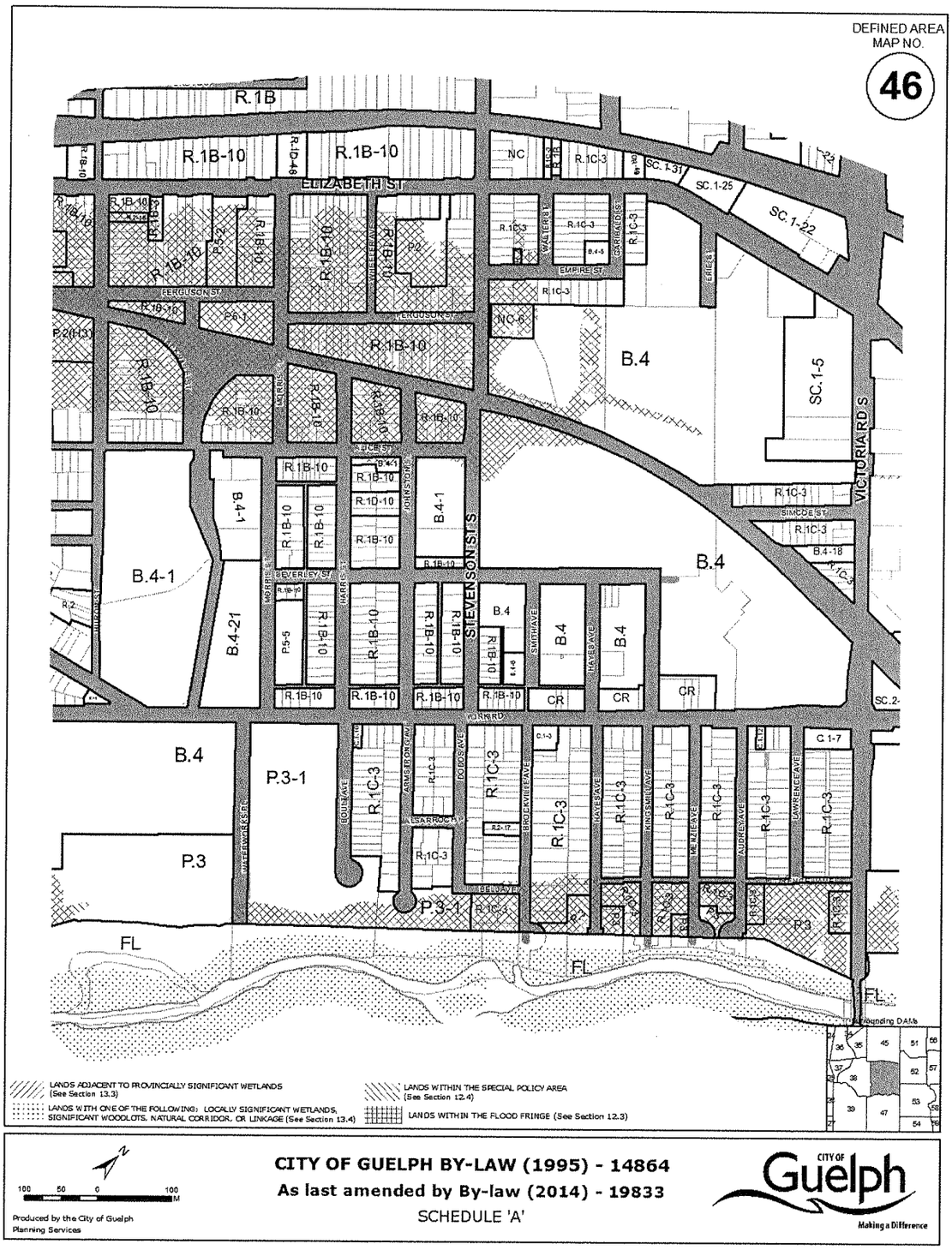
4. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 CITY CLERK

By-law Number (2014)-19833
Schedule 'A'



EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19833

1. By-law Number (2014)-19833 has the following purpose and effect:

This Zoning By-law Amendment applies to an application (ZC1410) received from Van Harten Surveying Inc., on behalf of Jennifer Hunter, Taylor McDaniel and Clark McDaniel requesting approval of a Zoning By-law Amendment on the property municipally known as 170 to 178 Elizabeth Street, legally described as Part of Lots 5, 6 and 7 on Registered Plan 263.

The purpose of the Zoning By-law Amendment is to change the zoning from the "R.1B-10" (Specialized Residential Single Detached) Zone to the "R.1D-46" (Specialized Residential Single Detached) Zone to permit the development of five (5) single detached residential dwellings fronting onto Elizabeth Street. The dwellings will be developed in accordance with the standard R.1D regulations, with the following exceptions:

- A minimum easterly side yard setback for 172 Elizabeth Street of 2.0 metres.
- A minimum westerly side yard setback for 174 Elizabeth Street of 2.0 metres.
- No fences shall be permitted in the side yard between dwellings.

The subject property is subject to Consent applications: **B-30/13**, **B-31/13**, **B-32/13** and **B-33/13** under the Planning Act. Provisional Consent has been granted by the Committee of Adjustment to sever the subject property into four (4) new lots and one (1) retained lot. The Committee of Adjustment approved the consent applications, subject to this Zoning By-law Amendment being approved and in full force and effect prior to the endorsation of deeds.

The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on September 8, 2014 and by Guelph City Council at a Decision Meeting held on December 8, 2014.

Further information may be obtained by visiting Infrastructure, Development and Enterprise Department, located on the 3rd floor of City Hall, Guelph, Ontario or by contacting 519-837-5616, extension 3313.

Persons desiring to officially support or object to this Zoning By-law 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)-19833 applies:

KEY MAP

