THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19914

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 223 Suffolk Street West (File ZC1414).

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;

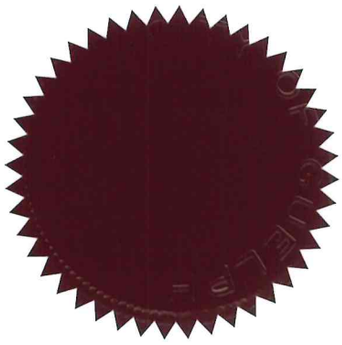
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Plan 29, Part Lot 7, City of Guelph, municipally known as 223 Suffolk Street West, from the existing R.1B (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 24 and substituting therefore a new Defined Area Map 24 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 JUNE, 2015.



CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CLERK

SCHEDULE "A"


DEFINED AREA MAP NO.
24
LONDON RD W
EDINBURGH RD N
R.3A-24
R.1B
R.4A
R.3A
C.1
HOME ST
NORTH ST
GARTH ST
KIRKLAND ST
GLASGOW ST N
PARK AVE
EDWIN ST
CHARLES ST
NORWICH ST W
GREEN ST
KINGSWARD PL
SUFFOLK ST W
ABERDEEN ST
ARNOLD ST
I.1
YORKSHIRE ST N
PAISLEY ST
LIVERPOOL ST
OXFORD ST
DUBLIN ST N
SOUTHAMPTON ST
HARRISON AVE
CLINTON ST
SYDENHAM ST
CAMBRIDGE ST
CC-3
COMMERCIAL ST
P.2
ELORA ST
CORK ST W
ROBINSON AVE
DURHAM ST
FOSTER AVE
NORTHUMBERLAND ST
NORFOLK ST
CBD.1
KENT ST
OR
OR-1
OR-24
R.4A-6
R.4A-13
R.4A-14
R.4B
R.2
JR-13
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) - 19914
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19914

1. By-law Number (2015)-19914 has the following purpose and effect:

   This Zoning By-law Amendment applies to an application received from 785412 Ontario Limited and 1773438 Ontario Inc. (c/o Everest Homes) requesting approval of a Zoning By-law Amendment applying to lands at 223 Suffolk Street West, City of Guelph. The application (File ZC1414) was received by the City on November 10, 2014 and deemed to be complete on December 9, 2014.

   The subject property affected by this zoning bylaw amendment is legally described as Plan 29, Part Lot 7, City of Guelph. The subject land is a 0.045 hectare parcel, generally bound by London Road West to the north, North Street to the east, Suffolk Street West to the south, and Edinburgh Road North to the west (See Key Map attached).

   The Zoning By-law Amendment will rezone the property from the current R.1B (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 current part lot into two further separate part-lots through a consent to sever application.

   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 June 9, 2015 Guelph City Council approval also includes twenty-two (22) 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 March 9, 2015 and at a Decision Meeting held on June 9, 2015.

   Further information may be obtained by contacting or visiting the Infrastructure, Development and Enterprise service area, 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 (2015)-19914 applies:

KEY MAP

