THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19915

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 209 to 211 Liverpool Street and legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph (File: ZC1504).

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 Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph and municipally known as 209 to 211 Liverpool Street from the standard R.1B regulations to the site specific R..2-23 regulations to recognize the existing semi-detached dwelling on the property.

2. The following new Section 5.2.3.23 is hereby added to By-law Number (1995)-14864, as amended:

5.2.3.23 **R.2-23**

209 to 211 Liverpool Street

As shown on Defined Area Map Number 24 of Schedule "A" of this ***By-law***.

5.2.3.23.1 Permitted ***Uses***

In accordance with the ***Uses*** permitted by Section 5.2.1 of ***By-law*** Number (1995)-14864, as amended.

5.2.3.23.2 Regulations

In accordance with Section 5.2.2 of the ***By-law***, with the following exceptions:

5.2.3.23.2.1 Minimum ***Front Yard***

Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum ***Front Yard*** for 209 and 211 Liverpool Street shall be 2.8 metres.

5.2.3.23.2.2 Minimum ***Landscaped Open Space***

Despite Table 5.2.2, Row 15, the minimum ***Landscaped Open Space*** between the driveway and nearest ***Lot Line*** shall be 0.2 metres for 209 Liverpool Street.

3. 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".

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 JUNE, 2015.

CAM GUTHRIE - MAYOR

TINA AGNELLO - DEPUTY CLERK

By-law Number (2015)-19915
Schedule 'A'



EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19915

1. By-law Number (2015)-19915 has the following purpose and effect:

This Zoning By-law Amendment applies to an application (ZC1504) received from Mark Lough on behalf of The Chandler Holding Company Limited requesting approval of a Zoning By-law Amendment on the property municipally known as 209 to 211 Liverpool Street, legally described as Part of Lot 7, Registered Plan 29, Northwest Side of Liverpool Street, City of Guelph.

The purpose of the Zoning By-law Amendment is to change the zoning from the "R.1B" (Residential Single Detached) Zone to the "R.2-23" (Specialized Residential Semi-Detached/Duplex) Zone to recognize the existing semi-detached dwelling. The standard R.2 regulations have been requested along with the following specialized regulations:

- The minimum ***Front Yard*** setback shall be 2.8 metres, whereas the Zoning By-law requires a minimum ***Front Yard*** setback of 4.5 metres;
- The minimum ***Landscaped Open Space*** shall be 0.2 metres for 209 Liverpool Street, whereas the Zoning By-law requires a minimum ***Landscaped Open Space*** of 0.6 metres between the driveway and nearest ***Lot Line*** to be maintained as landscaped open space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk in accordance with Section 4.13.7.2.4.

The subject property is subject to Consent application **B-5/15**. The applicant has applied for a Consent application to sever the subject property into one (1) retained lot and one (1) severed lot. A 3 square metre easement in favour of the retained parcel has also been requested through the Consent application. This easement will allow the future owner of the retained parcel (209 Liverpool Street) to have full usage of the 3 square metre area and allow the future owner of the severed parcel (211 Liverpool Street) access to maintain the walls, eaves, shingles and foundation in that area. An additional easement is proposed over the front of the retained parcel in favour of the severed parcel for water and sanitary services through the Consent application.

The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on April 13, 2015 and by Guelph City Council at a Decision Meeting held on June 9, 2015.

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 (2015)-19915 applies:

KEY MAP

