THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20067
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 55 and 75 Cityview Drive North and legally described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph (File 23T-12501/ZC1512).

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 described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, from the R.3A-57 (Specialized Cluster Townhouse) Zone to the R.3B (On-Street Townhouse) Zone, R.1D-47 (Specialized Residential Single Detached) Zone to the R.3B (On-Street Townhouse) Zone, the R.3B (On-Street Townhouse) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, R.2 (Residential Semi-Detached/Duplex) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, the R.1C-27 (Specialized Residential Single Detached) Zone to the R.1D-47 (Specialized Residential Single Detached Residential) Zone to implement modifications to draft plan of subdivision (File Number 23T-12501) in accordance with the following table:

LOTS/BLOCKS	LAND USE	ZONING
Future Development Block 138	**Single Detached Residential**	R.1D
Lots 33-50, 53-126	**Single Detached Residential**	R.1D-47
Lots 1-32	**Single Detached Residential**	R.1C-27
Lots 51-52 Future Development Blocks 139-141	**Semi-Detached/Single Detached Residential**	R.2-6
Blocks 128, 129	**On-Street Townhouse Residential**	R.3B
Blocks 130	**Multiple Unit Residential**	Modified R.3A-57
Block 131, 132	**Multiple Unit Residential**	Modified R.4A-48
Blocks 133, 134	**Neighbourhood Park**	P.2
Block 135, 136	**Conservation Land**	P.1
Block 137	**Wetland**	WL

2. By-law Number (1995)-14864, as amended, is hereby further amended for property known municipally as 55 and 75 Cityview Drive North and legally described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C",

City of Guelph by deleting the text from the R.3A-57 (Specialized Residential Townhouse) Zone found in Section 5.3.3.4.57 in its entirety and by deleting the text from the R.4A-48 (Specialized Residential General Apartment) Zone found in Section 5.4.3.1.48 in its entirety and replacing it with the following:

5.3.3.1.57 **R.3A-57**
As shown on Defined Area Map Number 57 of Schedule "A" of this ***By-law***

5.3.3.1.57.1 **Permitted Uses**

- ***Maisonette dwelling***
- ***Stacked Townhouse***
- ***Cluster Townhouse***
- ***On-Street Townhouse***
- ***Multiple Attached Dwelling Unit***
- ***Home Occupation*** in accordance with Section 4.19
- ***Accessory Use*** in accordance with Section 4.23

5.3.3.1.57.2 **Regulations**

In accordance with Section 5.3.2 and Table 5.3.2 of ***By-law*** Number (1995)–14864, as amended, with the following exceptions:

5.3.3.1.57.2.1 Maximum ***Building Height***
4 ***storeys***

5.3.3.1.57.2.2 Minimum Distance between ***Buildings***
Minimum distance of 3 metres between the face of one ***Building*** and the face of another ***Building***, each of which contains windows of ***Habitable Rooms***

5.3.3.1.57.2.3 ***Private Amenity Areas***

- Minimum ***setback*** of 6.0 metres from any ***Private Amenity Area*** to a wall in another ***Building*** containing windows of ***Habitable Rooms*** which face the ***Private Amenity Area***
- Minimum ***Private Amenity Area*** for ***Stacked Townhouse*** units above grade shall be 4.4 square metres
- The required ground level ***Private Amenity Area*** may be located above grade, with a minimum area of 16 square metres and subject to the requirements of Section 5.3.2.5.2 b) and c)

5.4.3.1.48 **R.4A-48**
As shown on Defined Area Map Number 57 of Schedule "A" of this ***By-law***

5.4.3.1.48.1 **Permitted Uses**

- ***Apartment Building***
- ***Nursing Home***
- ***Home for the Aged***
- ***Retirement Residential Facility***
- ***Maisonette*** dwelling

- ***Stacked Townhouse***
- ***Multiple Attached Dwelling Unit***
- ***Cluster Townhouse***
- ***Home Occupation*** in accordance with Section 4.19
- ***Accessory Use*** in accordance with Section 4.23

5.4.3.1.48.2 **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 of ***By-law*** Number (1995)–14864, as amended, with the following exceptions:

5.4.3.1.48.2.1 Maximum ***Building Height***
4 ***storeys***

5.3.3.1.48.2.2 Minimum Distance between ***Buildings***
Minimum distance of 3 metres between the face of one ***Building*** and the face of another ***Building***, each of which contains windows of ***Habitable Rooms***

5.3.3.1.48.2.3 ***Private Amenity Areas***

- Minimum ***setback*** of 6.0 metres from any ***Private Amenity Area*** to a wall in another ***Building*** containing windows of ***Habitable Rooms*** which face the ***Private Amenity Area***
- Minimum ***Private Amenity Area*** for ***Stacked Townhouse*** units above grade shall be 4.4 square metres
- The required ground level ***Private Amenity Area*** may be located above grade, with a minimum area of 16 square metres and subject to the requirements of Section 5.3.2.5.2 b) and c)

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 57 and substituting therefore new Defined Area Map 57 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.

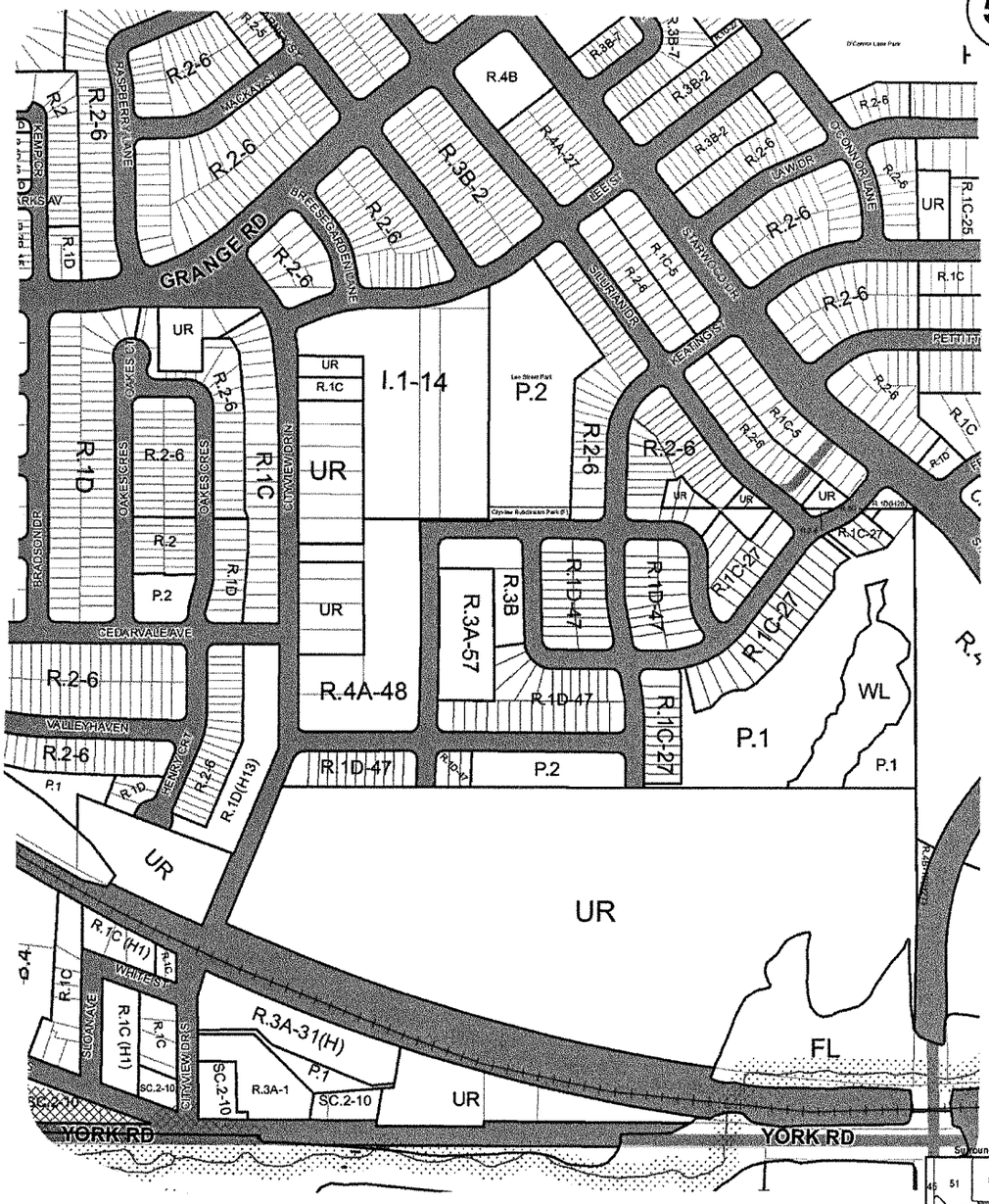
PASSED this THIRTEENTH day of JUNE, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
– ACTING DEPUTY CLERK

DEFINED AREA MAP NO.

57



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)

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Produced by the City of Guelph
Planning Services

CITY OF GUELPH BY-LAW (1995) - 14864

As last amended by By-law (2016) - 20067

SCHEDULE 'A'

CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)-20067

1. By-law Number (2016)-20067 has the following purpose and effect:

To implement modifications to a previously approved draft plan of subdivision (File Number 23T-12502) approved by City Council on June 13, 2016, the City of Guelph Zoning By-law Number (1995)-14864, as amended, is proposed to be further amended by transferring property legally described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, from the R.3A-57 (Specialized Cluster Townhouse) Zone to the R.3B (On-Street Townhouse) Zone, R.1D-47 (Specialized Residential Single Detached) Zone to the R.3B (On-Street Townhouse) Zone, the R.3B (On-Street Townhouse) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, R.2 (Residential Semi-Detached/Duplex) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, the R.1C-27 (Specialized Residential Single Detached) Zone to the R.1D-47 (Specialized Residential Single Detached Residential) Zone and modifications to the zoning regulations of the R.3A-57 Zone and R.4A-48 Zone.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on February 8, 2016 and approved by City Council on June 13, 2016, 2015.

Further information may be obtained by contacting or visiting Planning Services, 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.

5. Key map showing the location of the lands to which By-law (2016)-20067 applies:

KEY MAP

