THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20295

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 671 Victoria Road North and legally described as Part of Lot 1, Concession 7, Division C, City of Guelph.

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 1, Concession 7, Division C, City of Guelph., municipally known as 671 Victoria Road North, City of Guelph, from the NC-9 (Specialized Neighbourhood Commercial) Zone to the R.3A-61 (Specialized Cluster Townhouse) Zone.

2. Section 5.3.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.61:

   5.3.3.1.61 **R.3A-61**

   671 Victoria Road North

   As shown on Defined Area Map Number 78 of Schedule "A" of this ***By-law.***

   5.3.3.1.61.1 Permitted ***Uses***

   In accordance with the ***Uses*** permitted by Section 5.3.1.1 of ***By-law*** Number (1995)-14864, as amended.

   5.3.3.1.61.2 Regulations

   In accordance with Section 5.3.2 of the ***By-law***, with the following exception:

   5.3.3.1.61.2.1 Minimum ***Front Yard***

   Despite Table 5.3.2, Row 5, the minimum ***Front Yard*** shall be 4.5 metres.

   Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 78 and substituting a new Defined Area Map 78 attached hereto as Schedule "A".

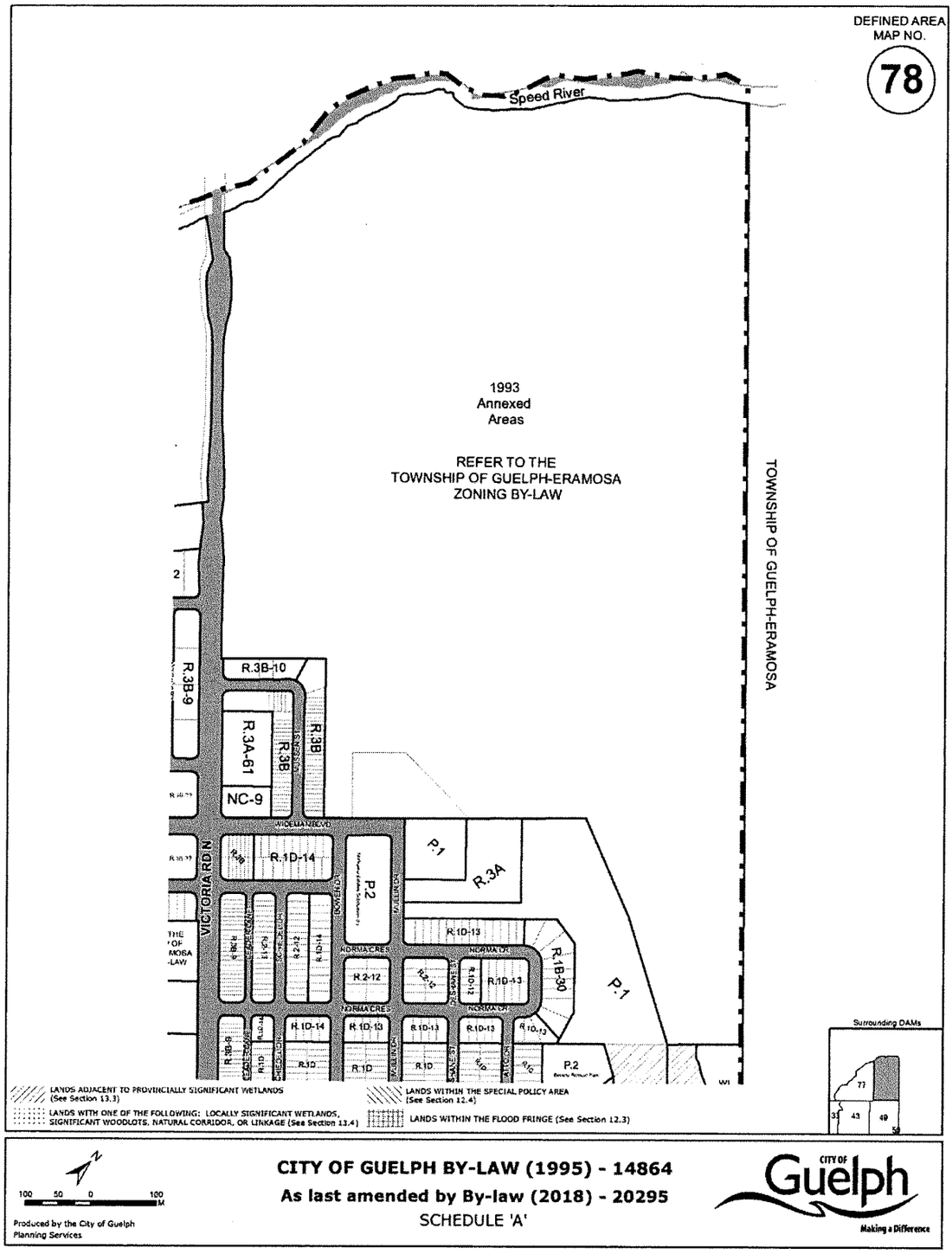
3. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

PASSED this NINTH day of JULY, 2018.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

Schedule "A"


DEFINED AREA MAP NO.
78
Speed River
1993 Annexed Areas
REFER TO THE TOWNSHIP OF GUELPH-ERAMOSA ZONING BY-LAW
TOWNSHIP OF GUELPH-ERAMOSA
VICTORIA RD N
R.3B-10
R.3B-9
R.3A-61
R.3B
NC-9
R.1D-14
P.2
P.1
R.3A
R.1D-13
R.1B-30
R.2-12
R.1D
Surrounding DAMs
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 (2018) - 20295
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2018)-20295

1. By-law Number (2018)-20295 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 671 Victoria Road North. The purpose of the proposed Zoning By-law amendment is to rezone a portion of the subject property from the NC-9 (Specialized Neighbourhood Commercial) Zone to an R.3A-61 (Specialized Cluster Townhouse) Zone to permit the development of 31 cluster townhouses.

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on April 9, 2018 and a decision report was presented to Council on July 9, 2018. The Zoning By-law Amendment will permit the development of 31 cluster townhouse units (City File: ZC1606).

   Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 2356, 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".

2. Key map showing the location of the lands to which By-law (2018)-20295 applies:

   KEY MAP

