THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20188

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 1131 Gordon Street, legally described as Part of Lots 4 & 5, Concession 7 (Geographic Township of Puslinch) City of Guelph (File # ZC1609).

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 4 & 5, Concession 7 (Geographic Township of Puslinch) City of Guelph., municipally known as 1131 Gordon Street, City of Guelph, from the R.1B (Residential Single Detached) Zone to the R.3A-60(H) (Specialized Cluster Townhouse with a Holding Provision) Zone.

2. Section 5.3.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.3.3.1.60:

5.3.3.1.60 **R.3A-60 (H)**
1131 Gordon Street
As shown on Defined Area Map Number 32 of Schedule "A" of this ***By-law.***

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

5.3.3.1.60.2 Regulations
In accordance with Section 5.3.2 of the ***By-law***, with the following exceptions and additions:

5.3.3.1.60.2.1 ***Private Amenity Area***
Despite Section 5.3.2.5.1.i, the at-grade ***Private Amenity Area*** is permitted to be a minimum distance of 1.5 metres from a side ***Lot line***.

5.3.3.1.60.2.2 Maximum Density
Despite Section 5.3.2.6.1, the maximum density of ***Cluster Townhouse*** developments shall be 44 units per hectare.

5.3.3.1.60.2.3 Minimum ***Lot Area*** per ***Dwelling Unit***
Despite Table 5.3.2, Row 3, the minimum ***Lot Area*** per ***Dwelling Unit*** shall be 230 square metres.

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

5.3.3.1.60.3 Holding Provision
Purpose: To ensure that the residential development does not occur until the completion of certain conditions to the satisfaction of the ***City***.

Prior to the removal of the 'H', the Owner/Developer shall complete the following conditions:

1. The Owner/Developer shall pay to the City, their share of the actual cost of constructing and maintenance of the existing Gordon Street sewage pumping station and force main as determined by the General Manager/City Engineer.

2. The Owner/Developer shall pay to the City their share of the actual cost of constructing municipal services on Gordon Street across the frontage of the lands, including road works, storm sewer, watermain, curb and gutter, catch basins, sidewalks and street lighting as determined by the City Engineer.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 32 and substituting a new Defined Area Map 32 attached hereto as Schedule "A".

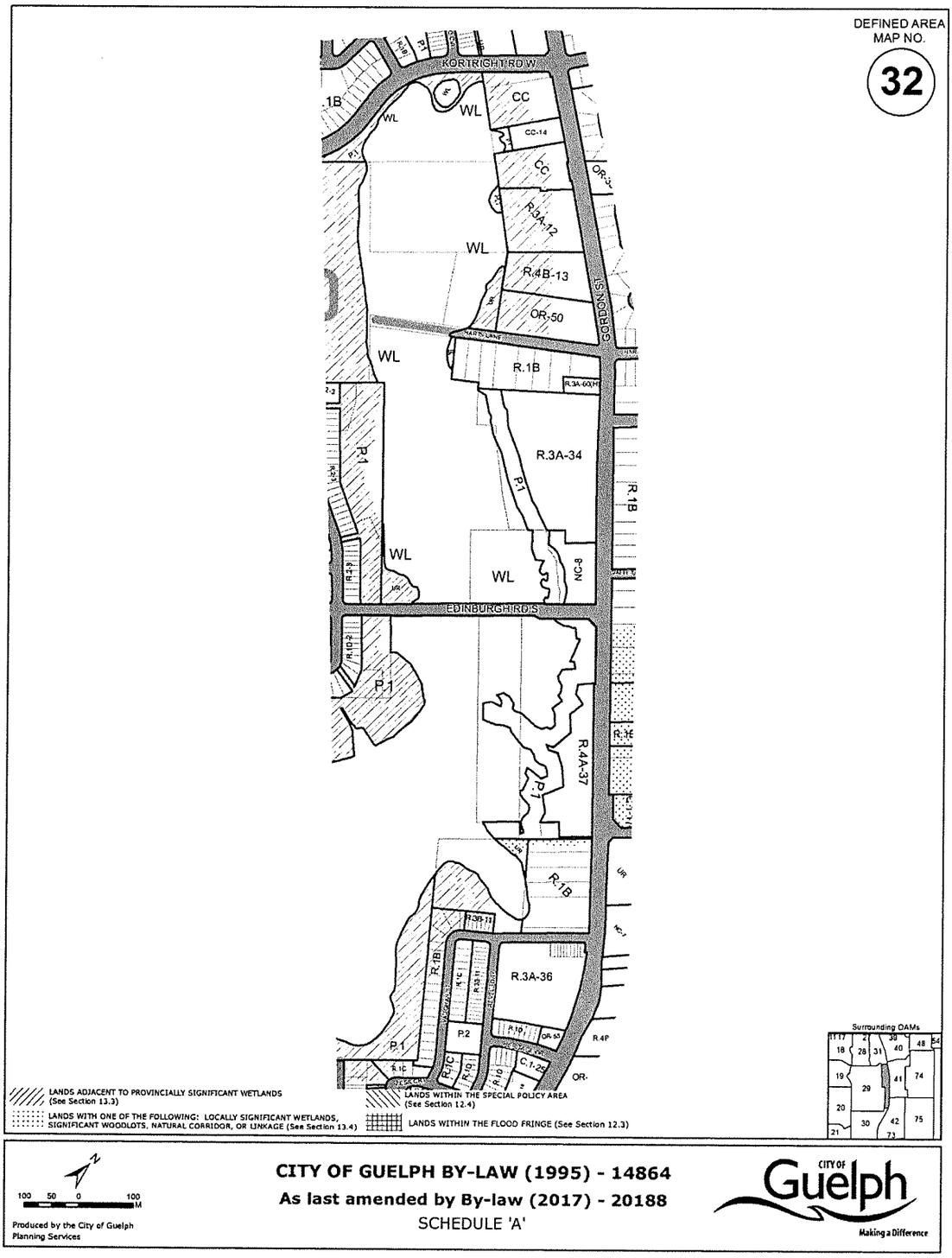
4. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 TENTH day of JULY, 2017.

CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CITY CLERK

Schedule "A"


DEFINED AREA MAP NO.
32
KORTRIGHT RD W
EDINBURGH RD S
GORDON ST
MARTIN LANE
CC
CC-14
R.3A-12
R.4B-13
OR-50
R.1B
R.3A-60(H)
R.3A-34
R.4A-37
R.3A-36
P.1
P.2
WL
NC-8
OR-35
OR-53
R.4P
C.1-22
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 (2017) - 20188
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND FOR BY-LAW NUMBER (2017)-20188

1. By-law Number (2017)-20188 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 1131 Gordon Street. The purpose of the proposed Zoning By-law amendment is to rezone the subject property from the R.1B (Residential, Single Detached) Zone to an R.3A-60(H) (Specialized Cluster Townhouse with a Holding provision) Zone to permit the development of an 8 unit cluster townhouse development. A holding provision has been included to ensure that costs can be recovered for the development's proportionate share of street improvements and the existing required sewage pumping station.

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on June 13, 2016 a decision report was presented to Council on July 10, 2017. The Zoning By-law Amendment will permit the development of eight (8) cluster townhouse units (City File: ZC1609).

   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 (2017)-20188 applies:

KEY MAP

