THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20119

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 108 and 110 Nottingham Street and legally described as Part of Lot 259, Registered Plan 8, Part 3 of 61R-20160, City of Guelph (File: ZC1611).

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 259, Registered Plan 8, Part 3 of 61R-20160, City of Guelph and municipally known as 108 and 110 Nottingham Street from the standard "Residential Single Detached" Zone, known as the R.1B Zone to the new "Specialized Residential Semi-Detached/Duplex" Zone, to be known as the R.2-28 Zone.

2. The following new Section 5.2.3.28 is hereby added to By-law Number (1995)-14864, as amended:

5.2.3.28 **R.2-28**

108 and 110 Nottingham Street

As shown on Defined Area Map Number 25 of Schedule "A" of this ***By-law***.

5.2.3.28.1 Permitted ***Uses***

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

5.2.3.28.2 Regulations

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

5.2.3.28.2.1 Minimum ***Lot Area***

Despite Table 5.2.2, Row 2, the minimum ***Lot Area*** for every two units shall be 355 square metres, and the minimum ***Lot Area*** for 108 Nottingham Street shall be 175 square metres, and the minimum ***Lot Area*** for 110 Nottingham Street shall be 180 square metres.

5.2.3.28.2.2 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*** shall be 1.1 metres.

5.2.3.28.2.3 Minimum ***Side Yard***

Despite Table 5.2.2, Row 6, the minimum ***Side Yard*** setback for 110 Nottingham Street shall be 2.6 metres.

5.2.3.28.2.4 Minimum ***Landscaped Open Space***

Despite Table 5.2.2, Row 15, the minimum ***Landscaped Open*** Space between the driveway and the side lot line of 108 and 110 Nottingham Street shall be 0 metres.

5.2.3.28.2.5 Despite Table 4.7, Row 3, an open, roofed ***Porch*** not exceeding 1 ***Storey*** in height shall be 0 metres from the ***Front Lot Line***.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 25 and substituting therefore a new Defined Area Map 25 attached hereto as Schedule "A".

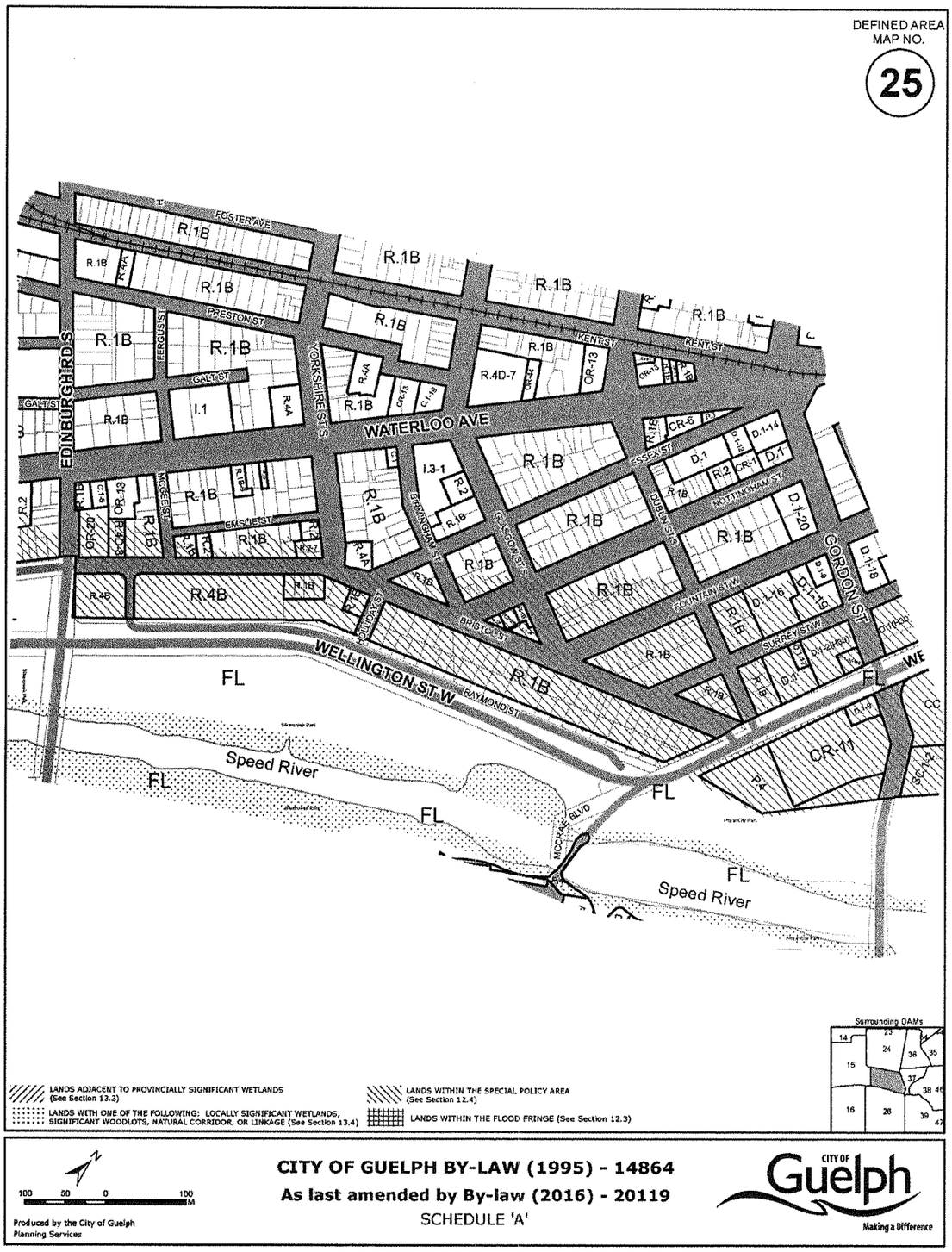
4. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 TWELFTH day of DECEMBER, 2016.

CAM GUTHRIE - MAYOR

TINA AGNELLO - DEPUTY CITY CLERK

Schedule "A"


DEFINED AREA MAP NO.
25
FOSTER AVE
PRESTON ST
KENT ST
GALT ST
WATERLOO AVE
EDINBURGH RD S
YORKSHIRE ST S
FERGUS ST
MACDONELL ST
EMS JEST
ESSEX ST
NOTTINGHAM ST
DURHAM ST
GLASGOW ST
BIRMINGHAM ST
GORDON ST
FOUNTAIN ST W
SURREY ST W
BRIGHTON ST
WELLINGTON ST W
RAYMOND ST
MCCRAE BLVD
Speed River
R.1B
R.4B
R.4A
R.4D-7
I.1
I.3-1
D.1
D.1-20
CR-11
CR-6
CR-1
R.2
OR-13
FL
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 (2016) - 20119
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)-20119

1. By-law Number (2016)-20119 has the following purpose and effect:

This By-law authorizes a Zoning By-law Amendment affecting property municipally known as 108 and 110 Nottingham Street.

The Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on October 11, 2016 and a Decision Report was presented to Council on December 12, 2016. The purpose of the Zoning By-law Amendment is to change the zoning from the standard "Residential Single Detached" Zone, known as the R.1B Zone to the new "Specialized Residential Semi-Detached/Duplex" Zone, to be known as the R..2-28 Zone to recognize the existing semi-detached dwelling.

No development is proposed through this application. This amendment will allow for a future application to the Committee of Adjustment for Consent to facilitate the sale of the existing semi-detached dwelling as two individual units (City File: ZC1611).

Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 3313, City Hall, Guelph, Ontario.

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".

2. Key map showing the location of the lands to which By-law (2016)-20119 applies:

KEY MAP

