THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20234

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 the site known municipally as 1 and 15 Stevenson Street and 8 William Street, legally described as Part of Lot 38, Plan 230, City of Guelph (File # ZC1613).

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 38, Plan 230, City of Guelph, and municipally known as 1 and 15 Stevenson Street and 8 William Street, City of Guelph, from the R.1B (Residential Single Detached) Zone to the R.1D-51 (Specialized Residential Single Detached) Zone.

2. Section 5.1.3.4 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.4.51:

   5.1.3.4.51 **R.1D-51**
   1 and 15 Stevenson Street North, 8 William Street
   As shown on Defined Area Map Number 45 of Schedule "A" of this ***By-law.***

   5.1.3.4.51.1 Permitted ***Uses***
   In accordance with the ***Uses*** permitted by Section 5.1.1 of ***By-law*** Number (1995)-14864) as amended.

   5.1.3.4.51.2 Regulations
   In accordance with Section 5.1.2 of the ***By-law***, with the following exceptions and additions:

   5.1.3.4.51.2.1 ***Fences***
   Despite Table 5.1.2, Row 10, and Section 4.20, ***Fences*** shall not be located in the side yard between dwellings.

   5.1.3.4.51.2.1 Definition of a ***Lot***
   In addition to the definition of a ***Lot*** in Section 3 of ***By-law*** (1995)-14864 as amended, that for the purposes of this ***Zone***, a condominium unit shall be considered a ***Lot***.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 45 and substituting a new Defined Area Map 45 attached hereto as Schedule "A".

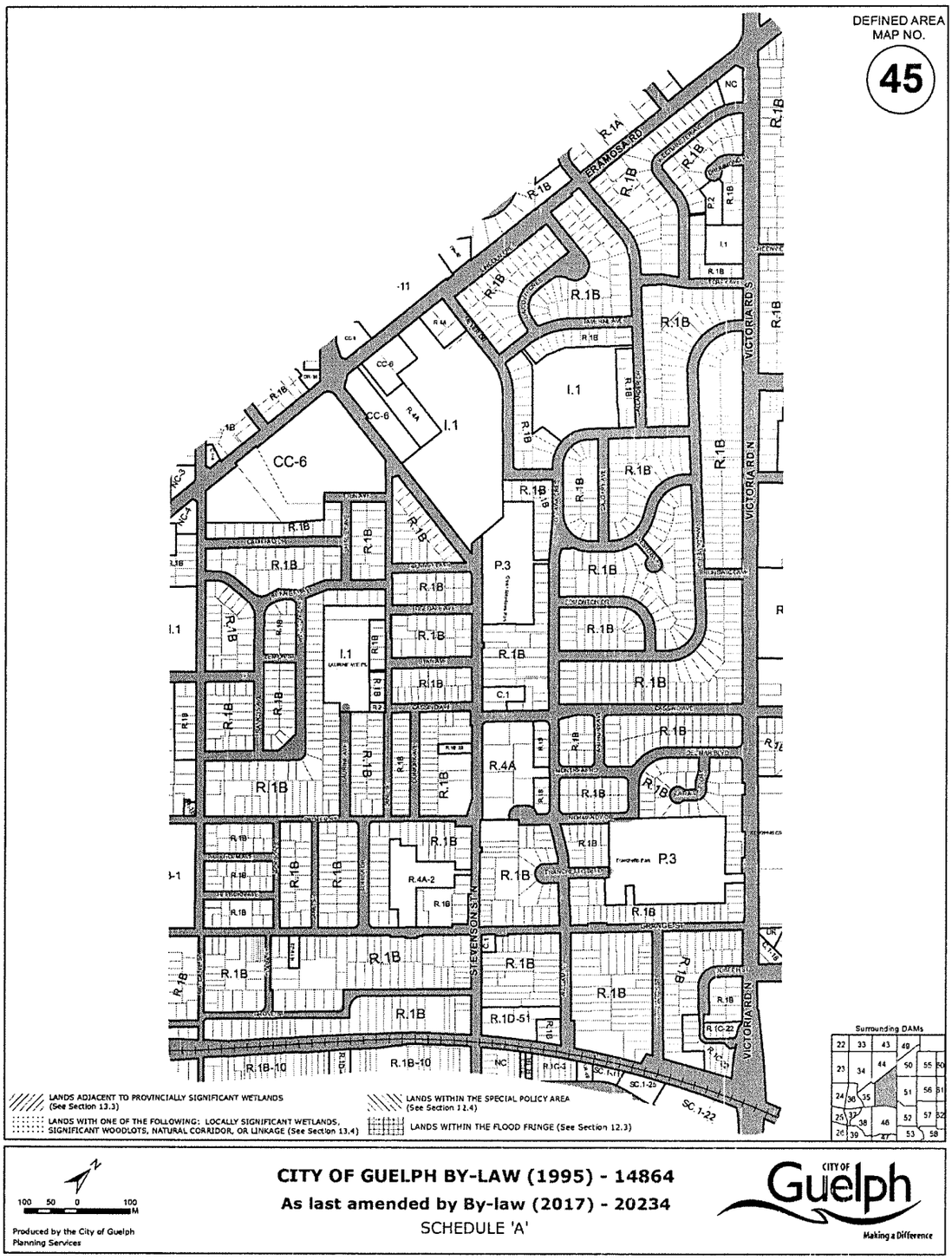
4. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – ACTING DEPUTY CITY CLERK

Schedule "A"


DEFINED AREA MAP NO.
45
ERAMOSA RD
VICTORIA RD N
VICTORIA RD S
STEVENSON ST N
CC-6
I.1
P.3
R.4A
R.4A-2
R.1D-51
R.1B
R.1B-10
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)
Surrounding DAMs
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) - 20234
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND FOR BY-LAW NUMBER (2017)-20234

1. By-law Number (2017)-20234 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 1 and 15 Stevenson Street North and 8 William 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.1D-51 (Specialized Residential Single Detached) Zone to permit the development of ten (10) single detached dwellings (City File: ZC1613).

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on December 12, 2016 and a decision report was presented to Council on December 11, 2017.

   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)-20234 applies:

KEY MAP

