THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20319

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 98 Farley Drive and legally described as Block 64, Registered Plan 61M-65, City of Guelph (ZC1711).

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 Block 64, Registered Plan 61M-65, City of Guelph, municipally known as 98 Farley Drive, from the CC-17 (Specialized Community Shopping Centre) Zone to the R.4A-52 (Specialized Residential Apartment) Zone.

2. Section 5.4.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.1.52:

5.4.3.1.52 **R.4A-52**

98 Farley Drive

As shown on Defined Area Map Number 42 of Schedule "A" of this ***By-law.***

5.4.3.1.52.1 Permitted ***Uses***

In accordance with the ***Uses*** permitted by Section 5.4.1.1 of ***By-law*** Number (1995)-14864, as amended.

5.4.3.1.52.2 Regulations

In accordance with Section 4 and Section 5.4.2 of the ***By-law***, with the following exceptions:

5.4.3.1.52.2.1 Maximum Density

Despite Table 5.4.2, Row 5, the maximum density shall be 105 units per hectare.

5.4.3.1.52.2.2 Minimum ***Side Yard***

Despite Table 5.4.2, Row 7, the minimum ***Side Yard*** (north side) shall be 5.5. metres.

5.4.3.1.52.2.3 Minimum ***Front Yard***

Despite Table 5.4.2, Row 9, the minimum ***Front Yard*** on Farley Drive shall be 4.5 metres.

5.4.3.1.52.2.4 Maximum ***Building Height***

Despite Table 5.4.2, Row 10, the maximum ***Building Height*** permitted shall be 6 ***Storeys***, in accordance with Sections 4.16 and 4.18.

5.4.3.1.52.2.5 Minimum ***Common Amenity Area***

Despite Table 5.4.2, Row 12 and Section 5.4.2.4.1, the minimum ***Common Amenity Area*** shall be 1530 square metres.

5.4.3.1.52.2.5.1 Notwithstanding Section 5.4.2.4.3, a portion of the ***Common Amenity Area*** may be permitted in the ***Front Yard*** along Gordon Street.

5.4.3.1.52.2.6 Angular Plane

5.4.3.1.52.2.6.1 Despite Section 4.16.2, the ***Angular Plane from a River or Park*** shall be 75 degrees.

5.4.3.1.52.2.6.2 Despite Section 4.16.2, the ***Angular Plane from the Street*** shall be 50 degrees to Farley Drive.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 42 and substituting a new Defined Area Map 42 attached hereto as Schedule "A".

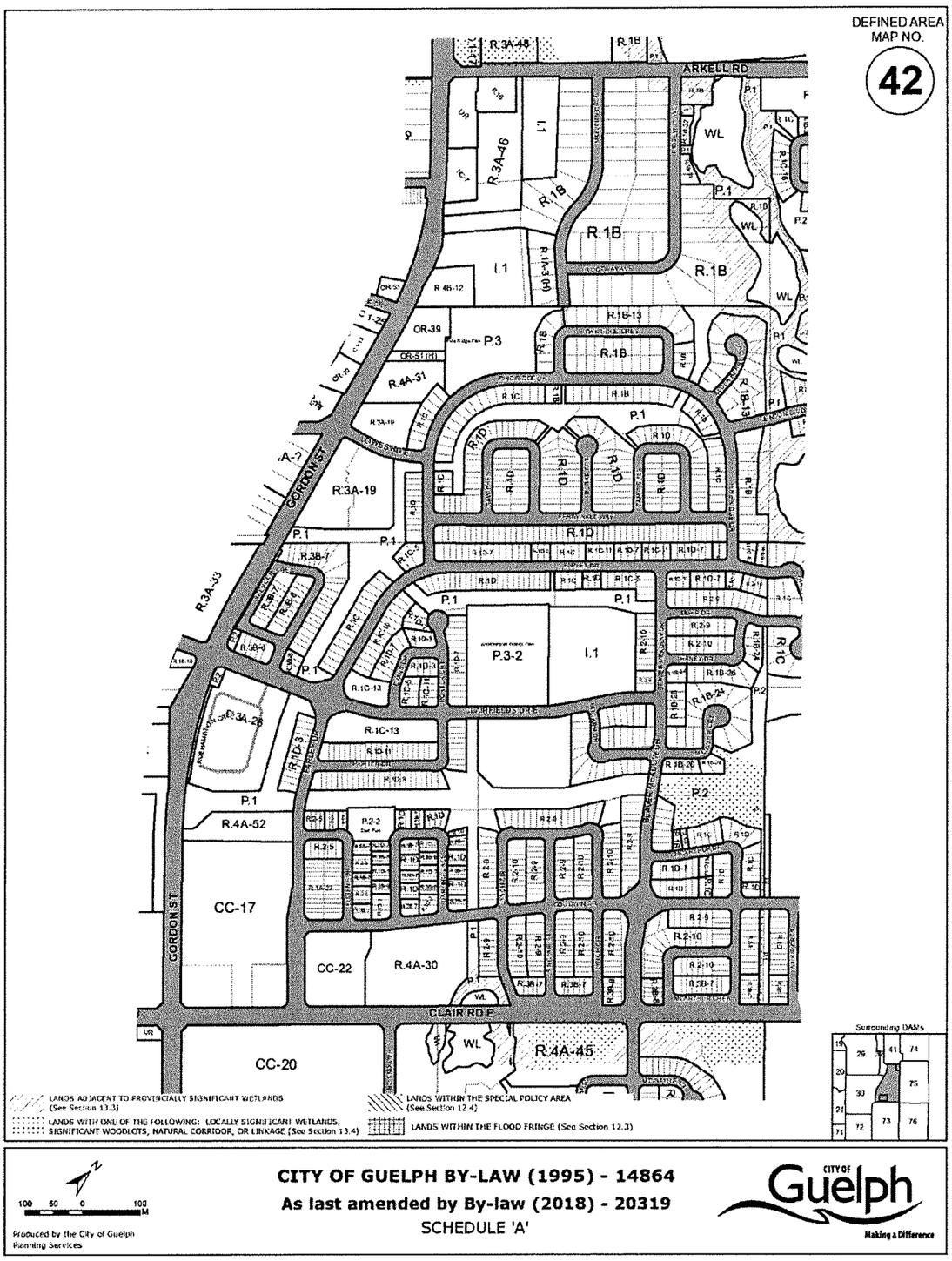
4. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

PASSED this ELEVENTH day of SEPTEMBER, 2018.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

Schedule "A"


DEFINED AREA MAP NO.
42
ARKELL RD
GORDON ST
CLAIR RD E
FLORIFIELDS DR E
R.3A-46
R.1B
I.1
WL
R.1B-13
OR-39
P.3
R.4A-31
R.3A-19
R.1D
P.1
R.3B-7
R.3A-35
P.3-2
R.1C-13
R.3A-26
R.4A-52
CC-17
CC-22
R.4A-30
CC-20
R.4A-45
P.2
R.2-10
R.1C
R.1B-24
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) - 20319
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2018)-20319

1. By-law Number (2018)-20319 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting lands municipally known as 98 Farley Drive. The purpose of the proposed Zoning By-law amendment is to rezone the subject property from the CC-17 (Specialized Community Shopping Centre) Zone to an R.4A-52 (Specialized Residential Apartment) Zone to permit the development of a six storey, 93 unit apartment building.

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on March 19, 2018 and a decision report was presented to Council on September 10th and 11th, 2018. The Zoning By-law Amendment will permit the development of 93 unit apartment building (City File: ZC1711).

   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)-20319 applies:

   KEY MAP

