THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018) – 20333

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 properties municipally known as 119 Ingram Drive and 35 Wideman Boulevard and legally described as Blocks 41 and 42, Registered Plan 61M-173, City of Guelph (File: ZC1713).

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, 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 properties legally described as Blocks 41 and 42, Registered Plan 61M-173, City of Guelph, municipally known as 119 Ingram Drive and 35 Wideman Boulevard from the existing 'R.4A' (General Apartment) Zone to an 'R.3B-23' (Specialized On-Street Townhouse) Zone to permit the development of 14 on-street townhouse units each on Blocks 41 and 42, for a total of 28 on-street townhouse units.

2. Section 5.3.3.2 of ***By-law*** (1995)-14864, as amended, is hereby further amended by adding the following new subsection 5.3.3.2.23:

5.3.3.2.23 **R.3B-23**

119 Ingram Drive, 35 Wideman Boulevard

As shown on Defined Area Map Number 77 of Schedule "A" of this ***By-law.***

5.3.3.2.23.1 Permitted ***Uses***

In accordance with the ***Uses*** permitted by Section 5.3.1.2 of the ***By-law***.

5.3.3.2.23.2 Regulations

In accordance with the provisions of Section 4 (General Provisions), Section 5.3.2 and Table 5.3.2 of Zoning ***By-law*** (1995)-14864, as amended, with the following exception and addition:

5.3.3.2.23.2.1 Minimum ***Exterior Side Yard***

Despite Section 5.3.2, Table 5.3.2 Row 5a, and Section 4 of the ***By-law***, the minimum ***Exterior Side Yard*** shall be 5.83 metres.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 77 and substituting therefore new Defined Area Map 77 attached hereto as Schedule "A".

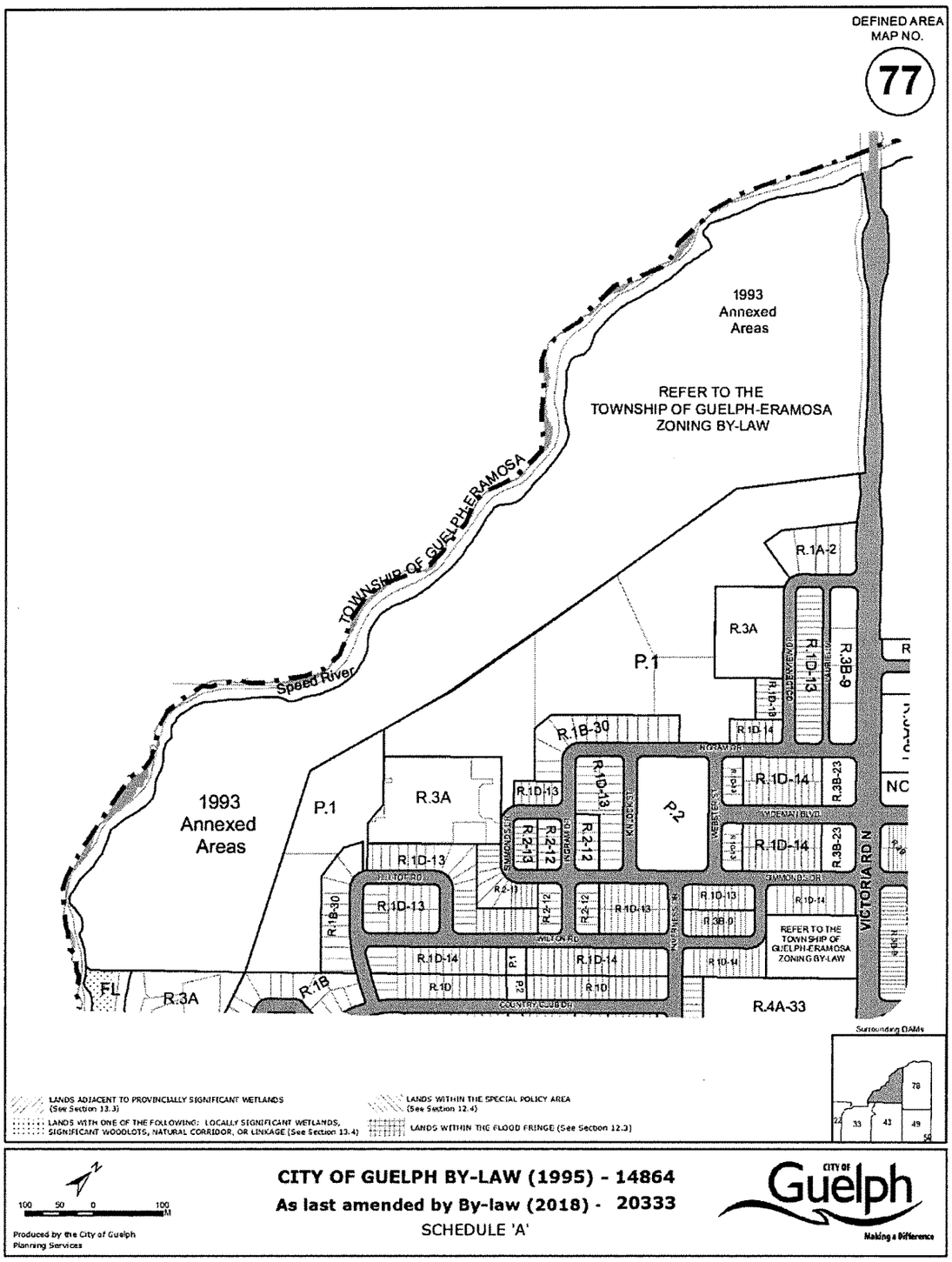
4. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

PASSED this ELEVENTH day of SEPTEMBER, 2018.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

SCHEDULE "A"


DEFINED AREA MAP NO.
77
1993 Annexed Areas
REFER TO THE TOWNSHIP OF GUELPH-ERAMOSA ZONING BY-LAW
TOWNSHIP OF GUELPH/ERAMOSA
Speed River
1993 Annexed Areas
P.1
R.3A
R.1A-2
R.1D-13
R.3B-6
R.1B-30
R.1D-14
R.3B-23
R.2-13
R.2-12
P.2
R.1B-30
R.1D-13
R.1B
FL
R.4A-33
REFER TO THE TOWNSHIP OF GUELPH-ERAMOSA ZONING BY-LAW
VICTORIA RD N
COUNTRY CLUB DR
WILTON RD
WILSON RD
SIMMONDS DR
YIDEMATI BLVD
NORAWAY DR
KNOLLCREST CIR
WEBSTER ST
HUNTSMOOR DR
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) - 20333
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2018)–20333

1. By-law Number (2018)-20333 has the following purpose and effect:

This By-law authorizes a Zoning By-law Amendment applying to the properties municipally known as 119 Ingram Drive and 35 Wideman Boulevard, City of Guelph. A Zoning By-law Amendment application (File No. ZC1713) was received by the City of Guelph from Black, Shoemaker, Robinson & Donaldson Limited on behalf of Artifex Construction Limited on December 21, 2017, and was deemed to be complete on January 19, 2018.

The subject lands affected by this Zoning By-law Amendment are comprised of two blocks in an existing registered plan of subdivision. The north block (Block 41) is bounded by Ingram Drive, Victoria Road North and Wideman Boulevard and is approximately 0.34 hectares in size. The south block (Block 42) is bounded by Wideman Boulevard, Victoria Road North, and Simmonds Drive and is also approximately 0.34 hectares in size. The subject lands are legally described as Blocks 41 and 42, Registered Plan 61M-173, City of Guelph (See Key Map attached).

The Zoning By-law Amendment will rezone the subject lands from the existing 'R.4A' (General Apartment) Zone to an 'R.3B-23' (Specialized On-Street Townhouse) Zone. This zoning will permit the development of 28 on-street townhouse units. The 28 on-street townhouses will be divided evenly between the north and south block, with each block containing 14 on-street townhouse units.

The Zoning By-law Amendment will confirm that the standard R.3B (On-Street Townhouse) provisions and regulations, as outlined in Section 4, Section 5.3.1.2 and Table 5.3.2 of the Zoning By-law will apply to the development of the subject lands, with the following specialized exception and addition:

- Minimum Exterior Side Yard
    - Despite Section 4 and Section 5.3.2, the minimum exterior side yard shall be 5.83 metres.

The proposed Zoning By-law Amendment was initially considered by Guelph City Council at a Public Meeting held on April 9, 2018. Guelph City Council held a Decision Meeting for the proposal on September 10th and 11th, 2018. The September 11, 2018 Guelph City Council approval includes sixteen (16) conditions that are to be secured on title to the lands through a future site plan control agreement.

Further information may be obtained by contacting or visiting the Infrastructure, Development and Enterprise Department, 519-837-5616, extension 2790, 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". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2018)-20333 applies:

Key Map

