THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20254

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 7 Eden Street, and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206, City of Guelph and property known municipally as 9 Eden Street and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206, City of Guelph (File# ZC1618).

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 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206, municipally known as 7 Eden Street, City of Guelph and part of the property legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206, municipally known as 9 Eden Street, City of Guelph from the existing "Residential Single Detached", known as the R.1B Zone to the new "Specialized Residential Single Detached with Holding Provisions", to be known as the R.1B-49(H) Zone.

2. Section 5.1.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.1.3.2.49:

5.1.3.2.49 R.1B-49(H)
7 Eden Street and Part of 9 Eden Street
As shown on Defined Area Map Number 10 of Schedule "A" of this ***By-law.***

5.1.3.2.49.1 Permitted ***Uses***
In addition to the permitted ***Uses*** under Section 5.1.1 of ***By-law*** Number (1995)-14864, as amended, the following ***Use*** shall also be permitted:

- ***Coach House***

The following definition shall apply in the R.1B-49 ***Zone***:

Coach House shall mean a one unit detached residence containing bathroom and kitchen facilities that is located on the same ***Lot***, but is subordinate to an existing residential ***Dwelling Unit***, and is designed to be a permanent unit.

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

5.1.3.2.49.2.1 ***Gross Floor Area***
The maximum ***Gross Floor Area*** of the ***Coach House*** shall not exceed 65 square metres.

5.1.3.2.49.2.2 Maximum Number of Bedrooms
The ***Coach House*** shall not contain more than two bedrooms.

5.1.3.2.49.2.3 Maximum ***Building Height***
The maximum ***Building Height*** of the ***Coach House*** shall be two ***Storeys*** for the existing ***Coach House***. If the ***Coach House*** is ever demolished and rebuilt, the maximum ***Building Height*** shall be one ***Storey***.

5.1.3.2.49.2.4 Accessory ***Buildings*** or ***Structures***
Despite Section 4.5.1.4, the total ground floor area of all accessory ***Buildings*** or ***Structures*** shall not exceed 105 square metres.

5.1.3.2.49.2.5 ***Parking Space*** Location
Despite Section 4.13.2.1, the legal ***Parking Space*** for the ***Coach House*** shall be located in front of the ***Coach House*** and within 6 metres of the ***Street Line***.

5.1.3.2.49.2.6 Parking in Residential ***Zones***
Despite Section 4.13.7.2, two ***Driveways (Residential)*** shall be permitted.

5.1.3.2.49.2.7 Maximum ***Driveway (Residential)*** Width
The ***Driveway (Residential)*** located in front of the ***Coach House*** shall have a maximum width of 3.0 metres.

5.1.3.2.49.2.8 Notwithstanding the ***Uses*** permitted in Section 5.1.1 of ***By-law*** Number (1995)-14864, as amended, a ***Coach House*** located in the R.1B-49 ***Zone*** shall not be occupied by a ***Home Occupation*** or ***Accessory Apartment***.

5.1.3.2.49.3 Holding Provision
Purpose: To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the ***City***.

Prior to the removal of the Holding ('H') Symbol, the owner shall complete the following conditions to the satisfaction of the ***City***:

1. The Owner shall submit to the City, a site plan for the ***Coach House*** in accordance with Section 41 of the Planning Act. The site plan shall include: elevations, landscaping, parking, grading, drainage and servicing information for the ***Coach House*** to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the City Engineer.

2. The Consent application (lot line adjustment with 9 Eden Street) shall be submitted and finalized (Certificate of Official issued) to ensure that parking for the main ***Dwelling Unit*** and ***Accessory Apartment*** can be accommodated on the subject property.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 10 and substituting a new Defined Area Map 10 attached hereto as Schedule "A".

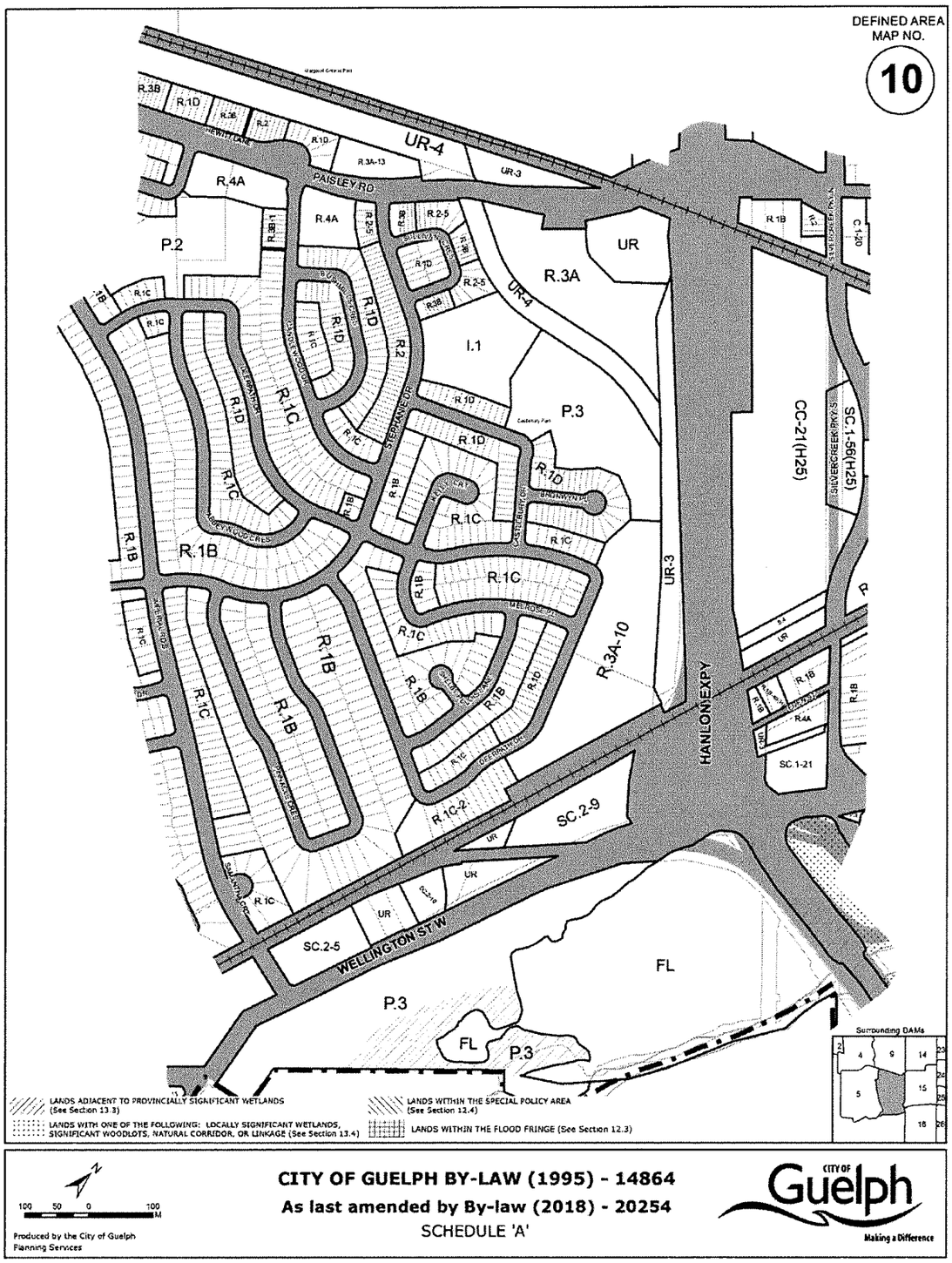
4. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this By-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 NINETEENTH day of MARCH, 2018.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON - DEPUTY CLERK

Schedule "A"


DEFINED AREA MAP NO.
10
PAISLEY RD
WELLINGTON ST W
HANLON EXPY
STEPHANIE DR
R.1B
R.1C
R.1D
R.2
R.3A
R.3A-10
R.4A
UR
UR-3
UR-4
I.1
P.2
P.3
FL
CC-21(H25)
SC.1-56(H25)
SC.1-21
SC.2-9
SC.2-5
R.1C-2
C.1-20
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
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 (2018) - 20254
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2018)-20254

1. By-law Number (2018)-20254 has the following purpose and effect:

The purpose of the proposed Zoning By-law Amendment is to change the zoning on the subject lands from "Residential Single Detached" (R.1B) to a "Specialized Residential Single Detached" (R.1B-49) Zone to permit a coach house in the existing detached building (formerly used as a garage). The portion of 9 Eden Street subject to this Zoning By-law amendment is required for parking for the existing one-storey single detached residential dwelling which contains an accessory apartment that the owners want to register. A future Consent application will be submitted to sever this portion of 9 Eden Street and add it as a lot addition to 7 Eden Street so that parking can be accommodated.

Holding Provisions have also been recommended to ensure that the development of the lands does not proceed until the owner has completed the following conditions to the satisfaction of the City:

1. The Owner shall submit to the City, a site plan for the coach house in accordance with Section 41 of the Planning Act. The site plan shall include: elevations, landscaping, parking, grading, drainage and servicing information for the coach house to the satisfaction of the General Manager of Planning, Urban Design and Building Services and the City Engineer.

2. The Consent application (lot line adjustment with 9 Eden Street) shall be submitted and finalized (Certificate of Official issued) to ensure that parking for the main dwelling unit and accessory apartment can be accommodated on the subject property.

The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on March 20, 2017 and a Decision Report was presented to Council on March 19, 2018 (File #ZC1618).

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 (2018)-20254 applies:

KEY MAP

