

# The Corporation of the City of Guelph

## By-law Number (2023) - 20882

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 part of the property municipally known as 27 Janefield Avenue, proposed parcel 5 and legally described as part of Lot 5 Registered Plan 435, City of Guelph (File No. OZS23-010).

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;

### 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 the lands legally described as part of Lot 5 Registered Plan 435, City of Guelph, and identified as proposed parcel 5 on the submitted severance plan from the existing "Residential Single Detached" Zone known as the R.1B Zone to a new "Specialized Residential Single Detached" Zone, to be known as the R.1B-50(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 5.1.3.2.50:
  - 5.1.3.2.50.1 For the lands zoned R.1B.50, in addition to the other applicable provisions of the R.1B zone, the following provision shall apply:
    - a) A minimum rear yard of 2.4 metres
  - 5.1.3.2.50.2 Holding Provision  
Purpose: To ensure the development of the subject lands does not proceed until the following condition(s) have been met to the satisfaction of the City related to the subject development.  
  
Condition – prior to removing the Holding Symbol (H):
    - a. The Owner shall provide the City an updated stormwater management report to the satisfaction of the City Engineer/General Manager
    - b. The Owner shall provide the City and updated detailed noise study to the satisfaction of the City Engineer/General Manager.
    - c. The Owner shall provide the City a reliance letter from a Qualified person who prepared the Phase 1 ESA to the satisfaction of the City Engineer/General Manager.
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Maps 17 and substituting new Defined Area Maps 17 attached hereto as Schedule "1".
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 Land Tribunal.

**Passed this Twelfth day of December, 2023.**

**Schedules:**

Schedule 1: Defined Area Map 17 (1995)

---

**Cam Guthrie, Mayor**

---

**Dylan McMahon, Deputy City Clerk**