

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 properties municipally known as 27 and 35 Janefield Avenue, proposed parcels 1-4, 6 and 7 on the submitted severance plan and legally described as part of Lots 5 and 6 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 Lots 5 and 6 Registered Plan 435, City of Guelph, and identified as proposed parcels 1-4, 6 and 7 on the submitted severance plan from the existing "Residential Single Detached" Zone known as the R.1B Zone to a new "Specialized Residential Single Semi-Detached/Duplex" Zone, to be known as the R.2-33(H) Zone.
2. Section 5.2.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.2.3.33:

5.2.3.33.1 For the lands zoned R.2.33, in addition to the other applicable provisions of the R.2 zone, the following provision shall apply to proposed parcels 1, 2, 6 and 7:

a) A maximum driveway width of 5.0 metres

5.2.3.33.2 For the lands zoned R.2.33, in addition to the other applicable provisions of the R.2 zone, the following provisions shall apply to proposed parcels 3 and 4:

a) A minimum lot area of 192.0 square metres per unit.
b) A maximum driveway width of 5.0 metres

5.1.3.2.33.3

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