

The Corporation of the City of Guelph

By-law Number (2023) - 20885

A by-law to amend By-law Number (2023)-20790, 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 parcels 3 and 4 in the submitted severance plan 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 (2023)-20790, 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 parcels 3 and 4 on the submitted severance plan from the existing "Low Density Residential" Zone known as the RL.1 Zone to a new "Specialized Low Density Residential" Zone, to be known as the RL.1-23(H) Zone.
2. Section 18.1 of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.1.23:
 - 18.1.23.1 For the lands zoned RL.1-23, in addition to the other applicable provisions of the RL.1, the following provision shall apply:
 - a) A minimum lot area of 192.0 square metres per unit.
 - 18.1.23.2 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 an 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 (2023)-20790, 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 (2023)

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk