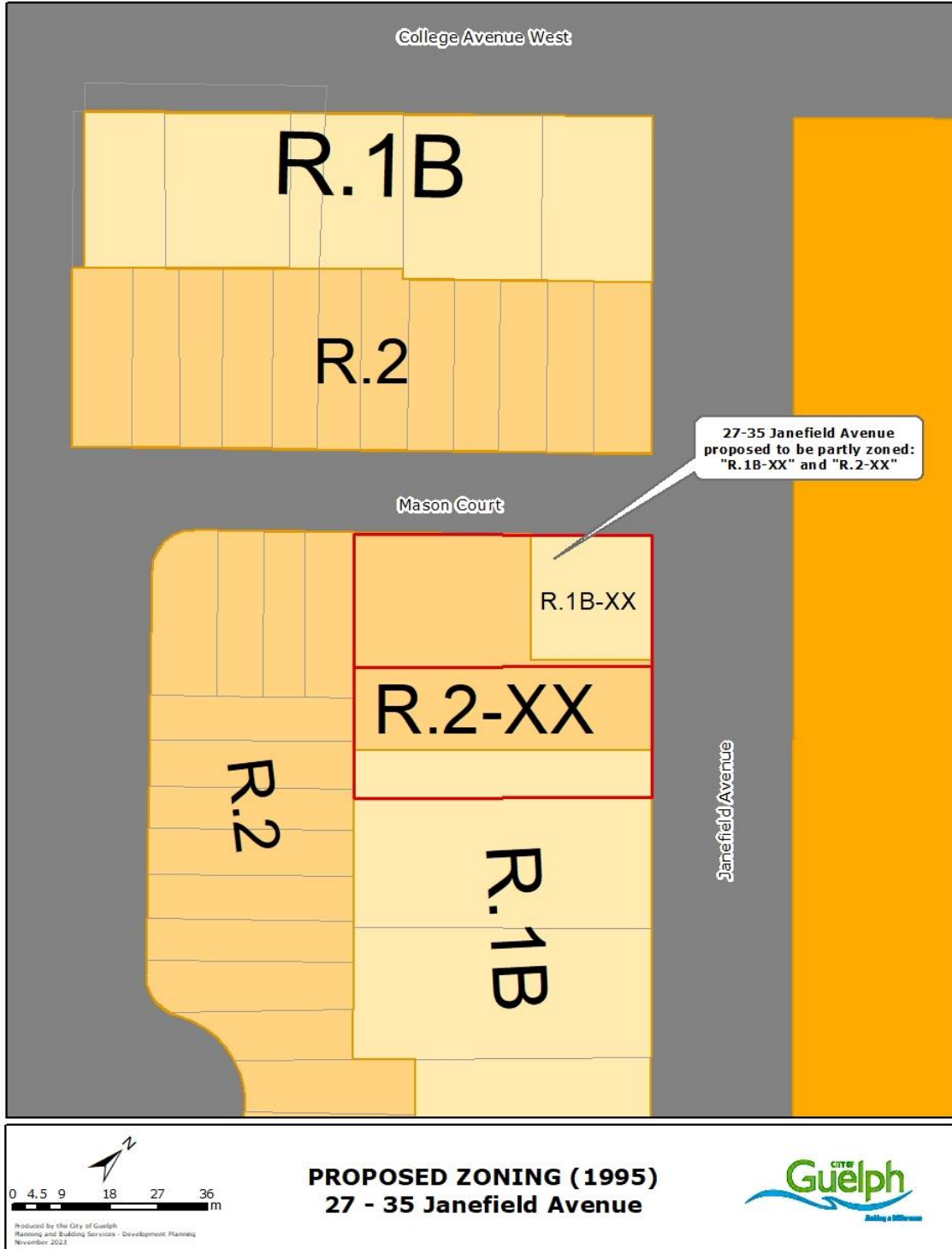


Attachment-5 Proposed Zoning and Details 1995-14864 and 2023-20790

Proposed Zoning, 1995 By-law



Proposed Zoning, 1995 By-law (continued)

Proposed Zoning: “Specialized Residential Single Detached” – R.1B-XX

In accordance with Section 4 (General Provisions), Section 5.1 and Table 5.1.2 of Zoning By-law (1995)-14864, as amended, with the following site-specific regulations and exceptions:

Provisions

- A minimum rear yard setback of 2.4 metres shall apply.

Proposed Zoning: “Specialized Residential Semi-Detached/Duplex” – R.2-XX

In accordance with Section 4 (General Provisions), Section 5.2 and Table 5.2.2 of Zoning By-law (1995)-14864, as amended, with the following site-specific regulations and exceptions:

Provisions

For the lands zoned R.2.-XX, in addition to the other applicable provisions of the R.2 zone, the following provisions shall apply to Parcels 1, 2, 6, and 7 as outlined in the severance plan:

- The maximum driveway width shall be 5 metres.

For the lands zoned R.2.-XX, in addition to the other applicable provisions of the R.2 zone, the following provisions shall apply to Parcels 3 and 4 as outlined in the severance plan:

- The maximum driveway width shall be 5 metres.
- The minimum lot size shall be 192 square metres per unit.

Proposed Zoning, 2023 By-law



0 5 10 20 30 40 m

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Planning and Building Services - Development Planning
November 2023

PROPOSED ZONING - 2023 Zoning By-Law
27-35 Janefield Avenue

CITY OF Guelph
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Proposed Zoning, 2023 By-law (continued)

Proposed Zoning: "Specialized Low Density Residential" – RL.1-XX

In accordance with Section 4 (General Provisions), Section 6 of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

Provisions

For the lands zoned RL.1-XX, in addition to the other applicable provisions of the RL.1 zone, the following provisions shall apply to Parcels 5 as outlined in the severance plan:

- A minimum rear yard setback of 2.4 metres shall apply.
- A maximum exterior side yard setback of 10.6 metres shall apply.

For the lands zoned RL.1-XX, in addition to the other applicable provisions of the RL.1 zone, the following provisions shall apply to Parcels 3 and 4 as outlined in the severance plan:

- The minimum lot size shall be 192 square metres per unit for semi-detached dwellings.