

# The Corporation of the City of Guelph

## By-law Number (2024) - 20932

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 35 Janefield Avenue and all of 41 Janefield Avenue, legally described as all of Lot 4 and part of Lot 5 Registered Plan 435, City of Guelph (File No. OZS23-013).

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 all of Lot 4 and part of Lot 5 Registered Plan 435, City of Guelph 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.2-35(H) Zone.
2. Section 5.2.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.2.3.35:
  - 5.2.3.35.1 For the lands zoned R.2.34, in addition to the other applicable provisions of the R.2 zone, the following provision shall apply:
    - a) A **Driveway (Residential)** shall have a maximum width of 5.0 metres
  - 5.1.3.2.35.3 Holding Provision  
Purpose: To ensure the development of the subject lands does not process 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 Site Servicing Plan to the satisfaction of the City Engineer/General Manager.
    - b. The Owner shall provide the City an updated stormwater management report 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 ninth day of April, 2024.**

### Schedules:

Schedule 1: Defined Area Map 17 (1995)

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**Cam Guthrie, Mayor**

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**Garrett Meades, Acting Deputy City Clerk**