THE CORPORATION OF THE CITY OF GUELPH

BY-LAW NO. 2018____ - ____

A BY-LAW TO AMEND BY-LAW (1995) - 14864, BEING A ZONING BY-LAW CONTROLLING DEVELOPEMNT WITHIN THE CITY OF GUELPH

WHEREAS the Municipal Council of The Corporation of the City of Guelph deems it desirable to amend By-law (1995) – 14864 and amending by-laws, with respect to the lands identified on the attached Schedule "A" in accordance with the provisions of this by-law.

THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF GEULPH ENACTS AS FOLLOWS:

- 1. That By-law No. 14864 is hereby amended as follows:
 - 1.1 By changing the zoning on the affected land on Schedule 'A' from "Community Shopping Centre (CC-17)" to "General Apartment Zone (R.4A) Zone, site specific.
 - 1.2 By adding the following site-specific regulations:
 - Notwithstanding Table 5.4.2 (6), the maximum density shall be 105 units per hectare;
 - Notwithstanding Table 5.4.2 (8), the minimum side yard (north) shall be 5.5 metres;
 - Notwithstanding Section 5.4.2.1, the minimum side yard (north) shall be 5.5 metres;
 - Notwithstanding Table 5.4.2 (9), the minimum front yard (Farley Drive) shall be 4.5 metres (previously 3.5 metres);
 - Notwithstanding Table 5.4.2.4 (1), the minimum common amenity area shall be 1530 m².
 - Notwithstanding Table 5.4.2.4 (3), a portion of the common amenity area shall be permitted in the front yard;
 - Notwithstanding Section 4.16.2, the angular plane to the street shall be 50 degrees;
 - Notwithstanding Section 4.16.2, The angular plane to the lands zone P.1 shall be 75 degrees.
- 2. This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

ENACTED this _____ day of _____, 2018

MAYOR

CLERK

R.1C-11 R.3B R.1C-11 R.1B-16 **GOSLING GDNS R.1B** R.1C-13 ROEHAMPTIO R.3A-42 R.1C-1: DR R/104 R.4A-32 R.1D-11 Lī. ARI PORTER DR R.1D-3 P **?**[\] P.1 2-2-5 R.2-5 ä P.2-2 R.34-23 Clair Park R.1D-R.2-5 R.3B-7 R.3B-R.2-5 Site EUGENE DR ₹.1D-R.3B-7 R.3A-27 3B-R.2-5 GORDON ST CC-17 R D R.3B-; Proposed Zoning R.4A General Apartment CC w/ Site Specific Zoning CC - Community Shopping Centre R.1 - Residential Single Detached R.2 - Residential Semi/Duplex R.3 - Residential Townhouse CLAIR RD W R.4 - Residential Apartment P - Park

SCHEDULE 'A'

This is Schedule 'A' to By-law No. 2018-___ passed this ____ day of _____, 2018.