

# 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 m<sup>2</sup>.
    - 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

# SCHEDULE 'A'

This is Schedule 'A' to By-law No. 2018-\_\_\_ passed this \_\_\_ day of \_\_\_\_\_, 2018.

