

**DATE:** April 8, 2024

**RE: Housekeeping Amendment  
Noble Ridge Subdivision 23T-10002, Harris Street Development  
Township of Guelph/Eramosa, County of Wellington**

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It has come to the Township's attention that several driveways within the Noble Ridge Subdivision exceed the maximum size restriction under Section 5.1.10.3(2)(b), of the Township's Zoning By-law 40/2016, as amended. This regulation reads as follows:

**5.1.10.3.2** *Driveway width shall be measured along the lot line and the length of the driveway, and the entrance radii shall be in accordance with Township By-laws.*

*b) A driveway may be a maximum width of 50% of the lot width or 7.5 m, whichever is less; and shall be located no closer than 0.6 m to the side lot line.*

After further investigation, it was found that the driveways in question were not constructed in accordance with the Township-approved plans and are thus in contravention of Zoning By-law 40/2016, the respective Building Permits, and, by extension, the applicable Subdivision Agreement.

To address this lack of conformity, the Township has initiated a Housekeeping Amendment. A copy of the proposed by-law has been attached to this memo for reference. Please contact [planning@get.on.ca](mailto:planning@get.on.ca) if you have any questions.

Regards,

**Amanda Knight**  
Clerk/Director of Legislative Services

Township of Guelph/Eramosa  
8348 Wellington Road 124, PO Box 700  
Rockwood, ON N0B 2K0

**The Corporation of the Township of Guelph/Eramosa**

**By-law Number \_\_\_/2024**

**A By-law to amend  
Township of Guelph/Eramosa Zoning By-law 40/2016**

**23T-10002 & 23CD-10001 Eramosa Township, now in the  
Township of Guelph/Eramosa  
(Noble Ridge Subdivision)**

**WHEREAS** the Council of the Corporation of the Township of Guelph/Eramosa deems it expedient to enact this By-law to amend Zoning By-law Number 40/2016;

**AND WHEREAS** Council is empowered to enact this By-law under the authority of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Guelph/Eramosa hereby enacts as follows:

1. That Zoning By-law Number 40/2016 is hereby amended as follows:
  - a) That Section 21 Special Provisions be amended by adding the following special provision:
    - 21.157 xi) For the purposes of this provision a driveway shall be a minimum width equal to the width of the garage door and a maximum width of 6.5 metres.
2. All other applicable provisions of By-law 40/2016 shall continue to apply to the lands affected by this amendment.
3. That this By-law shall become effective from the date of passing hereof.

READ three times and finally passed

this \_\_\_ day of **February, 2024**.

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Chris White, Mayor

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Amanda Knight, Clerk

**THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA**

**EXPLANATION OF BY-LAW #XX - XX**

By-law Number **XX - XX** amends the Township of Guelph/Eramosa Zoning By-law 40/2016 by modifying the existing permissions applicable to the general Noble Ridge subdivision.

The purpose of the proposed zoning by-law amendment is to recognize the construction of existing driveways in the area identified in the site specific amendment 21.157 (Noble Ridge) at the time of issuance of occupancy permits.

DRAFT