THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19404

A by-law to amend the Official Plan for the City of Guelph as it affects property known municipally as 1077 Gordon Street and legally described as Concession 7, Part Lot 4, Plan 61R9349, City of Guelph (OP1101).

WHEREAS Section 17 of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to adopt Official Plan Amendments;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number 52 to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping (Schedule A) and text (Schedule B) is hereby adopted.

2. 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 Municipal Board.

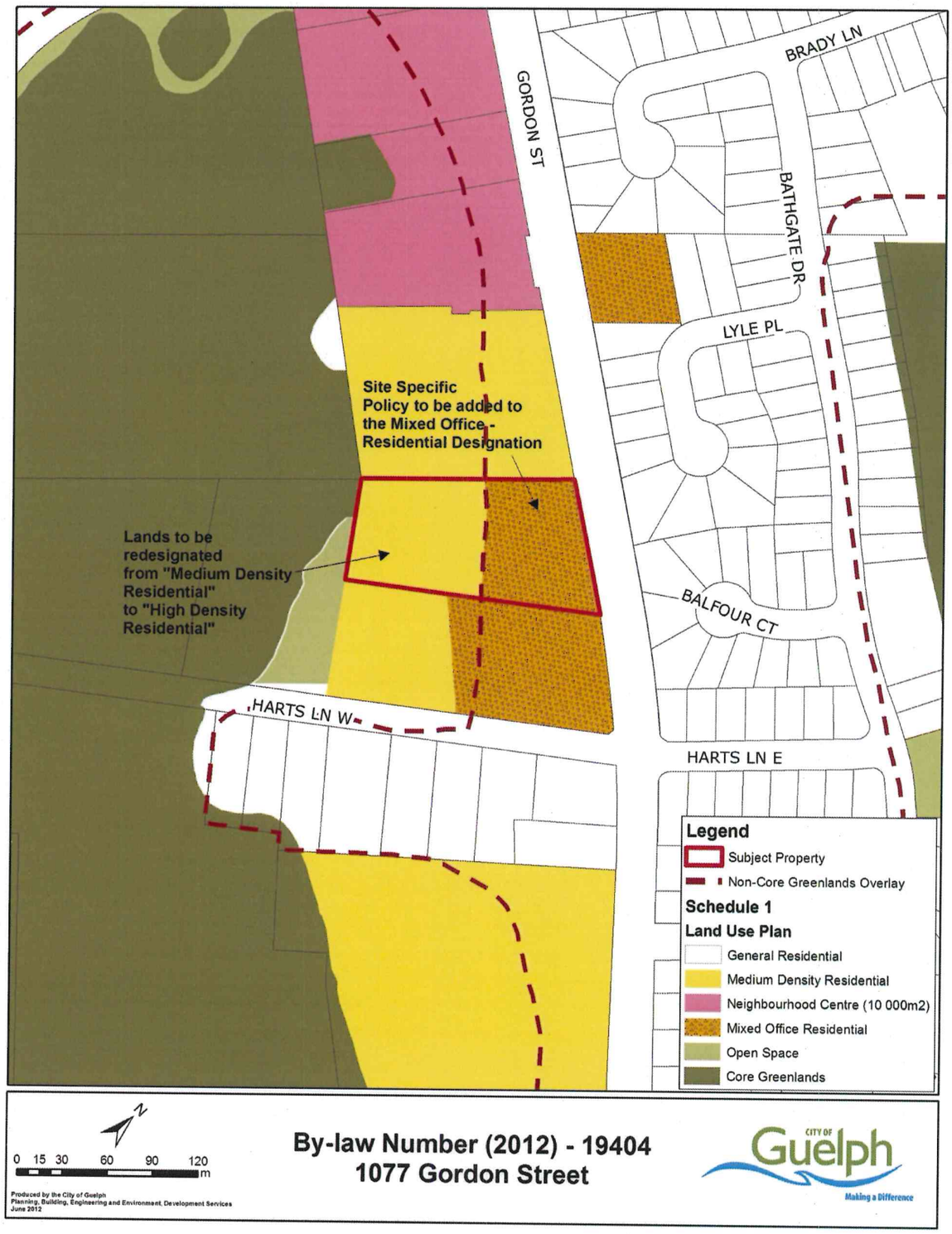
PASSED this TWENTY-FIFTH day of JUNE, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

Schedule 'A'

Official Plan Amendment



Schedule 'B'

Official Plan Amendment

Amend Schedule 1, Land Use Plan of the Official Plan by changing the land use designation on the rear 0.79 hectare portion of the property municipally known as 1077 Gordon Street, from the current "Medium Density Residential" designation to the "High Density Residential" designation.

Amend the Official Plan text by the addition of a new site specific sub-policy for the property municipally known as 1077 Gordon Street. Amend Section 7.6 of the Official Plan, "Mixed Office-Residential Land Use Designation", by adding Official Plan Policy 7.6.10 with the following clause:

7.6.10 Notwithstanding Policy 7.6.3, the maximum net density for residential development within this designation for the property known municipally as 1077 Gordon Street shall be 150 units per hectare.

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19404

1. By-law Number (2012)-19404 has the following purpose and effect:

The purpose of By-law (2012)-19404 is to authorize an amendment to the Official Plan to modify Schedule 1, "Land Use Plan" of the Official Plan for the City of Guelph by changing the land use designation of the rear 0.79 hectare portion of the property known municipally as 1077 Gordon Street, from the current "Medium Density Residential" land use designation to the "High Density Residential" land use designation.

The By-law also authorizes a text amendment to Section 7.6 of the Official Plan (Mixed Office-Residential Land Use Designation) by adding Official Plan Policy 7.6.10 with the following clause:

7.6.10 Notwithstanding Policy 7.6.3, the maximum net density for residential development within this designation for the property known municipally as 1077 Gordon Street shall be 150 units per hectare.

The proposed Official Plan amendment was considered by Guelph City Council at a Public Meeting held on September 6, 2012 and approved by Guelph City Council on June 5, 2012.

Further information may be obtained by contacting or visiting Planning and Building Services, 837-5616, extension 2360, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this Official Plan amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2012)-19404 applies:

KEY MAP

