THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19235

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 property known municipally as 32 Watson Parkway South and legally described as Part 4, Plan 61R-10856, City of Guelph (ZC1103).

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;

NOW THEREFORE 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 property described as Part 4, Plan 61R-10856, City of Guelph and municipally known as 32 Watson Parkway South from the Industrial (B.1) Zone to a Specialized Industrial (B.3-12) Zone to permit an industrial mall.

2. By-law Number (1995)–14864, as amended, is hereby further amended by adding a new Section 7.3.3.12 as follows:

7.3.3.12 B.3-12
32 Watson Parkway South
As shown on Defined Area Map Number 58 of Schedule "A" of this By-law.

7.3.3.12.1 Permitted Uses
In accordance with the uses listed in Section 7.1.2.

7.3.3.12.2 Regulations
In accordance with Section 7.3 of the By-law, as amended, with the following exceptions and additions:

7.3.3.12.2.1 Maximum Front Yard Building Setback
20 metres

7.3.3.12.2.2 Buffer Strips
A landscaped buffer strip a minimum of 3 metres in width shall be provided along the front property line adjacent to Watson Parkway South to screen any off-street parking areas in the required front yard

7.3.3.12.2.3 Building Entrances
Principle unit building entrances shall be located facing Watson Parkway South

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 58 and substituting therefore a new Defined Area Map 58 attached hereto as Schedule "A"

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 Municipal Board.

PASSED this TWENTY-FIFTH day of JULY, 2011.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO – ACTING CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2011)-19235

1. By-law Number (2011)-19235 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 32 Watson Parkway South. The proposed zoning amendment would rezone the property from the current B.1 (Industrial) Zone to the Specialized Industrial (B.3-12) Zone to allow an industrial mall with the permitted uses listed within the standard Industrial (B.3) Zone.

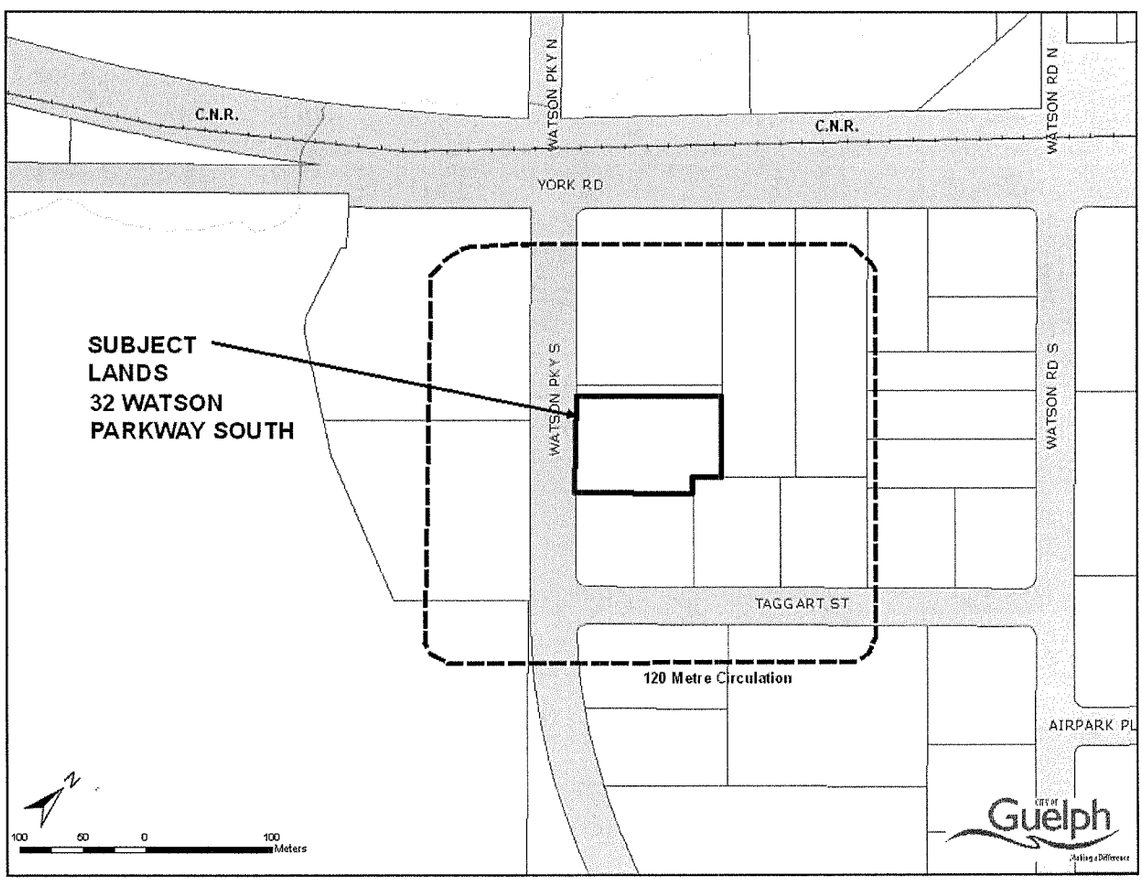
   The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on April 4, 2011 and approved by City Council on July 4, 2011.

   Further information may be obtained by contacting or visiting Planning and Building Services, (519) 837-5616, extension 2360, City Hall, Guelph, Ontario.

   Persons desiring to officially support or object to this zoning 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.

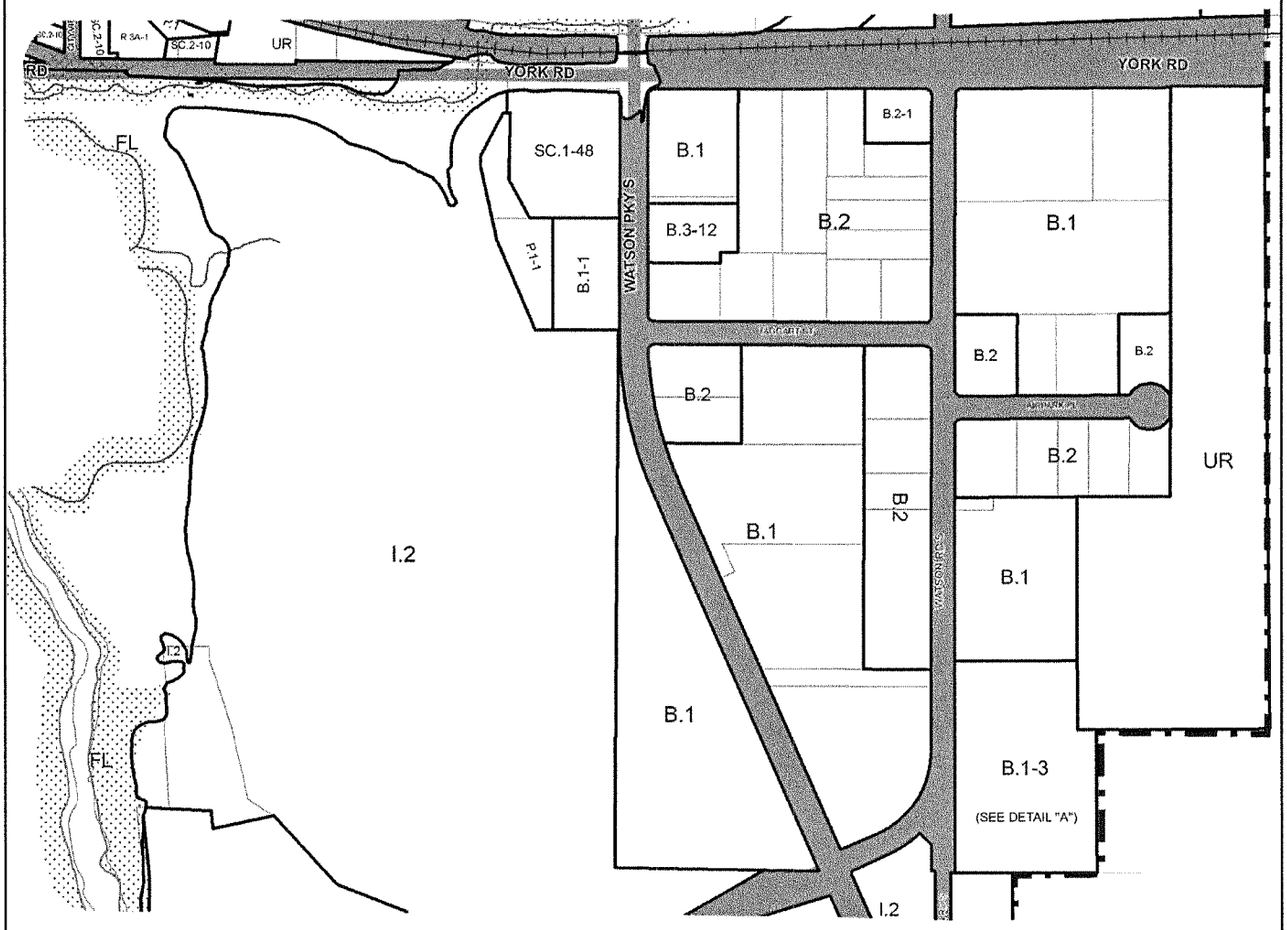
2. Key map showing the location of the lands to which By-law (2011)-19235 applies:

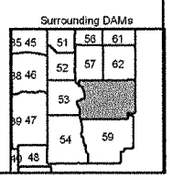
KEY MAP



DEFINED AREA
MAP NO.

58





LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)

LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)

LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)

LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)

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Produced by the City of Guelph
Planning Services

CITY OF GUELPH BY-LAW (1995) - 14864

As last amended by By-law (2011) - 19235

SCHEDULE 'A'

CITY OF Guelph
Making a Difference