THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19236

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 31-33 Farley Drive and legally described as Block 70, 61M-65, City of Guelph (ZC1104).

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 Block 70, 61M-65, City of Guelph and municipally known as 31-33 Farley Drive from the Specialized Institutional (I.1-13) Zone to a Specialized Community Commercial (CC-22) Zone to permit additional commercial uses.

2. By-law Number (1995)–14864, as amended, is hereby further amended by adding a new Section 6.2.3.2.22 as follows:

6.2.3.2.22 CC-22
31-33 Farley Drive
As shown on Defined Area Map Number 42 of Schedule "A" of this By-law.

6.2.3.2.22.1 Permitted Uses

- Dwelling Units with permitted commercial uses in the same building
- Art Gallery
- Artisan Studio
- Club
- Day Care Centre
- Dry Cleaning Outlet
- Financial Establishment
- Group Home
- Laundry
- Library
- Medical Clinic
- Medical Office
- Office
- Personal Service Establishment
- Religious Establishment
- Restaurant
- Restaurant (take-out)
- Retail Establishment
- Vehicle Gas Bar
- Veterinary Service

- Amusement Arcade
- Commercial Entertainment
- Commercial School
- Funeral Home
- Garden Centre
- Public Hall
- Recreation Centre
- Rental Outlet
- Tavern
- Taxi Establishment

A drive-through use shall not be permitted in this Zone

For the purposes of this Zone, a Drive-through use shall be defined as: A use which involves or is designed to encourage a customer to remain in a vehicle receiving a service, obtaining a product or completing a business transaction.

6.2.3.2.22.2 Regulations
In accordance with Section 6.2.2 of the By-law, as amended, with the following exception:

6.2.3.2.22.2.1 Minimum Off-Street Parking
The minimum off-street parking required shall be 1 space per 23 square metres of gross floor area

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 42 and substituting therefore a new Defined Area Map 42 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)-19236

1. By-law Number (2011)-19236 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 31-33 Farley Drive. The proposed zoning amendment would rezone the property from the current Specialized Institutional (I.1-13) Zone to a Specialized Community Commercial (CC-22) Zone to permit additional commercial uses.

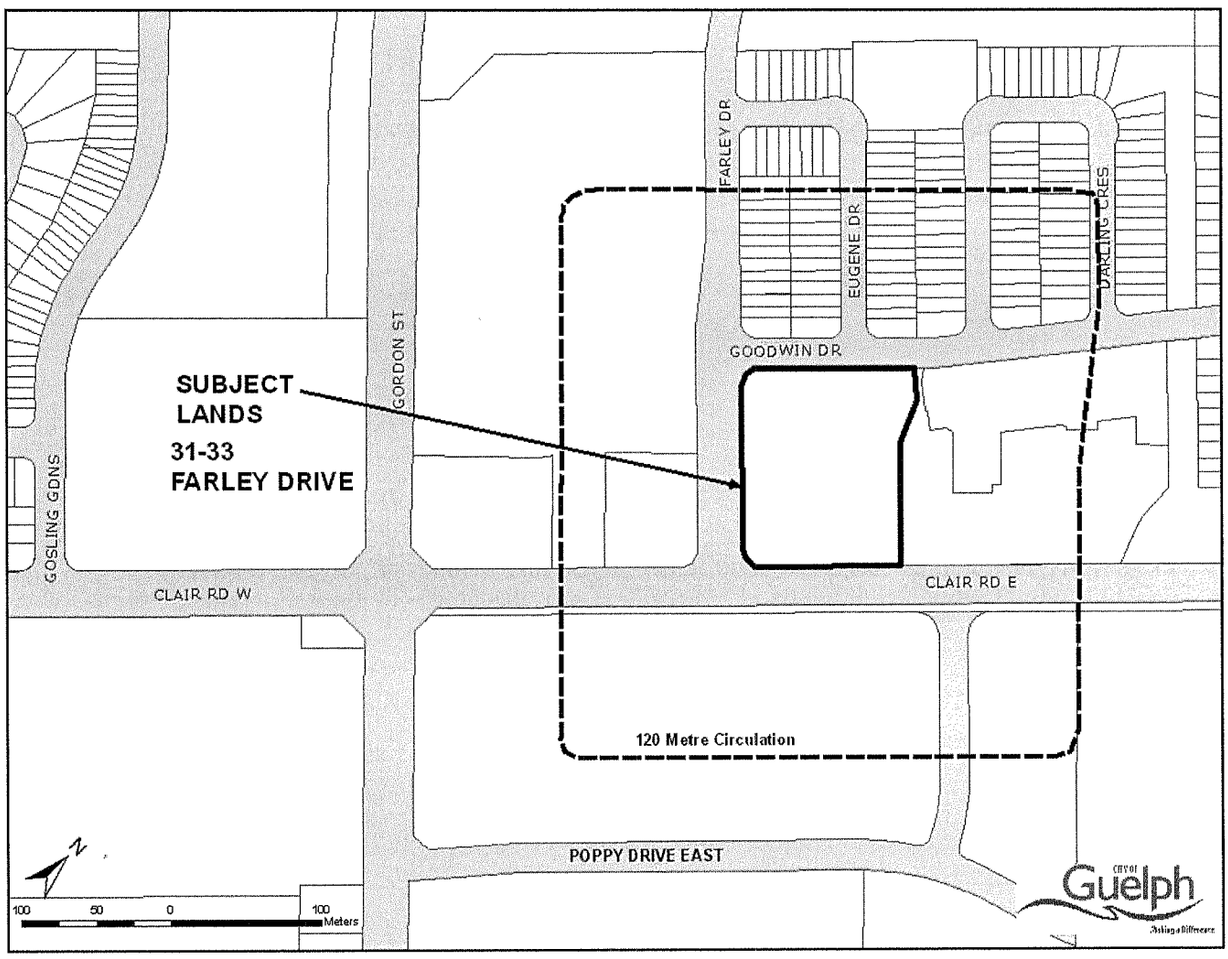
   The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on April 4, 2011 and approved by City Council on July 4, 2011.

   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.

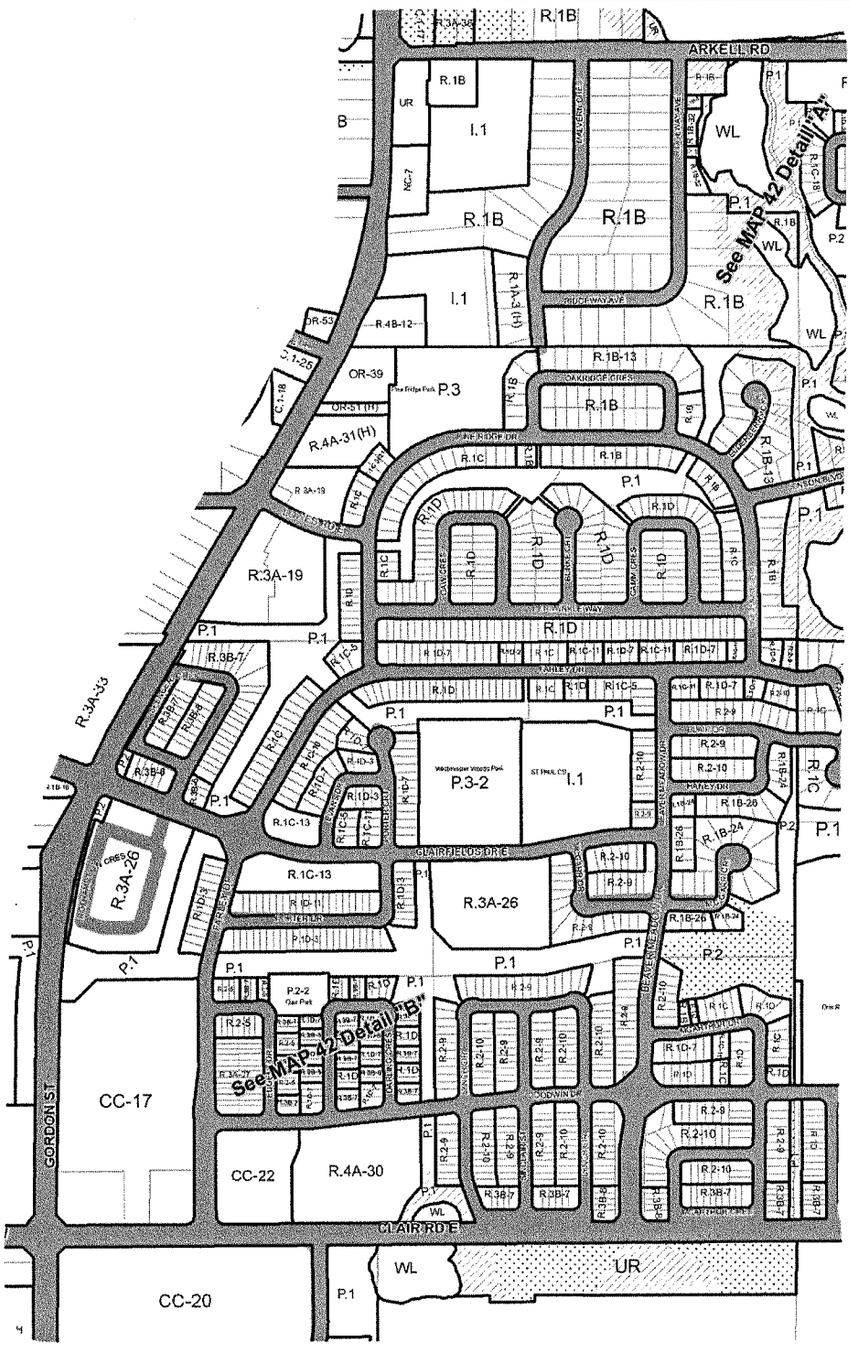
2. Key map showing the location of the lands to which By-law (2011)-19236 applies:

KEY MAP

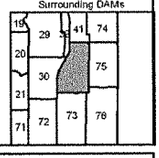


DEFINED AREA MAP NO.

42



Surrounding DAMs



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) - 19236

SCHEDULE 'A'

CITY OF Guelph
Making a Difference