THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19280

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 1820 Gordon Street (File ZC1108).

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 changing the existing Specialized CC-20 (Community Shopping Centre) Zone applying to property legally described as Block 1, Registered Plan 61M-165, being the large commercial block of land currently being developed at the south east corner of the Gordon Street South / Clair Road East intersection, municipally known as 1820 Gordon Street, City of Guelph, by deleting Section 6.2.3.2.20.2.5 from the regulations of the Specialized CC-20 (Community Shopping Centre) Zone, to permit the development of a Community Commercial Shopping Centre in accordance with the provisions of Section 6.2.3.2.20 of Bylaw Number (1995)-14864, as amended.

2. Section 6.2.3.2.20 of By-law Number (1995)–14864, as amended, is hereby further amended by deleting Section 6.2.3.2.20.2.5 titled 'Maximum Building Size'.

3. 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-FOURTH day of OCTOBER, 2011.

LEANNE PIPER – ACTING MAYOR

TINA AGNELLO - ACTING CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2011)-19280

1. By-law Number (2011)-19280 has the following purpose and effect:

This zoning bylaw will implement the zoning by-law amendment application approved by City Council on October 3, 2011. The zoning bylaw applies to lands legally described as Block 1, Registered Plan 61M-165, being the large commercial block of land currently being developed at the south east corner of the Gordon Street South / Clair Road East intersection, municipally known as 1820 Gordon Street, City of Guelph.

The subject site is approximately 5.38 hectares in site area, is graded and is under construction to permit several new commercial buildings that will form Phase 1 of the new community shopping centre.

The subject lands are currently in the Specialized CC-20 (Community Shopping Centre) Zone which allows a wide range of commercial uses and residential dwelling units with permitted commercial uses in the same building, subject to a list of regulations that govern the development of the property.

The bylaw will amend the existing Specialized CC-20 (Community Shopping Centre) Zone by deleting Section 6.2.3.2.20.2.5 from the regulations in the zone. This regulation presently restricts the Maximum Building Size for each building in the development to 3,250 square metres.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on June 7, 2011 and at a Council Decision meeting held on October 3, 2011.

Further information may be obtained by contacting or visiting Planning & Building, Engineering and Environment, 837-5616, extension 2362, 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)-19280 applies:

KEY MAP

