THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19369

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 1475-1483 and 1499 Gordon Street and legally described as Part of Lots 1, 2 and 3, Registered Plan 74, Geographic Township of Puslinch, City of Guelph (ZC1111).

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 legally described as Part of Lots 1, 2 and 3, Registered Plan 74, Geographic Township of Puslinch, City of Guelph and municipally known as 1499 Gordon Street (as reconfigured by approved consent to sever applications) from the R.1B (Single Detached Residential) Zone and C.1-18 (Specialized Convenience Commercial) Zone to the CR-10 (Specialized Commercial-Residential) Zone to permit a range of commercial uses and mixed residential/commercial uses and to rezone a portion of 1475-1483 Gordon Street (as reconfigured by approved consent to sever applications) from the R1.B Zone to the C.1-18 Zone to permit the existing vehicle service station.

2. Section 6.6.3 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.6.3.10:

6.6.3.10 <u>CR-10</u>
1499 Gordon Street
As shown on Defined Area Map Number 30 of Schedule "A" of this By-law.

6.6.3.10.1 <u>Permitted Uses</u>
In addition to the permitted uses listed in Section 6.6.1 (Commercial Residential Zone) of Zoning By-law (1995)-14864, as amended, the following additional uses shall be permitted:

- Pharmacy
- Live-Work Units
- Restaurant (take-out) to a maximum gross floor area of 140 square metres

The following definitions shall apply in the CR-10 Zone:

A "Live-Work Unit" shall mean a dwelling unit, part of which may be used as a business establishment and the dwelling unit is the principal residence of the business operator.

A "Street Entrance" shall mean the principal entrance to a business which shall be located in a part of the building facing a public street or public square which is at or within 0.2 metres above or below grade.

6.6.3.10.2 Regulations
In accordance with Schedule 4 (General Provisions) and Section 6.6.2 and Table 6.6.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

6.6.3.10.2.1 Minimum Side Yard
3 metres

6.6.3.10.2.2 Maximum Gross Floor Area
1620 square metres

6.6.3.10.2.3 Minimum Number of Off-Street Parking Spaces
- Office and dry cleaning outlet uses shall be provided at a ratio of 1 parking space per 35 square metres of gross floor area
- Artisan studio, convenience commercial, financial establishment, florist, personal service establishment, and pharmacy uses shall be provided at a ratio of 1 parking space per 20 square metres of gross floor area

6.6.3.10.4 Maximum Building Setback to Gordon Street
7 metres

6.6.3.10.5 Building Entrances
The street entrance shall be located facing Gordon Street

6.6.3.10.6 Prohibited Uses
Drive-through facilities shall not be permitted

A "Drive-Through Use" shall be defined as a use which involves or is designed to encourage a customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The use shall include vehicular stacking spaces and a serving window, and may include an intercom order box.

3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 30 and substituting therefore a new Defined Area Map 30 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 Act, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the Act, 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.

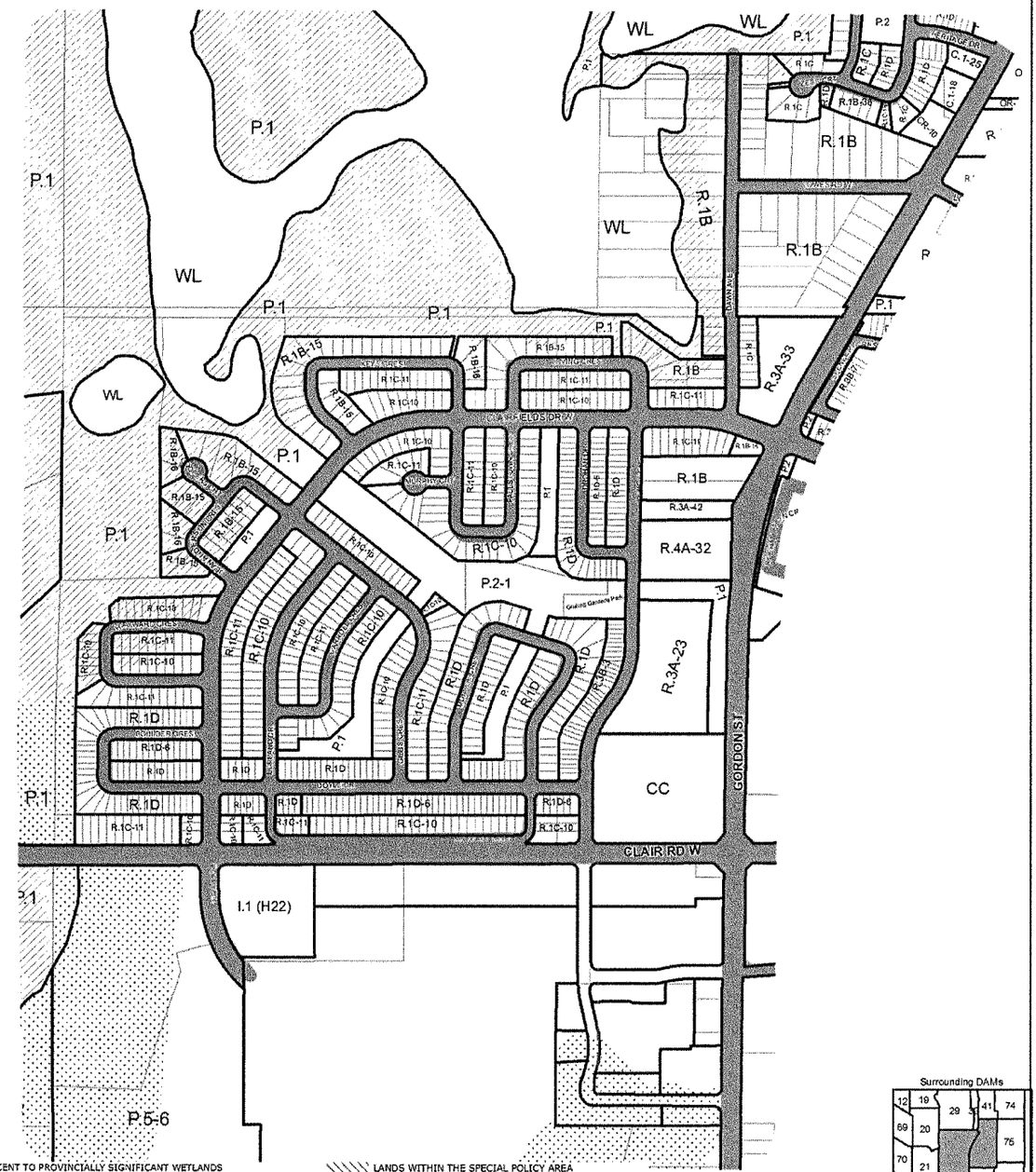
PASSED this TWENTY-THIRD day of APRIL, 2012.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO - DEPUTY CLERK

DEFINED AREA MAP NO. **30**

ZONING BY-LAW (2012) - 19369



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 (2010) - 19063

SCHEDULE 'A'

CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19369

1. By-law Number (2012)-19369 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 1475-1483 and 1499 Gordon Street. The purpose of the proposed zoning by-law amendment is to rezone 1499 Gordon Street (as reconfigured by approved consent to sever applications) from the R.1B (Single Detached Residential) Zone and C.1-18 (Specialized Convenience Commercial) Zone to the CR-10 (Specialized Commercial-Residential) Zone to permit a range of commercial uses and mixed residential/commercial uses. Further, the zoning by-law amendment rezones a portion of 1475-1483 Gordon Street (as reconfigured by approved consent to sever applications) from the R1.B Zone to the C.1-18 Zone to permit the existing vehicle service station.

The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on December 5, 2011 and was approved by Guelph City Council on April 2, 2012.

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 (2012)-19369 applies:

KEY MAP

