THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2012)-19378

A by-law to amend the Official Plan for the City of Guelph as it affects property known municipally as 148-152 Macdonell Street and legally described as Part of Lots 1, 2, 4 & 17 and Lot 3 and Part of Priory Street, Registered Plan 16 and Part of Lot 3 Registrar's Compiled Plan No. 712, City of Guelph (OP1104).

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 51 to the Official Plan for the City of Guelph, as amended, consisting of the attached text 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-EIGHTH day of MAY, 2012.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK

Schedule 'A'

Official Plan Amendment

Amend the Official Plan text by the addition of a new site specific sub-policy for the property municipally known as 148-152 Macdonell Street. Amend Official Plan Policy 7.3.7, Central Business District (Downtown), as follows:

7.3.7 The maximum net density for residential use within the 'Central Business District' shall not exceed 200 units per hectare (80 units per acre), except as noted in policy 7.3.7.1. and 7.3.7.2.

1. The net density for residential uses within the "Sensitive Commercial" sub-area of the "Guelph C.B.D. – Concept Plan" shall not exceed 100 units per hectare (40 units per acre).

2. Despite the maximum net density for residential uses set out in policy 7.3.7, the maximum net density for residential uses at 148-152 Macdonell Street shall not exceed 408 units per hectare.

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2012)-19378

1. By-law Number (2012)-19378 has the following purpose and effect:

   To amend the Official Plan text by the addition of a new site specific sub-policy to allow additional residential density for the property municipally known as 148-152 Macdonell Street. Amend Official Plan Policy 7.3.7, Central Business District (Downtown), as follows:

   7.3.7 The maximum net density for residential use within the 'Central Business District' shall not exceed 200 units per hectare (80 units per acre), except as noted in policy 7.3.7.1. and 7.3.7.2.

   1. The net density for residential uses within the "Sensitive Commercial" sub-area of the "Guelph C.B.D. – Concept Plan" shall not exceed 100 units per hectare (40 units per acre).

   2. Despite the maximum net density for residential uses set out in policy 7.3.7, the maximum net density for residential uses at 148-152 Macdonell Street shall not exceed 408 units per hectare.

   The proposed Official Plan amendment was considered by Guelph City Council at a Public Meeting held on March 5, 2012 and approved by Guelph City Council on May 7, 2012.

   Further information may be obtained by contacting or visiting Planning Services, (519) 837-5616, extension 2327, 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)-19378 applies:

KEY MAP

