THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2013)-19549

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 25 Lee Street and legally described as Lots 1-17 and Part of Lot 18, Registered Plan 462 and Part of Grange Road and Cityview Drive, Registered Plan 53 and Part of Block 218, City of Guelph (ZC1213).

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 Lots 1-17 and Part of Lot 18, Registered Plan 462 and Part of Grange Road and Cityview Drive, Registered Plan 53 and Part of Block 218, City of Guelph and municipally known as 25 Lee Street from the UR (Urban Reserve) Zone to a Specialized I.1-14 (Institutional) Zone to permit the development of an elementary school.

2. Section 8.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 8.3.1.14:

8.3.1.14 I.1-14
25 Lee Street
As shown on Defined Area Map Number 57 of Schedule "A" of this By-law.

8.3.1.14.1 Permitted Uses
In accordance with the uses permitted in Section 8.1.1 of Zoning By-law (1995) – 14864, as amended.

8.3.1.14.2 Regulations
In accordance with the provisions of Section 8.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

8.3.1.14.2.1 Maximum Front Yard and Exterior Side Yard
Despite Table 8.2, Row 4, the provision for maximum front yard and exterior side yard shall not apply

8.3.1.14.2.2 Accessory Buildings and Structures
Despite Table 8.2, Row 10, and Section 4.5.1, an accessory building may occupy a front yard or exterior side yard

8.3.1.14.2.3 Off-Street Parking
Despite Table 8.2, Row 8, and Section 4.13.4.4, a minimum of 52 parking spaces are required for an elementary school use

3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 57 and substituting therefore a new Defined Area Map 57 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.

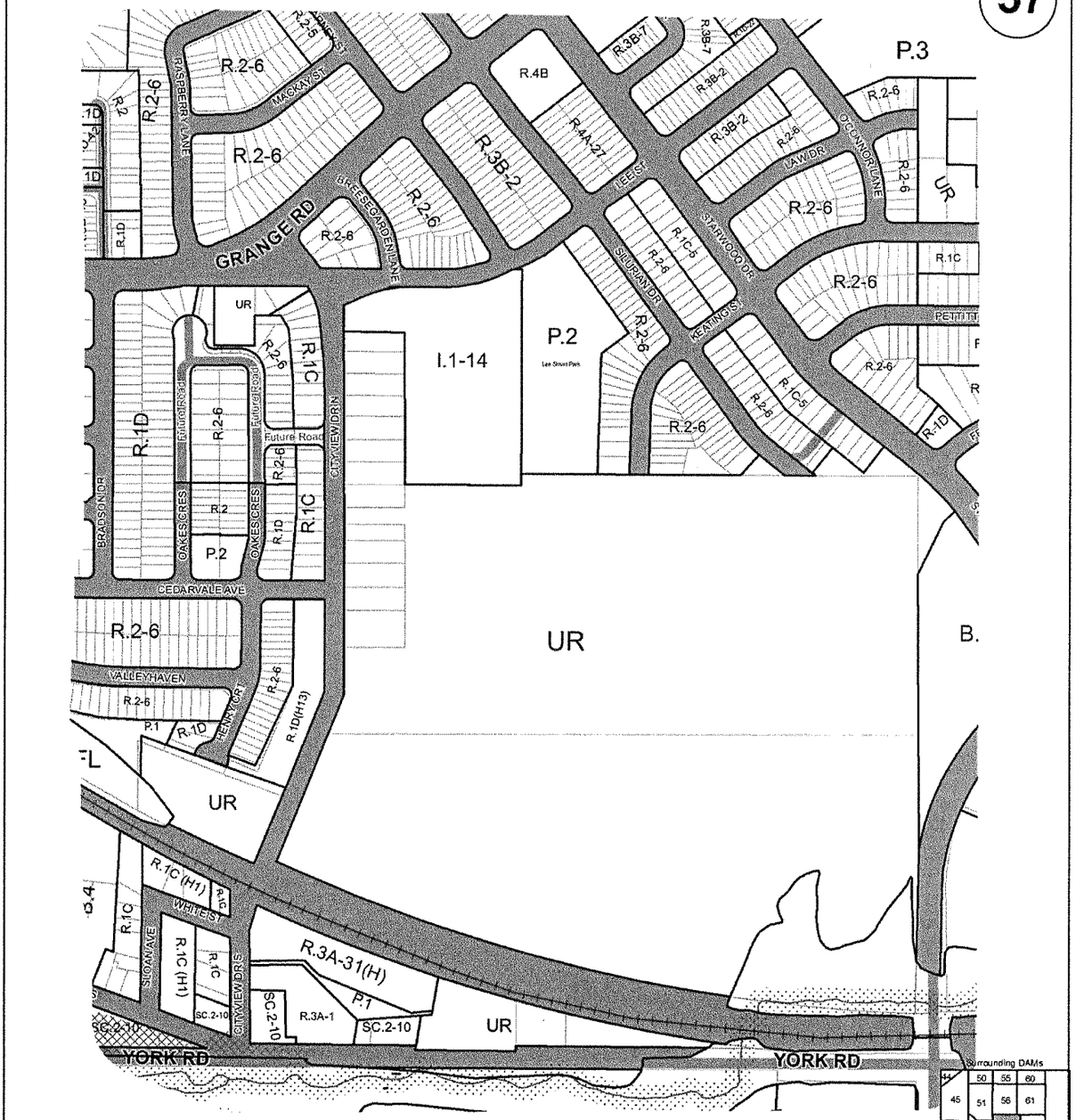
PASSED this EIGHTH day of APRIL, 2013.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO – DEPUTY CITY CLERK

DEFINED AREA
MAP NO.

57



LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)

LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)

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

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 (2013) - 19549

SCHEDULE 'A'

CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2013)-19549

1. By-law Number (2013)-19549 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 25 Lee Street. The purpose of the proposed zoning by-law amendment is to rezone 25 Lee Street from the UR (Urban Reserve) Zone to a Specialized I.1-14 (Institutional) Zone to permit the development of an elementary school.

   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 8, 2013.

   Further information may be obtained by contacting or visiting Planning 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 (2013)-19549 applies:

KEY MAP

