THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19837

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 144 Watson Road North and legally described as Part Lot 5, Concession 3, Division C (formerly Guelph Township), designated as Part 2, Reference Plan 61R-10049, City of Guelph.

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 Part Lot 5, Concession 3, Division C (formerly Guelph Township), designated as Part 2, Reference Plan 61R-10049, City of Guelph and municipally known as 144 Watson Road North from the CC-15 (H) (Specialized Community Shopping Centre) Zone to the R.4B-17 (Specialized High Density Residential Apartment) Zone.

2. Section 5.4.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 5.4.3.2.17:

5.4.3.2.17 **R.4B-17**
144 Watson Road North
As shown on Defined Area Map Number 62 of Schedule "A" to this ***By-law:***

5.4.3.2.17.1 Regulations
In accordance with the provisions of Section 5.4.2 of Zoning ***By-law*** (1995)-14864, as amended, with the following exceptions:

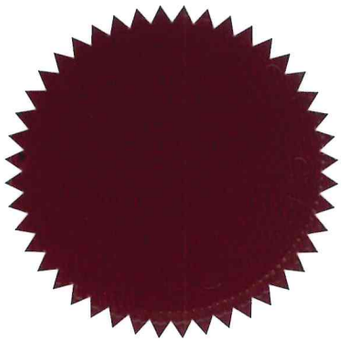
5.4.3.2.17.1.1 Minimum Off-Street Parking
Notwithstanding Section 4.13 and Table 5.4.2 Row 14, a minimum of 1.2 ***Parking Spaces*** per ***Dwelling Unit*** shall be provided.

5.4.3.2.17.1.2 Minimum ***Common Amenity Area***
Notwithstanding Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum ***Common Amenity Area*** shall be 6 square metres per ***Dwelling Unit***.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 62 and substituting therefore a new Defined Area Map 62 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.

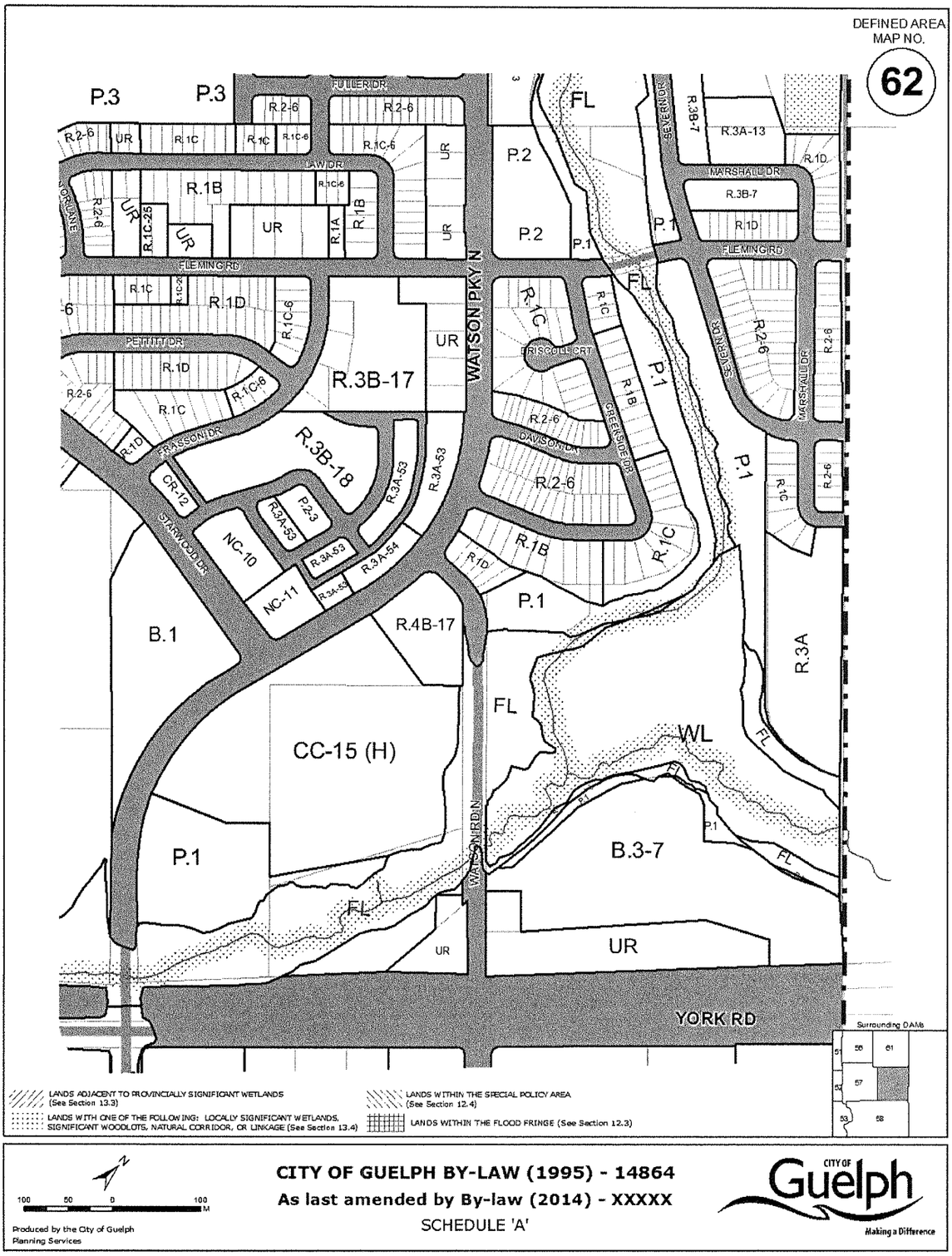
PASSED this NINTH day of DECEMBER, 2014.



CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CITY CLERK

Schedule 'A'


DEFINED AREA MAP NO.
62
FULLER DR
FLEMING RD
PETTITT DR
FRASSON DR
STARWOOD DR
DAVISON DR
TRISCOLL CRT
CREEKSIDE DR
SEVERN DR
MARSHALL DR
WATSON PKY N
WATSON RD N
YORK RD
R.1B
R.1C
R.1C-6
R.1C-25
R.1D
R.2-6
R.1A
UR
R.3B-17
R.3B-18
R.3A-53
R.3A-54
P.2-3
NC-10
NC-11
CR-12
B.1
R.4B-17
CC-15 (H)
P.1
P.2
P.3
FL
WL
R.3A-13
R.3B-7
R.3A
B.3-7
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)
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2014) - XXXXX
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19837

1. By-law Number (2014)-19837 has the following purpose and effect:

This By-law authorizes a Zoning By-law amendment affecting lands municipally known as 144 Watson Road North. The purpose of the proposed Zoning By-law amendment is to rezone 144 Watson Road South from the CC-15 (H) Zone (Specialized Community Shopping Centre) Zone to the R.4B-17 (Specialized High Density Apartment) Zone to permit the development of a high density residential apartment building on the site.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on April 14, 2014 and was approved by Guelph City Council on December 8, 2014.

Further information may be obtained by contacting or visiting Planning, Building, Engineering and Environment, 837-5616, extension 2356, 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 (2014)-19837 applies:

KEY MAP

