THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2014)-19705

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 95 Willow Road and legally described as Lot 9, Plan 593, City of Guelph (ZC1316).

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 Lot 9, Plan 593, City of Guelph and municipally known as 95 Willow Road from the P.4 (Regional Park) Zone to the I.1-15 (Specialized Institutional) Zone to permit day care and government office uses.

2. Section 8.3.1 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 8.3.1.15:

8.3.1.15 I.1-15
95 Willow Road
As shown on Defined Area Map Number 14 of Schedule "A" of this By-law

8.3.1.15.1 Permitted ***Uses***
Notwithstanding Section 8.1.1, within the Specialized I.1-15 Zone, no ***Building*** or ***Structure*** shall be erected or ***Used*** except for one or more of the following permitted ***Uses***:

- ***Day Care Centre*** in accordance with Section 4.26
- Government Office
- Occasional ***Uses*** in accordance with Section 4.21
- Administrative office, activity room, ***recreation centre*** and other accessory ***uses*** are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use in this zone and provided that such use complies with Section 4.23

For the purposes of this ***Zone***, Government Office shall mean a building or a portion thereof used by the public (federal, provincial, county or municipal) sector government(s) to conduct public administration.

8.3.1.15.2 Regulations
In accordance with the provisions of Section 4 (General Provisions) and Section 8.2 and Table 8.2 (Institutional

Regulations) of Zoning By-law Number (1995)-14864, as amended, with the following exceptions:

8.3.1.15.2.1 Maximum ***Front Yard Setback***
Despite Row 4, Table 8.2, there shall be no maximum ***front yard setback*** requirement in this zone

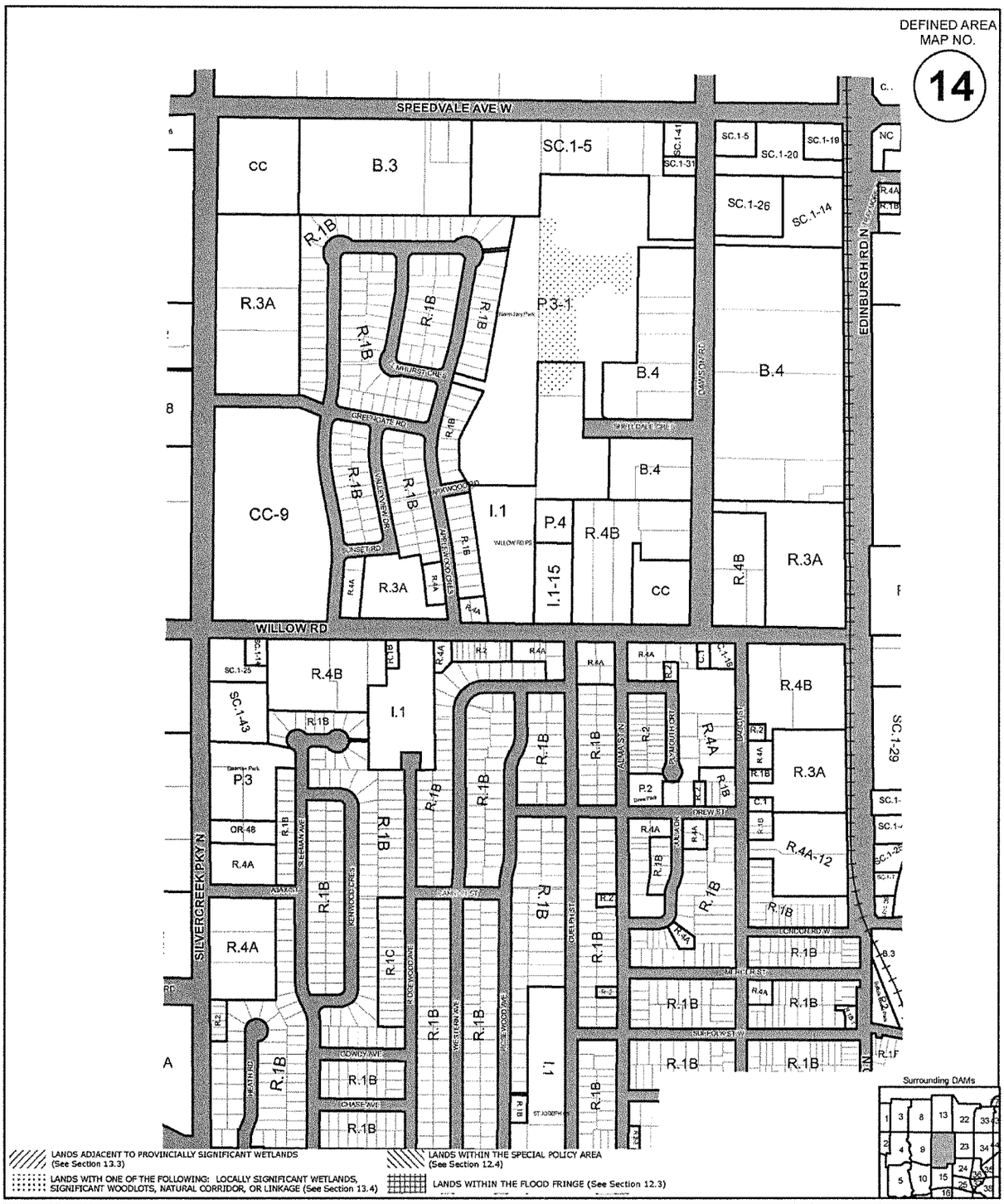
3. Schedule 'A' of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 14 and substituting therefore a new Defined Area Map 14 attached hereto as Schedule "A".

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-FOURTH day of FEBRUARY, 2014.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE - CITY CLERK



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Produced by the City of Guelph
Development Planning

CITY OF GUELPH BY-LAW (1995) - 14864

As last amended by By-Law (2014) - 19705

SCHEDULE 'A'

CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2014)-19705

1. By-law Number (2014)-19705 has the following purpose and effect:

   This By-law authorizes a zoning by-law amendment affecting lands municipally known as 95 Willow Road. The purpose of the proposed zoning by-law amendment is to rezone 95 Willow Road from the P.4 (Regional Park) Zone to the I.1-15 (Specialized Institutional) Zone to permit day care and government office uses.

   The proposed zoning by-law amendment was considered by Guelph City Council at a Public Meeting held on January 27, 2014 and was approved by Guelph City Council on February 24, 2014.

   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 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)-19705 applies:

KEY MAP

