THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19899

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 265 Edinburgh Road North, legally described as Part of Lots 4, 5, 6 and 7, Range '4', Division 'A', City of Guelph (File: ZC1411).

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 4, 5, 6 and 7, Range '4', Division 'A', City of Guelph and municipally known as 265 Edinburgh Road North from the "Specialized Institutional" (I.1-7), "Institutional" (I.1) and "Specialized Service Commercial" (SC.1-29) to the standard "Service Commercial" (SC.1) Zone to permit the development of service commercial uses in accordance with the provisions of Section 6.4.1.1 and Section 6.4.2.

2. By-law Number (1995)-14864, as amended, is hereby further amended by deleting Section 6.4.3.1.29 in its entirety.

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 23 and substituting therefore a new Defined Area Map 23 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.

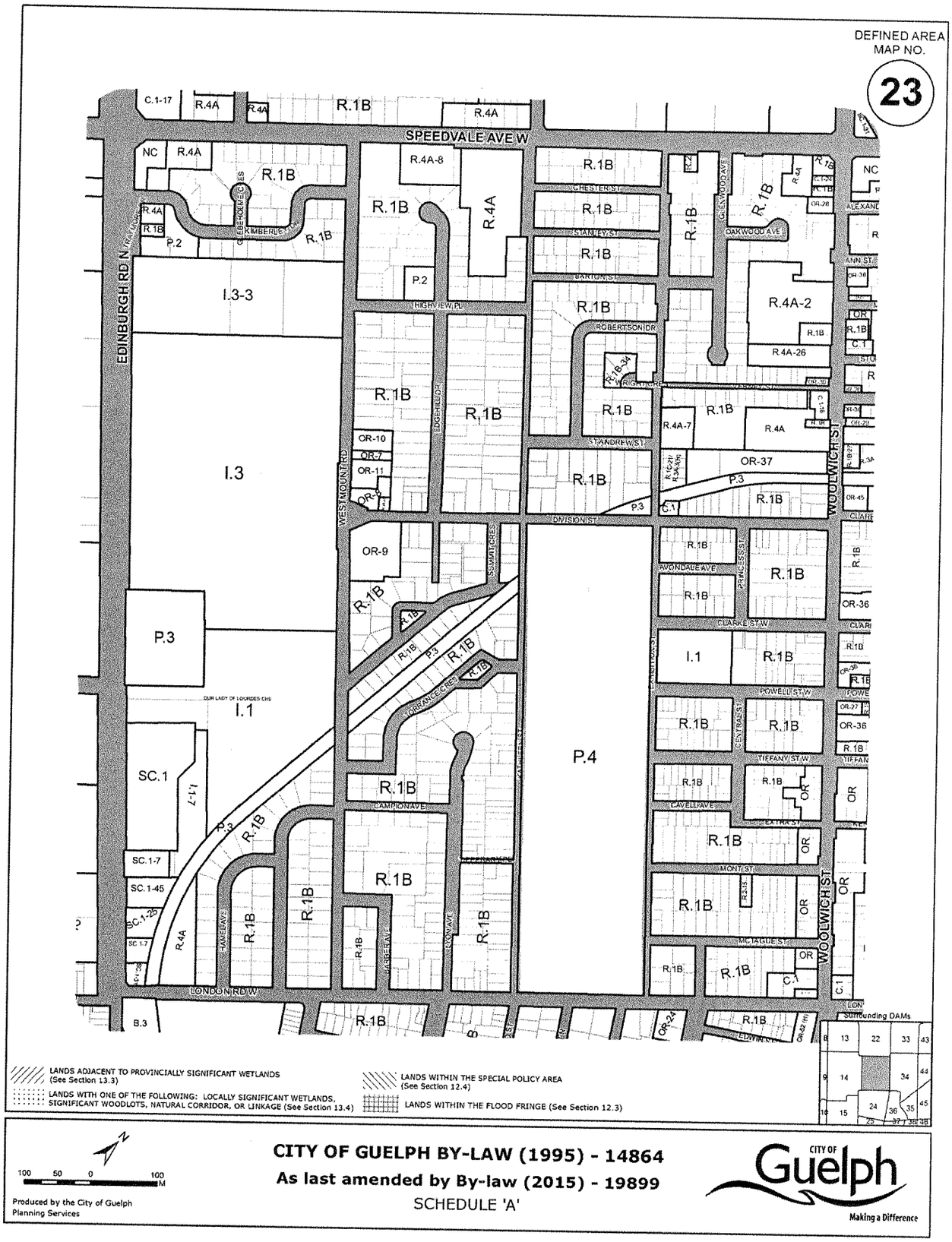
PASSED this ELVENTH day of MAY, 2015.



CAM GUTHRIE - MAYOR

TINA AGNELLO - DEPUTY CLERK

By-law Number (2015)-19899
Schedule 'A'



EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2015)-19899

1. By-law Number (2015)-19899 has the following purpose and effect:

This Zoning By-law Amendment applies to an application (ZC1411) received from Black, Shoemaker, Robinson and Donaldson Limited on behalf of the Wellington Catholic District School Board for approval of a Zoning By-law Amendment on the property municipally known as 265 Edinburgh Road North, legally described as Part of Lots 4, 5, 6 and 7, Range '4', Division 'A', City of Guelph.

The purpose and effect of the Zoning By-law Amendment is to change the zoning on the property from "Specialized Institutional" (I.1-7), "Institutional" (I.1) and "Specialized Service Commercial" (SC.1-29) to the standard "Service Commercial" (SC.1) Zone to permit the development of service commercial uses on the property.

In 1992 the subject property was acquired by the Wellington Catholic District School Board. Since the property was acquired in the same ownership name as the abutting Our Lady of Lourdes Catholic High School property (municipally known as 54 Westmount Road), the two properties have merged on title. Both properties have been functioning independently since 1992, however, in order to facilitate the sale of the subject property, the owner applied to the Committee of Adjustment for Consent. Provisional Consent has been granted by the Committee of Adjustment to sever the subject property from the abutting property (54 Westmount Road), along with storm sewer easements under file number: **B-23/14**. One of the conditions imposed by the Committee of Adjustment is that prior to the endorsation of deeds for the Consent application, a Zoning By-law Amendment application must be approved and in full force and effect.

The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on February 9, 2015 and by Guelph City Council at a Decision Meeting held on May 11, 2015.

Further information may be obtained by visiting Infrastructure, Development and Enterprise Department, located on the 3rd floor of City Hall, Guelph, Ontario or by contacting 519-837-5616, extension 3313.

Persons desiring to officially support or object to this Zoning By-law 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 (2015)-19899 applies:

KEY MAP

