THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19869

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 5 Arthur Street South and legally described as as Part of Grist Mill Lands, East side of Speed River, Plan 113 and Part Lot 76, and Lots 77, 78, 79, 80, 81 and 82, Plan 113, (as amended), designated as Parts 11, 12 and 13, Reference Plan 61R11955, together with an easement over Part 17, 61R11955 as in Instrument No. WC212993; Guelph and Part of Grist Mill Lands, Plan 113, East of River Speed, designated as Parts 14, 15 and 16, Reference Plan 61R11955; subject to an Easement as in Instrument No. RO682767; together with an Easement over Part 17, 61R11955 as in Instrument No. WC212993; 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;

AND WHEREAS on August 25, 2014 the Council for Corporation of the City of Guelph passed By-law (2014)-19793, which affects the property known as 5 Arthur Street South;

AND WHEREAS By-law (2014)-19793 contains Holding (H) provisions for the R.4B-15 Zone that require an approved structural assessment of the riverwall, the Environmental Implementation Report to be approved, a development agreement between the City and the applicant regarding publicly accessible lands, an approved Urban Design Master Plan and for the applicant to pay to the City costs for service improvements prior to the zoning being enacted;

AND WHEREAS the Holding (H) symbol is to be lifted to allow development of six phase, mixed use, high density residential development after the Structural Assessment, Environmental Implementation Report, Urban Design Master Plan have been approved, associated municipal servicing costs have been paid and the Development Agreement has been registered on title to the satisfaction of the City;

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 deleting the (H) from the title of Section 5.4.3.2.15 and deleting Section 5.4.3.2.15.2.8 in its entirety.

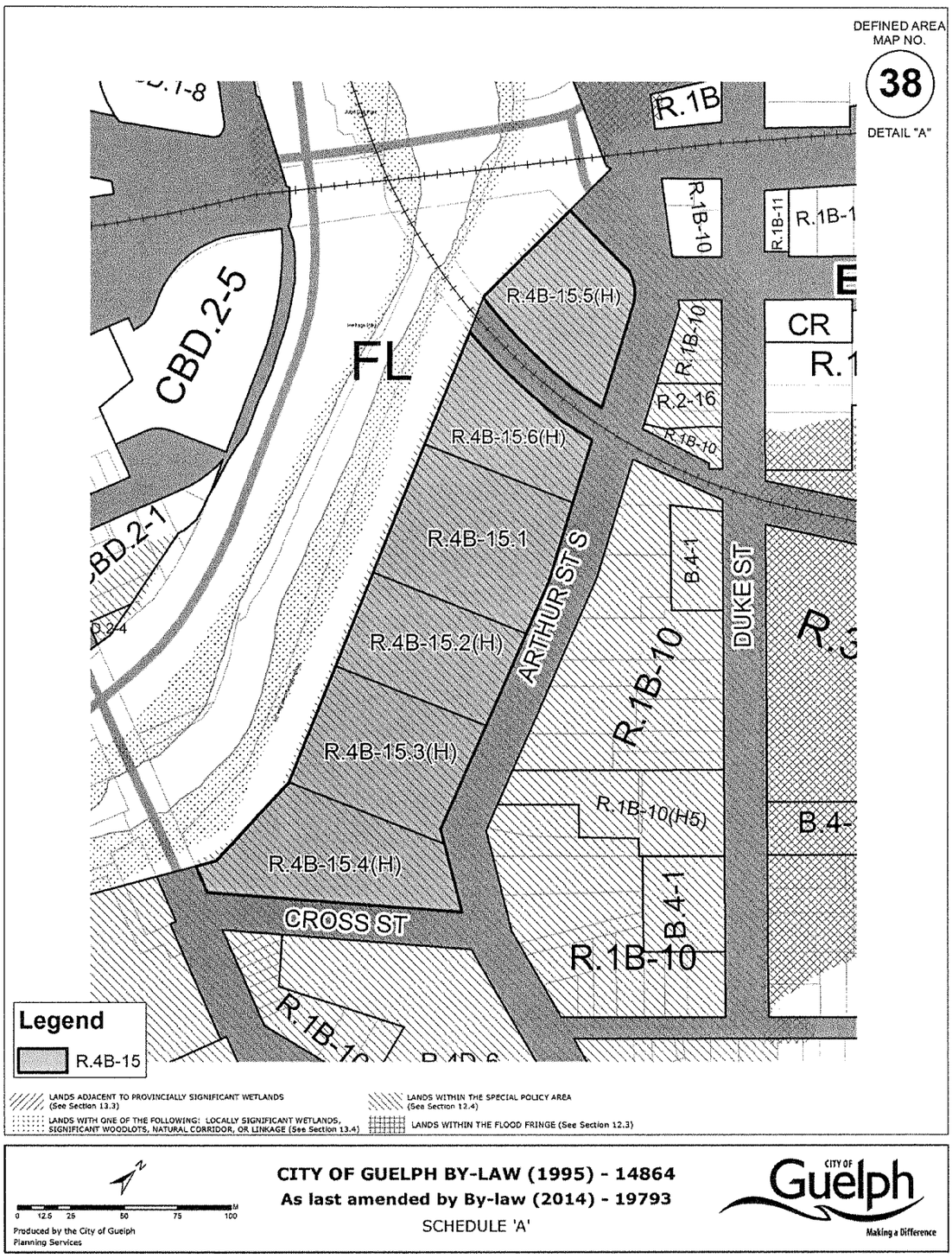
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 38, Detail 'A' and substituting therefore new Defined Area Map 38, Detail 'A' attached hereto as Schedule "A".

PASSED this NINTH day of MARCH, 2015.

CAM GUTHRIE – MAYOR

TINA AGNELLO – DEPUTY CLERK

SCHEDULE 'A'


DEFINED AREA MAP NO.
38
DETAIL "A"
R.1B
R.1B-10
R.1B-11
R.1B-1
CBD.2-5
FL
R.4B-15.5(H)
R.4B-15.6(H)
R.4B-15.1
R.4B-15.2(H)
R.4B-15.3(H)
R.4B-15.4(H)
CR
R.1
R.2-16
B.4-1
ARTHUR ST S
DUKE ST
R.1B-10(H5)
CROSS ST
Legend
R.4B-15
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)
0 12.5 25 50 75 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2014) - 19793
SCHEDULE 'A'
CITY OF Guelph
Making a Difference