THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20051

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 41 Woodlawn Road West, City of Guelph (File ZC1508).

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 0.26 hectares of property described on lands municipally known as 41 Woodlawn Road West, City of Guelph, being lands described as Part Lot 5, Registered Plan 169, from the existing Specialized SC.1-31 (Specialized Service Commercial) to the CC-27 (Specialized Community Shopping Centre) Zone to allow the development of Community Shopping Centre Uses in accordance with the provisions of Section 6.2.3.2.27 of Bylaw Number (1995)-14864, as amended.

2. Section 6.2.3.2 of By-law (1995)–14864, as amended, is hereby further amended by adding a new subsection as follows:

6.2.3.2.27 **CC-27**

41 Woodlawn Road West

As shown on Defined Area Map Number 22 of Schedule "A" of this ***By-law***

6.2.3.2.27.1 Permitted ***Uses***

In accordance with Section 6.2.1.2 of Zoning ***By-law*** (1995)-14864, as amended.

Notwithstanding Section 6.2.1.2, the following ***Uses*** are prohibited:

- ***Vehicle Gas Bar;***
- ***Carwash, Manual;***
- ***Carwash, Automatic.***

In addition to the ***Uses*** permitted within section 6.2.1.2.27.1 Vehicle Service Station and Vehicle Specialty Repair Shop uses are permitted to operate within the building that existed on the property on the day of passing of this By-law, to a maximum of 575 m^2 of Gross Floor Area.

6.2.3.2.27.2 Regulations

In accordance with Section 6.2.2 of Zoning ***By-law*** (1995)-14864, as amended.

Notwithstanding Section 6.2.2, the following regulations apply:

6.2.3.2.27.2.1 Minimum ***Lot Area***
The minimum ***Lot Area*** shall be 2,652 m^2

6.2.3.2.27.2.2 Minimum ***Lot Frontage***
The minimum ***Lot Frontage*** shall be 27.8 metres.

6.2.3.2.27.2.3 Minimum ***Side Yard***
The minimum ***Side Yard*** shall be 2.9 metres.

6.2.3.2.27.2.4 Minimum ***Gross Floor Area***
The minimum ***Gross Floor Area*** shall be 575 m^2

6.2.3.2.27.2.5 Maximum ***Gross Floor Area***
The maximum commercial ***Gross Floor Area*** shall be 1,000m^2.

6.2.3.2.27.2.6 Off-Street Parking
The Minimum Off-street parking required shall be 1 space per 23 m^2 of ***Gross Floor Area.***

3. Section 6.4.3.1.31 of By-law Number (1995)-14864, as amended, is hereby further amended by deleting the number "41," between the words "58 Wellington St. E," and "327, 246-250 Woodlawn Road W.".

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 22 and substituting therefore a new Defined Area Map 22 attached hereto as Schedule "A".

5. 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

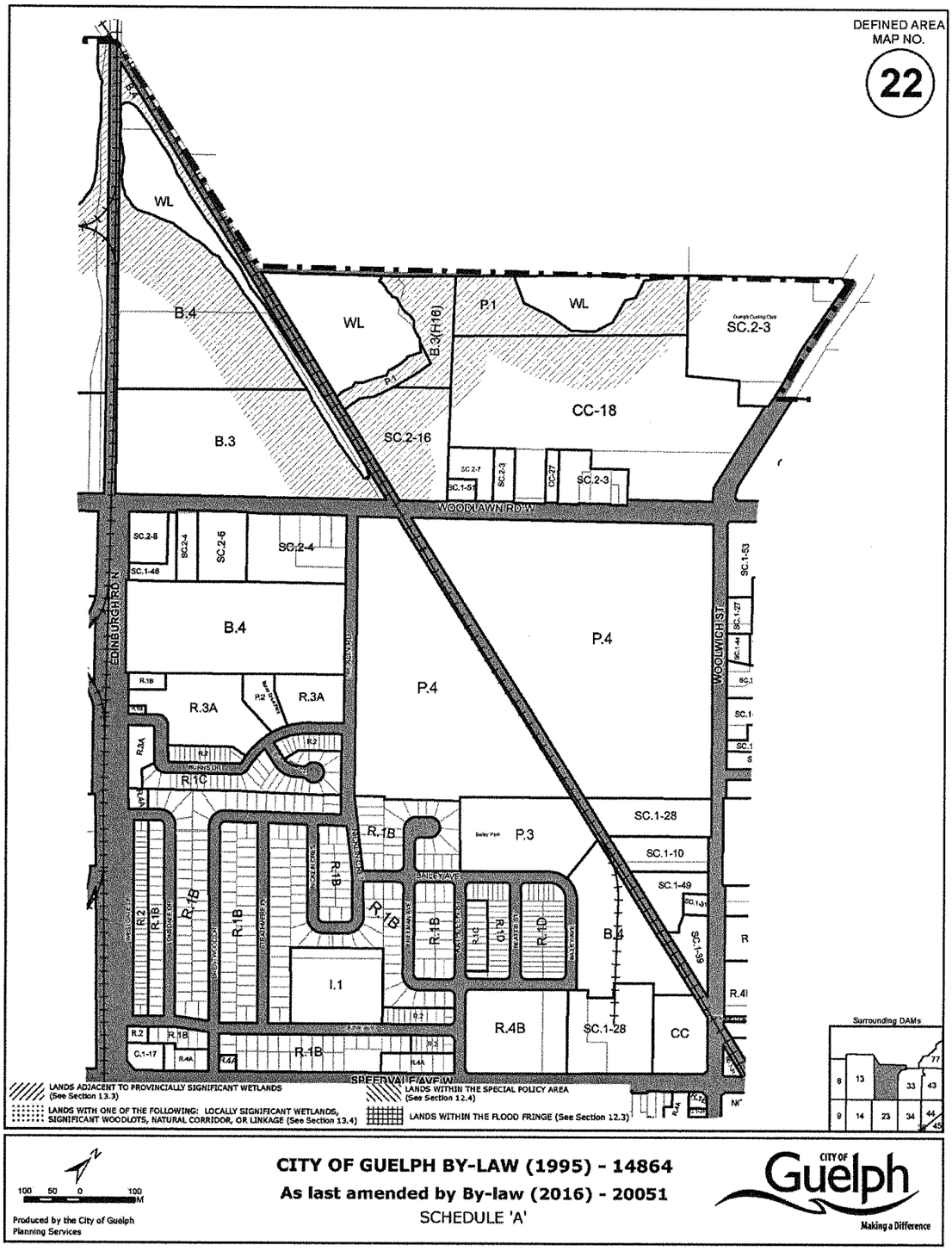
into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this NINTH day of MAY, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
– ACTING DEPUTY CLERK

Schedule "A"


DEFINED AREA MAP NO.
22
WL
B.4
WL
B.3(R16)
P.1
WL
SC.2-3
CC-18
B.3
SC.2-16
WOODLAWN RD W
SC.2-8
SC.2-4
SC.2-6
SC.2-4
SC.1-46
EDINBURGH RD N
B.4
P.4
P.4
R.3A
R.3A
R.1C
R.1B
P.3
SC.1-28
SC.1-10
SC.1-49
SC.1-39
WOOLWICH ST
I.1
R.4B
SC.1-28
CC
R.1B
SPEEDVALE AVE W
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)
Surrounding DAMs
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 (2016) - 20051
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)-20051

1. By-law Number (2016)-20051 has the following purpose and effect:

This Zoning By-law will implement Zoning By-law Amendment Application File ZC1508 approved by City Council on May 9, 2016.

The subject site is on the north side of Woodlawn Road, opposite Woodlawn Road cemetery, west of Woolwich Street and east of the Guelph Junction Railway. The site area is 0.26 hectares. The lands have 27.8 metres of frontage on Woodlawn Road West.

The land use designation on Schedule 1 of the Official Plan applying to the subject property is "Mixed Use Node."

The purpose of the zoning By-law amendment is to change the zoning on the subject site from the the 'Specialized Service Commercial" (SC.1-31) Zone to the "Specialized Community Shopping Centre" (CC-27) Zone. All of the uses within the standard "Community Shopping Centre" (CC) Zone are proposed to be permitted except for Vehicle Gas Bars; Carwash, Manual; and Carwash, Automatic.

In addition to these uses, the existing Vehicle Service Station and Vehicle Specialty Repair Shop uses are proposed to be permitted to operate within the building that existed on the property on the day of passing of this By-law, to a maximum of 575 m^2 of Gross Floor Area.

The standard "Community Shopping Centre" (CC) zone regulations have been requested along with the following specialized regulations:

- The minimum Lot Area shall be 2,652 m^2
- The minimum Lot Frontage shall be 27.8 metres.
- The minimum Side Yard shall be 2.9 metres.
- The minimum Gross Floor Area shall be 575 m^2
- The maximum commercial Gross Floor Area shall be 1,000m^2.
- The minimum Off-street parking required shall be 1 space per 23 m^2 of Gross Floor Area.

The proposed Zoning By-law amendment was considered by Guelph City Council at a Public Meeting held on September 15, 2015.

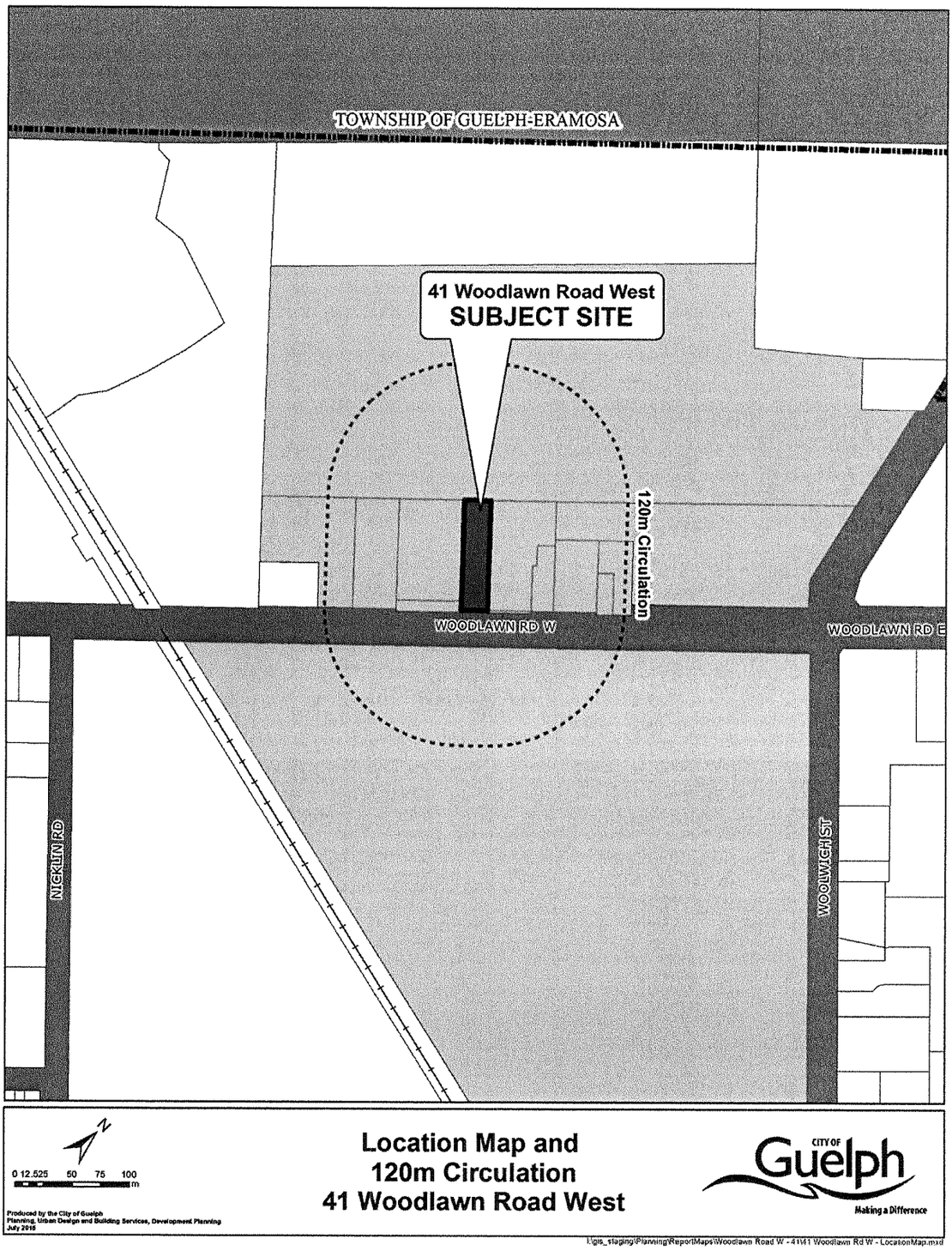
Further information may be obtained by contacting or visiting Planning, Building and

Urban Design Services, 519-837-5616, extension 2521, 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 (2016)-20051 applies:

KEY MAP


TOWNSHIP OF GUELPH-ERAMOSA
41 Woodlawn Road West
SUBJECT SITE
120m Circulation
WOODLAWN RD W
WOODLAWN RD E
NICKLIN RD
WOOLWICH ST
0 12.525 50 75 100
m
Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
July 2016
Location Map and
120m Circulation
41 Woodlawn Road West
CITY OF
Guelph
Making a Difference
I:\gis_staging\Planning\ReportMaps\Woodlawn Road W - 41\41 Woodlawn Rd W - LocationMap.mxd