THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20050

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 492 Michener Road, City of Guelph (File ZC1514).

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 0.81 hectares of property on lands municipally known as 492 Michener Road, City of Guelph, being lands described as Part of Lot 6, Registered Plan 661, Part 2 of Reference Plan 1403, from the existing Specialized SC.2-1 (Specialized Highway Service Commercial) to the SC.2 (Highway Service Commercial) Zone to allow the development of Service Commercial Uses in accordance with the provisions of Section 6.4 of By-law Number (1995)-14864, as amended.

2. Section 6.4.3.2.1 of By-law Number (1995)-14864, as amended, is hereby further amended by deleting the words ", 492 Michener Road" between the words "Malcolm Rd." and "As shown".

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 1 and substituting therefore a new Defined Area Map 1 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

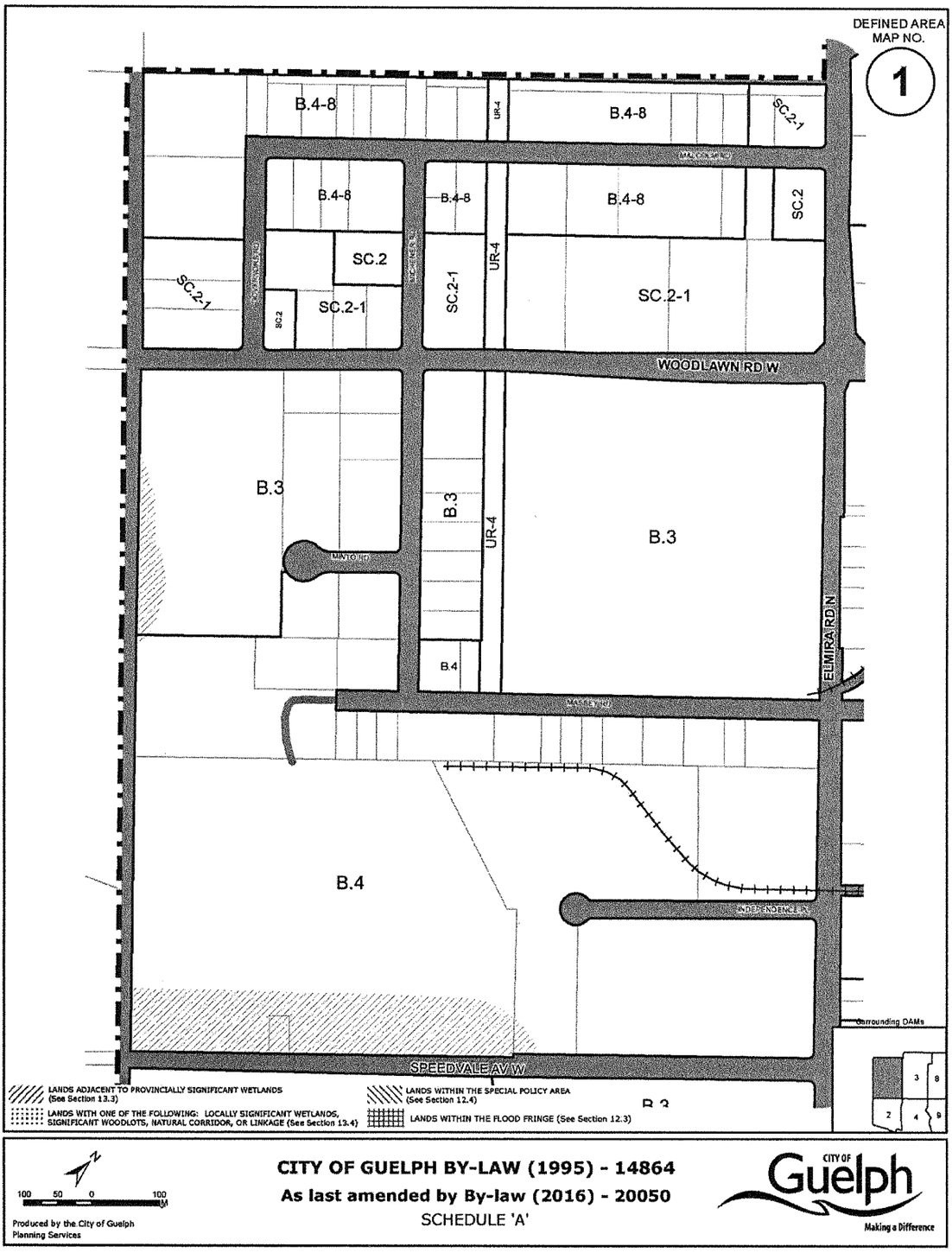
been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this NINTH day of MAY, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
– ACTING DEPUTY CLERK

Schedule "A"


DEFINED AREA MAP NO.
1
B.4-8
UR-4
B.4-8
SC.2-1
B.4-8
B.4-8
B.4-8
SC.2
SC.2
SC.2-1
SC.2-1
SC.2-1
SC.2-1
WOODLAWN RD W
B.3
B.3
UR-4
B.3
B.4
ELMIRA RD N
B.4
INDEPENDENCE LA
Surrounding DAMs
SPEEDVALE AV 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)
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) - 20050
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)-20050

1. By-law Number (2016)-20050 has the following purpose and effect:

This By-law will implement Zoning By-law Amendment Application File ZC1514 approved by City Council on May 9, 2016.

The subject site is on the west side of Michener Road, north of Woodlawn Road. The site area is 0.81 hectares. The land use designation on Schedule 1 of the Official Plan applying to the subject property is "Service Commercial."

The purpose of the Zoning By-law amendment is to change the zoning on the subject site from the 'Specialized Highway Service Commercial" (SC.2-1) Zone to the generic "Highway Service Commercial" (SC.2) Zone. All of the permitted uses and regulations applying to the SC.2 zone apply to the subject property.

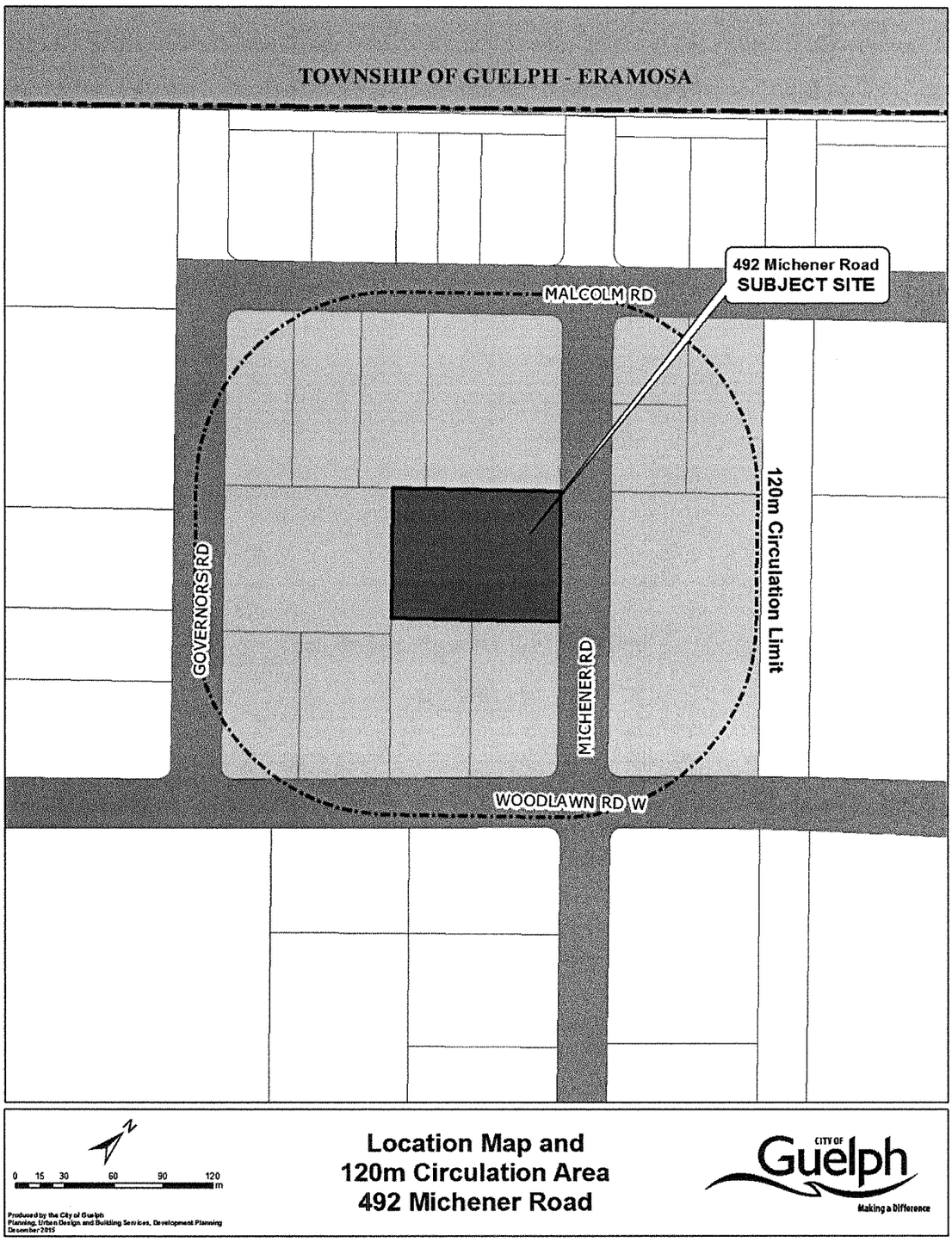
The proposed Zoning By-law amendment was considered by Guelph City Council at a Public Meeting held on February 8, 2016.

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)-20050 applies:

KEY MAP


TOWNSHIP OF GUELPH - ERAMOSA
492 Michener Road
SUBJECT SITE
MALCOLM RD
GOVERNORS RD
MICHENER RD
120m Circulation Limit
WOODLAWN RD W
0 15 30 60 90 120 m
Produced by the City of Guelph
Planning, Urban Design and Building Services, Development Planning
December 2015
Location Map and
120m Circulation Area
492 Michener Road
CITY OF Guelph
Making a Difference