THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20180

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 963 to 1045 Paisley, and legally described as Block 1 Plan 61M-53, excluding Part 6 of Reference Plan 61R-10459, City of Guelph (File# ZC1515).

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 Block 1 Plan 61M-53, excluding Part 6 of Reference Plan 61R-10459, City of Guelph, municipally known as 963 to 1045 Paisley Road, from the "Specialized Community Shopping Centre" (CC-26) Zone to a new "Specialized Community Shopping Centre" (CC-28) Zone.

2. By-law Number (1995)-14864, as amended, is hereby further amended by deleting Section 6.2.3.2.26 in its entirety.

3. Section 6.2.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.2.3.2.28:

   6.2.3.2.28 CC-28
   963 to 1045 Paisley Road
   As shown on Defined Area Map Number 4 of Schedule "A" of this ***By-law.***

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

   6.2.3.2.28.2 Regulations
   In accordance with Section 6.2.2 of Zoning ***By-law*** (1995)-14864, as amended, with the following exceptions:

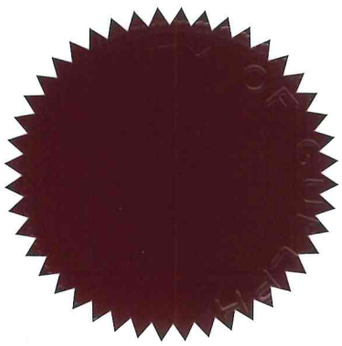
   6.2.3.2.28.2.1 Maximum ***Gross Floor Area***
   Despite Table 6.2.2, Row 10, the maximum ***Gross Floor Area*** shall be 25,251m^2.

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

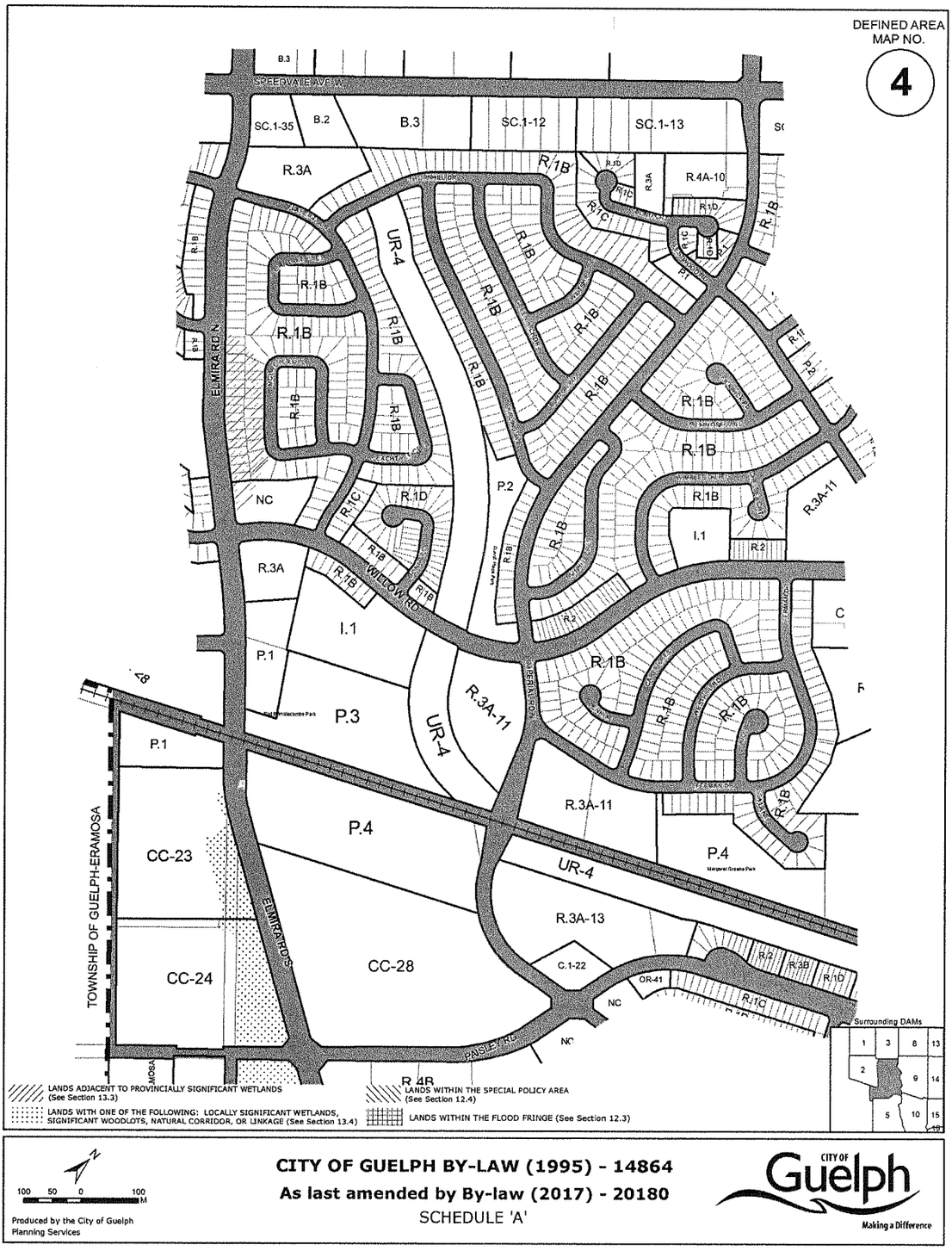
PASSED this TWELTH day of JUNE, 2017.



CAM GUTHRIE - MAYOR

TINA AGNELLO- DEPUTY CLERK

Schedule "A"


DEFINED AREA MAP NO. 4
SPEEDVALE AVE W
ELMIRA RD N
WILCOX RD
PASTURE RD
ELMIRA RD S
TOWNSHIP OF GUELPH-ERAMOSA
R.1B
R.1C
R.1D
R.2
R.3A
R.3A-11
R.3A-13
R.4A-10
R.4B
UR-4
P.1
P.2
P.3
P.4
I.1
NC
OR-41
C.1-22
CC-23
CC-24
CC-28
SC.1-35
B.2
B.3
SC.1-12
SC.1-13
Surrounding DAMs
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 (2017) - 20180
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND FOR BY-LAW NUMBER (2017)-20180

1. By-law Number (2017)-20180 has the following purpose and effect:

   The purpose of the proposed Zoning By-law Amendment is to increase the maximum permitted gross floor area (GFA) on the property municipally known as 963 to 1045 Paisley Road from 20,851m^2 to 25,251 m^2. The increase in GFA will allow for the development of the remaining phase of the West Hills Plaza.

   The proposed Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on March 7, 2016 and a Decision Report was presented to Council on June 12, 2017 (File #ZC1515).

   Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 3313, City Hall, Guelph, Ontario.

   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".

2. Key map showing the location of the lands to which By-law (2017)-20180 applies:

KEY MAP

