THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016) – 20065

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 a portion of a property known municipally as 325 Gordon Street, and legally described as Lot 1 and 2, Registered Plan 308, City of Guelph (File ZC1516).

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, 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 a portion of a property legally described as Lot 1 and 2, Registered Plan 308, City of Guelph, and municipally known as 325 Gordon Street, from the existing R.1B (Residential Single Detached) Zone to a specialized I.1-16 (Institutional – Educational, Spiritual and Other Services) Zone to permit the development of a Religious Establishment.

2. Section 8.3.1 of By-law (1995)-14864, as amended, is hereby further amended by adding the following new subsection 8.3.1.16:

8.3.1.16 **I.1-16**

325 Gordon Street

As shown on Defined Area Map Number 26 of Schedule "A" of this ***By-law.***

8.3.1.16.1 Permitted ***Use***

- ***Religious Establishment***

8.3.1.16.1.1 The ***Accessory Uses*** in Section 8.1.1.1 shall also be permitted, provided that such ***Accessory Use*** is subordinate, incidental and exclusively devoted to a ***Religious Establishment***, and provided that such ***Use*** complies with Section 4.23.

8.3.1.16.1.2 In addition to the ***Accessory Uses*** permitted in Section 8.1.1.1, a ***School*** shall also be permitted as an ***Accessory Use***, provided that it is subordinate, incidental, and exclusively devoted to a ***Religious Establishment***, and provided that a ***School*** complies with Section 4.23.

8.3.1.16.2 Regulations

In accordance with the provisions of Section 4 (General Provisions), and Table 8.2 of Zoning ***By-law*** (1995)-14864, as amended, with the following exception:

8.3.1.16.2.1 Off-street Parking

Notwithstanding Section 4.13.4.4 of the Zoning ***By-law*** (1995)-14864, as amended, for a ***Religious Establishment*** and permitted ***Accessory Uses***, a minimum of 13 off-street ***Parking Spaces*** for every 329 square metres of ***Gross Floor Area*** shall be provided.

1. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 26 and substituting therefore new Defined Area Map 26 attached hereto as Schedule "A".

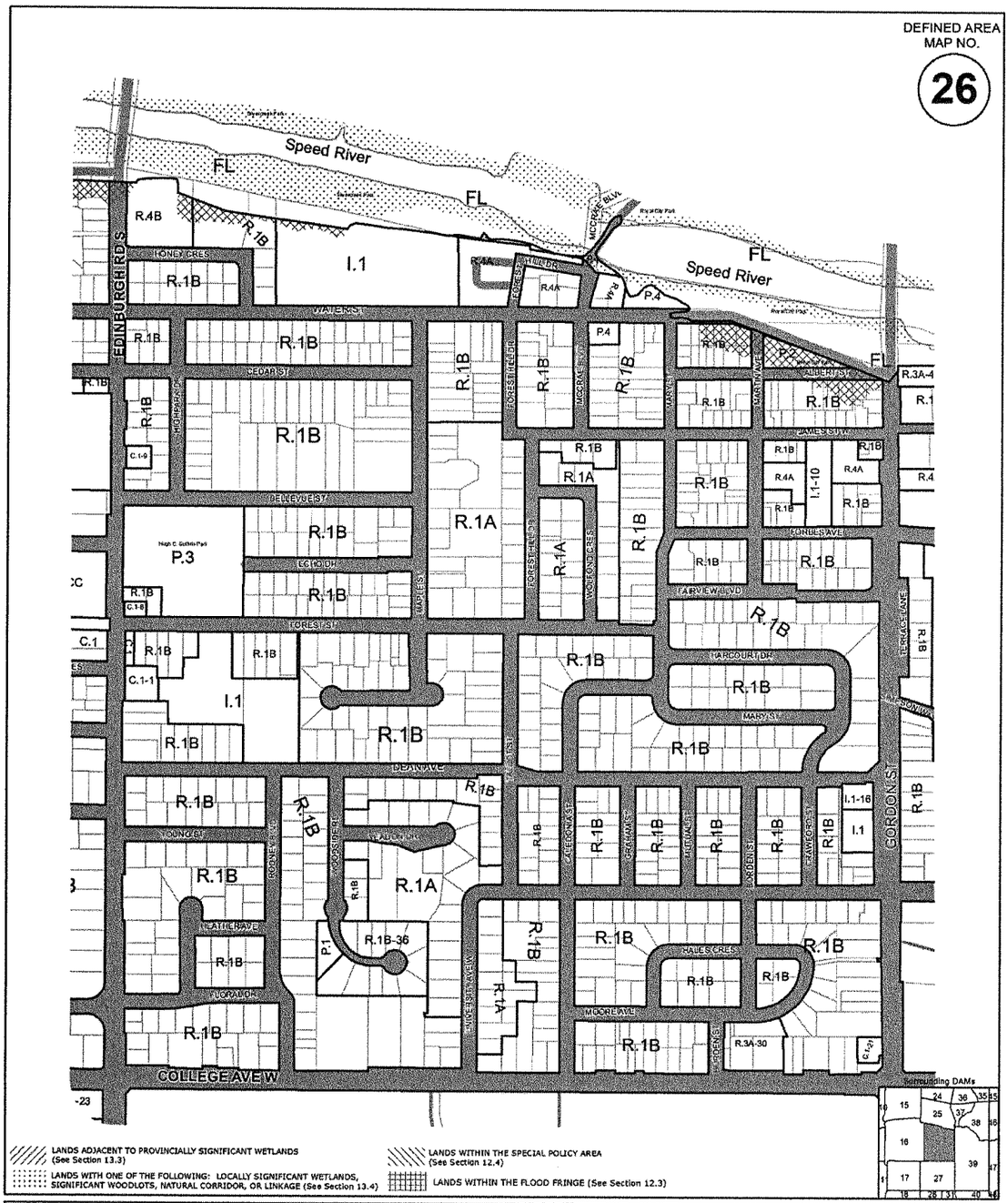
2. Where notice of this by-law is given in accordance with the *Planning Act*, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed 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 THIRTEENTH day of JUNE, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
–ACTING DEPUTY CLERK

SCHEDULE "A"


DEFINED AREA MAP NO.
26
Speed River
FL
R.4B
R.1B
I.1
HONEY CRES.
EDINBURGH RD S
WATER ST
CEDAR ST
R.1A
P.3
ECHO DR
FOREST ST
C.1
C.1-1
DEAN AVE
YOUNG ST
HEATHER AVE
NORFOLK
COLLEGE AVE W
R.1B-36
P.1
P.4
R.4A
MCCRAE BLVD
FOREST HILL DR
MARKET AVE
JAMES ST W
R.4A
I.1-10
R.4A
R.4
FONDER AVE
FAIRVIEW BLVD
HARCOURT DR
MARY ST
TERRACE LANE
CONWAY
GORDON ST
I.1-16
I.1
HALES CRES
MOORE AVE
R.3A-30
C.1-27
R.3A-4
R.1
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 (2016) - 20065
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2016)-20065

1. By-law Number (2016)-20065 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment applying to a portion of a property municipally known as 325 Gordon Street, City of Guelph. A Zoning By-law Amendment application (File No. ZC1516) was received by the City of Guelph from Webb Planning Consultants on behalf of the Roman Catholic Episcopal Corporation Diocese of Hamilton on December 14, 2015, and was deemed to be complete on January 20, 2016.

   The lands affected by this Zoning By-law Amendment are situated at the southwest corner of the intersection of Gordon Street and Dean Avenue, and have an area of 0.45 hectares. The subject lands are legally described as Lot 1 and 2, Registered Plan 308, City of Guelph. The subject lands at 325 Gordon Street are a part of a larger property municipally known as 325-329 Gordon Street, and the Zoning By-law Amendment applies to approximately the northern half of the property only (See Key Map attached).

   The Zoning By-law Amendment will rezone the subject lands from the current R.1B (Residential Single Detached 'B') Zone to an I.1-16 (Specialized Institutional – Educational, Spiritual and Other Services) Zone. This will permit the development of a Religious Establishment, and also permit accessory uses to the Religious Establishment, including a School.

   The Zoning By-law Amendment will also confirm that the standard I.1 (Institutional – Educational, Spiritual and Other Services) provisions and regulations, as outlined in Section 4 and Table 8.2 of the Zoning By-law will apply to the development of the subject lands, with the following specialized exception and addition:

- Off-street parking:
    - Notwithstanding Section 4.13.4.4 of the Zoning By-law (1995)-14864, as amended, for a Religious Establishment and permitted Accessory Uses, a minimum of 13 off-street Parking Spaces for every 329 square metres of Gross Floor Area shall be provided.

The proposed Zoning By-law Amendment was initially considered by Guelph City Council at a Public Meeting held on March 7, 2016. Guelph City Council held a Decision Meeting for the proposal on June 13, 2016. The June 13, 2016 Guelph City Council approval includes fourteen (14) conditions that will be secured on title to the lands through a site plan control agreement.

Further information may be obtained by contacting or visiting the Infrastructure, Development and Enterprise Department, 519-837-5616, extension 2790, 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". 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)-20065 applies:

KEY MAP

