THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20035

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 lands known municipally as 0, 24, 26 and 28 Landsdown Drive and legally described as Parts 1, 2, 3 and 4 on Reference Plan 61R-20544 City of Guelph (ZC1602).

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 July 20, 2015 the Council for the Corporation of the City of Guelph passed By-law (2015)-19943, which affects the lands municipally known as 0, 24, 26 and 28 Landsdown Drive;

AND WHEREAS By-law (2015)-19943 contains Holding (H) provisions for the R.1B-46, R.1B-47 and R.1B-48 Zones that requires the Developer to complete certain conditions prior to development occurring on the subject lands;

AND WHEREAS the Holding (H) symbol is to be lifted to allow the development of residential single detached uses after the Developer has completed the following conditions to the satisfaction of the City:

a. The Developer's solicitor certifies that the easements/right-of-ways in favour of the Developer on 15 Valley Road for access and servicing has been granted and are registered on title.

b. That a Reference Plan is prepared and deposited indicating the boundaries of the easements/rights-of-ways on 15 Valley Road (Wellington Vacant Land of Condominium Corporation No. 169).

c. The agreement between Dunsire (Landsdown) Inc. and Wellington Vacant Land of Condominium Corporation No. 169 be registered on title. Furthermore, prior to the removal of the (H), the Developer's solicitor certifies that the agreement has been registered on title.

d. The Developer shall pay to the City, their share of the frontage assessment costs for the existing sanitary sewer main and existing watermain and the actual costs associated with the installation of the sanitary sewer lateral and the water service lateral to the property line, on Landsdown Drive across the frontage of 28 Landsdown Drive as determined by the General Manager/City Engineer.

AND WHEREAS the Developer has completed the conditions 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 Sections 5.1.3.2.46, 5.1.3.2.47, and 5.1.3.2.48 and deleting Sections 5.1.3.2.46.2.9, 5.1.3.2.47.2.10, and 5.1.3.2.48.2.9 in their entirety.

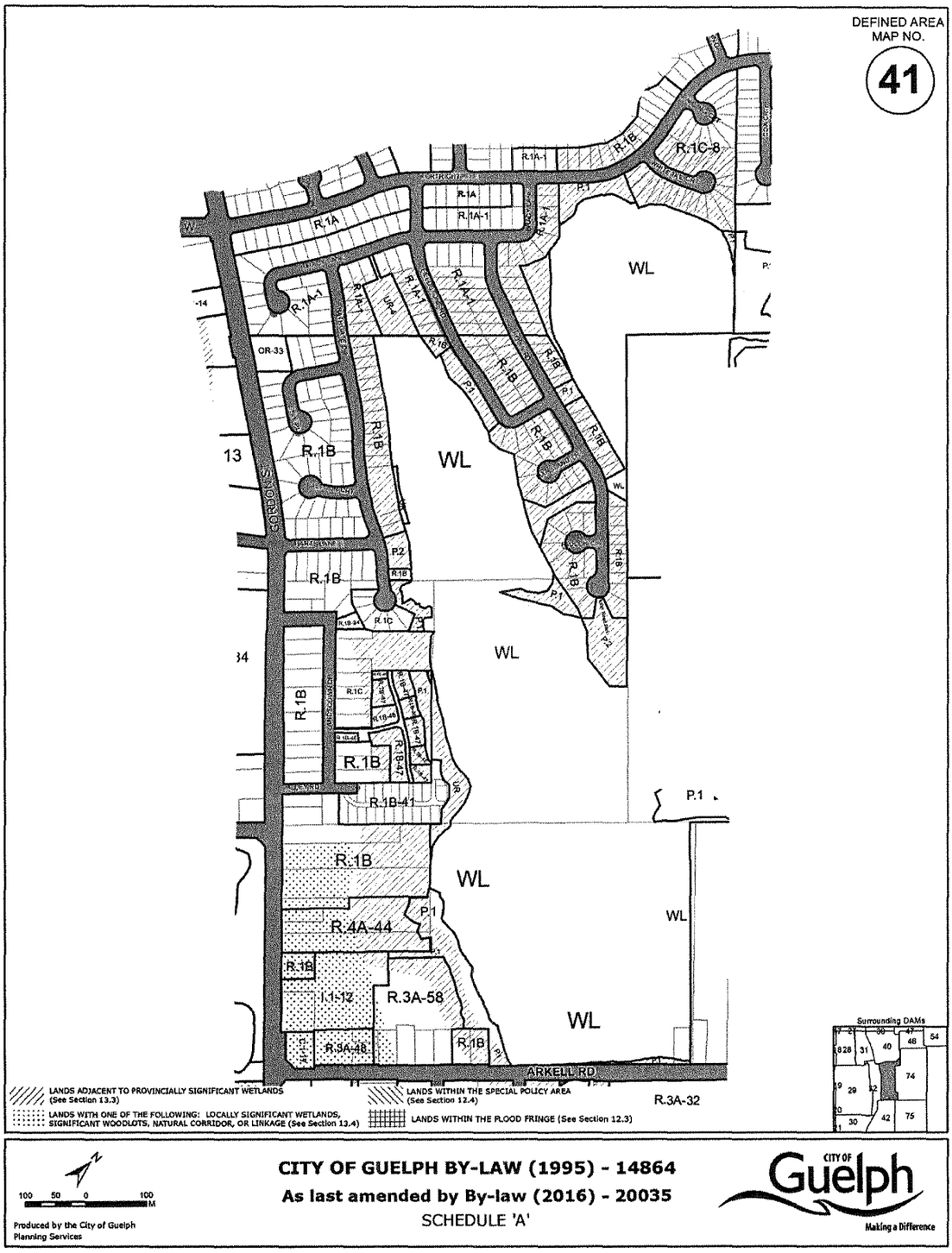
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 41 and substituting therefore new Defined Area Map 41, attached hereto as Schedule "A".

PASSED this ELEVENTH day of APRIL, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
- ACTING DEPUTY CLERK

SCHEDULE 'A'


DEFINED AREA MAP NO.
41
R.1A
R.1A-1
R.1B
R.1C-8
WL
R.1A-1
R.1B
R.1B-41
R.1B-47
R.4A-44
R.3A-58
R.3A-48
R.1C
P.1
P.2
OR-33
ARKELL RD
R.3A-32
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) - 20035
SCHEDULE 'A'
CITY OF Guelph
Making a Difference