THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20118

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 389 Speedvale Avenue West, legally described as Part Lot 7, Plan 599, Part 2, 61R-956, City of Guelph (File# ZC1603).

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 Part Lot 7, Plan 599, Part 2, 61R-956, Guelph, municipally known as 389 Speedvale Avenue West, City of Guelph, from the existing "Specialized Service Commercial" Zone, known as the SC.1-17 Zone to the new: "Specialized Highway Service Commercial" Zone, to be known as the SC.2-17 Zone.

2. By-law Number (1995)-14864, as amended, is hereby further amended by deleting Section 6.4.3.1.17 in its entirety.

3. Section 6.4.3.2 of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.4.3.2.17:

6.4.3.2.17 **SC.2-17**

389 Speedvale Avenue West

As shown on Defined Area Map Number 8 of Schedule "A" of this ***By-law.***

6.4.3.2.17.1 Permitted ***Uses***

In accordance with the ***Uses*** permitted by Section 6.4.1.2 of ***By-law*** Number (1995)-14864, as amended.

6.4.3.2.17.2 Regulations

In accordance with Section 6.4.2 of the ***By-law***, with the following exceptions and additions:

6.4.3.2.17.2.1 Accessory ***Building Height***

Despite Section 4.5.2, no accessory ***Building*** or ***Structure*** shall exceed

6.8 metres in height.

6.4.3.2.17.2.2 ***Fences***

Despite Section 4.20, the following regulations shall apply to screen, boundary or security **Fences**:

a) Screen, boundary or security ***Fences*** shall be permitted in any ***Yard***.

b) Screen, boundary or security ***Fences*** shall not exceed a maximum height of 2.44 metres.

6.4.3.2.17.2.3 Off-Street Parking

Parking Spaces associated with the ***Vehicle Sales Establishment*** shall not be located between the ***Main Building*** and Royal Road and shall not be located between the ***Main Building*** and Speedvale Avenue.

6.4.3.2.17.2.4 ***Outdoor Display Area***

An ***Outdoor Display Area*** associated with the ***Vehicle Sales Establishment*** shall not be located between the ***Main Building*** and Royal Road and shall not be located between the ***Main Building*** and Speedvale Avenue.

4. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 8 and substituting therefore a new Defined Area Map 8 attached hereto as Schedule "A".

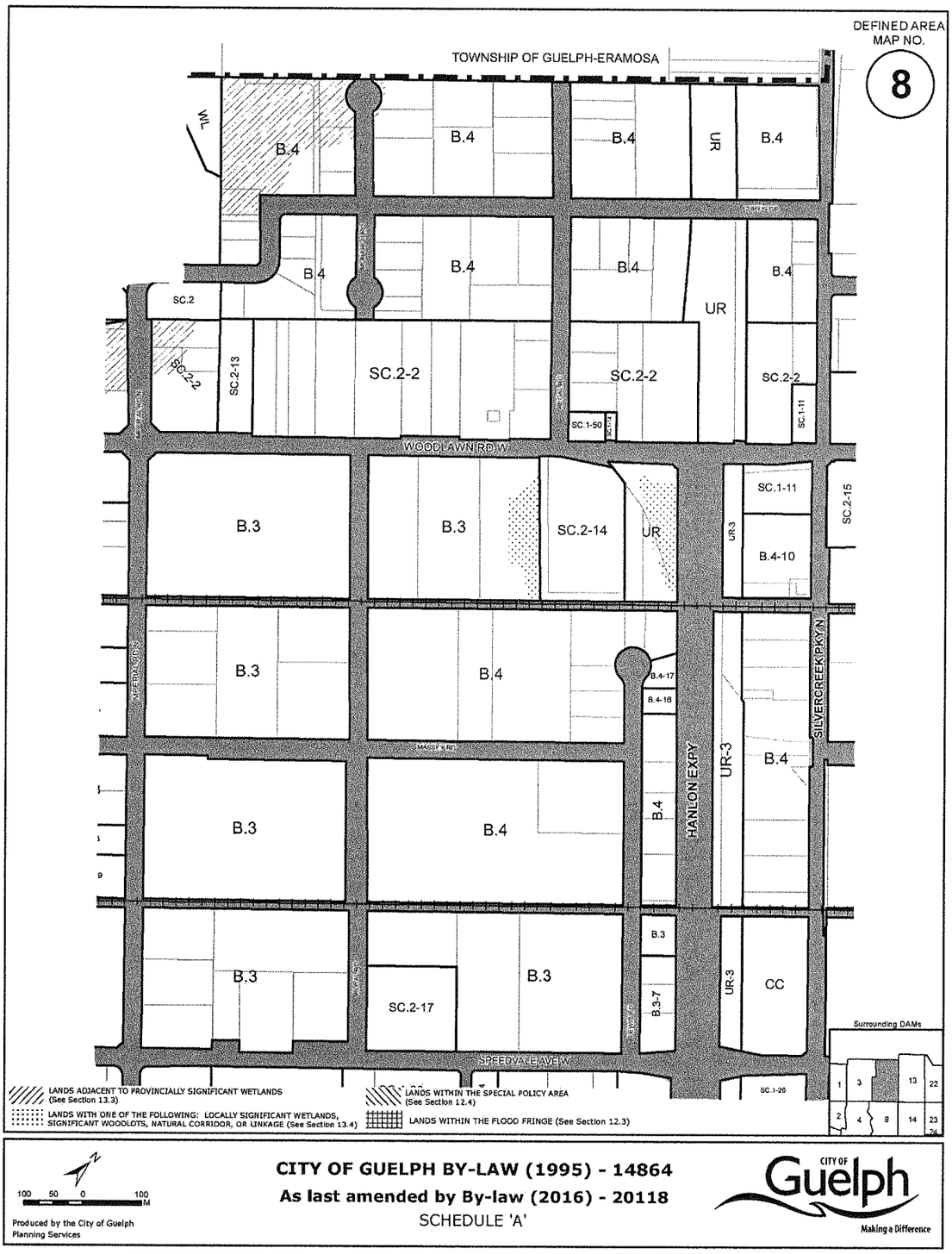
5. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed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

CAM GUTHRIE - MAYOR

TINA AGNELLO – DEPUTY CITY CLERK

Schedule "A"


DEFINED AREA MAP NO.
8
TOWNSHIP OF GUELPH-ERAMOSA
WOODLAWN RD W
SPEEDVALE AVE W
HANLON EXPY
SILVERCREEK PKY N
UR-3
B.4
B.3
SC.2-2
SC.2-13
SC.2-14
SC.2-15
SC.2-17
SC.2
SC.1-11
SC.1-26
B.4-10
B.4-16
B.4-17
B.3-7
CC
UR
WL
Surrounding DAMs
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
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) - 20118
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND FOR BY-LAW NUMBER (2016)-20118

1. By-law Number (2016)-20118 has the following purpose and effect:

   This By-law authorizes a Zoning By-law Amendment affecting property municipally known as 389 Speedvale Avenue West. The purpose of the Zoning By-law amendment is to rezone the subject property from the "Specialized Service Commercial" (SC.1-17) Zone to the new "Specialized Highway Service Commercial" (SC.2-17) Zone.

   The Zoning By-law Amendment was considered by Guelph City Council at a Public Meeting held on July 11, 2016 and a Decision Report was presented to Council on December 12, 2016. The Zoning By-law Amendment will permit a self-storage facility and truck rental establishment (City File: ZC1603).

   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 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 (2016)-20118 applies:

KEY MAP

