THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20036

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 1839 Gordon Street and legally described as Parts 1, 2, 3 and 4 on Reference Plan 61R-11438 City of Guelph (ZC1605).

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 October 1, 2013 the Council for the Corporation of the City of Guelph passed By-law (2013)-19629, which affects the property municipally known as 1839 Gordon Street;

AND WHEREAS By-law (2013)-19629 contains a Holding (H) provision for the CC-25 Zone that requires the owner to complete certain conditions prior to development occurring on the property;

AND WHEREAS the Holding (H) symbol is to be lifted to allow development of a mixed-use commercial centre once the owner has obtained written confirmation from the City Engineer that both extensions of Gosling Gardens and Poppy Drive have been constructed to a standard that is satisfactory to the City Engineer and adequate water and sanitary capacity is available to service the development of the property;

AND WHEREAS written confirmation has been provided from the City Engineer 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 Section 6.2.3.2.25 and deleting Section 6.2.3.2.25.3 in its entirety.

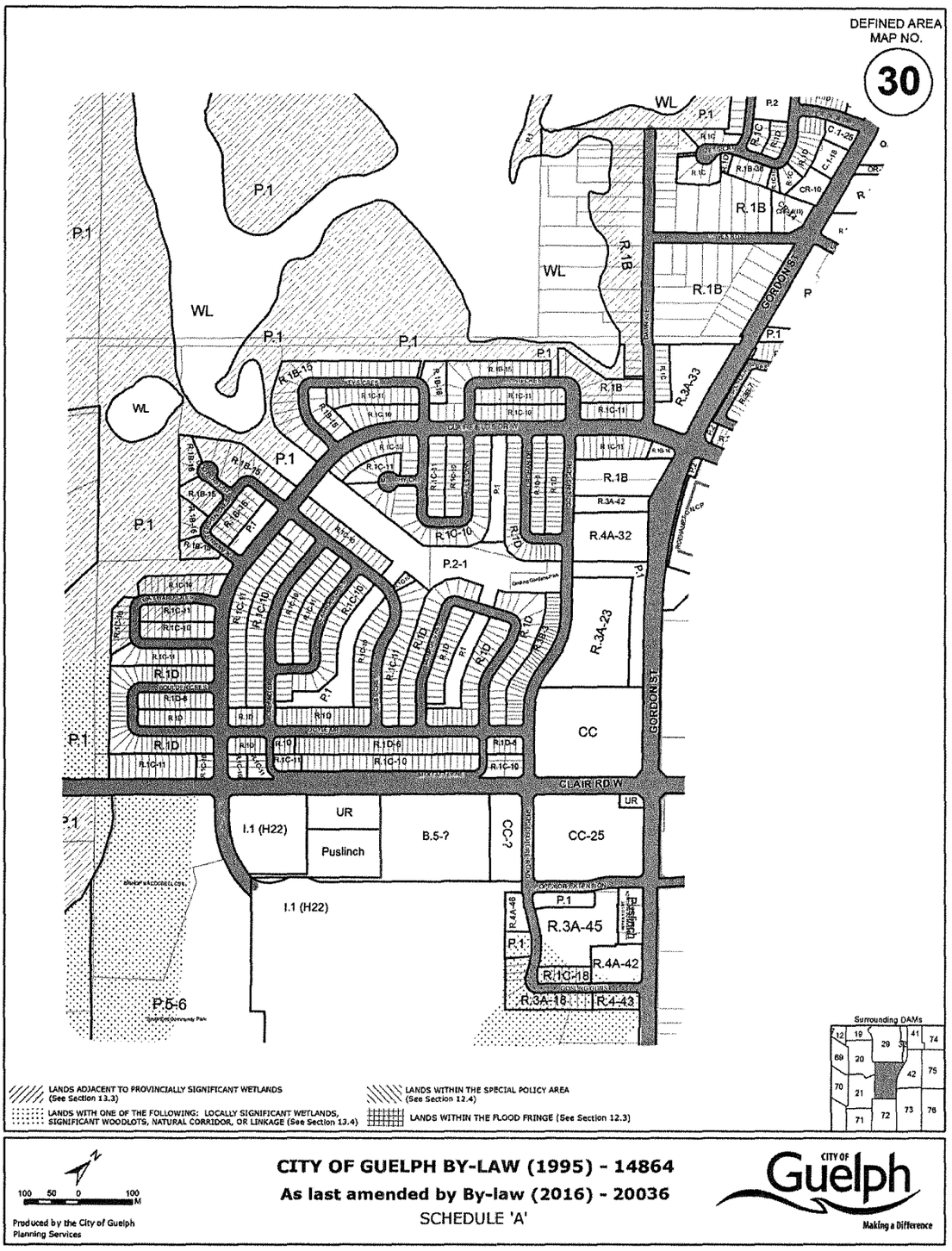
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 30 and substituting therefore new Defined Area Map 30, attached hereto as Schedule "A".

PASSED this ELEVENTH day of APRIL, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
ACTING DEPUTY CLERK

SCHEDULE 'A'


DEFINED AREA MAP NO.
30
P.1
WL
P.2
R.1B
R.1C
R.1D
R.3A-33
R.3A-42
R.4A-32
R.3A-23
CC
CC-25
CC-2
UR
I.1 (H22)
Puslinch
B.5-?
R.3A-45
R.4A-42
R.4A-46
R.1C-18
R.3A-18
R.4-43
P.5-6
R.1C-10
P.2-1
GORDON ST
CLAIR RD 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)
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) - 20036
SCHEDULE 'A'
CITY OF Guelph
Making a Difference