THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2016)-20049

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 180 Gordon Street and legally described as Part of Lot A, Plan 302, City of Guelph.

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 August 25, 2014 the Council for Corporation of the City of Guelph passed By-law (2013)-19674, which affects the property known as 180 Gordon; and which was further amended and the holding provisions upheld in an Ontario Municipal Board Decision and Order issued on July 26, 2013;

AND WHEREAS By-law (2013)-19674 contains Holding (H) provisions for the R.3A-47 Zone that require the Owner to complete the following conditions prior to the zoning being enacted to permit a cluster townhouse development:

- Submit of all environmental site assessment, risk assessment, remediation and monitoring reports prepared in accordance with the Records of Site Condition regulation (O.Reg 153/04 as amended);
- File a Record of Site Condition (RSC) on the Ministry of Environment (MOE) Environmental Site Registry for the property, including certification by a Qualified Person as defined by O.Reg 153/04 as amended, that the environmental condition of the property meets the appropriate MOE Site Condition Standards for the intended land use; and
- Submit the MOE acknowledgement letter for the RSC to the satisfaction of the City.

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 Section 5.3.3.1.47 and deleting Section 5.3.3.1.47.3 in its entirety.

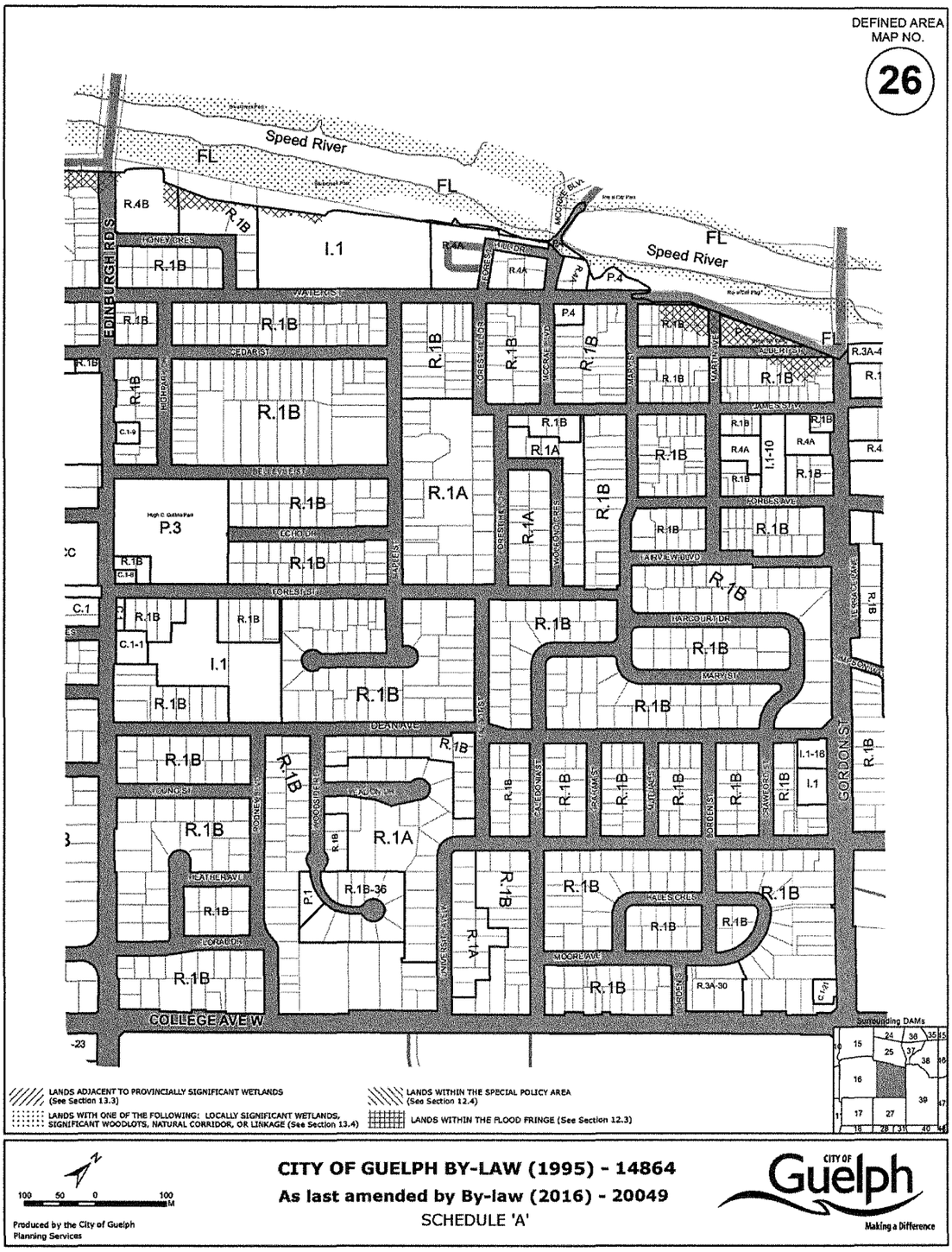
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Maps 26 and 39, and substituting therefore new Defined Area Maps 26 and 39, attached hereto as Schedule "A".

PASSED this NINTH day of MAY, 2016.

CAM GUTHRIE - MAYOR

JOYCE SWEENEY
– ACTING DEPUTY CLERK

SCHEDULE 'A'


DEFINED AREA
MAP NO.
26
Speed River
FL
EDINBURGH RD S
COLLEGE AVE W
GORDON ST
R.1B
R.1A
R.4B
R.4A
I.1
P.3
P.4
R.3A-30
R.1B-36
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)
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) - 20049
SCHEDULE 'A'
CITY OF Guelph
Making a Difference

SCHEDULE 'A' continued

