THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017)-20147

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 139 Morris Street and legally described as Factory Lot Plan 322 and Lots 21 to 30, Plan 322, all designated as Part 1, Reference Plan 61R-2664 , City of Guelph (ZC1617).

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 February 8, 2016 the Council for the Corporation of the City of Guelph passed By-law (2016)-20009, which affects the lands municipally known as 139 Morris Street;

AND WHEREAS By-law (2016)-20009 contains Holding (H) provisions for the R.3B-22 and R.4D-9 Zones that require 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 townhouses and apartments after the Developer has completed the following conditions to the satisfaction of the City:

a. Improvements adjacent to the Guelph Junction Railway track that would allow a train to stop 3-4 cars before the crossing at a designated Stop sign, where the brakeman can get off the train and safely walk approximately 97.5 metres (320 feet) to the crossing to manually protect York Road prior to the train continuing down the grade shall be paid for by the Owner/Developer to the satisfaction of the Guelph Junction Railway. Such improvements include but are not limited to: grading on both sides of the railway and the placement of granular for a walkway with an added Stop sign at the 97.5 metre (320 foot location).

b. That the Owner/Developer shall demonstrate that the site-specific noise performance limits (as set by the Ministry of the Environment and Climate Change's (MOECC) noise criteria) related to the adjacent industrial use (Owens Corning) are met to the satisfaction of the City. The Owner/Developer can demonstrate that site-specific noise performance limits are met by installing the silencer (on the Owens Corning facility); or through an alternate mitigation strategy; or site-specific noise performance limits may be able to be achieved in 2016 based on progress following Owens Corning's Noise Abatement Plan.

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 5.3.3.2.22 and deleting Section 5.3.3.2.22.3 in its entirety.

2. By-law Number (1995)-14864, as amended, is hereby further amended by deleting the (H) from the title of Section 5.4.3.4.9 and deleting Section 5.4.3.4.9.3 in its entirety.

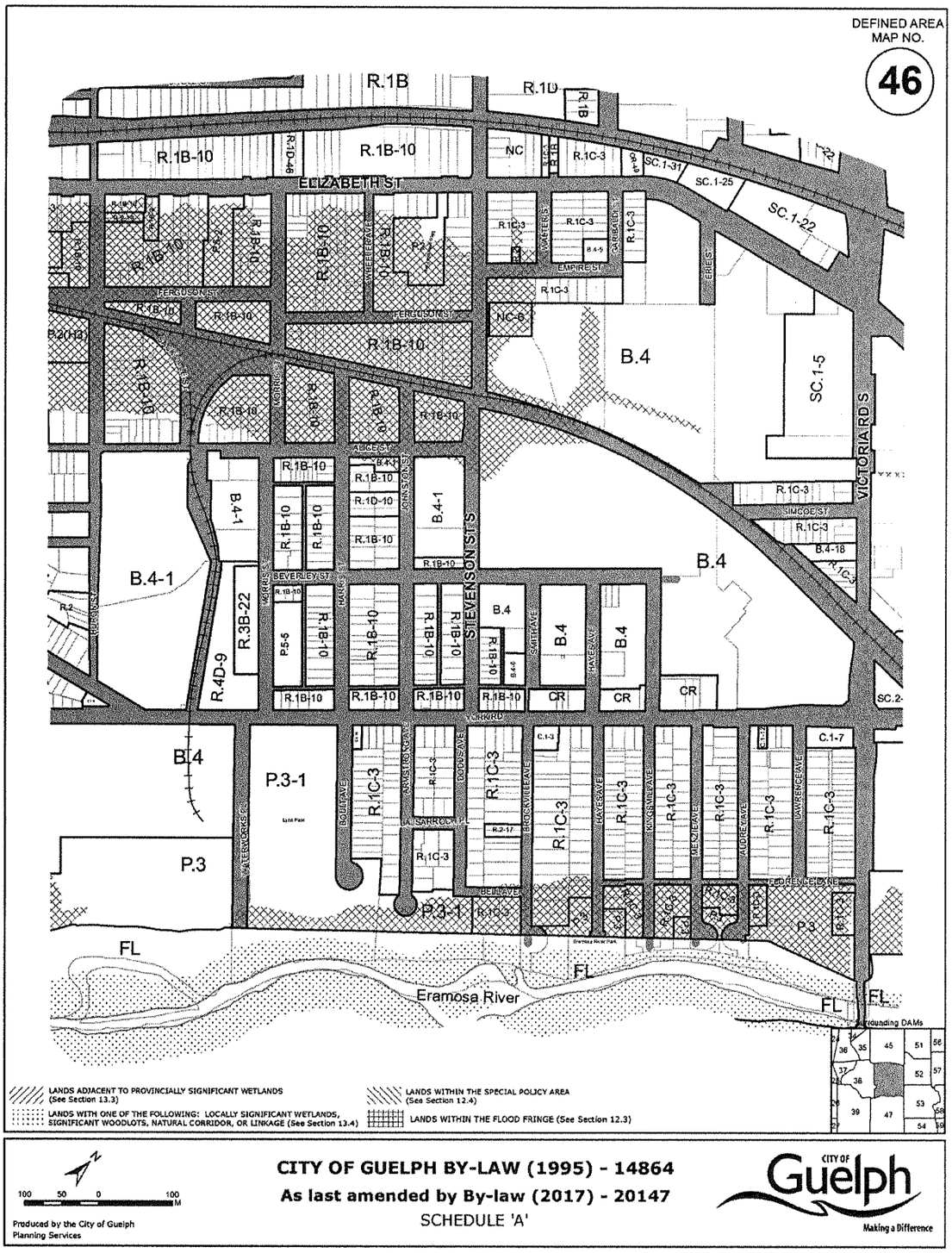
3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 46 and substituting therefore new Defined Area Map 46, attached hereto as Schedule "A".

PASSED this TWENTY-SEVENTH day of MARCH, 2017.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN - CITY CLERK

SCHEDULE 'A'


DEFINED AREA MAP NO.
46
ELIZABETH ST
FERGUSON ST
ALICE ST
BEVERLEY ST
STEVENSON ST S
VICTORIA RD S
SIMCOE ST
EMPIRE ST
ERROL ST
GARIBALDI ST
JOHN ST
HARRIS ST
MORRIS ST
WOOLWICH ST
WATSON PKWY
HANLON CREEK BLVD
SMITH AVE
HAYES AVE
ARKELL RD
ARKELL SPRINGS GRNDS RD
ROUTLEDGE AVE
ARMSTRONG AVE
DODDS AVE
LA SARRCA PL
BROCKVILLE AVE
KINGSMILL AVE
MEDLEY AVE
AUDREY AVE
LAWRENCE AVE
FLORENCE LANE
BELL AVE
R.1B
R.1D
R.1B-10
NC
R.1C-3
SC.1-31
SC.1-25
SC.1-22
R.1C-3
R.1C-3
R.1C-3
R.1C-3
NC-6
B.4
SC.1-5
R.1C-3
R.1C-3
B.4-18
R.1C-3
B.4-1
B.4-1
R.1B-10
R.1D-10
R.1B-10
B.4-1
R.1B-10
B.4
R.2
R.3B-22
R.4D-9
P.5-5
R.1B-10
R.1B-10
B.4
B.4
B.4
B.4-6
CR
CR
CR
SC.2-
B.4
P.3-1
P.3
R.1C-3
R.1C-3
R.1C-3
R.1C-3
R.1C-3
R.1C-3
R.1C-3
R.1C-3
R.1C-3
C.1-7
R.2-17
R.1C-3
P.3-1
R.1C-3
P.3
FL
FL
FL
FL
Eramosa River
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 (2017) - 20147
SCHEDULE 'A'
CITY OF Guelph
Making a Difference