THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2017) - 20172

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 43 Arthur Street South (formerly 5 Arthur Street South) and legally described as Part of Grist Mill Lands, East side of Speed River, Plan 113 and Part Lot 76, and Lots 77, 78, 79, 80, 81 and 82, Plan 113, (as amended), designated as Parts 11, 12 and 13, 61R11955, together with an easement over Part 17, 61R11955 as in Instrument No. WC212993; 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 (2014)-19793, which affects the property known as 43 Arthur Street South (formerly 5 Arthur Street South);

AND WHEREAS By-law (2014)-19793 contains Holding (H) provisions for the R.4B-15.6 Zone that requires confirmation of adequate water supply, sewage capacity and sewage treatment capacity; and that the developer pay to the City, their share of the actual cost of constructing municipal services on Arthur Street South, across the frontage of the lands prior to the zoning being enacted;

AND WHEREAS the Holding (H) symbol is to be lifted to allow development of the heritage building phase of a six phase, mixed use, high density residential development after the servicing capacity and municipal servicing costs have been paid 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 5.4.3.2.15.8 and deleting Section 5.4.3.2.15.8.2.7 in its entirety.

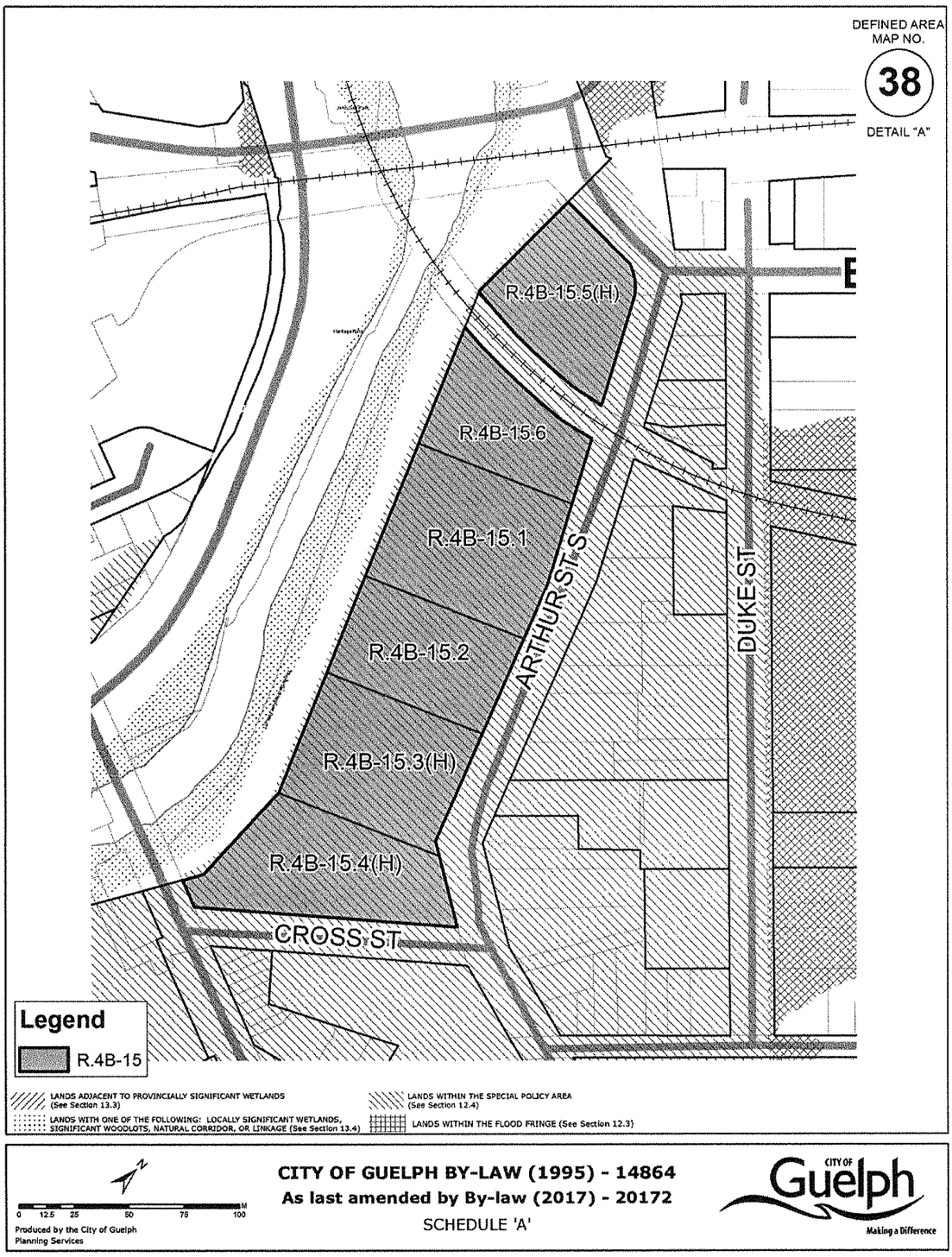
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 38, Detail 'A' and substituting therefore new Defined Area Map 38, Detail 'A' attached hereto as Schedule "A".

PASSED this TWENTY-THIRD day of MAY, 2017.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN – CITY CLERK

SCHEDULE 'A'


DEFINED AREA MAP NO.
38
DETAIL "A"
R.4B-15.5(H)
R.4B-15.6
R.4B-15.1
R.4B-15.2
R.4B-15.3(H)
R.4B-15.4(H)
ARTHUR ST S
DUKE ST
CROSS ST
Legend
R.4B-15
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)
0 12.5 25 50 75 100 M
Produced by the City of Guelph Planning Services
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2017) - 20172
SCHEDULE 'A'
CITY OF Guelph
Making a Difference