THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20294

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 47-51 Paisley Street and legally described as Part Lot 1, Registered Plan 324, 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 May 25, 2010 the Council for Corporation of the City of Guelph passed By-law (2010)-19008, which affects the property known 47-51 Paisley Street;

AND WHEREAS By-law (2014)-19793 contains Holding (H) provisions for the R.1B-42 Zone that requires building and fire inspection to confirm only four dwelling units exist with proper permits and upgrades and that the basement wall and kitchen and all associated plumbing have been removed. Development Charges and cash-in-lieu of parkland must also be paid for the additional units, prior to the zoning being enacted;

AND WHEREAS the Holding (H) symbol is to be lifted to allow the building to be used as a four dwelling unit building after the building and fire inspections and upgrades were completed and the Development charges and cash-in-lieu of parkland 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 5.1.3.2.42 and deleting Section 5.1.3.2.42.2 in its entirety.

2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 24 and substituting therefore new Defined Area Map 24 attached hereto as Schedule "A".

PASSED this NINTH day of JULY, 2018.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

SCHEDULE 'A'


DEFINED AREA MAP NO.
24
LONDON RD W
EDINBURGH RD N
R.3A-24
R.1B
R.4A
C.1
I.1
P.2
D.1-28
HOME ST
GARTH ST
ARKLAND ST
GLASGOW ST N
FAIRFAX AVE
KINGSWARD PL
EDWIN ST
CHARLES ST
NORWICH ST W
GREEN ST
SUFFOLK ST W
LIVERPOOL ST
OXFORD ST
PAISLEY ST
DUBLIN ST N
ABERDEEN ST
ARNOLD ST
SOUTHAMPTON ST
HARRISON AVE
CLINTON ST
YORKSHIRE ST N
SYDENHAM ST
CAMBRIDGE ST
EDORA ST
CORK ST W
ROBINSON AVE
DURHAM ST
FOSTER AVE
NORTHUMBERLAND ST
KENT ST
COMMERCIAL ST
CHURCH
NORFOLK ST
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 (2018) - 20294
SCHEDULE 'A'
CITY OF Guelph
Making a Difference