THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19251

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 the property municipally known as 1498 Gordon Street in the City of Guelph.

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, authorizes the Council of a Municipality to enact Zoning By-laws;

AND WHEREAS this proposed zoning bylaw amendment will affect property described as Part 4 in Plan 61R-11361, and known municipally as 1498 Gordon Street in the City of Guelph;

AND WHEREAS the subject lands are currently in the Specialized Residential Apartment R.4A-31(H) Zone that permits a range of residential uses including apartment buildings and townhouses;

AND WHEREAS the present zoning is approved with a Holding (H) symbol to indicate that the development of the property does not occur until the following conditions are completed to the satisfaction of the City:

1. Full municipal services have been installed and are available to service the property;
2. The owner and any mortgagees shall enter into a site plan control agreement registered on title and satisfactory to the City Solicitor.

AND WHEREAS the conditions of the Holding symbol have now been completed to the satisfaction of the City as it relates to 1498 Gordon Street;

AND WHEREAS the City is therefore in a position to remove the Holding symbol from the zoning of the subject lands to permit the development of the lands in accordance with the applicable permitted uses and regulations;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further

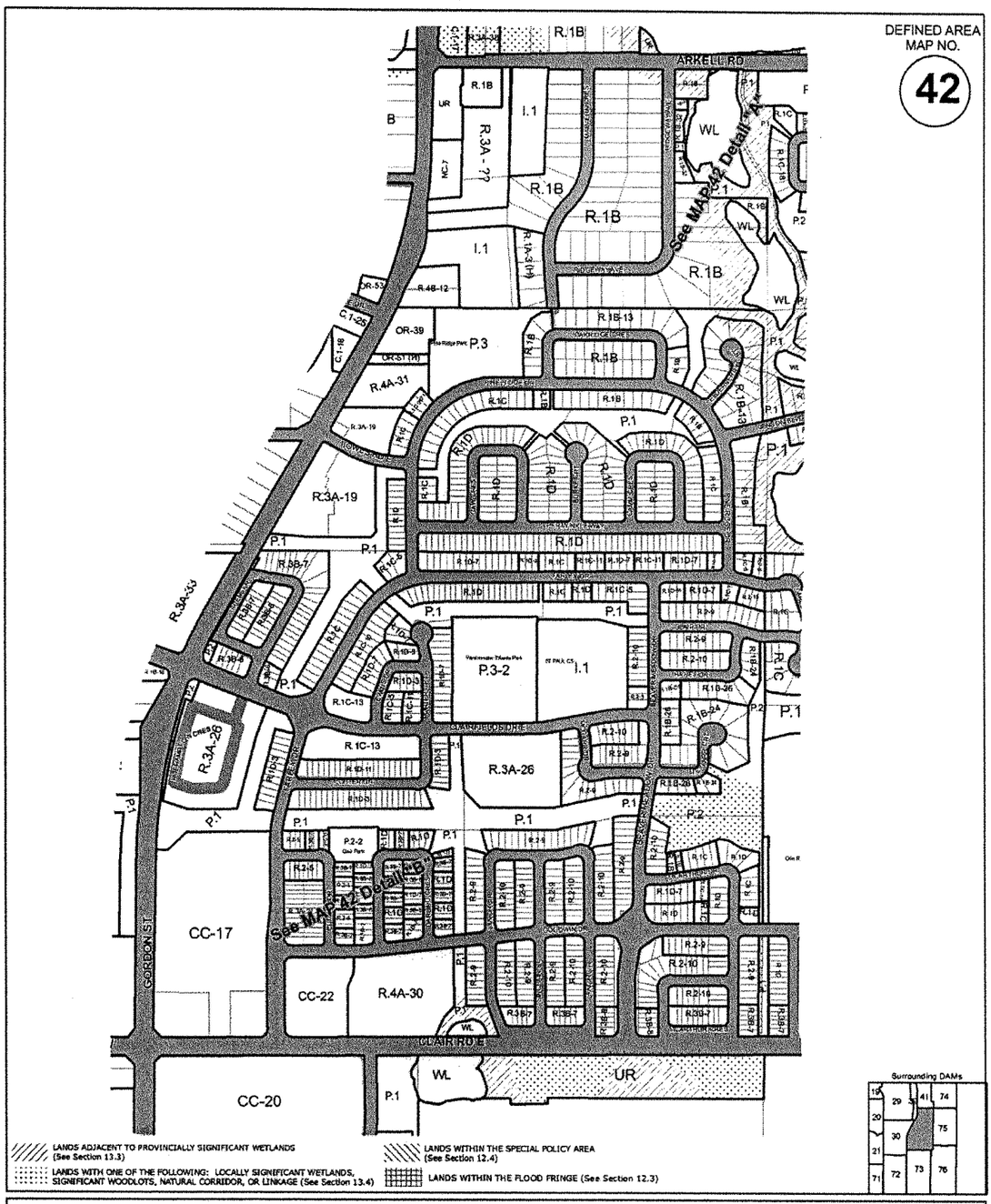
amended by deleting Defined Area Map 42 and substituting therefore a new Defined Area Map 42 attached hereto as Schedule "A".

PASSED this TWENTY-SIXTH day of SEPTEMBER, 2011.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO – ACTING CLERK

SCHEDULE "A"


DEFINED AREA MAP NO. 42
ARKELL RD
CLAIR RD E
GORDON ST
See MAP 42 Detail 'A'
See MAP 42 Detail 'B'
R.1B
R.3A - ??
I.1
WL
UR
OR-39
P.3
R.4A-31
R.3A-19
R.1D
R.3A-35
P.3-2
R.3A-26
R.4A-30
CC-17
CC-22
CC-20
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
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2010) - 19070
SCHEDULE 'A'
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF Guelph
Making a Difference

LOCATION MAP

