THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2010)-19070

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 properties known municipally as 93, 95 and 97 Pine Ridge Drive in the 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 March 3, 2003, the Council for the Corporation of the City of Guelph passed Bylaw (2003)-17064 to change the zoning on lands known as Part of Lot 8, Concession 8, Township of Puslinch and Block 127 of the Pine Ridge plan of subdivision including property municipally known formerly as 1498 Gordon Street and now known as 93, 95 and 97 Pine Ridge Drive in the City of Guelph, from the Single Detached R.1B Zone to the Single Detached R.1C (H21) Zone that permits single detached dwellings.

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

1. The owner has obtained the necessary consent to create the lots and the deeds have been endorsed.

AND WHEREAS this condition of the holding provision has now been completed to the satisfaction of the City as the consents were completed and the deeds were endorsed on June 29, 2010 and registered as instruments WC284161 and WC284162 respectively on July 9, 2010.

AND WHEREAS the City is therefore in a position to remove the holding symbol from the site zoned R.1C that applies to Parts 1, 2, 3, 5, 6, and 7 on Reference Plan 61R-11361 to permit development of the site in accordance with the regulations of the R.1C (Single Detached Residential) Zone.

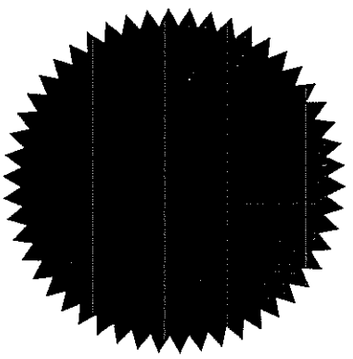
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

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".

2. Section 2.9.1 of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Section 2.9.1. (xxi) (H21), in its entirety.

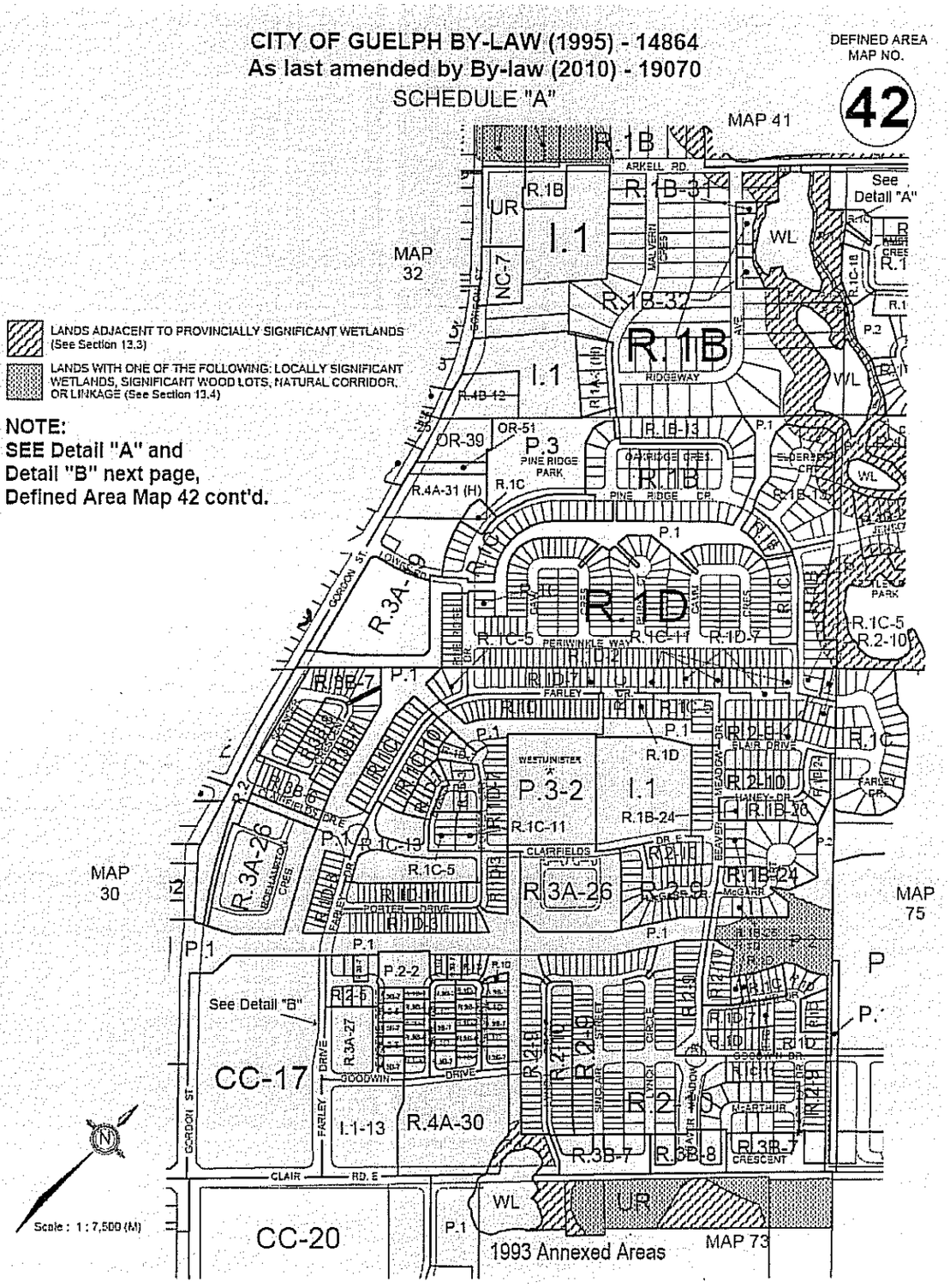
PASSED this THIRTIETH day of AUGUST, 2010.



KAREN FAIRBRIDGE - MAYOR

LOIS A. GILES - CITY CLERK

SCHEDULE 'A"


CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2010) - 19070
SCHEDULE "A"
DEFINED AREA MAP NO. 42
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOOD LOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
NOTE:
SEE Detail "A" and
Detail "B" next page,
Defined Area Map 42 cont'd.
MAP 41
MAP 32
MAP 30
MAP 75
MAP 73
See Detail "A"
See Detail "B"
ARKELL RD.
CLAIR RD. E
GORDON ST.
FARLEY DR.
CLAIRFIELDS DR. E
PINE RIDGE PARK
WESTMINSTER WOODS
1993 Annexed Areas
Scale : 1 : 7,500 (M)

Key map showing the location of the lands to which By-law (2010)-19070 applies:

KEY MAP

