

The Corporation of the City of Guelph

By-law Number (2023) - 20784

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 municipally known as 55 Baker Street and 160 Wyndham Street North, and legally described as Part of Burying Ground, and Part of Lane Through Burying Ground, Registered Plan 8, Closed by MS80255, Designated As Parts 5, 6 and 7 on Plan 61R-21815, Part of Burying Ground, Part of Lots 73 and 74, and Part of Lane at the Rear of Lots 73 and 74 (Known as Park Lane), Closed by CS31228; Registered Plan 8, Designated as Parts 1, 2, 3, & 4, Reference Plan 61R-21815; Subject to Easement over Part 2, 61R-21815 as in Instrument ROS557919 and Subject to Easement over Part 3, 61R-21815 as in Instrument ROS573090, City of Guelph (File No. OZS23-002).

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 5, 2019, the former Local Planning Appeal Tribunal issued Order for File PL170951 for By-law (2017)-20187, passed by the Council for the Corporation of the City of Guelph on July 24, 2017, which was the City-initiated Downtown Zoning By-law Amendment;

And whereas By-law (2017)-20187 contains Holding (H) provisions for the D.1-29(H32) Zone that requires an urban design master plan to be prepared and approved and requires a municipal services review to ensure municipal services are available to the satisfaction of the City prior to intensification of the lands;

And whereas the Urban Design Master Plan was approved by Council of the City of Guelph at a Council meeting on July 21, 2021, and City staff have confirmed that the municipal services review has been completed to the satisfaction of the City. The City can therefore remove the Holding 'H' symbol from the lands to permit development in accordance with the regulations of the "Specialized Downtown 1" (D.1-29) Zone.

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 (H32) from the title of Section 6.3.3.1.23 and deleting Section 2.9.1(xxx) (H32) Baker Street Holding Provision in its entirety.
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 36 and substituting a new Defined Area Map 36 attached hereto as Schedule "A".

Passed this twenty first day of March, 2023.

Schedules:

Schedule A: Defined Area Map 36

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk