

The Corporation of the City of Guelph

By-law Number (2020) - 20517

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 167 Alice Street and legally described as Part Lots 156 and 157, Registered Plan 293, City of Guelph (File# OZS19-006).

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;

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 transferring lands legally described as Part Lots 156 and 157, Registered Plan 293, City of Guelph, from the existing "Specialized Industrial" Zone known as the B.4-1 Zone to the "Residential Single Detached" Zone, known as the R.1D(H) Zone.
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 46 and substituting a new Defined Area Map 46 attached hereto as Schedule 1.
3. Where notice of this By-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this By-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this By-law shall come into effect until all of such appeals have been finally disposed of by the Local Planning Appeal Tribunal.

4. Holding Provision

Purpose: To ensure that development of the subject lands does not proceed until the following conditions have been met to the satisfaction of the City related to the subject development:

Conditions:

1. A mandatory RSC filing is not required; however, as per the recommendation of the Phase Two ESA and to comply with the City's "Guidelines for the development of contaminated or Potentially Contaminated Site (2016)"; the applicant must prove (via remediation and/or risk assessment) that the metal impacts in soil do not pose threat to the human health and the environment.
2. The qualified person(s) (QP) must submit a "Reliance Letter" to indicate that despite any limitations or qualifications included in the reports, the City is authorized to rely on all information and opinion provided in the reports.

Passed this Tenth day of August, 2020.

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk

Schedule 1: Defined Area Map 16

