



Notice of the Passing of a zoning by-law by the City of Guelph

Guelph City Council passed by-law (2017)-20187, for the Downtown Zoning By-law Amendment (ZC1612) on July 24, 2017, under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

An explanation of the purpose and effect of the by-law as well as a key map of the lands are included. The complete by-law with all the background material is available for inspection at the Infrastructure, Development and Enterprise Department, City Hall, 3rd Floor, 1 Carden Street, Guelph, Ontario from 8:30 a.m. to 4:00 p.m.

Any individual, corporation, or public body may appeal the by-law to the Ontario Municipal Board (OMB) by filing a notice of appeal with the City Clerk not later than August 23, 2017, no later than 4:00 p.m. The appeal must include the objection to the by-law, the reasons in support of the objection and the **\$300.00 fee paid by certified cheque or money order** payable to the "Minister of Finance".

A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. The appeal forms are available electronically from the OMB's website, www.omb.gov.on.ca, or in paper format from ServiceGuelph, City Hall, 1st Floor, 1 Carden Street, Guelph, Ontario, from 8:30 a.m. to 4:00 p.m.

No person or public body will be added as a party to the hearing of the appeal of the decision unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OMB, there are reasonable grounds to add the person or public body.

Any and all written submissions relating to this application that were made to City Council before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by City Council as part of its deliberations and final decision on this matter.

DATED at the City of Guelph August 3, 2017.

Stephen O'Brien
City Clerk
City of Guelph
1 Carden St.
Guelph, ON N1H 3A1

BY-LAW NUMBER (2017)-20187

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP

1. By-law Number (2017)-20187 has the following purpose and effect:

This By-law authorises an amendment to the City of Guelph Comprehensive Zoning By-law (1995)-14864, which is intended to introduce modified and new regulations to the text and maps related to Downtown zones.

The purpose of the Downtown Zoning By-law amendment is to align Zoning By-law regulations with the policies established in the approved Downtown Secondary Plan (DSP) as incorporated in the Official Plan through Official Plan Amendment 43.

The effect of the proposed Downtown Zoning By-law amendment is to replace Section 6.3, the Central Business District (CBD) Zones with the proposed Downtown (D) Zones. This includes the following zone categories: Downtown 1 (D.1); Downtown 2 (D.2); Downtown 3 (D.3); and Downtown 3a (D.3a). In addition, the existing Office Residential (OR), Commercial Residential (CR), and Service Commercial (SC.1) zones within the project scope area will be amended to the newly created Downtown zones.

The proposed amendment would modify or introduce new regulations in Downtown zones, including:

- Permitted uses;
- Built form regulations;
- Building tower separation regulations;
- Building height regulations;
- Active frontage regulations;
- Updated vehicle and bicycle parking rates and regulations;
- Regulations for D.1, D.2, D.3 and D.3a zones;
- New definitions;
- Holding provision for servicing capacity; and,
- Specialized Downtown zones.

Lands affected by this amendment are generally located in Downtown Guelph as shown on the following Key Map.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on September 12, 2016.

Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 2358, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing".

- The key map showing the location of the subject lands to which By-law (2017)-20187 applies:

KEY MAP

