

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2021) – _____

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 properties municipally known as 78 Eastview Road and 82 Eastview Road and legally described as Part of Lot 2, Concession 5, Division C, City of Guelph (File: _____).

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;

NOW THEREFORE 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 the property legally described as Part of Lot 2, Concession 5, Division C, City of Guelph, municipally known as 78 Eastview Road from the existing 'R.1B-39(H)' (Specialized Single Detached Residential Holding) Zone and 'UR' Urban Reserve Zone to an 'R.3A' (Cluster Townhouse) Zone, 'R.4A' (Apartment) Zone, 'WL' (Wetland) and 'P.1' Conservation Land Zone to permit the development of 57 cluster townhouses and protection of significant natural areas.
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 50 and substituting therefore new Defined Area Map 50 attached hereto as Schedule "A".

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.

PASSED this _____ day of _____, 2021.

CAM GUTHRIE - MAYOR

DYLAN MCMAHON – DEPUTY CLERK

SCHEDULE "A"

