Community Design
and Development Services

JUN 2 9 2010

CITY OF Guelph
Making a Difference

CERTIFICATE UNDER SECTION 34(21)

OF

THE PLANNING ACT, R.S.O. 1990, c. P.13, AS AMENDED

I, Lois A. Giles, City Clerk of The Corporation of the City of Guelph, hereby certify that the Notice of Passing of By-law (2010)-19002, of The Corporation of the City of Guelph, passed by the Council of The Corporation of the City of Guelph on the 25th day of May, 2010, was given in the manner and form to the persons prescribed by regulation made by the Lieutenant Governor in Council under Subsection 18 of Section 34 of The Planning Act, R.S.O. 1990, c. P.13. I also certify that the 20 day objection period expired on the 23rd day of June, 2010, and to that date, no notice of objection or request for a change in the provisions of the by-law has been has filed by any person in the Office of the City Clerk. A declaration to this effect is on file.

Dated this 25th day of June, 2010.

City Clerk

Certified copy to:
Scott Hannah, Manager of Development and Parks Planning, City of Guelph
Chris DeVriendt, Planner, City of Guelph
Bruce Poole, Chief Building Official, City of Guelph
Minna Bunnett, Clerical Assistant II (Building), City of Guelph
Jason Downham, GIS and Data Technician, City of Guelph
Assessment Commissioner
153601 Ontario Limited, Owner/Applicant

I hereby certify the above copy to be a true copy of
Certificate and By-law (2010)-19002
of the City of Guelph.
IN TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the City Clerk of the said Corporation this 28th day of June, 2010

City Clerk

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1 Carden St
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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2010)-19002

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 property known municipally as 1671 Gordon Street and legally described as Part of Lot 9, Concession 7, City of Guelph, Part 1 of 61R-9745, City of Guelph (ZC0607).

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;

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 property described as Part of Lot 9, Concession 7, City of Guelph and municipally known as 1671 Gordon Street from the Residential Single Detached (R.1B) Zone to the Specialized Cluster Townhouse (R.3A-42) Zone to permit the development of 14 townhouse units.

2. Section 5.3.3.1 of By-law (1995)–14864, as amended, is hereby further amended as follows:

5.3.3.1.42 R.3A-42
1671 Gordon Street
As shown on Defined Area Map Number 30 of Schedule "A" of this By-law.

5.3.3.1.42.1 Permitted Uses
In accordance with the uses permitted by Section 5.3.1.1. (Cluster Townhouse) Zone

5.3.3.1.42.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.3.2 and Table 5.3.2 (Cluster Townhouse R.3A Zone Regulations) of Zoning By-law (1995)–14864, as amended, with the following additions and exceptions:

5.3.3.1.42.2.1 Minimum Number of Units
14

5.3.3.1.42.2.2 Maximum Building Coverage
50 per cent

5.3.3.1.42.2.3 Maximum Height
2 storeys and a maximum of 7.8 metres

5.3.3.1.42.2.4 Northerly Side Yard Setback
9 metres from the northerly lot line

5.3.3.1.42.2.5 Rear Yard Setback
No buildings shall be located within 9 metres of the easterly rear lot line adjacent to Gordon Street in order to accommodate the construction of a future road extension to the adjacent lands to the north

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 30 and substituting therefore a new Defined Area Map 30 attached hereto as Schedule "A".

4. 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 Ontario Municipal Board.

PASSED this TWENTY-FIFTH day of MAY, 2010.

KAREN FARBRIDGE - MAYOR

TINA AGNELLO – DEPUTY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2010)-19002

1. By-law Number (2010)-19002 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 1671 Gordon Street. The proposed zoning amendment would rezone the property from the R.1B (Residential Single Detached) Zone to the R.3A-42 (Specialized Cluster Townhouse) Zone. This amendment will permit the development of 14 cluster townhouse units, which are to be developed in association with the existing senior's residence at 1691 Gordon Street.

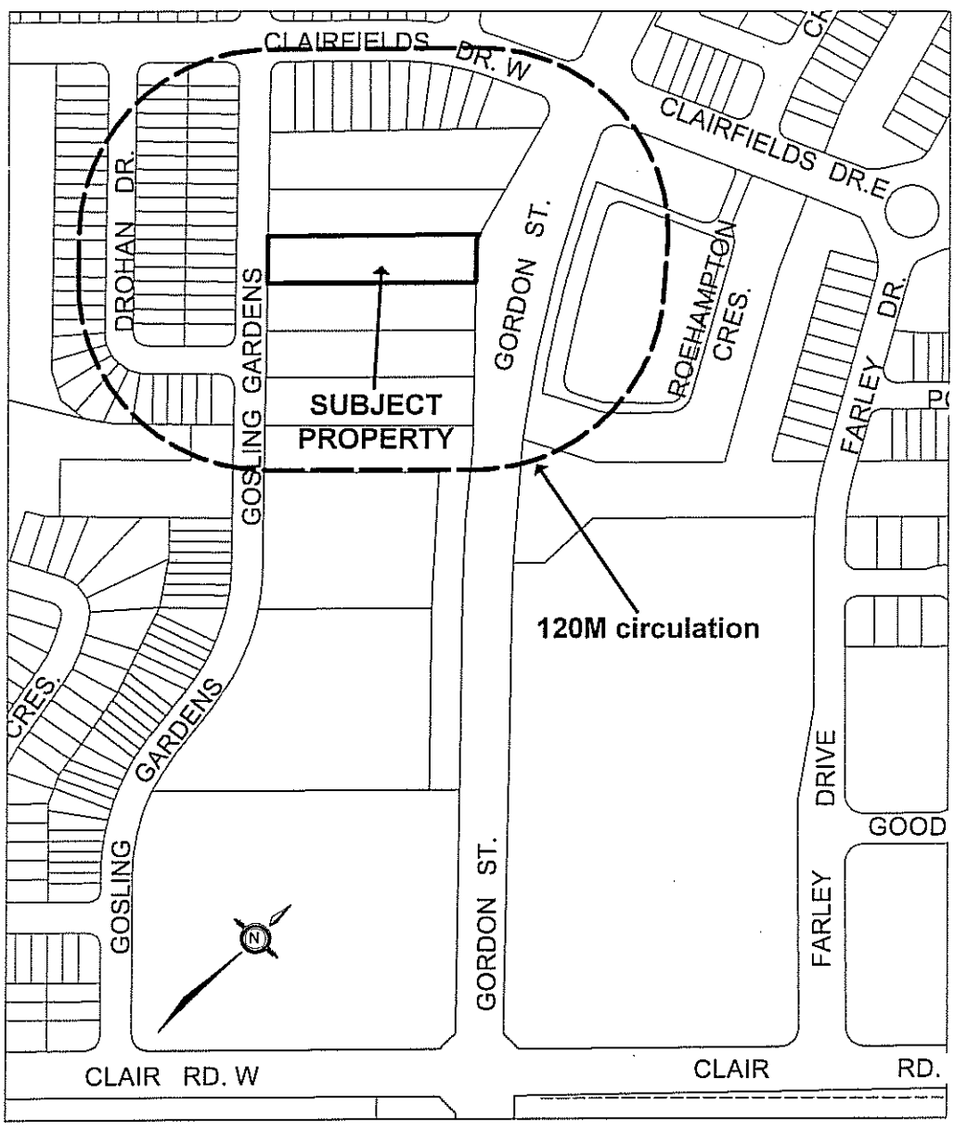
The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on February 4, 2008 and approved by City Council on May 3, 2010.

Further information may be obtained by contacting or visiting Community Design and Development Services, (519) 837-5616, extension 2360, 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". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2010)-19002 applies:

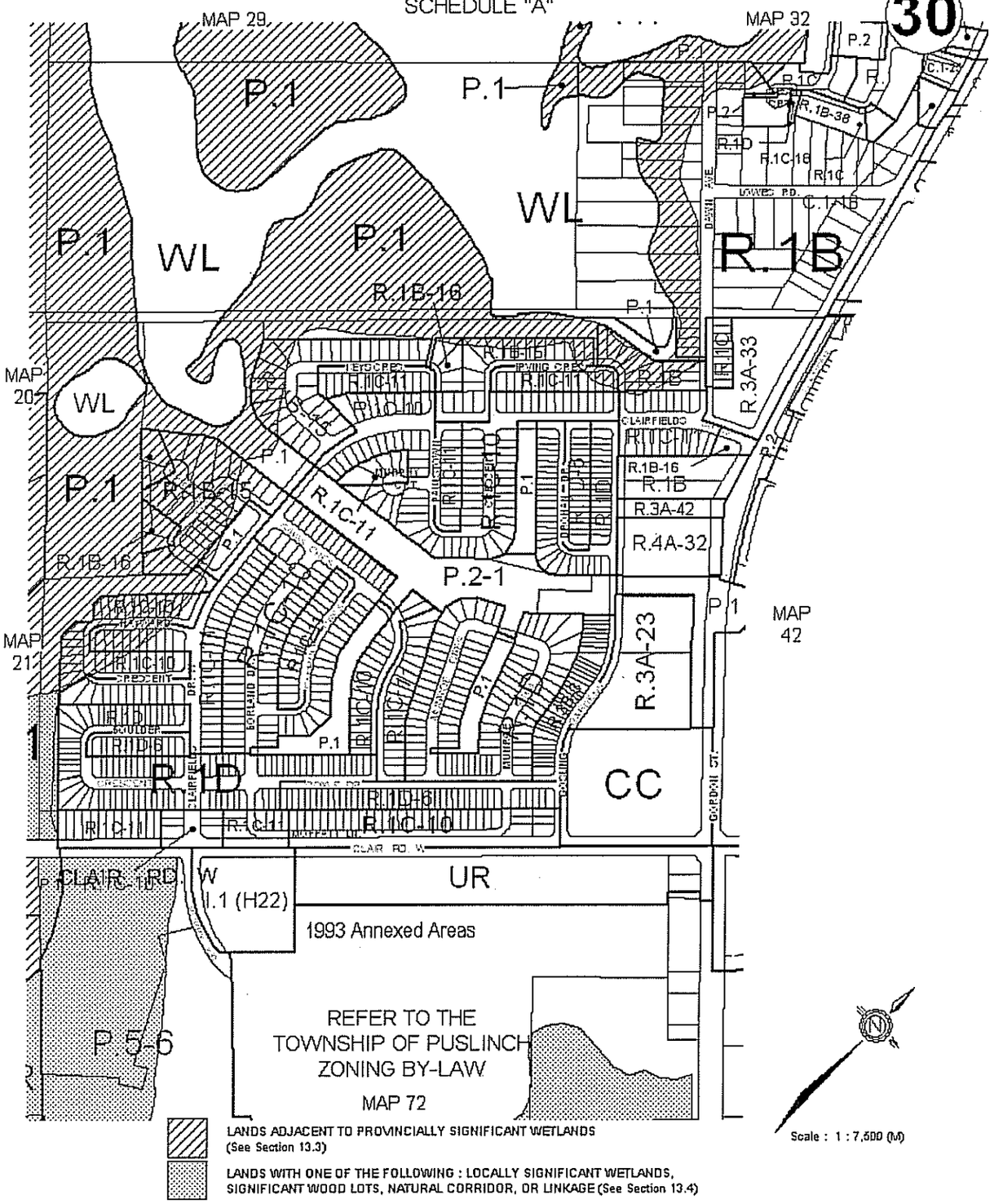
KEY MAP



CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2010) - 19002

SCHEDULE "A"

DEFINED AREA MAP NO. 30



'Revised to reflect 61M133 internal streets, November 2006.