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)-19008, 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 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
Katie Nasswetter, 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
Kataryna Hasyj, Stephen Hasyj, Anna Wilson, Owner
Black, Shoemaker, Robinson & Donaldson Limited, Applicant

I hereby certify the above copy to be a true copy of
Certificate and By-law (2010)-19008
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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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2010)-19008

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 47-51 Paisley Street and legally described as Part Lot 1, Registered Plan 324, City of Guelph (ZC0901).

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 Lot 1, Registered Plan 324, City of Guelph and municipally known as 47-51 Paisley Street from the R.1B Zone to the specialized R.1B-42(H) Zone to permit four residential units.

2. Section 5.3.1.2 of By-law (1995) – 14864, as amended, is hereby further amended by adding the following new subsection 5.3.1.2.42

5.3.1.2.42 R.1B-42(H)
As shown on Defined Map Number 24 of Schedule "A" of this ***By-law***.

5.3.1.2.42.1 Permitted Uses
In addition to permitted ***Uses*** listed in Section 5.1.1. of Zoning ***Bylaw*** (1995)-14864, as amended, the following additional ***use*** shall be permitted:

- A multiple dwelling containing a maximum of four (4) ***Dwelling Units.***

5.3.1.2.42.2 Holding Provision Conditions
Prior to the removal of the holding symbol "H", the owner shall complete the following conditions to the satisfaction of the City:

1. The owner shall arrange for a building inspection of the entire building by the City of Guelph Building Services. This inspection is required to confirm only four dwelling units exist and that the basement wall and kitchen and all associated plumbing have been removed.

2. The owner shall arrange for the City of Guelph Fire Department to complete an inspection of the building. All fire code upgrades requested by the Fire Prevention Officer must be completed by the owner.

3. Material alterations may require the owner to apply and obtain a building permit. Building services to determine if permits are required after the inspection from conditions number 1 and 2 have been completed.

4. Pay to the City, as determined applicable by the Director of Finance, development charges, in accordance with the City of Guelph Development Charges By-law (2004)-17631, as amended from time to time, or any successor thereof at the rate in effect at the time of the

issuance of a building permit.

5. The owner shall pay to the City cash-in-lieu of parkland dedication in accordance with By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof, at the rate in effect at the time of the issuance of a building permit.

2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 24 and substituting therefore a new Defined Area Map 24 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 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)-19008

1. By-law Number (2010)-19008 has the following purpose and effect:

   This By-law authorizes a Zoning amendment affecting a portion of the lands municipally known as 47-51 Paisley Street in the City of Guelph. The proposed zoning amendment would rezone the site from the R.1B (Single-detached residential) Zone to a new specialized R.1B-42 (H) (Single-detached residential) Zone with a holding provision. This zoning would permit four residential dwelling units.

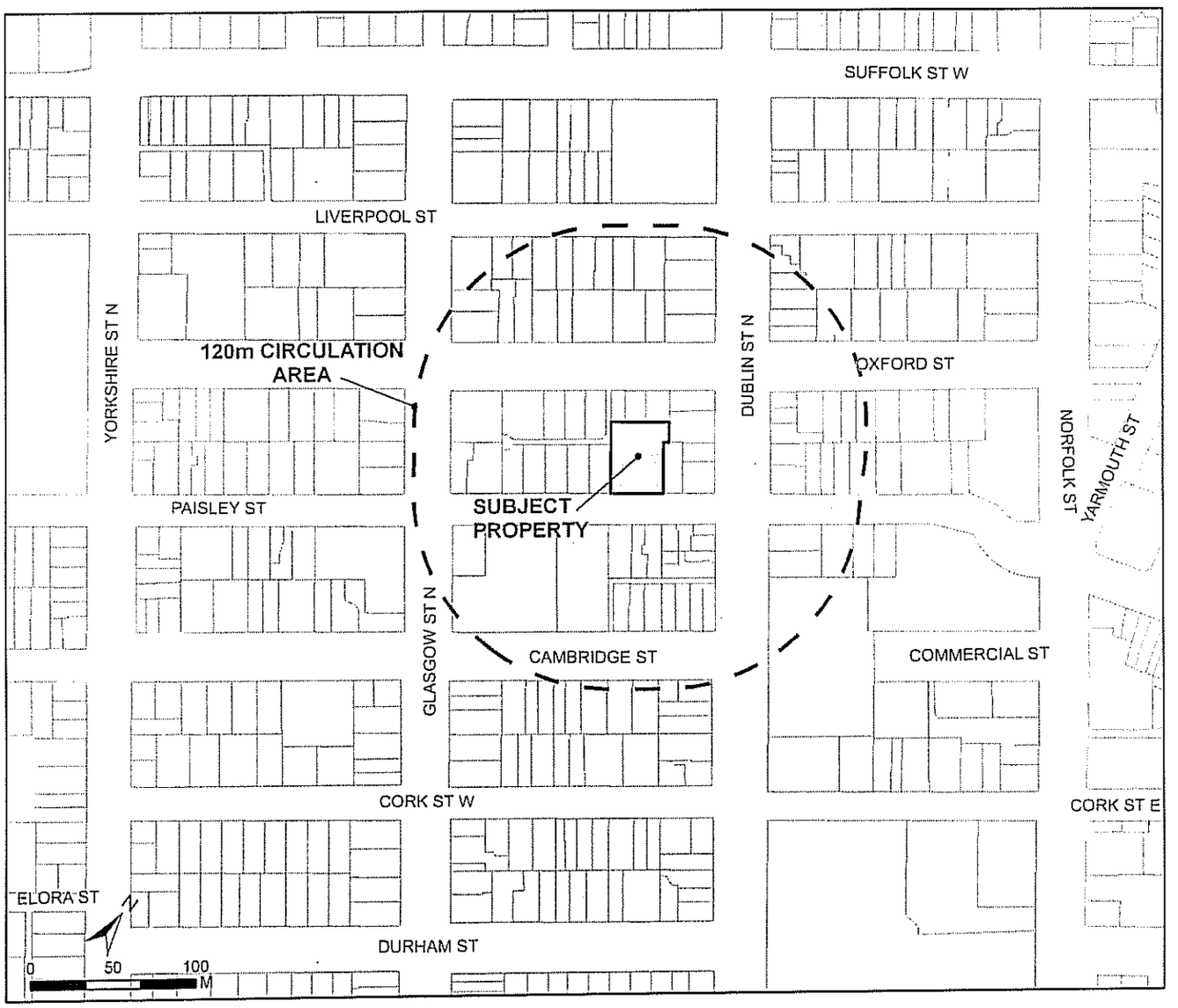
   The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on May 3, 2010.

   Further information may be obtained by contacting or visiting Community Design and Development Services, 837-5616, extension 2283, City Hall, Guelph, Ontario.

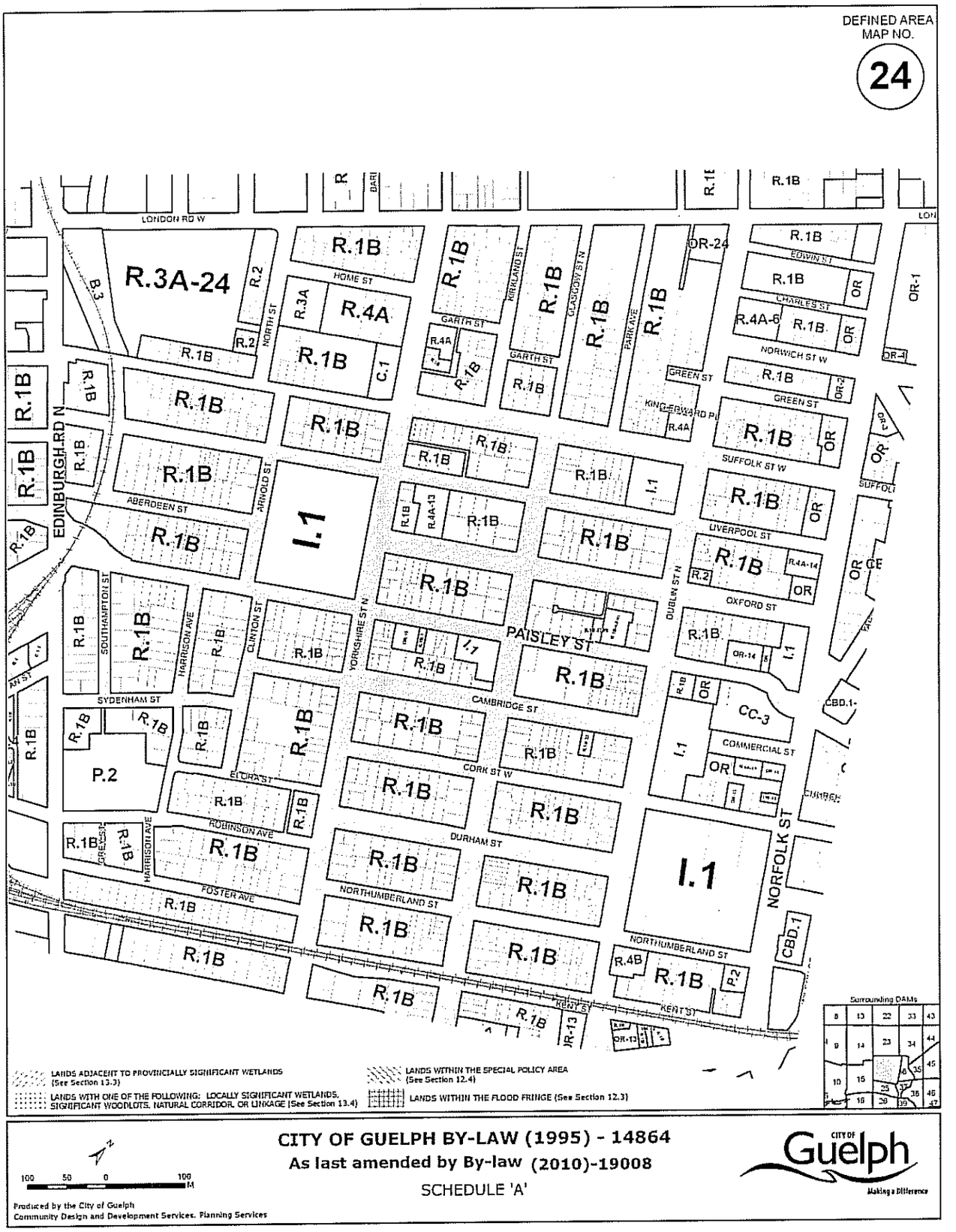
   Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial 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



Schedule "A"



CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2010)-19008
SCHEDULE 'A'

100 50 0 100 M

Produced by the City of Guelph
Community Design and Development Services, Planning Services