I hereby certify the above copy to be a true copy of
CERTIFICATE & BY-LAW (2009)-18918
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 26th day of January

City Clerk

CITY OF Guelph
Making a Difference

Community Design
and Development Services

JAN 29 2010

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 (2009)-18918, of The Corporation of the City of Guelph, passed by the Council of The Corporation of the City of Guelph on the 21st day of December, 2009, 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 13th day of January, 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 20th day of January, 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
Ms. N. Shoemaker, Black Shoemaker Robinson & Donaldson, Applicant
Victoria Wood (Arkell) Ltd., Owner

City Hall
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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2009)-18918

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 2 Clough Crescent and legally described as Block 1 on Registered Plan 61M-156, City of Guelph (ZC0902).

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 Block 1 on Registered Plan 61M-156, City of Guelph and municipally known as 2 Clough Crescent from the Residential Apartment (R.4A) Zone to the Specialized On-Street Townhouse (R.3B-7) Zone and a Specialized Residential Apartment (R.4A-35) Zone to permit the development of on-street townhouse units and a 50 unit, four storey apartment building.

2. Section 5.4.3.1 of By-law (1995)–14864, as amended, is hereby further amended as follows:

5.4.3.1.35 R.4A-35
2 Clough Crescent
As shown on Defined Area Map Number 75 of Schedule "A" of this By-law.

5.4.3.1.35.1 Permitted Uses
In accordance with the uses permitted by Section 5.4.1.1. (General Apartment) Zone

5.4.3.1.35.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (General Apartment R.4A Zone Regulations) of Zoning By-law (1995)–14864, as amended, with the following additions and exceptions:

5.4.3.1.35.2.1 Required Number of Units
50

5.4.3.1.35.2.2 Minimum Rear Yard
6 metres

5.4.3.1.35.2.3 Maximum Height
4 storeys

5.4.3.1.35.2.4 Common Amenity Area
Despite Section 5.4.2.4.3, a common amenity area may be provided in the Front Yard or Exterior Side Yard

5.4.3.1.35.2.5 Underground Parking
A minimum of 50% of the required parking shall be provided underground

5.4.3.1.35.2.6 Maximum Exterior Side Yard Setback (Build-to Line)
A minimum of 90% of the apartment building face shall be located at a maximum exterior side yard setback of 6 metres from Arkell Road

5.4.3.1.35.2.7 Buffer Strips
A minimum 3 metre buffer strip shall be provided along the southerly and easterly boundary of the site

3. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 75 and substituting therefore a new Defined Area Map 75 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-FIRST day of DECEMBER, 2009.

KAREN FARBRIDGE - MAYOR

LOIS A. GILES - CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2009)-18918

1. By-law Number (2009)-18918 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 2 Clough Crescent. The proposed zoning amendment would rezone the property from the R.4A (General Apartment) Zone to the R.3B-7 (Specialized On-Street Townhouse) Zone and the R.4A-35 (Specialized Apartment) Zone. This amendment will permit the development of on-street townhouses along Clough Crescent and a 50 unit, four storey apartment building on the remaining portion of the site.

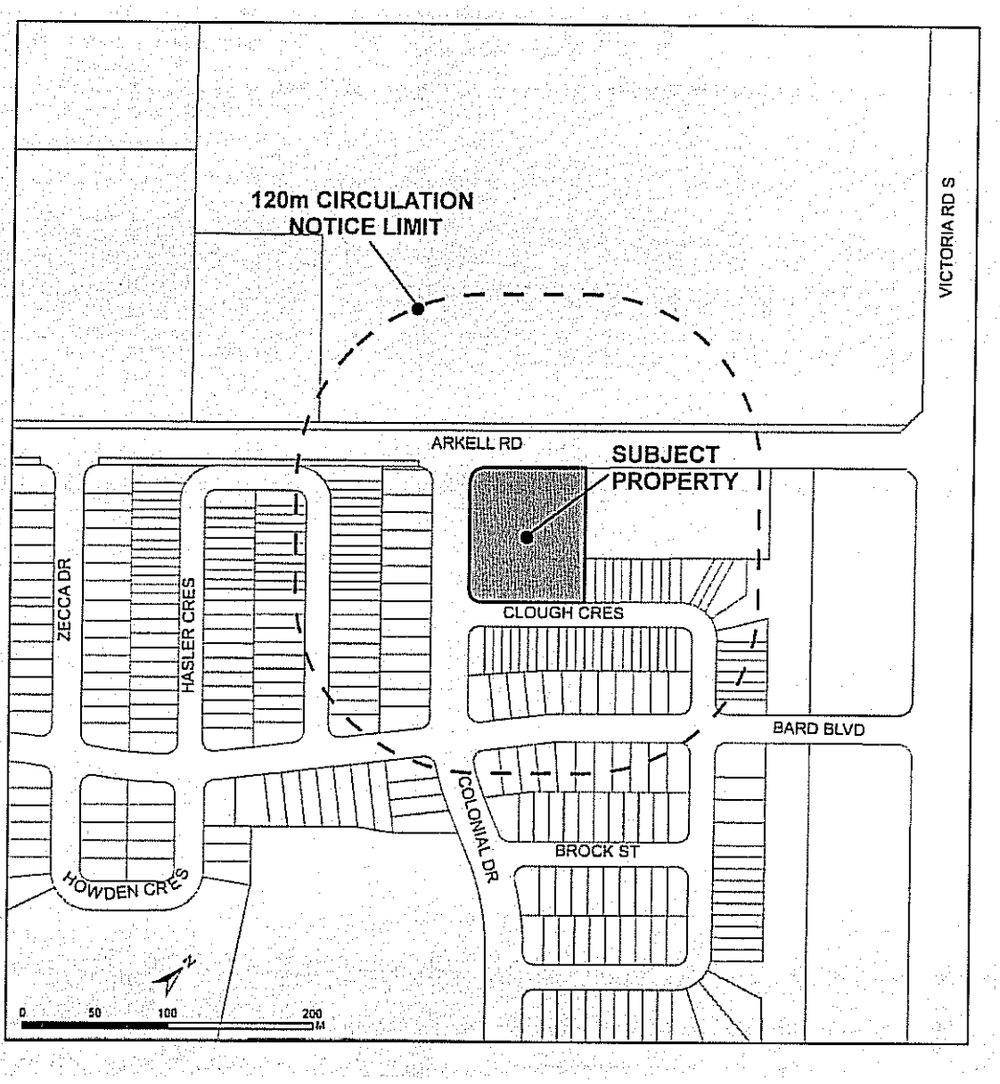
The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on September 8, 2009 and approved by City Council on December 7, 2009.

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.

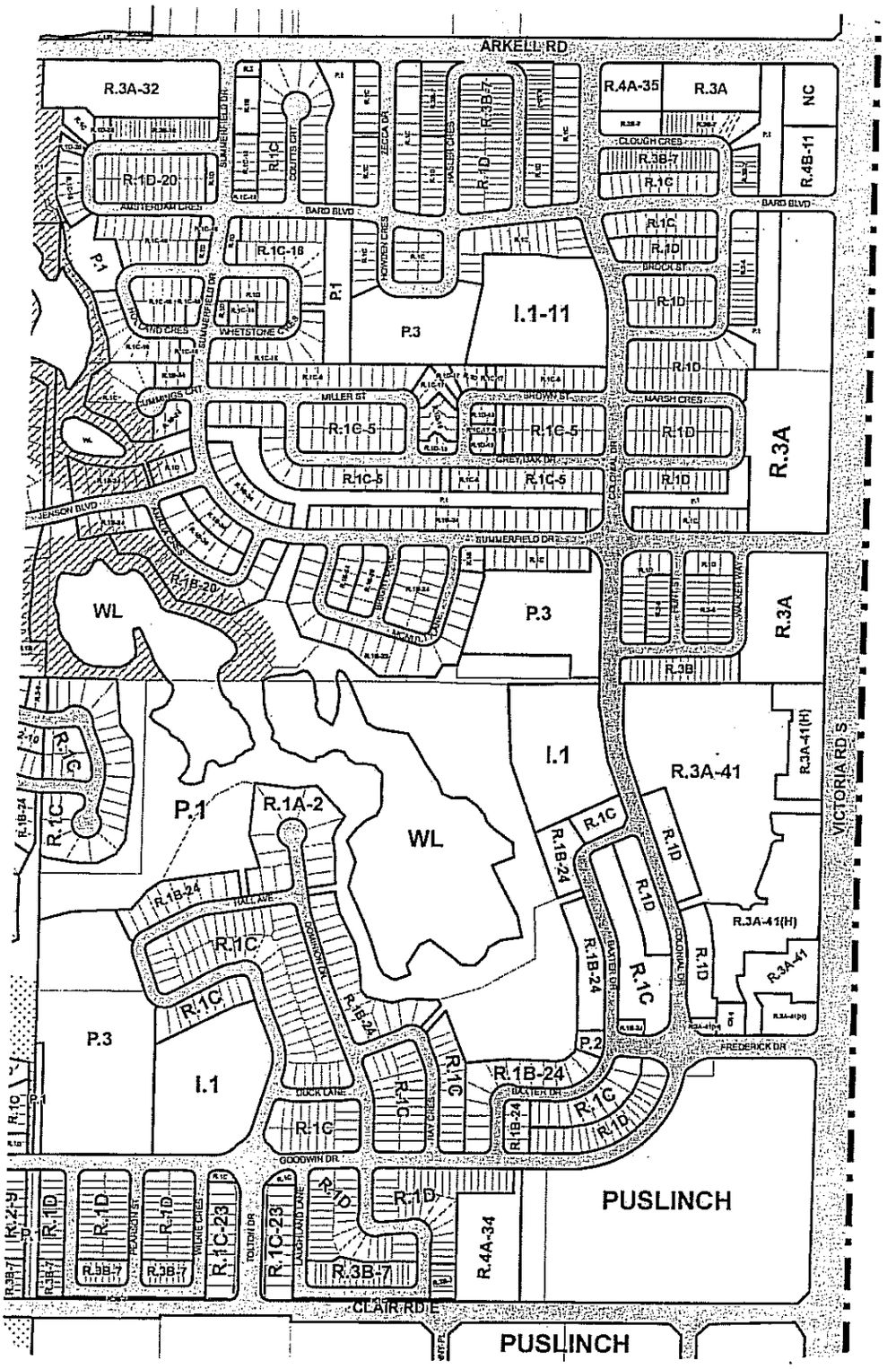
2. Key map showing the location of the lands to which By-law (2009)-18918 applies:

KEY MAP

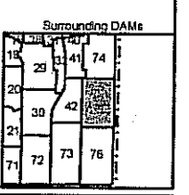


DEFINED AREA
MAP NO.

75



Surrounding DAMs



CITY OF GUELPH BY-LAW (1995) - 14864

As last amended by By-law (2009) - 18918

SCHEDULE 'A'

125 250 M

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unity Design and Development Services, Planning Services

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