I hereby certify the above copy to be a true copy of
CERTIFICATE & BY-LAW (2009)-18916
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)-18916, 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
Al Hearne, 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
Kim Fairfull, Committee of Adjustment, City of Guelph
Assessment Commissioner
Westminster Woods Limited, Applicant
Westminster Woods Limited, Owner

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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2009)-18916

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 80 Frederick Drive, City of Guelph (File ZC0903).

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:

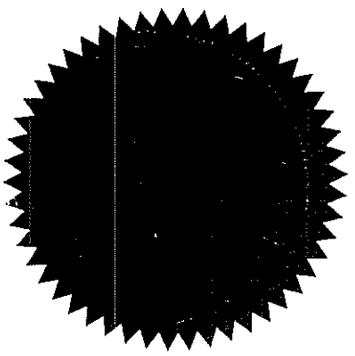
1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring 0.083 hectares of property described as two proposed single-detached lots on lands municipally known as 80 Frederick Drive, City of Guelph, being lands described as Part of Block 86, Registered Plan 61M-160 located in Phase 4 of the Westminister Woods East Subdivision (File 23T-02502), from the existing Specialized R.3A-41(H) (Multiple-Residential Holding) Zone to the R.1D (Single-Detached Residential) Zone to allow the development of two single-detached lots in accordance with the provisions of Section 5.1 of Bylaw Number (1995)-14864, as amended.

2. 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".

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

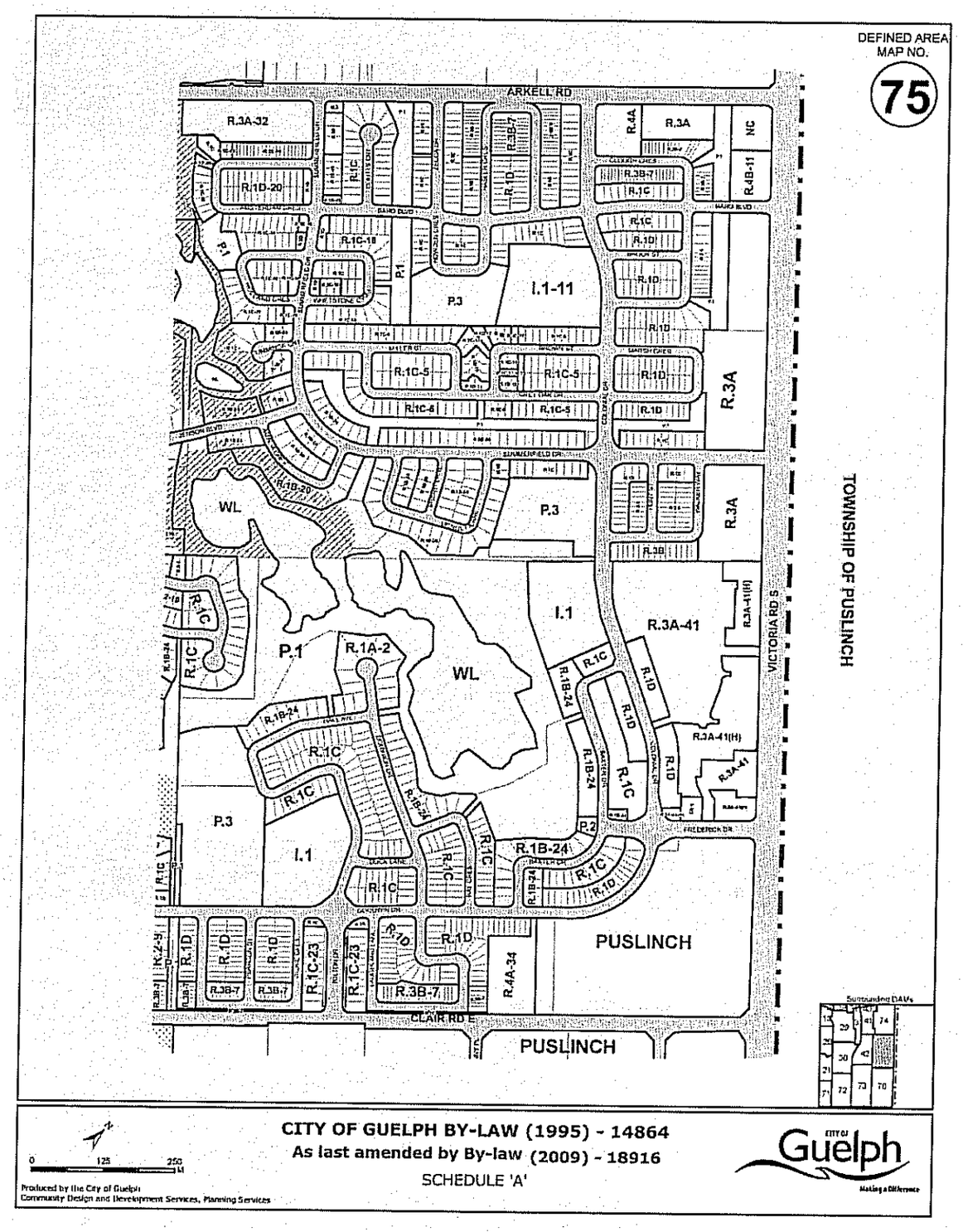
regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this TWENTY-FIRST day of DECEMBER, 2009.



KAREN FARBRIDGE - MAYOR

LOIS A. GILES - CITY CLERK


DEFINED AREA MAP NO.
75
ARKELL RD
R.3A-32
R.1D-20
R.1C-18
R.3B-7
R.1D
R.4A
R.3A
NC
R.4B-11
R.1C
P.1
P.3
I.1-11
R.1C-5
R.1C-6
R.3A
R.3B
WL
R.1B-20
I.1
R.3A-41
R.3A-41(H)
R.1A-2
R.1B-24
R.1C
R.1D
R.1C-23
R.4A-34
PUSLINCH
CLAIR RD E
VICTORIA RD S
TOWNSHIP OF PUSLINCH
Surrounding DAMs
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2009) - 18916
SCHEDULE 'A'
0 125 250 M
Produced by the City of Guelph
Community Design and Development Services, Planning Services
City of Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2009)-18916

1. By-law Number (2009)-18916 has the following purpose and effect:

This zoning bylaw will implement Zoning By-law Amendment Application File ZC0903 approved by City Council on December 7, 2009.

The subject lands are located at the northeast corner of Frederick Drive and Colonial Drive. The lands include 25 metres of frontage on Colonial Drive, an average lot depth of 36 metres and a total site area of 0.083 hectares.

The lands are bounded by registered lots which will accommodate single-detached dwellings to the north along Colonial Drive, single-detached dwelling lots to the west across Colonial Drive and proposed multiple-residential townhouse and apartment development and a small block of land (Block 87) which is zoned to permit residential dwellings, live-work units and convenience commercial uses to the east. The small parcel of land located immediately south of the subject site was approved as a common element condominium landscape feature during the earlier Westminister Woods East Phase 3 subdivision approval.

The land use designation on Schedule 1 of the Official Plan applying to the subject property is "General Residential ".

The owner is asking to rezone the lands from the existing Specialized R.3A-41(H) (Multiple-Residential Holding) Zone to the R.1D (Single-Detached Residential) Zone.

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

Further information may be obtained by contacting or visiting Community Design and Development Services, 837-5616, extension 2362, 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)-18916 applies:

KEY MAP

