THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2011)-19237

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 340 Clair Road East (Westminister Woods East Residential Subdivision, Phase 5, Part 1, File# 23T-02502/ZC1009).

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:

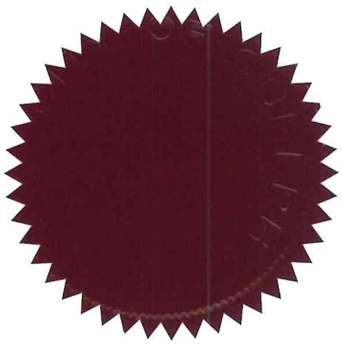
1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring property legally described as Part of Lot 10, Concession 8, formerly Township of Puslinch, municipally known as 340 Clair Road East in the City of Guelph, from the existing 'Agriculture' Zone under the Puslinch Township Zoning By-law 19/85, to the R.1D (Single-Detached Residential) Zone to permit 56 single-detached dwelling lots to implement Part 1 of Phase 5 of the Westminister Woods East Draft Plan of Residential Subdivision (File 23T-02502/ZC1009) in accordance with the provisions of Section 5.1 of By-law 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

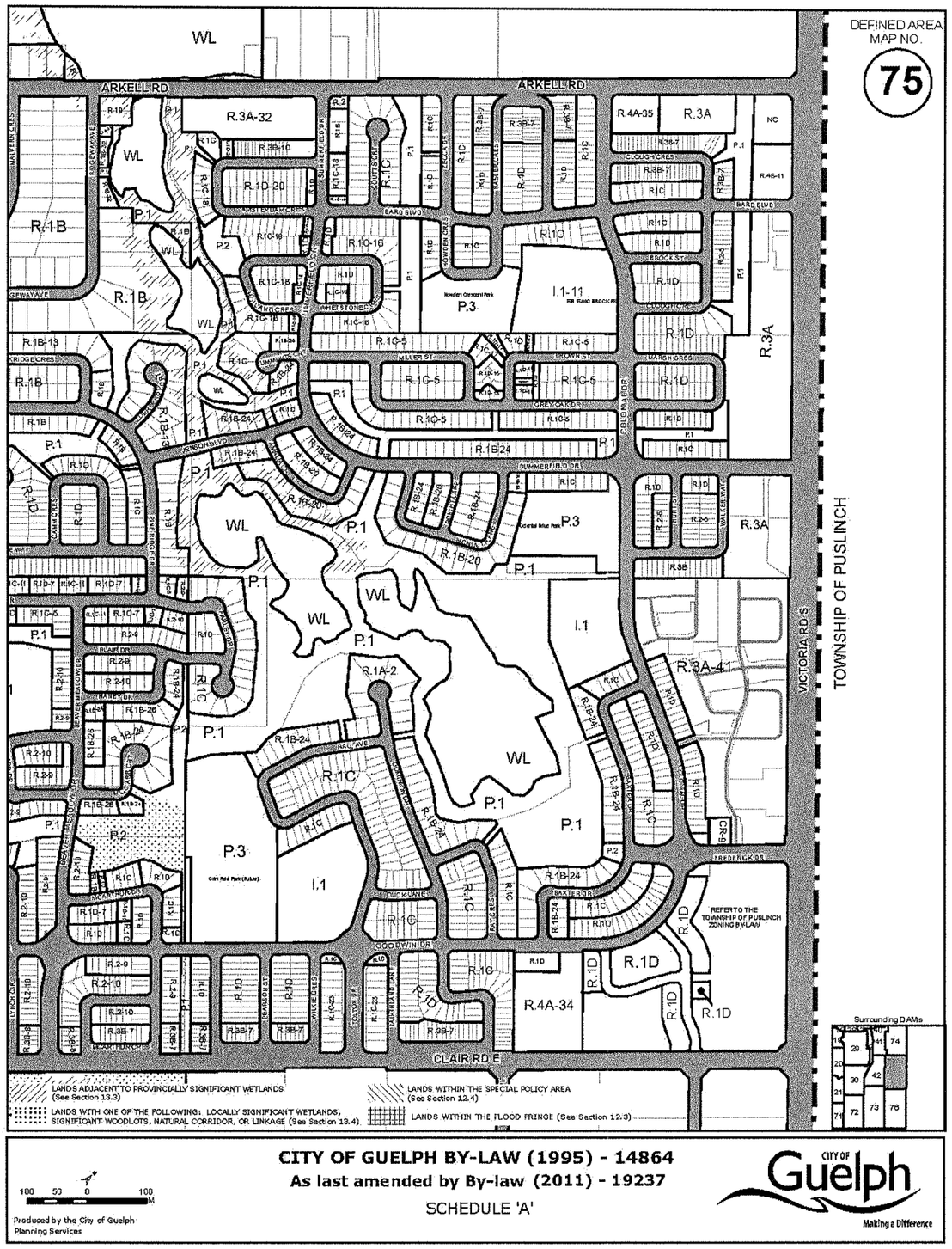
until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this TWENTY-FIFTH day of JULY, 2011.



KAREN FARBRIDGE - MAYOR

TINA AGNELLO - ACTING CITY CLERK


DEFINED AREA MAP NO.
75
ARKELL RD
CLAIR RD E
VICTORIA RD S
TOWNSHIP OF PUSLINCH
WL
R.1B
R.1C
R.1D
R.3A
R.3A-32
R.1D-20
R.1C-18
R.1C-16
R.1C-5
R.1B-24
R.1B-20
R.1A-2
R.3A-41
R.4A-34
R.4A-35
I.1
I.1-11
P.1
P.2
P.3
LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS (See Section 13.3)
LANDS WITH ONE OF THE FOLLOWING: LOCALLY SIGNIFICANT WETLANDS, SIGNIFICANT WOODLOTS, NATURAL CORRIDOR, OR LINKAGE (See Section 13.4)
LANDS WITHIN THE SPECIAL POLICY AREA (See Section 12.4)
LANDS WITHIN THE FLOOD FRINGE (See Section 12.3)
REFER TO THE TOWNSHIP OF PUSLINCH ZONING BY-LAW
Surrounding DAMs
CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (2011) - 19237
SCHEDULE 'A'
100 50 0 100 M
Produced by the City of Guelph Planning Services
CITY OF Guelph
Making a Difference

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2011)-19237

1. By-law Number (2011)-19237 has the following purpose and effect:

This zoning bylaw will implement Part 1 of the Westminister Woods East Phase 5 Draft Plan of Subdivision (File 23T-02502/ZC1009) approved by City Council on July 4, 2011. The bylaw applies to lands legally described as Part of Lot 10, Concession 8, formerly Township of Puslinch, municipally known as 340 Clair Road East in the City of Guelph.

The large-scale Westminister Woods East Subdivision located north of Clair Road and west of Victoria Road has been developing in phases from west to east over the past several years. The overall Phase 5 application deals with the most southeasterly part of the development lands and will complete the development of the overall Westminister Woods East residential subdivision.

The Phase 5 lands are generally bounded by residential development including single-detached, townhouse and apartment dwellings in earlier Phases 3 and 4 located along Goodwin Drive and Frederick Drive to the north, Victoria Road to the east, Clair Road to the south and privately-owned lands to the west zoned for a religious establishment.

The subdivision lands are currently zoned 'Agriculture' under the Puslinch Township Zoning By-law 19/85.

Based on the revisions to the plan and the phasing approved by the City for 2011, the owner proposed to subdivide approximately 2.76 hectares (6.8 acres) of land. Part 1 of the Phase 5 plan proposes two new public roads (Streets A and B) to connect Goodwin Drive and Clair Road and a total of 56 lots for single-detached dwellings. To implement the subdivision plan, the owner has requested a zoning bylaw amendment to rezone the 56 lots to the R.1D Zone. This zone allows single-detached dwellings and other uses outlined in Section 5.1.1 of the Zoning Bylaw, subject to the regulations outlined in Section 5.1.2.

The proposed zoning bylaw amendment was considered by Guelph City Council at a Public Meeting held on January 17, 2011 and at a Council Decision meeting held on July 4, 2011.

Further information may be obtained by contacting or visiting Planning & Building, Engineering and Environment, 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 (2011)-19237 applies:

KEY MAP

