CITY OF Guelph
Making a Difference

CERTIFICATE UNDER SECTION 34(21)

OF

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

and Development Services

SEP 1 0 2010

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)-19045, of The Corporation of the City of Guelph, passed by the Council of The Corporation of the City of Guelph on the 26th day of July, 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 30th day of August, 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 31st day of August, 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
Astrid Clos, Astrid J. Clos, Planning Consultants, Applicant
Guido Gatto, Luciana Gabrialla Gatto, Owner

I hereby certify the above copy to be a true copy of
Certificate and By-law #(2010)-19045
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 7 day of September, 2010.

City Clerk

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Guelph, ON
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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2010)-19045

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 3 Watson Road South and legally described as Part of Block 1, Plan 696, City of Guelph (ZC1002).

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 Block 1, Plan 696, City of Guelph and municipally known as 3 Watson Road South from the Specialized Industrial (B.2-1) Zone to a new Specialized Industrial (B.2-1) Zone to add a "religious establishment" with a maximum floor area of 315 square metres and an "office" within a mall to the current list of permitted uses.

2. By-law Number (1995)–14864, as amended, is hereby further amended by deleting Section 7.3.2.1 and substituting therefore a new Section 7.3.2.1 as follows:

7.3.2.1 B.2-1
3 Watson Road South
As shown on Defined Area Map Number 58 of Schedule "A" of this By-law.

7.3.2.1.1 Permitted Uses
In addition to the Permitted Uses listed in Section 7.1.1, the following additional Uses shall be permitted in the B.2-1 Zone:

- Tradesperson's Shop (including the wholesale and retail sale of related goods and services)
- Religious establishment
- Office within a mall

7.3.2.1.2 Regulations
In accordance with Section 7.3 of the By-law, as amended, with the following exceptions:

7.3.2.1.2.1 Maximum Floor Area for Religious Establishment
315 square metres

7.3.2.1.2.2 Location of Religious Establishment
The location of the religious establishment shall be limited to the original stone heritage building (former schoolhouse) and adjoining areas within the existing mall.

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-SIXTH day of JULY, 2010.

KAREN FARBRIDGE - MAYOR

LOIS A. GILES - CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT AND KEY MAP FOR BY-LAW NUMBER (2010)-19045

1. By-law Number (2010)-19045 has the following purpose and effect:

This By-law authorizes a zoning by-law amendment affecting lands municipally known as 3 Watson Road South. The proposed zoning amendment would add a religious establishment" with a maximum floor area of 315 square metres and an "office" within a mall to the current list of permitted uses in the Specialized Industrial (B.2-1) Zone.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on April 6, 2010 and approved by City Council on July 5, 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)-19045 applies:

KEY MAP

