THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2009)-18875

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 in the City of Guelph. (ZC0903 – Ward 6)

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;

AND WHEREAS on May 7, 2009, the Council for the Corporation of the City of Guelph passed Bylaw (2009)-18750 to change the zoning on lands known as Phase 4 of the Westminister Woods East plan of subdivision including property municipally known as 80 Frederick Drive in the City of Guelph, from the Agricultural Zone of the Puslinch Township Zoning Bylaw to the Specialized R.3A-41 (Holding) Zone that permits a range of townhouse and apartment dwelling type uses.

AND WHEREAS the present zoning is approved with a Holding (H) symbol to indicate that the development of the property does not proceed until the following conditions are completed to the satisfaction of the City:

a) The registration of the subdivision or partial subdivision phase is complete.
b) The timing and allocation of dwelling units is supported by the approved Development Priorities Plan.
c) The City has confirmed there are full municipal services to support the development.
d) The site plan agreement is registered on title.

AND WHEREAS the conditions of the Holding provision have now been completed to the satisfaction of the City as they relate to a portion of Block 86.

AND WHEREAS the City is therefore in a position to remove the holding symbol from the zoning of the property that applies to a portion of Block 86, to permit the development of the site in accordance with the regulations of the Specialized R.3A-41 (Townhouse/Apartment) Zone.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

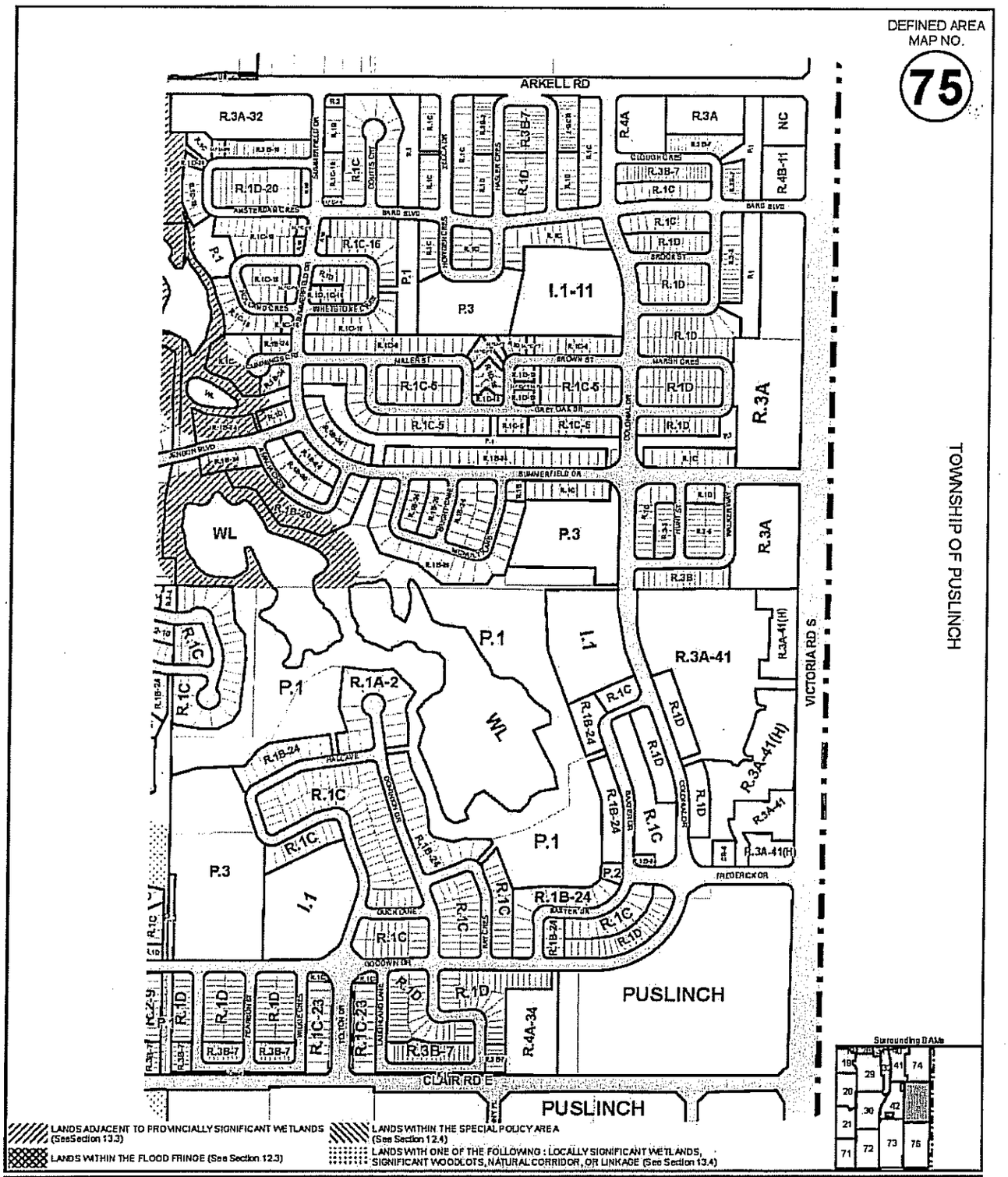
1. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by

deleting Defined Area Map 75 and substituting therefore a new Defined Area Map 75 attached hereto as Schedule "A".

PASSED this TWENTY-SIXTH day of OCTOBER, 2009.

KAREN FARBRIDGE - MAYOR

LOIS A. GILES - CITY CLERK



CITY OF GUELPH BY-LAW (1995) - 14864

As last amended by By-law (2008) - 18657

SCHEDULE 'A'

2. Key map showing the location of the lands to which By-law (2009)-18875 applies:

KEY MAP

