City Council - Planning
Revised Meeting Agenda

Wednesday, May 27, 2020, 6:30 p.m.
Remote meeting live streamed
on guelph.ca/live

Changes to the original agenda are noted with an asterisk "*".

City facilities are closed to the public in response to COVID-19. City Council meetings are being held electronically and can be live streamed at guelph.ca/live.

For alternate meeting formats, please contact the City Clerk's Office at clerks@guelph.ca or 519-822-1260 extension 5603.

Pages

1. **Notice - Electronic Participation**

   1.1 **City Council**

   This meeting will be held by Electronic Participation in accordance with the City of Guelph Procedural By-law (2020)-20432.

2. **Call to Order**

3. **Open Meeting**

   3.1 **O Canada**

   3.2 **Silent Reflection**

   3.3 **First Nations Acknowledgement**

   3.4 **Disclosure of Pecuniary Interest and General Nature Thereof**

4. **Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act**

   (delegations permitted a maximum of 10 minutes)

4.1 220 Arkell Road Public Meeting Report - 2020-17 1

Staff Presentation:
Michael Witmer, Senior Development Planner

Delegations:
Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited, on behalf of owner
*Claudia Espindola

Correspondence:
*Dario Cervani
*Claudia Espindola

Recommendation:
1. That report 2020-17 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (File OZS19-017) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Rockpoint Properties Inc., to permit a residential subdivision containing 31 single detached dwellings and 60 cluster townhouse units on the lands municipally known as 220 Arkell Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Enterprise dated May 11, 2020, be received.

5. By-laws

Resolution to adopt the By-laws (Councillor Gibson).

Recommendation:
That By-laws Numbered (2020)-20499 to (2020)-20501, inclusive, are hereby passed.

*5.1 By-law Number (2020)-20499 *27*

A by-law to remove Part Lot Control from Block 223, Plan 61M-18 and Block 72, Plan 61M233 designated as Parts 1 to 8 inclusive, Reference Plan 61R-21791 in the City of Guelph.

*5.2 By-law Number (2020)-20500 *28*

A By-law to dedicate certain lands known as Part of Block 9, Plan 61M-189, designated as Parts 1 and 2, Reference Plan 61R-21797, City of Guelph as part of Victoria Road and Part of Block 60, Plan 61M-151, designated as Part 3, Reference Plan 61R-21797, City of Guelph as part of Wideman Boulevard.

*5.3 By-law Number (2020)-20501

A by-law to confirm the proceedings of a meeting of Guelph City Council held May 27, 2020.

6. Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

7. Adjournment

Staff Report

To	**City Council**
Service Area	Infrastructure, Development and Enterprise Services
Date	Wednesday, May 27, 2020
Subject	**Statutory Public Meeting Report 220 Arkell Road Proposed Draft Plan of Subdivision and Zoning By-law Amendment File: OZS19-017 Ward 6**

Recommendation

1. That report 2020-17 regarding proposed Draft Plan of Subdivision and Zoning By-law Amendment applications (File OZS19-017) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Rockpoint Properties Inc., to permit a residential subdivision containing 31 single detached dwellings and 60 cluster townhouse units on the lands municipally known as 220 Arkell Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Enterprise dated May 11, 2020, be received.

Executive Summary

Purpose of Report

To provide planning information on Draft Plan of Subdivision and Zoning By-law Amendment applications submitted for the lands municipally known as 220 Arkell Road to permit a residential subdivision containing 31 single detached dwellings and 60 cluster townhouse units. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

Applications for a Draft Plan of Subdivision and a Zoning By-law amendment have been received for the property municipally known as 220 Arkell Road from Black, Shoemaker, Robinson & Donaldson Limited on behalf of the property owner, Rockpoint Properties Inc. The applications were received by the City on December 18, 2019 and were deemed to be complete on January 20, 2020.

Location

The subject lands are located on the north side of Arkell Road, between Gordon Street and Victoria Road South (see Attachment-1 – Location Map and Attachment-2 – Orthophoto). The subject lands are irregular and flag shaped, and have a frontage of approximately 6 metres along Arkell Road. The frontage along Arkell Road serves only as a driveway to the subject lands. The site is currently occupied by a single detached dwelling and several accessory buildings. All buildings on the subject lands are proposed to be demolished to accommodate the proposed development.

Surrounding land uses include:

- To the north: vacant land currently being developed as a residential subdivision (Victoria Park Village);
- To the east: agricultural lands;
- To the south: an existing residential subdivision containing semi-detached dwellings along Dawes Avenue and townhouses along Amos Drive; and
- To the west: the Torrance Creek Provincially Significant Wetland complex and an adjacent single detached lot that is not part of these applications.

Existing Official Plan Land Use Designations and Policies

The subject lands are designated "Low Density Greenfield Residential" with a portion of the south-westerly side of the lands designated as "Significant Natural Area". The lands with the "Significant Natural Area" designation apply to the portion of the lands containing the Torrance Creek Provincially Significant Wetland complex.

The applicable land use designations are shown and described in Attachment 3.

Existing Zoning

The subject lands are currently zoned "Agriculture" (A) in the former Township of Puslinch Zoning By-law 19/85. This zone generally permits agricultural uses and any form of development requires a rezoning. This zoning category is from the historical Township of Puslinch Zoning By-law that was in place when the subject lands were annexed into the City in 1993 from the Township of Puslinch.

The existing zoning including a map is shown in Attachment 4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current "Agricultural" (A) Zone in the former Township of Puslinch Zoning By-law in part to the "Residential Single Detached" (R.1D) Zone along Street 'A' at the northeast portion of the lands and the "Cluster Townhouse" (R.3A) Zone at the southeast portion of the lands. The applicant is also requesting to rezone a block in

the central portion of the subdivision to the "Neighbourhood Park" (P.2) Zone for a new public park. Finally, the Zoning By-law Amendment is requesting the "Wetland" (WL) Zone apply to the southeast portion of the lands to reflect the existing wetland area as well as the "Conservation Land" (P.1) Zone apply to the associated wetland buffer area, including a future combined emergency access and public walkway, an ecological linkage, a stormwater management facility block as well as general open space.

Proposed Draft Plan of Subdivision

The applicant has proposed a plan of subdivision to extend the future Hutchinson Road from the adjacent Victoria Park Village subdivision (shown as Street 'A' on the draft plan) southerly to service the proposed single detached lots and the cluster townhouse block. The proposed subdivision would have 31 single detached lots along both sides of Hutchinson Road, as well as a cluster townhouse block with 60 dwelling units on the south side of the street. The westerly portion of the subject lands is part of a wetland complex as well as an associated buffer. A stormwater management facility is proposed on the west side of the lands adjacent to the wetland buffer, along with an ecological linkage along the northern property line. Lands for a future north-south public trail are located along the western portion of the lands.

The draft plan of subdivision is shown in Attachment 6.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated December 16, 2019;
- Draft Plan of Subdivision (23T-19502), prepared by Black, Shoemaker, Robinson & Donaldson Limited, dated December 11, 2019;
- Preliminary Servicing, Grading and Stormwater Management Report, prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Environmental Impact Study, prepared by prepared by Stantec Consulting Ltd., dated August 28, 2019;
- Tree Preservation Plan, prepared by prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Hydrogeological Assessment, prepared by prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Geotechnical Investigation Report, prepared by prepared by Stantec Consulting Ltd., dated June 11, 2019;
- Phase I Environmental Site Assessment, prepared by prepared by Stantec Consulting Ltd., dated May 28, 2019;
- Phase II Environmental Site Assessment, prepared by prepared by Stantec Consulting Ltd., dated January 13, 2020;

Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including subdivision control review criteria in the Planning Act, the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;

- Evaluation of the proposal's conformity with the Official Plan;
- Review of the proposed zoning, including the need for specialized regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;
- Review of the proposed subdivision layout, built form, parking, and pedestrian connections;
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update, and
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Consultations

The Notice of Complete Application was mailed February 4, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed March 23, 2020 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on March 26, 2020. Notice of the applications have also been provided by signage on the property, which was installed on January 27, 2020. All supporting documents and drawings received with the applications have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable City as Guelph grows.

Alignment

The review of these development applications will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services.

Alignment

The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning

Attachment-5 Proposed Zoning and Details

Attachment-6 Proposed Draft Plan of Subdivision

Departmental Approval

Not applicable.

Report Authors

Michael Witmer, MCIP, RPP, Senior Development Planner

This report was approved by:

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

This report was recommended by:

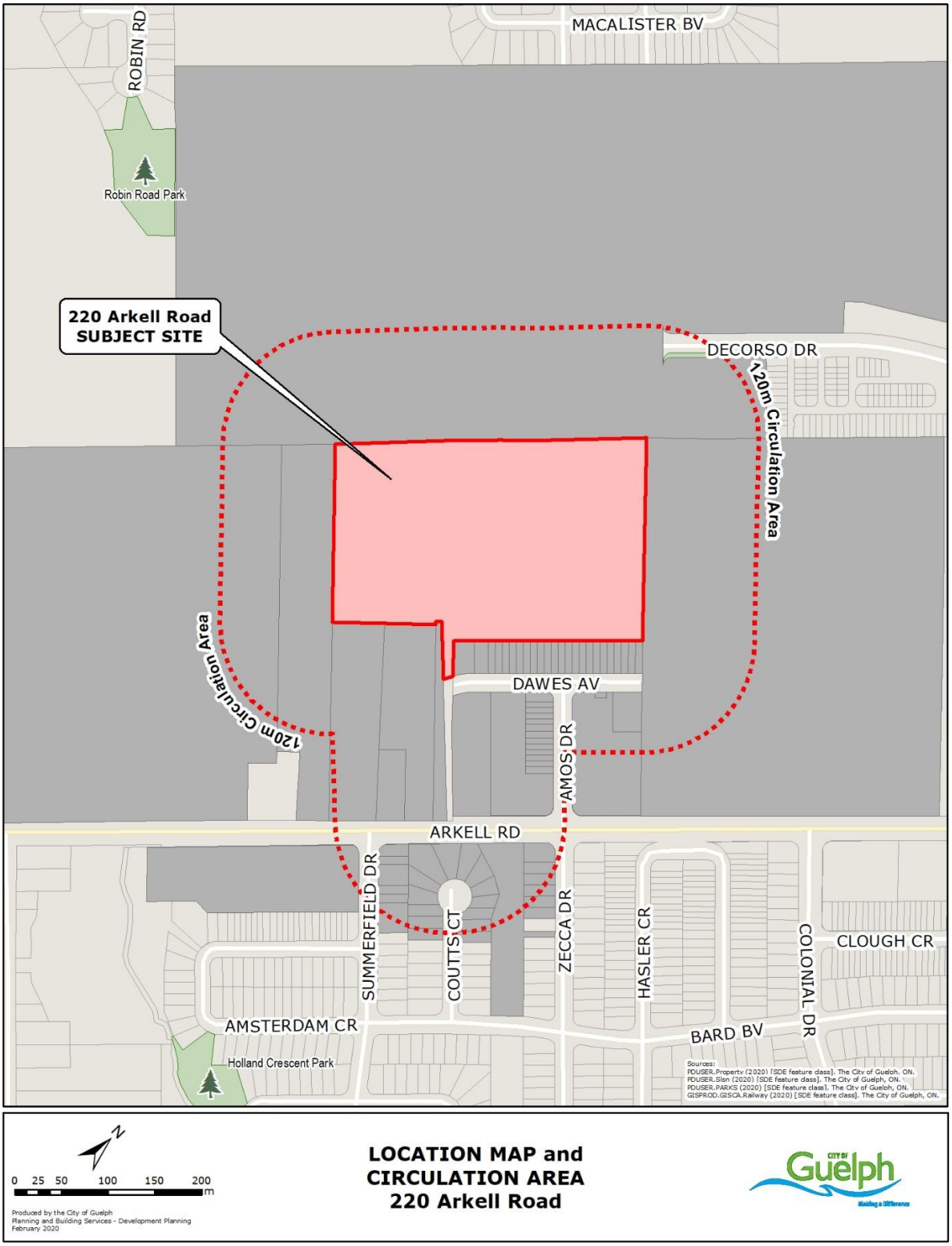
Todd Salter, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Enterprise Services
519-837-5615, extension 2395
todd.salter@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA
Deputy Chief Administrative Officer
Infrastructure, Development and Enterprise Services
519-837-5615, extension 2395
kealy.dedman@guelph.ca

Attachment-1

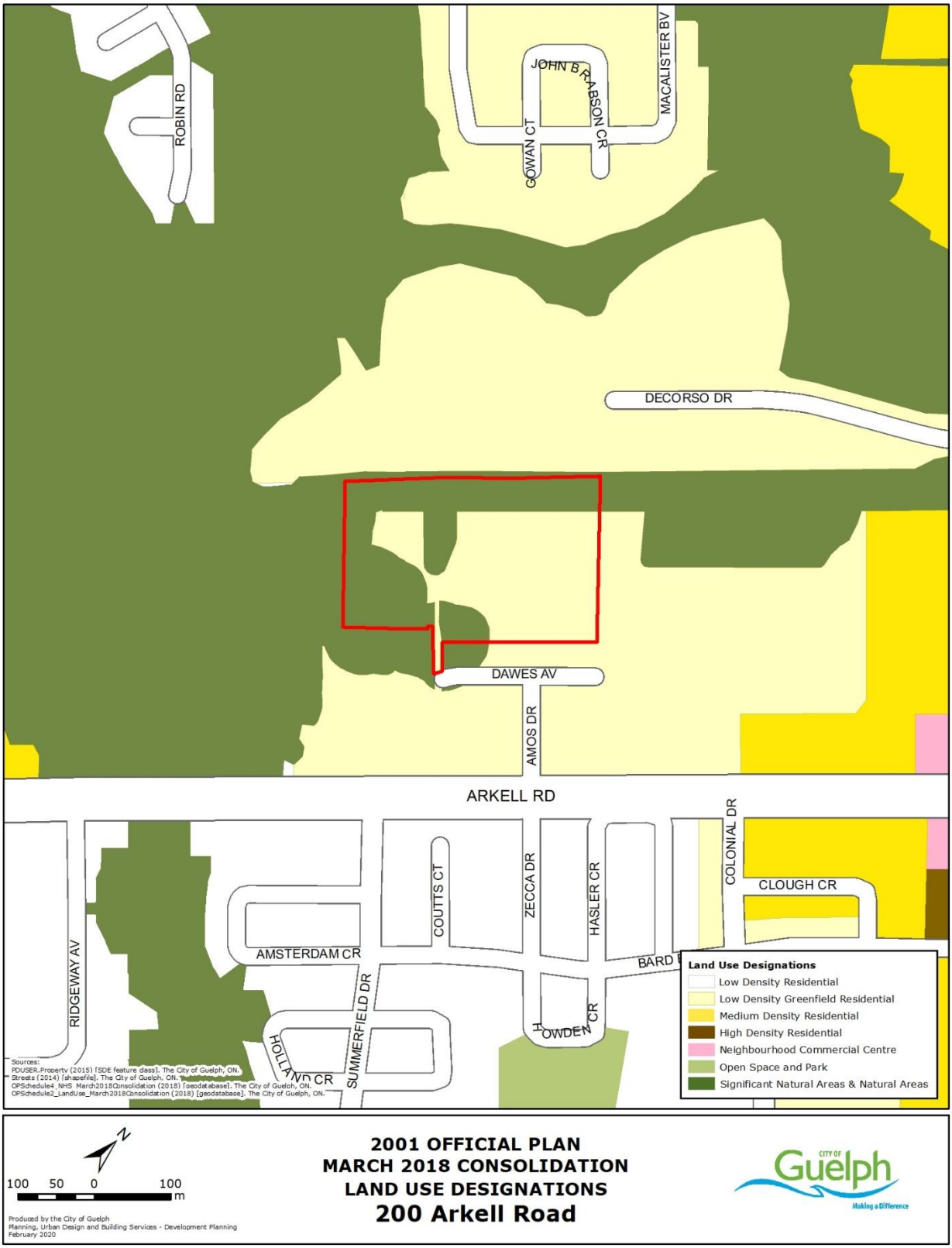
Location Map and 120m Circulation Area



Attachment-2
Orthophoto

Attachment-3

Official Plan Land Use Designations and Policies



9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the greenfield area of the city. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

   i. detached, semi-detached and duplex dwellings; and
   ii. multiple unit residential buildings, such as townhouses and apartments.

Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

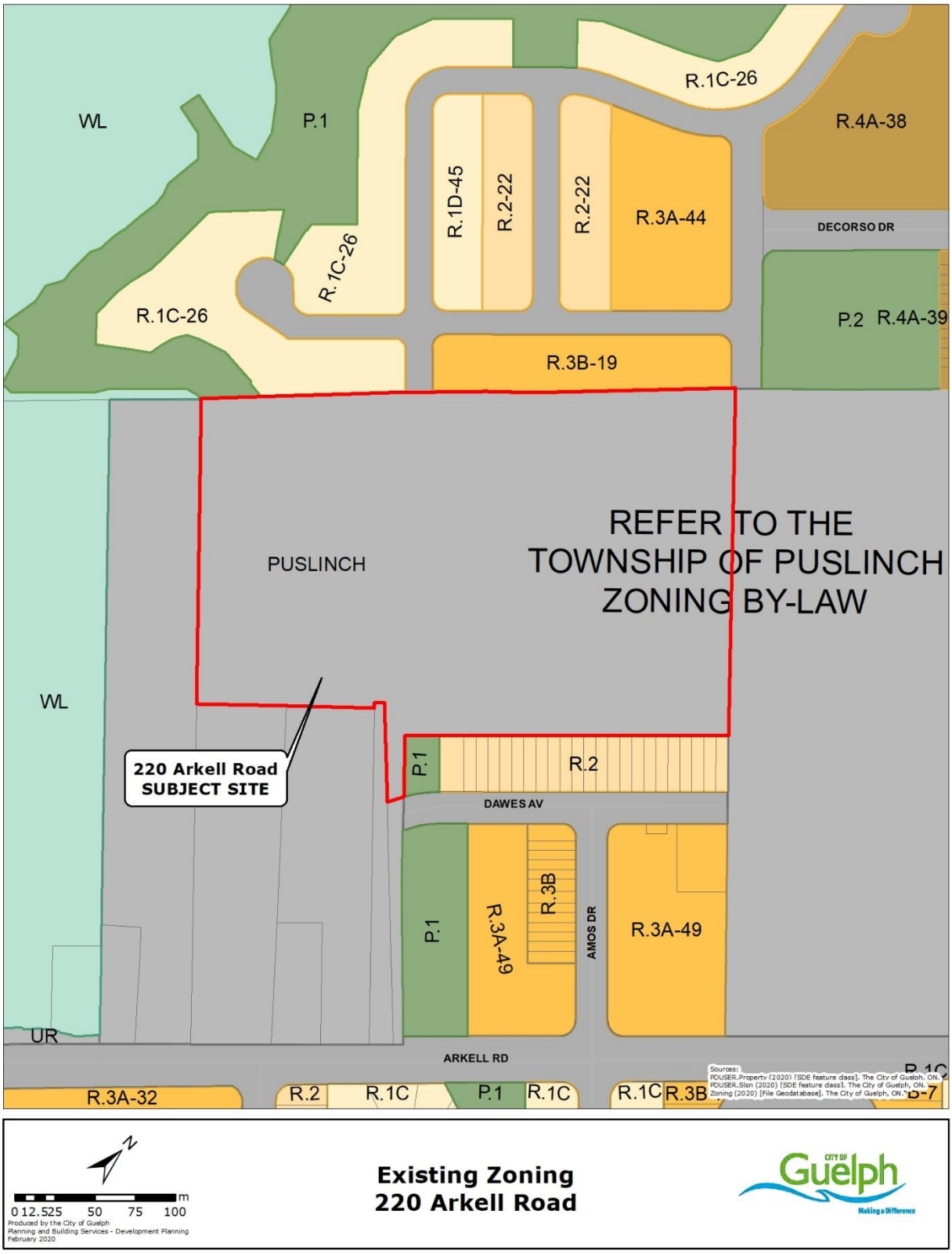
4.1.3 Significant Natural Areas

This section outlines specific objectives, criteria for designation and policies for Significant Natural Areas and their buffers. Specific policies related to Natural Heritage System management and stewardship are provided in Section 4.1 and 4.2.

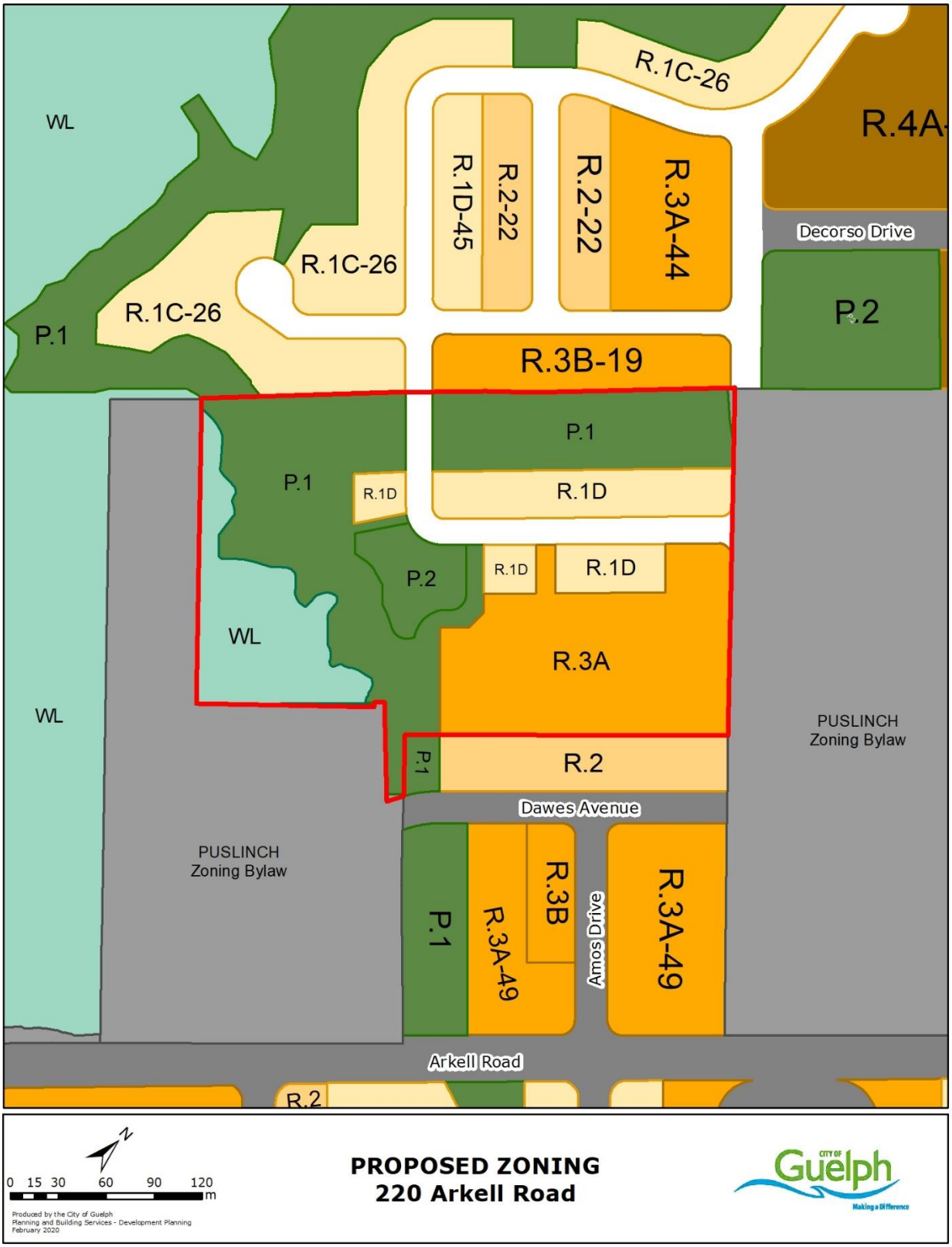
4.1.3.1 General Policies: Significant Natural Areas

1. Development or site alteration shall not be permitted within Significant Natural Areas including their established or minimum buffers as designated on Schedule 1, except in accordance with the general policies in 4.1.2 and the Significant Natural Areas policies in 4.1.3.
2. In accordance with the applicable policies in 4.1.2 and 4.1.3, development or site alteration may be permitted within the adjacent lands to Significant Natural Areas provided that it has been demonstrated through an EIS or EA that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.

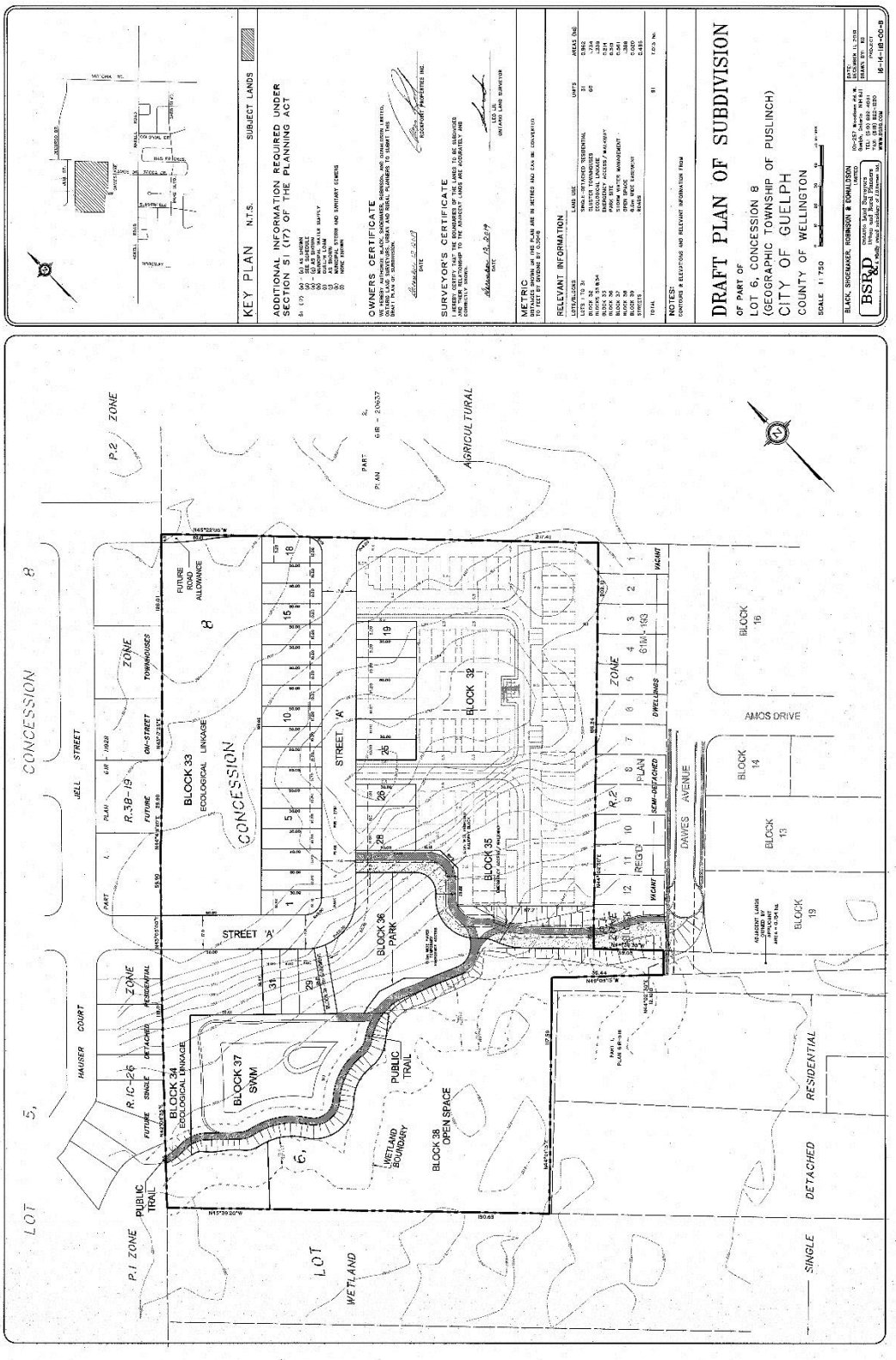
Attachment-4
Existing Zoning



Attachment-5
Proposed Zoning



Attachment-6
Proposed Draft Plan of Subdivision (23T-19502)



PROPOSED ZONE CHANGE
AND
DRAFT PLAN OF SUBDIVISION

220 Arkell Road

BSR&D ONTARIO LAND SURVEYORS URBAN & RURAL PLANNERS
A wholly owned subsidiary of J.D. Barnes Ltd.

SITE CONTEXT

Located on north side of Arkell Road

West of Amos Drive, immediately south of Victoria Park subdivision

7 hectares in size

Contains a single detached dwelling

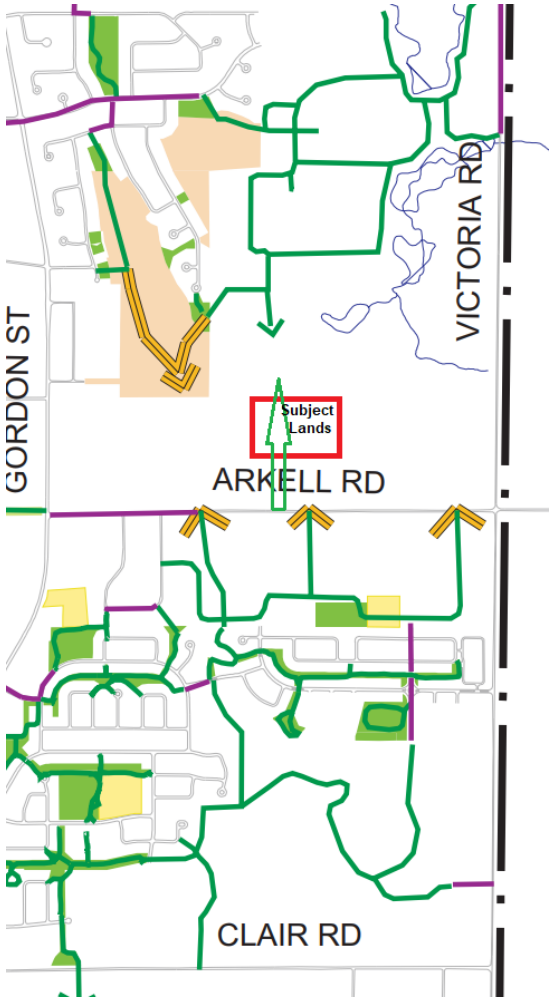
Part of the Provincially Significant Torrance Creek Wetlands

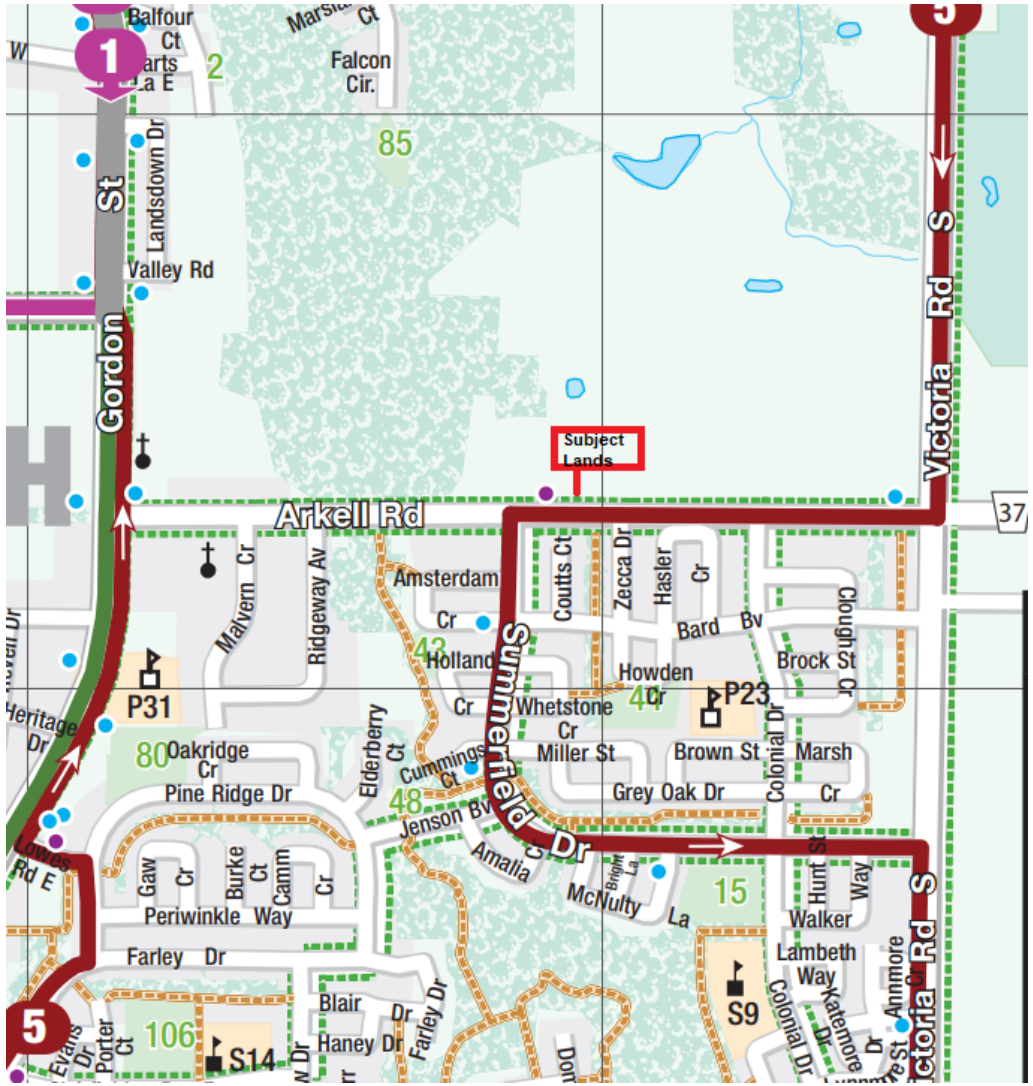
Within walking distance of parks, schools, neighbourhood shopping and transit routes.

Provides connections to City's trail network

BSR&D ONTARIO LAND SURVEYORS URBAN & RURAL PLANNERS A wholly owned subsidiary of J.D. Barnes Ltd.

CONNECTIVITY





Active Transportation Network

Provides important connection in City Trail Network

Located on Bus Route

Bike routes along Arkell Road, Victoria Road and Gordon Street

BSR&D ONTARIO LAND SURVEYORS URBAN & RURAL PLANNERS A wholly owned subsidiary of J.D. Barnes Ltd.

PROPOSED DEVELOPMENT

- 31 Single Detached Residential Lots
- 1 Cluster townhouse block (60 units)
- Park block
- Stormwater Management Facility
- 50 metre wide Ecological Linkage
- Open Space/Natural Area
- Temporary Emergency access to Dawes Avenue
- Trail network
- 55% of land will be either open space, park or stormwater management

OFFICIAL PLAN

Designated Low Density Greenfield Residential with Significant Natural Area associated with Torrance Creek Wetland.

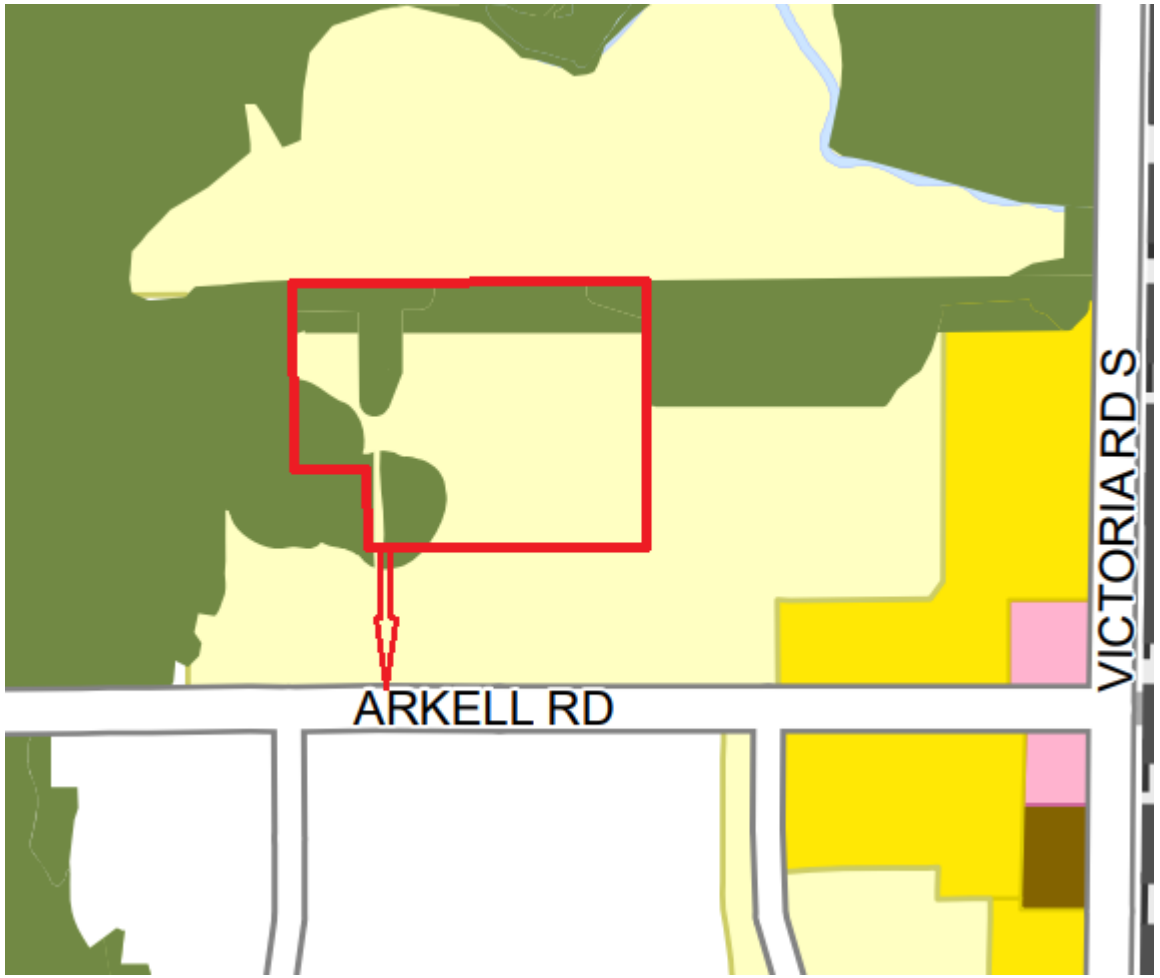
Minimum density target of 50 persons and jobs per hectare. (Achieving approximately 57 persons/ha)
Permitted uses include detached, semi-detached and duplex dwellings; and multiple unit residential buildings, such as townhouses and apartments.
Maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per net hectare. (Achieving 34 units/net ha)

Development has been sited:

- outside of the PSW and significant woodland boundaries.
- outside of significant wildlife habitat
- 10 m from the edge of the significant woodland and
- 30 m from the edge of the PSW.
- SWM facility and a secondary trail are permitted uses within buffer.

The Plan will:

- achieve a gradual increase in density by introducing a compact, community that is transit supportive.
- provides for the protection of the Natural Heritage features found along the westerly limit of the property while also providing an enhanced wildlife corridor along the northerly limit of the site.



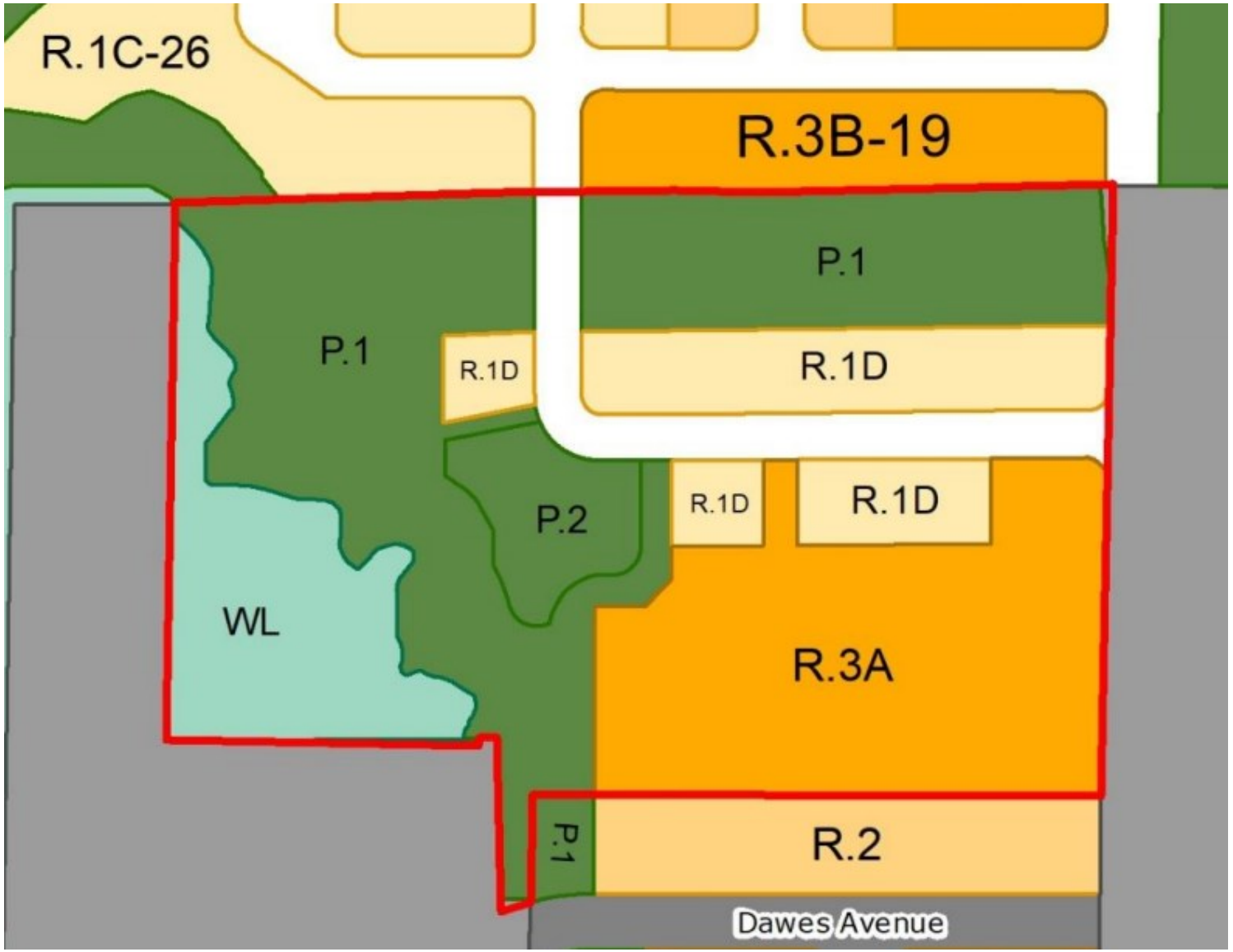
Schedule 2: Land Use

ZONING BY-LAW AMENDMENT

- Annexed from Puslinch Township in 1993.
- Currently zoned Agricultural (A) under the Township of Puslinch Zoning By-law 19/85.

Policy of the City - annexed lands remain under applicable Township Zoning By-law in effect at the time of annexation until the future develop of these lands is known.

PROPOSED ZONING SCHEDULE		
Lot or Block	Land Use	Zone
Lots 1 – 31	Single Detached Residential	R.1D
Block 32	Cluster Townhouses	R.3A
Blocks 33 and Part Block 34	Wildlife Corridor	P.1
Part Block 34	Wetlands	WL
Block 35	Emergency access road and walkway	P.1
Block 36	Park	P.2
Block 37	Stormwater Management Facility	P.1
Part Block 38	Open Space/Conservation Area	P.1
Part Block 38	Wetland	P.1
Block 39	Service corridor	P.1



ENVIRONMENTAL SUSTAINABILITY

The mixed density subdivision has been designed with:

- Walkable street and integrated trail network connecting residents with school, parks and neighbourhood commercial uses.
- Effective links to transit and active transportation networks.
- Connectivity with adjacent residential neighbourhoods
- Housing for different incomes and stages in life
- Preservation of natural heritages features and creation of a wildlife corridor
- 55% of land left as open space, park and stormwater management
- Sustainable stormwater management strategy
- Infill development
- East-west long axis to maximize passive solar opportunities

TECHNICAL STUDIES

1. Planning Justification Report (BSRD)
2. Preliminary Servicing, Grading and Stormwater Management Report (Stantec Consulting)
3. Hydrogeological Assessment (Stantec Consulting)
4. Geotechnical Investigation (Stantec Consulting)
5. Tree Preservation Plan (Stantec Consulting)
6. Traffic Impact Study (Paradigm Consulting)
7. Archaeological Report (Fisher Archaeological)
8. Environmental Impact Study (Stantec Consulting)
9. Phase I Environmental Site Assessment (Stantec Consulting)

PROVINCIAL POLICY STATEMENT, 2020

The proposed development is consistent with the Provincial Policy Statement 2020

- Located within the urban boundary of the City of Guelph
- Result in an efficient use of land and existing infrastructure
- Facilitate a gradual residential intensification through the creation of a mixed density residential subdivision
- Preserve the existing wetlands and woodlands on the property and creating a significant wildlife corridor
- Provide housing for a range of income levels and demographics
- Transit supportive density
- Supports active transportation
- Includes a neighbourhood park and a significant link in the City's master trail network

A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2019

The proposed development conforms with the policies set out in the 2019 Growth Plan

Where and How to Grow **-** Manage growth in a manner which ensures better use of land and infrastructure and encourages a compact built form.

2.2.7 Designated Greenfield Areas

New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

a) supports the achievement of complete communities;
b) supports active transportation; and
c) encourages the integration and sustained viability of transit services.
d) The minimum density target applicable to the *designated greenfield area* of Guelph will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

CONCLUSIONS

The development is:

- Consistent with the policies of the Provincial Policy Statement
- Conforms to the Growth Plan for the Greater Golden Horseshoe
- Conforms to the Official Plan for development within Greenfield areas.

Services are available and adequate to accommodate the proposed development.

The subdivision will not adversely impact the Natural Heritage System.

The design of the plan integrates well with surrounding land uses and the City's urban design principles.

The plan is transit supportive and incorporates a neighbourhood park, open spaces, trail and sidewalk system that provides walkable connections to schools, parks and neighbourhood commercial.

Hello Mr. Witmer,

My wife and I moved into our new home located at [redacted] in September 2019. The proposed development in the subject line will be directly behind our home. We have several questions/concerns regarding this development. We will be watching the online Public Meeting on May 27 but assume that the specific questions/concerns we have may not be addressed during this meeting.

How and when can we learn the following:

- Proposed start and end date of project?
- The design, elevation and height of townhomes behind us?
- Type of temporary and permanent hoarding and fencing behind us?

The semi-detached homes on Dawes Ave. will be the most directly impacted by this development as it is in our backyard. What other reasonable measures are the developer and the city taking to mitigate the disruption to the enjoyment, soundness and integrity of our property during the project and after its completion?

Best Regards,

Dario Cervoni

Good evening and thank you for allowing me to send my comments to this meeting,

I moved to Guelph in 2018 , my condo is located over Gordon Street, not too far from where the proposed construction is set to be build.

Some people might not notice the woodland and wetland that exist between Stone Rd and Arkell, but it is a huge area that is home to many birds, and wildlife,

Torrance Creek, which was designated by the Ontario province as a significant wetland, and the two woodlands marked as significant by city by-laws.

I would like to oppose to this project, in fact, there are several projects that are treating this area, but the most significant are 220 Arkell Rd and 190-216 Arkell Rd. these are exactly borderline with these areas and will pose a significant treat to wildlife there, not to mention that 220 Arkell Rd. will cost 252 trees, and we all know that even if these get replaced or “compensated” to the city, the carbon absorption will not be the same.

We are encroaching the wildlife that lives in the area, even if we do not “touch” the conservation area, the fact that so many houses are built near it, will have severe consequences to the different wildlife and the deer corridor that exist there.

We all have heard about saving the planet and do our part for the future of our children, it is time for the politics to be true to their people, we can leave money to our children, but there will be not enough money to buy clean air and water if we continue to allow the systematic destruction of our forests, one here, another one there.. every piece of forest count.

Thank you for listening to me.

Links to the mercury article, the environmental study performed to this project by STANTEC and our Petition signed so far by 200 people

Mercury Article

https://guelph.ca/wp-content/uploads/Environmental-Impact-Study.pdf

Save Guelph Conservation Area

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020) – 20499

A by-law to remove Part Lot Control from Block 223, Plan 61M-18 and Block 72, Plan 61M233 designated as Parts 1 to 8 inclusive, Reference Plan 61R-21791 in the City of Guelph.

WHEREAS Section 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, authorizes the Council of a local Municipality to enact By-laws exempting lands from subsection 50(5) of the *Planning Act* (Part Lot Control);

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

1. THAT Section 50, Subsection 5 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, does not apply to the following lands for the purpose of creating the parcels and/or easements shown in Reference Plan No. 61R-21791 only:

   Block 223, Plan 61M18 and Block 72, Plan 61M233, designated as Parts 1 to 8 inclusive, Reference Plan 61R-21791 in the City of Guelph.

2. This by-law shall expire on May 27, 2023.

3. The office of the City Solicitor is authorized to execute by electronic means the document requiring registration to give effect to Section 1 herein.

PASSED this twenty-seventh day of May, 2020.

_____
CAM GUTHRIE- MAYOR

_____
STEPHEN O'BRIEN – CITY CLERK

THE CORPORATION OF THE CITY OF GUELPH

By-Law Number (2020) - 20500

A By-law to dedicate certain lands known as Part of Block 9, Plan 61M-189, designated as Parts 1 and 2, Reference Plan 61R-21797, City of Guelph as part of Victoria Road and Part of Block 60, Plan 61M-151, designated as Part 3, Reference Plan 61R-21797, City of Guelph as part of Wideman Boulevard.

WHEREAS it is expedient to establish and to dedicate to the public use certain lands within the City of Guelph as a public highway;

AND WHEREAS the lands to be established, laid out and dedicated hereby are owned, clear of encumbrance, by The Corporation of the City of Guelph;

AND WHEREAS Section 31(2) of The Municipal Act, 2001 authorizes the Council of every municipality to pass by-laws for the establishing and laying out of highways or for the widening, altering or diverting any highway or part of a highway;

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

1. That Part of Block 9, Plan 61M-189, designated as Parts 1 and 2, Reference Plan 61R-21797, City of Guelph, is hereby dedicated and shall form part of the public highway known as Victoria Road and Part of Block 60, Plan 61M-151, designated as Part 3, Reference Plan 61R-21797, City of Guelph, is hereby dedicated and shall form part of the public highway known as Wideman Boulevard.

2. The office of the City Solicitor is authorized to execute by electronic means the document requiring registration to give effect to Section 1 herein.

PASSED this twenty-seventh day of May, 2020.

_____

CAM GUTHRIE – MAYOR

_____

STEPHEN O'BRIEN – CITY CLERK

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020) – 20501

A by-law to confirm the proceedings of a meeting of Guelph City Council held May 27, 2020.

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

1. Subject to Section 3 of this by-law, every decision of Council taken at the meeting at which this by-law is passed, and every resolution passed at that meeting, shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.

2. The execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at this meeting, are hereby authorized.

3. Nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.

4. Any member of Council who disclosed a pecuniary interest at the meeting at which this by-law is passed, shall be deemed to have disclosed that interest in this confirmatory by-law as it relates to the item in which the pecuniary interest was disclosed.

PASSED this TWENTY-SEVENTH day of MAY, 2020.

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CAM GUTHRIE - MAYOR

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STEPHEN O'BRIEN – CITY CLERK