

COUNCIL REPORT

TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment
DATE October 1, 2012

SUBJECT 927 and 1023 Victoria Road South (Phase 3 of Kortright East Subdivision) – Proposed Draft Plan of Residential Subdivision and Zoning By-law Amendment (File: 23T-01508/ZC1007) Ward 6

REPORT NUMBER 12-87

SUMMARY

Purpose of Report: This report provides a staff recommendation to approve a residential Draft Plan of Subdivision and associated Zoning By-law Amendment to permit the development of a residential subdivision.

Council Action: Council is being asked to approve the proposed Draft Plan of Subdivision with a three year lapsing provision and the associated Zoning By-law Amendment for the subject lands.

RECOMMENDATION

“THAT Report 12-87 dated October 1, 2012 regarding a proposed Draft Plan of Subdivision and associated Zoning By-law Amendment for the properties known as 927 and 1023 Victoria Road South from Planning, Building, Engineering and Environment be received;

AND THAT the application by Black Shoemaker Robinson Donaldson Ltd. for approval of Phase 3 of a proposed Draft Plan of Subdivision, applying to property municipally known as 927 and 1023 Victoria Road South and legally described as Part of Lots 3 and 4, Concession 8, Geographic Township of Puslinch, to permit 215 residential dwelling units, be approved subject to conditions outlined in Schedule 2 of Planning, Building, Engineering and Environment Report 12-87 dated October 1, 2012;

AND THAT the application by Black Shoemaker Robinson Donaldson Ltd. for a Zoning By-law Amendment to amend the zoning on the lands from the Township of Puslinch A (Agriculture) Zone and H (Hazard) Zone to a Specialized R.1B-? (Single-detached Residential) Zone, R.1C (Single-detached Residential) Zone, R.1D (Single-detached Residential) Zone, Specialized R.1D-? (Single-detached Residential) Zone, Specialized R.2-? and Specialized R.2-?? (Semi-detached Residential) Zones, Specialized R.3B-7 (On-Street Townhouse) Zone, P.1 (Conservation Land / Park) Zone, P.2 (Neighbourhood Park) Zone and WL (Wetland) Zone, for property municipally known as 927 and 1023 Victoria Road South and legally described as Part of

Lots 3 and 4, Concession 8 (Township of Puslinch), be approved in accordance with the regulations and conditions set out in Schedule 2 of Planning, Building, Engineering and Environment Report 12-87 dated October 1, 2012.”

BACKGROUND

This application for Phase 3 of the Kortright East Subdivision was received on June 30, 2010 and deemed to be complete on August 25, 2010. A Statutory Public Meeting was held by Council on December 13, 2010.

Detailed land use planning for this area was completed in 1999 with approval of the South Gordon Community Plan and the Torrance Creek Sub-watershed Study. The land assembly for the proposed large-scale Kortright East subdivision is comprised of three separately owned land parcels with frontage on Victoria Road South. The City annexed these and other lands from the Township of Puslinch in 1993 to accommodate projected urban growth. The subject lands have been historically used for agricultural purposes.

On October 21, 2003, City Council approved the first phase of the development because it could be readily serviced from the west. Phase 1 included 42 single-detached lots, storm water management facilities and an open space/wetland block and was registered on April 11, 2005 as Plan 61M-113 (See Attachment 1).

Phase 2 of the development lands was draft plan approved by the City on January 3, 2006. Since the lands affected by Phase 2 were held in three distinct ownerships (See Attachment 1), Phase 2 was registered in three distinct components as follows:

- a) Phase 2c, owned by Northmanor Estates Inc., contained 2 cluster townhouse blocks and blocks for open space and storm water management facilities. This plan was registered on April 21, 2009 as Plan 61M-158.
- b) Phase 2b, owned by Gamma Developers Limited, contained 48 detached lots, 1 cluster townhouse block, 1 commercial block, 1 school block, 1 park block and included storm water management blocks and wetlands and open space blocks. This plan was registered on July 3, 2009 as Plan 61M-161. This plan completed the road connection between the established residential subdivisions along Kortright Road East and Victoria Road South.
- c) Phase 2a, owned by Bluewater Investments Limited, contained 53 single-detached lots and a storm water management facility and was registered on July 3, 2009 as Plan 61M-162.

During the approval of Phases 1 and 2 of the development lands, the Environmental Impact Study, the Servicing and Stormwater Management

Plan and the Environmental Implementation Report covering the entire development, was approved by the City and agencies.

The developer is now requesting draft plan of subdivision approval for Phase 3 of the subdivision (See Attachment 6). Phase 3 includes a range of detached residential, semi-detached residential and on-street townhouse units with a proposed total unit count of 215. Phase 3 also includes a dedicated parkland area and proposed trail connectivity throughout the site to link to surrounding neighbourhoods.

Location

The lands are legally described as Part of Lots 3 and 4, Concession 8 (Geographic Township of Puslinch), municipally known as 927 and 1023 Victoria Road South (See Attachment 1).

The subject lands have a total site area of 15.897 hectares (39.3 acres) with frontage on MacAlister Boulevard and McCann Street. The lands are bounded to the north by the Phase 2 residential subdivision lands and to the west and south by additional development lands owned by the developer. Existing residential and open space development on Robin Road and Olga Circle is located further to the west. The lands are bounded to the east by Torrance Creek Wetlands and associated open space blocks that were dedicated to the City during the registration of Phase 2.

Existing Official Plan Designations

The Phase 3 lands are designated "General Residential" and also include a "Non-Core Greenlands Overlay" in Schedule 1 of the Official Plan. Schedule 2 of the Plan also identifies Development Constraints including "Provincially Significant Wetlands" and "Open Space" including a woodlot edge along the west side of the lands. The subject site is also shown within the Arkell Springs Water Resource Protection Area (See Attachment 3).

Also included in Attachment 3a is the Land Use Guideline Schedule from the South Gordon Community Plan.

The Phase 3 lands are located within the designated Greenfield Area. These lands are intended for new development at a density that assists in achieving the designated greenfield density target of 50 people and jobs per hectare.

Existing Zoning

The subject lands were annexed into the City of Guelph in 1993 and are currently zoned Agricultural (A) and Hazard (H) as described in the Township of Puslinch Zoning By-law 19/85. Attachment 4 illustrates existing zoning of the site and surrounding area.

REPORT

Description of the Proposed Draft Plan of Subdivision

The owners are requesting to subdivide the subject property in accordance with the draft plan of subdivision attached in Attachment 6. Phase 3 of the subdivision includes the extension of the main entrance road, MacAlister

Boulevard, the extension of McCann Street and the creation of several internal local roads. The plan proposes a variety of lots and blocks that will accommodate various forms of residential housing including single-detached dwellings, semi-detached dwellings and on-street townhouses. In addition, a park block, seven open space blocks and two storm water management blocks are included in the plan. Details of the proposed subdivision plan layout showing the lots, blocks and residential unit yield are attached in Attachment 6.

There are a total of 215 residential dwelling units proposed in this phase which includes 34 on-street townhouses, 62 semi-detached dwellings and 119 single-detached dwellings. The expected population of the subdivision is estimated at 662 persons and the density as calculated to be 54 persons per hectare. It is noted that there are both medium-density and high-density blocks proposed with frontage on Victoria Road in future phases of this original large-scale subdivision (See Attachment 5).

Description of the Proposed Zoning By-law Amendment

To implement the proposed draft plan of subdivision, the owner is asking to rezone the lands according to the map and chart outlined in Attachment 7. The owner is requesting a range of zone categories to permit single-detached residential dwellings including the Specialized R.1B-? Zone, the R.1C Zone, the R.1D Zone and the Specialized R.1D-? Zone. The Specialized R.2-? and Specialized R.2-?? Zones are proposed to permit semi-detached residential dwellings, and the Specialized R.3B-7 zone is proposed to permit on-street townhouse dwellings. The proposed specialized zone regulations are attached in Attachment 7 and include the following:

- The Specialized R.1B-? Zone would permit a minimum lot area of 390m² instead of the required 460m² and a minimum side yard of 1.2m instead of the required 1.5m.
- The Specialized R.1D-? Zone would permit a minimum front yard setback of 4.5m for the front wall of the building whereas 6.0 metres is required.
- The *Specialized R.2-?* zone proposes:
 - a minimum lot area of 448 sq. m for every two units instead of the required 460m²;
 - a minimum lot area per unit of 224 sq. m instead of the required 230m² for each unit;
 - a minimum frontage of 13.7m instead of the required 15m for every two units and a minimum lot frontage per unit of 6.8 m instead of the required 7.5 metres per unit;
 - a minimum front yard setback of 4.5 metres for the front wall of the building whereas 6.0 metres is required;
 - a maximum building coverage of 50% whereas 40% is permitted; and
 - a maximum driveway width of 50% of the front yard whereas a driveway width of 40% of the front yard is permitted.

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- The *Specialized R.2-??* Zone proposes Semi-detached residential uses with the maximum driveway width at 50% of the front yard instead of the maximum 40%.
 - The *Specialized R.3B-7* zone proposes a maximum building coverage of 50% of the lot area instead of the required 40% maximum coverage.

The balance of the lands are proposed to be rezoned to the WL (Wetland) Zone to recognize the small satellite wetland and the P.1 (Conservation Land) Zone and P.2 (Neighbourhood Park) zone to recognize open space corridor, woodlands and storm water management facilities. The details of the proposed zoning are attached in Attachment 7.

Community Energy Initiative

Both owners of this phase of the Kortright East Subdivision, Wolf Von Teichman and Northmanor Estates Inc., have submitted letters of commitment to the City's Community Energy Initiative (See Attachment 8). Both have committed to construct dwellings at an Energy Star standard or the equivalent.

Development Priorities Plan 2012

This application is consistent with the 2012 DPP approved by Council on April 23, 2012. The 2012 DPP has accepted Phase 3 for draft plan approval and expected development in 2012.

Staff Planning Analysis

The review of this application addresses the following issues:

- Review criteria outlined in Section 51(24) of The Planning Act (subdivision control).
- Evaluation of the proposal against Provincial policies including the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.
- Evaluate how the application conforms with the 'General Residential' designation and policies.
- Review the range of permitted uses and the proposed zoning regulations.
- Review the proposed site servicing and the availability of full municipal services and the storm water management.
- Review the Environmental Impact Study with particular attention to tree retention and the protection of the natural environment
- Review of the proposed phasing and timing in compliance with the Development Priorities Plan (DPP).
- Support for the Community Energy Initiative.
- Address all comments and issues raised during the circulation of the application.

The issues raised at the statutory Public Meeting and during the application review are addressed in the Planning Analysis in Attachment 9 of this report.

Staff Recommendation

The proposed draft plan of subdivision and associated zoning by-law amendment applications are recommended for approval subject to the zoning and conditions contained in Schedule 2. Other agencies commenting on the proposal are supportive of the application (see Attachment 10). The EIR and associated servicing documents were reviewed and accepted by staff, the GRCA and the Environmental Advisory Committee when Phases 1 and 2 of the Kortright East development was approved.

The proposed draft plan of subdivision meets the criteria in section 9.8 of the Official Plan that is to be considered when recommending approval of draft plans of subdivision. Staff is satisfied that draft plan of subdivision and the zoning by-law amendment application are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe. Approval of the proposed draft plan of subdivision at this time is consistent with the 2012 Development Priorities Plan approved by Council.

The application, subject to the zoning and conditions recommended in Schedule 2, conforms to the goals, objectives, and policies of the Official Plan, is in the public interest and represents good planning.

CORPORATE STRATEGIC PLAN

City Building - Strategic Direction 3.1: Ensure a well designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

The anticipated financial implications of the proposed development of 119 singles, 62 semi detached units and 34 townhouse units is approximately:

Projected Taxation

\$709,500 (estimated at \$3,300 per unit)

Development Charges

\$5,238,265

CONSULTATION AND NOTIFICATION

The public and agency comments received through the review of the application are summarized on Attachment 10. The chronology of the application and the dates of public notification are listed in Attachment 11.

ATTACHMENTS

- Attachment 1 – Location Maps
- Attachment 2 – Recommended Zoning and Conditions
- Attachment 3 – Existing Official Plan Land Use Designations and Policies
- Attachment 3a – South Gordon Community Plan Land Use Guideline
- Attachment 4 – Existing Zoning
- Attachment 5 – Original Large-Scale Subdivision Plan
- Attachment 6 – Proposed Draft Plan of Subdivision Phase 3
- Attachment 7 – Proposed Zoning
- Attachment 8 – Community Energy Initiative Commitment

Attachment 9 - Staff Planning Analysis
Attachment 10 - Circulation Comments
Attachment 11 - Public Notification Summary

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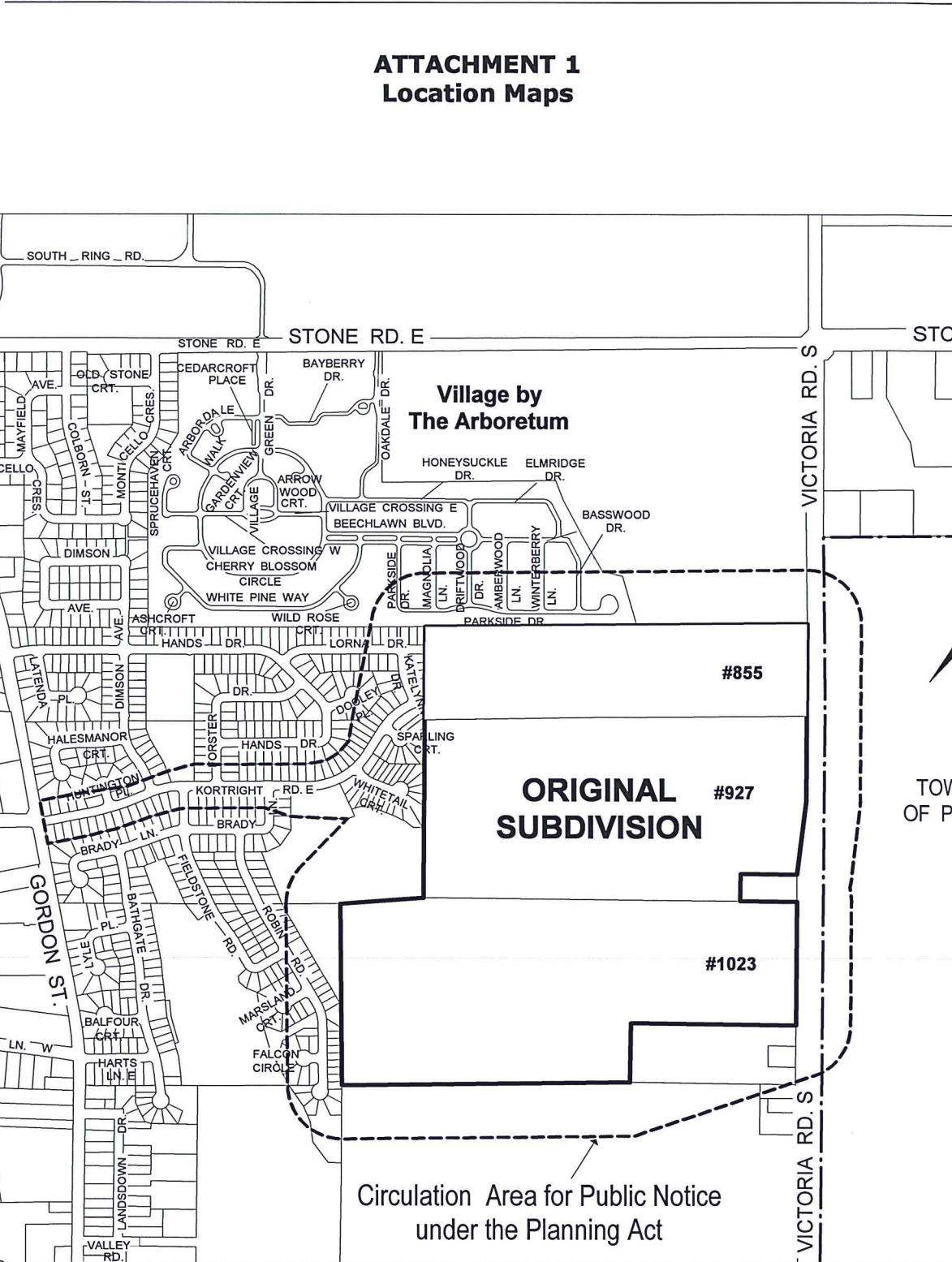
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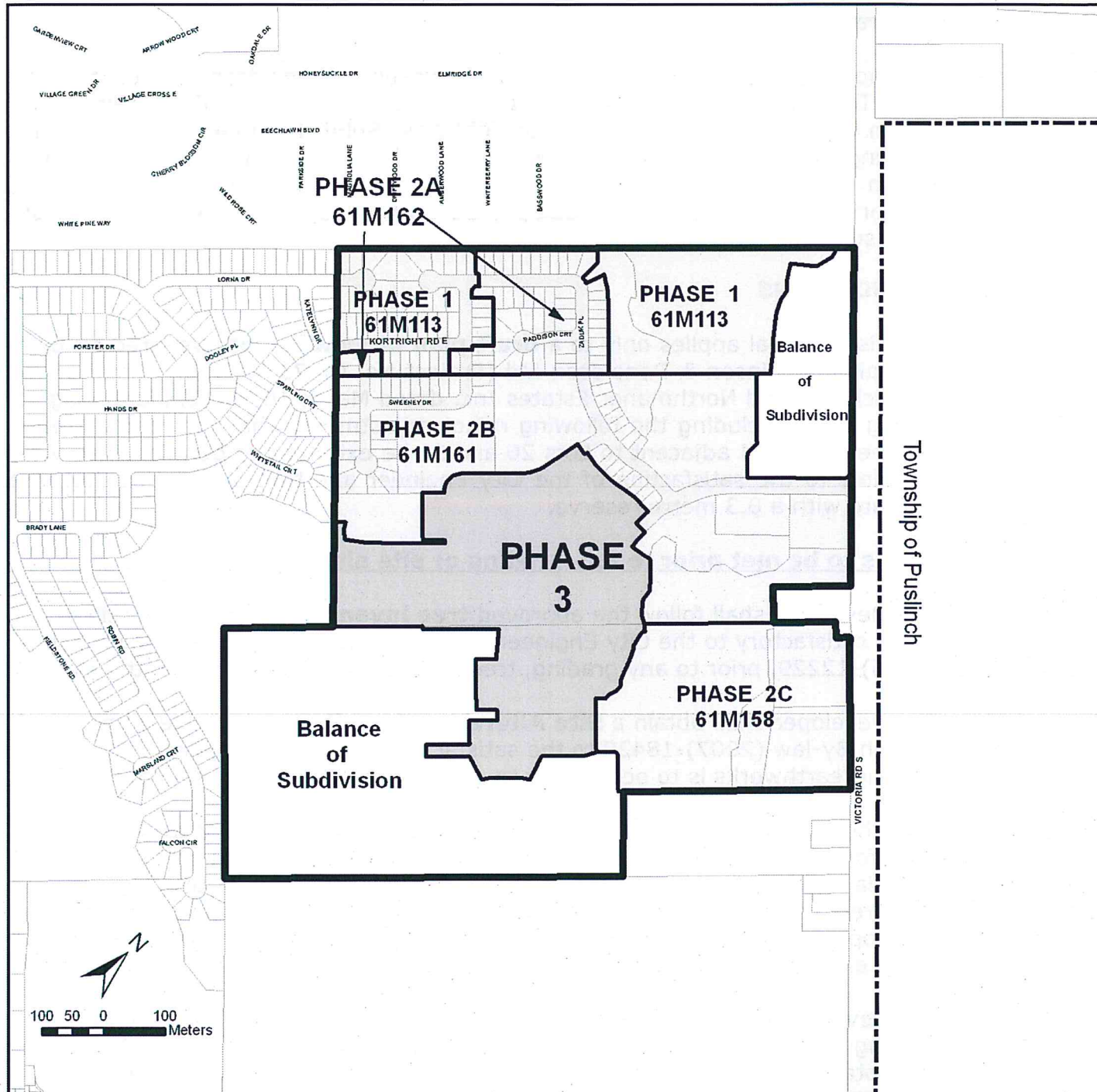


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ATTACHMENT 1 Location Maps



ATTACHMENT 2
Recommended Draft Plan of Subdivision (23T-01508) Conditions and Zoning

Part A: Draft Plan of Subdivision Conditions

That the application by Black, Shoemaker, Robinson & Donaldson Ltd, on behalf of Wolf von Teichman and Northmanor Estates Inc. for approval of a draft plan of subdivision to permit Phase 3 of the Kortright East Subdivision comprising a total of 215 dwelling units on lands legally described as described as Part of Lots 3 and 4, Concession 8, Geographic Township of Puslinch, and municipally known as 927 and 1023 Victoria Road South, City of Guelph, **be approved**, with a three year lapsing provision, subject to the following conditions:

CITY CONDITIONS

1. That this approval applies only to a **draft plan of subdivision** prepared by Black, Shoemaker, Robinson & Donaldson Ltd (Project No. 07-7364-5), on behalf of Wolf von Teichman and Northmanor Estates Inc. dated March 16, 2012, identifying 215 dwelling units, including the following minor adjustment: That the road allowance for Streets 3 and 4 adjacent to Lots 26 and 31 be extended to permit full servicing of the lots to the satisfaction of the City Engineer and that both road allowances terminate with a 0.3 metre reserve.

Conditions to be met prior to any grading or site alteration

2. The Developer shall follow the approved **tree inventory and conservation plan**, satisfactory to the City Engineer, in accordance with City of Guelph Bylaw (1986)-12229, prior to any grading, tree removal or construction on the site.
3. The Developer shall obtain a **Site Alteration Permit** in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement.
4. That the Developer shall prepare a **construction traffic access and control plan** for all phases of servicing and building construction based on the use of Victoria Road as the sole means of access to the satisfaction of the City. Any costs related to the implementation of such a plan shall be borne by the Developer. Any damage or maintenance required to surrounding streets as a result of such traffic shall be at the Developers cost.
5. The Developer agrees that no work, including, but not limited to tree removal, grading or construction, will occur on the lands until such time as the Developer has obtained **written permission** from the City Engineer or has entered into a Subdivision Agreement with the City.
6. The Developer shall enter into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.

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7. The Developer shall prepare an overall **site drainage and grading plan**, satisfactory to the City Engineer, for the entire subdivision. The plan will place emphasis on the minimal disruption of the lands natural topography and shall minimize cut and fill and area grading to that which is required to service the subdivision to the required standards. The plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.
 8. The Developer has prepared an **Environmental Implementation Report (EIR)** based on terms of reference approved by the City and Grand River Conservation Authority (GRCA). The report includes a monitoring program to assess the performance of the storm water management facilities and a public education program for residents. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.
 9. The Developer shall construct, install and maintain **erosion and sediment control** facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
 10. The Developer shall retain a qualified environmental inspector, satisfactory to the General Manager of Planning Services to inspect the site during all phases of development and construction including grading, servicing and building construction. The **Environmental Inspector** shall monitor and inspect the erosion and sediment control measures and procedures, and compliance with the Environmental Impact Study and the Environment Implementation Report on a weekly or more frequent basis if required. The Environmental Inspector shall report on their findings to the City on a monthly or more frequent basis.
 11. The Developer shall submit a detailed **Storm Water Management Report** and Plans to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plan shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's "Design Principles for Storm Water Management Facilities" and the Storm Water Management Design Report for the Torrance Creek Subwatershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.
 12. The developer shall ensure that any **domestic wells** located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
 13. The Developer shall **stabilize all disturbed soil** within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the development agreement on the block/lot so disturbed.

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14. The Developer acknowledges that the City does not allow **retaining walls** higher than 1.0metre abutting existing residential properties without the permission of the City Engineer.
 15. Prior to any development or grading of the site, the Developer shall submit to the City, a report indicating how regular **dust suppression** will be accomplished during the servicing and house construction phases of the subdivision.
 16. The developer has completed an **archaeological assessment** of the subject property and mitigated, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

Conditions to be met prior to execution of subdivision agreement

17. That any dead ends and open sides of road allowances created by the draft plan be terminated in **0.3 metre reserves**, which shall be conveyed to the City at the expense of the Developer.
18. The Developer shall have engineering drawings and **final reports** prepared for the approval of the City Engineer.
19. With the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer is responsible for the **total cost of the design and construction of all municipal services** within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including such works as sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City. This includes the Developer paying the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses.
20. The Developer shall submit a **Geotechnical Report** to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding.
21. The Developer shall pay the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
22. The Developer is responsible for the total cost of preparing a **tree planting plan** for the roadways shown on the plan of subdivision and implementing such plan to the satisfaction of the City.
23. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.

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24. The Developer shall provide an **On-Street Parking Plan** for the subdivision to the satisfaction of the City Engineer.
 25. The site plans for all **corner building lots**, as determined by the City, shall be submitted to the City Engineer for approval of driveway location.
 26. The Developer shall pay the cost of the installation of one Second Order Geodetic **Benchmark** within the proposed subdivision to the satisfaction of City Engineer.

Conditions to be met prior to registration of the plan

27. The Developer shall obtain approval of the City with respect to the availability of **adequate water supply and sewage treatment capacity**, prior to the registration of the plan, or any part thereof.
28. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a Qualified Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a **Phase 1 Environmental Site Assessment** and any other subsequent phases required, to assess any real property to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the site plan approval, a Qualified Person shall certify that all properties to be developed are free of contamination.
29. If contamination is found, the Developer shall:
 - a) submit all environmental assessment reports prepared in accordance with the **Record of Site Condition** (O. Reg. 153/04) describing the current conditions of the land to be developed and the proposed remedial action plan to the satisfaction of the City;
 - b) complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be developed meet the Site Condition Standards of the intended land use;
 - c) and file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be developed.
30. The Developer shall enter into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
31. That the **road allowances** included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993", with the exception of any road widths.

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32. That all **easements, blocks and rights-of-way** required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.
33. The Developer shall pay any **outstanding debts** owed to the City.
34. The Developer shall pay **development charges** to the City in accordance with By-law (2009)-18729, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereto.
35. The Developer shall **erect and maintain signs** at specified entrances to the subdivision showing the proposed land uses and zoning of all lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City Hall." The sign is to be resistant to weather and vandalism.
36. The Developer shall place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title :
- a) "Purchasers and/or tenants of all lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."
 - b) "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developers for the planting of trees on City boulevards in front of residential units does not obligate the City or guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling."
 - c) "Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on any street at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."
 - d) "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, that ongoing construction activities may occur, and there will be potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic".

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- e) "Purchasers and/or tenants of all lots or units are advised that the boundaries of the Open Space and Stormwater Management Blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy."
 - f) "Purchasers and/or tenants of all lots or units are advised that the stormwater management pond has been vegetated to create a natural wetland setting. The City will not carry out routine maintenance such as grass cutting."
 - g) "Purchasers and/or tenants of all lots or units are advised that Streets 3, 4 and Macaslister Blvd. will be extended at some future date when the adjacent lands are developed"
37. The Developer shall ensure that all **telephone service and cable TV service** in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
38. The Developer shall ensure that **street lighting and underground wiring** shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.
39. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of **driveway location**.
40. The Developer shall pay to the City the total cost of reproduction and distribution of the **Guelph Residents Environmental Handbook** to all future residents within the Plan with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
41. The Developer shall demarcate the boundary of the Stormwater Management Pond with a 1.8metre high black vinyl **chain link fence** to the satisfaction of the City.
42. The Developer shall convey **Lots 26 and 31** at the expense of the Developer to the City and held until the adjacent future street can be constructed and extended beyond the current terminus, unless the future streets can be extended to adequately service the lots to the satisfaction of the City Engineer. Ultimately, the Developer is responsible for maintaining these two lots including, but not limited to, weed and pest control.
43. The Developer shall meet all conditions and recommendations of the **Traffic Impact/Management Report** and shall implement all conditions and recommendations to the satisfaction of the City, prior to the registration of each phase of the subdivision. Further, the Developer has submitted a Traffic Calming Management Plan to the City for approval and shall incorporate the recommendations into the final subdivision design and shall implement all conditions and recommendations to the satisfaction of the City. Further, the

Developer shall implement the recommended traffic calming measures described in the Kortright East Extension – Traffic Calming Recommendations report prepared by Paradigm Transportation Solutions Limited dated January 3, 2005.

44. That the developer **deeds to the City** any lands in the plan that are required by the City for Storm Water Management Facilities, parks, wetlands and buffers and open space. Furthermore, the developer shall demarcate the boundaries of any lands conveyed to the City in accordance with the policies of the City.
45. That the developer shall pay to the City the cost of any **existing services** within or abutting the proposed subdivision, as determined by the General Manager, Planning Services.
46. That the developer makes arrangements, satisfactory to the General Manager, Planning Services, concerning the **scheduling** of the development and the developers payment of cost for services for the subdivision.
47. That the developer **phases** the subdivision to the satisfaction of the City.
48. That the developer shall at its expense implement and address all recommendations contained in the **Environmental Impact Study** that has been approved by the City, for the subdivision, and the developer shall address each recommendation to the satisfaction of the Grand River Conservation Authority and the City.
49. That the developer shall dedicate **Block 158 for parks purposes** in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof.
50. The Developer shall be responsible for the cost of design and development of the **"Basic Park Development"** as per the City of Guelph current "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding for any phase containing a Park block to the satisfaction of the Executive Director of Community & Social Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the Basic Park Development for the Park Block to the satisfaction of the Executive Director of Community & Social Services. (CSS)
51. The Developer shall be responsible for the cost of design and development of the **demarcation** of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Executive Director of Community & Social Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Executive Director of Community & Social Services. (CSS)

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52. The Developer shall be responsible for the cost of design and implementation of the **Open Space Works and Restoration** in accordance with the "Environmental Implementation Report" to the satisfaction of the Executive Director of Community & Social Services. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architects (OALA) member for approval to the satisfaction of the Executive Director of Community & Social Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Executive Director of Community & Social Services. (CSS)
53. The Developer shall design and develop the **Storm Water Management Facility Landscaping** in accordance with the City's current "Design Principles for Storm Water Management Facilities" to the satisfaction of the Executive Director of Community & Social Services and the City Engineer. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architects (OALA) member for approval to the satisfaction of the Executive Director of Community & Social Services. (CSS and Engineering)
54. The Developer shall be responsible for the cost of design of the **Pedestrian Trail System** for the Storm Water Management & Open Space Blocks. This shall include submitting drawings for approval, identifying the trail system, interpretative signage and trail design details, to the satisfaction of the Executive Director of Community & Social Services and the City Engineer. This shall include the submission of drawings completed by an Ontario Association of Landscape Architects (OALA) member for approval to the satisfaction of the Executive Director of Community & Social Services. (CSS and Engineering)
55. The Developer shall provide Community & Social Services with a **digital file** in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours and landscaping of the park, open space and storm water management blocks. (CSS)
56. The Developer shall place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:
- a) "Purchasers and/or tenants of all lots or units are advised that public trails will be installed abutting or in close proximity to Lots 1-17, 51-56 and 62-72, and that public access to these trails will occur adjacent to Lots 1 and 17.
 - b) "Purchasers and/or tenants of all lots are advised that the Stormwater Management Block has been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways and trails."

-
- c) "Purchasers and/or tenants of all lots are advised that the Open Space Block has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."
 - d) "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and may include sportsfields, playgrounds, trails and other park amenities. Be advised that the City may carry out regular maintenance such as grass cutting. Periodic maintenance may also occur from time to time to support the park functions."
 - e) "Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space, stormwater management and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence adjacent to all lots abutting these lands."
 - f) "Purchasers and/or tenants of all lots or units abutting City owned lands to be demarcated with fencing are advised that no private gates will be allowed."
57. The Developer shall identify the proposed park, open space, trails and demarcation types on all **temporary entrance signs** for the development to the satisfaction of the Executive Director of Community & Social Services. (CSS)
58. The Developer shall provide **two temporary signs on the park block frontages** clearly stating: that the maintenance of the park block is the responsibility of the Developer until such time as the City accepts the park; that all questions relating to the maintenance of the park block shall be directed to the Developer; and the Developer contact details. The signage shall be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the Blocks by the City. (CSS)
59. The Developer shall ensure that the proposed park block, open space blocks, trails and demarcation **fencing** are identified on any marketing or promotional materials. (CSS)

Conditions to be met prior to the issuance of a building permit

60. All **Stage 1 Services** are to be constructed to the satisfaction of the City Engineer.
61. The Developer shall provide the City with written confirmation from the Engineering Department of **Guelph Hydro** that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.
62. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all **fill** placed below proposed building locations has adequate structural capacity to support the

proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.

63. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases** (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

AGENCY CONDITIONS

64. That the developer agrees to provide the **Upper Grand District School Board** with a **digital file** of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
65. That the developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following **clause** in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

66. That the developer and the **Upper Grand District School Board** shall reach an agreement regarding the **supply and erection of a sign** (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.
67. That the developer and the **Wellington Catholic District School Board** reach an agreement regarding the **supply and erection of signage**, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of bussing students outside the immediate area should school in the area be at capacity.
68. That prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the **Grand River Conservation Authority**:

-
- a) A detailed storm water management report and plans in accordance with the 1994 Ministry of Environment and Energy Report entitled, Stormwater Management Practices Planning and Design Manual.
 - b) A Storm Servicing Plan showing the layout of the storm sewer system
 - c) A Lot Grading and Drainage Control Plan showing the limits of all grading, including existing and proposed grades
 - d) An erosion and sediment control plan and plan in accordance with the Grand River Conservation Authority's Guidelines on Erosion and Sediment Control for construction sites, including the means whereby erosion will be minimized and sediment maintained on site throughout all phases of grading and construction, including a monitoring and maintenance plan and provisions for timely revegetation of the site.

69. That the **subdivision agreement** between the owners and the municipality contain provisions for:

- a) The completion and maintenance of the works in accordance with the approved plans and reports contained in condition 68.
- b) The maintenance of all storm water management systems in accordance with the approved plans throughout all phases of grading and construction.(GRCA)

70. The owner shall complete to the satisfaction of the Director of Engineering of the City of Guelph and **Canada Post**:

include on all offers of purchase and sale, a statement that advises prospective purchaser:

- a) that the home/business mail delivery will be from a designated Centralized Mail Box.
- b) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

71. The owner further agrees to:

- a) work with **Canada Post** to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
- b) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes
- c) Identify the pads above on the engineering service drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

- d) Determine the location of all centralized mail receiving facilities in cooperation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.
- 72 Prior to the registration of the plan, the developer shall arrange for all departments and agencies to submit **clearance letters** to the City, confirming each department and agency is satisfied and the plan can proceed to registration.

Note to Draft Plan Approval:

That this Draft Plan Approval shall lapse at the expiration of **3 years** from the date of issuance of Draft Plan Approval."

AND

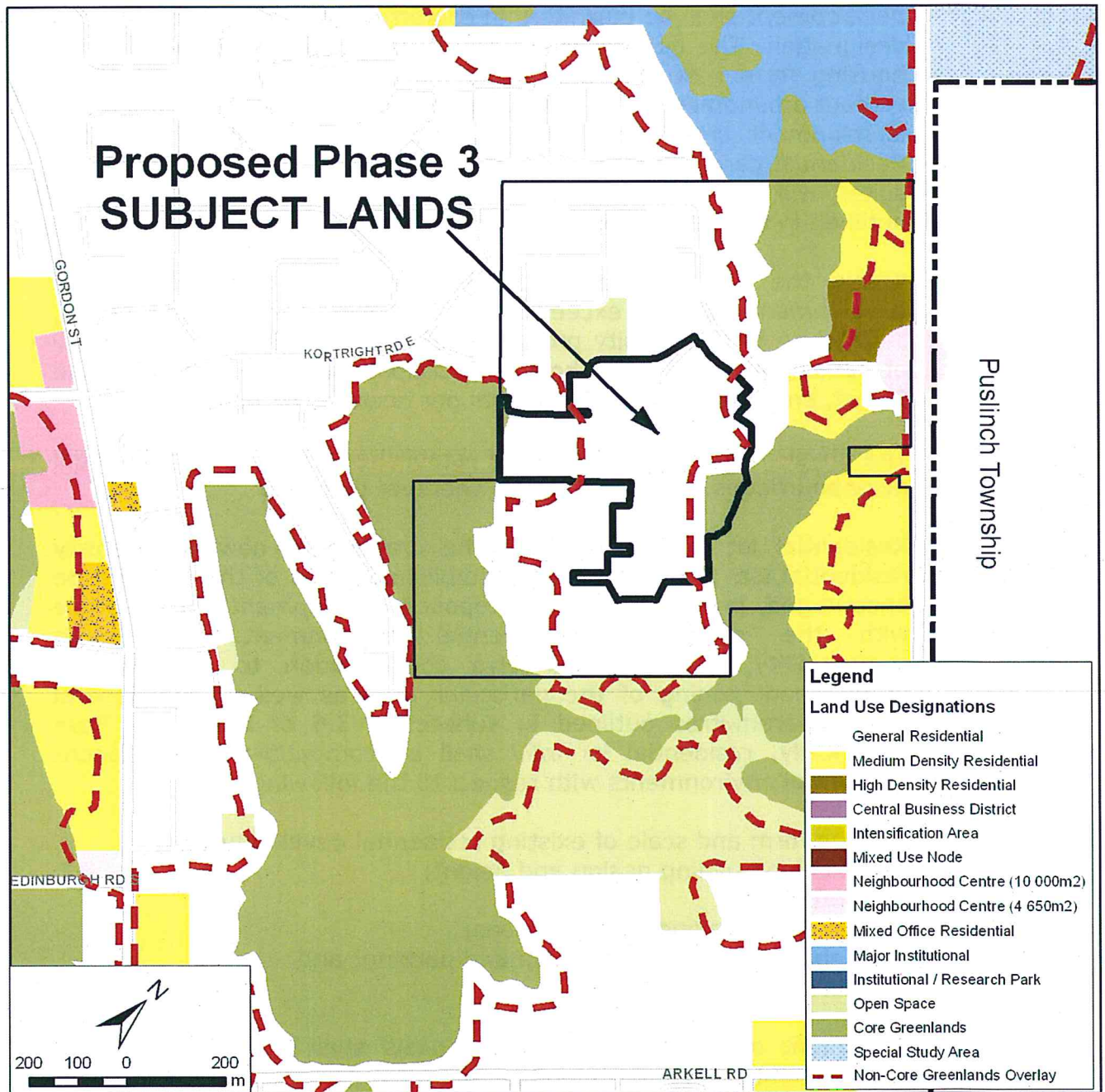
Part B: Recommended Zoning

"THAT the Zoning Bylaw Amendment application be approved and that City Staff be instructed to prepare the necessary amendment to the Zoning Bylaw Number (1995)-14864, as amended to change the subject lands from the Township of Puslinch A (Agriculture) Zone and the H (Hazard) Zone to the following zoning categories:

Zone	Specialized Regulations	Lot/Block
Specialized R.1B-? (Specialized Single Detached Residential)	<ul style="list-style-type: none"> • minimum lot area of 390m² where 460m² is required • minimum side yard of 1.2m where 1.5m is required 	Lots 1-8, 57-85
R.1C (Single Detached Residential)		Lots 86-94
R.1D (Single Detached Residential)		Lots 95-134, 144-150
Specialized R.1D-? (Specialized Single Detached Residential)	<ul style="list-style-type: none"> • minimum front yard setback of 4.5m where 6m is required • minimum front yard setback of 6m to the front wall of garage 	Lots 9-17, 29-34, 44-48, 51-56
Specialized R.2-? (Specialized Semi-detached Residential)	<ul style="list-style-type: none"> • minimum lot area of 448m² where 460m² is required and minimum lot area per unit of 224m² when 230m² is required • minimum lot frontage of 13.7m and minimum lot frontage per unit of 6.8m when 15m is required in total, and 7.5m is required per unit. • minimum front yard setback of 4.5m 	Lots 18-28, 35-43, 49-50

	where a minimum of 6m is required <ul style="list-style-type: none"> • increased maximum building coverage to 50% where 40% is permitted, • increased driveway width to 50% of the front yard where whereas the maximum is 40% 	
Specialized R.2-?? (Specialized Semi-detached Residential)	<ul style="list-style-type: none"> • increased driveway width to 50% of the front yard where whereas the maximum is 40% 	Lots 135-143
Specialized R.3B-7 (Specialized Residential Townhouse)	<ul style="list-style-type: none"> • increased maximum building coverage of 50% 	Blocks 151-157
P.1 (Conservation Land)		Blocks 159-166
P.2 (Neighbourhood Park)		Block 158
WL (Wetland)		Part Block 164

ATTACHMENT 3
Existing Official Plan Land Use Designations and Policies



ATTACHMENT 3 (continued)
Existing Official Plan Land Use Designations and Policies

General Residential

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
 - b) Existing building design and height;
 - c) Setbacks;
 - d) Landscaping and amenity areas;
 - e) Vehicular access, circulation and parking; and
 - f) Heritage considerations
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

ATTACHMENT 3 (continued)
Existing Official Plan Land Use Designations and Policies

Non-Core Greenlands Overlay

7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain *natural heritage features*, *natural feature adjacent lands* and *natural hazard lands* that should be afforded protection from *development*. The following *natural features* and their associated *adjacent lands* are found within the Non-Core Greenlands area: *fish habitat*, *locally significant wetlands*, *significant woodlands*, *significant environmental corridors* and *ecological linkages*, *significant wildlife habitat*. In many instances these *natural features* also have *hazards* associated with them which serve as development constraints.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no *negative impacts* will occur on the *natural features* or the *ecological functions* which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified *natural heritage feature* as part of such environmental impact study.

7.13.7 It is intended that the *natural heritage features* associated with the Non-Core Greenlands overlay are to be protected for their *ecological value* and *function*. The implementing *Zoning By-law* will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.

7.13.8 *Development* may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with *hazard lands* as noted in Section 5 can be safely addressed. In addition, *development* within the *flood fringe* areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.

ATTACHMENT 3 (continued)
Existing Official Plan Land Use Designations and Policies

Core Greenlands

7.13.1 The 'Core Greenlands' land use designation recognizes areas of the Greenlands System which have greater sensitivity or *significance*. The following *natural heritage feature* areas have been included in the 'Core Greenlands' designation of Schedule 1: *provincially significant wetlands*, the *significant* portion of habitat of *threatened and endangered species*, and the *significant areas of natural and scientific interest (ANSI)*. *Natural hazard lands* including steep slopes, erosion hazard lands and unstable soils may also be associated with the 'Core Greenlands' areas. In addition, the *floodways* of rivers, streams and creeks are found within the 'Core Greenlands' designation.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

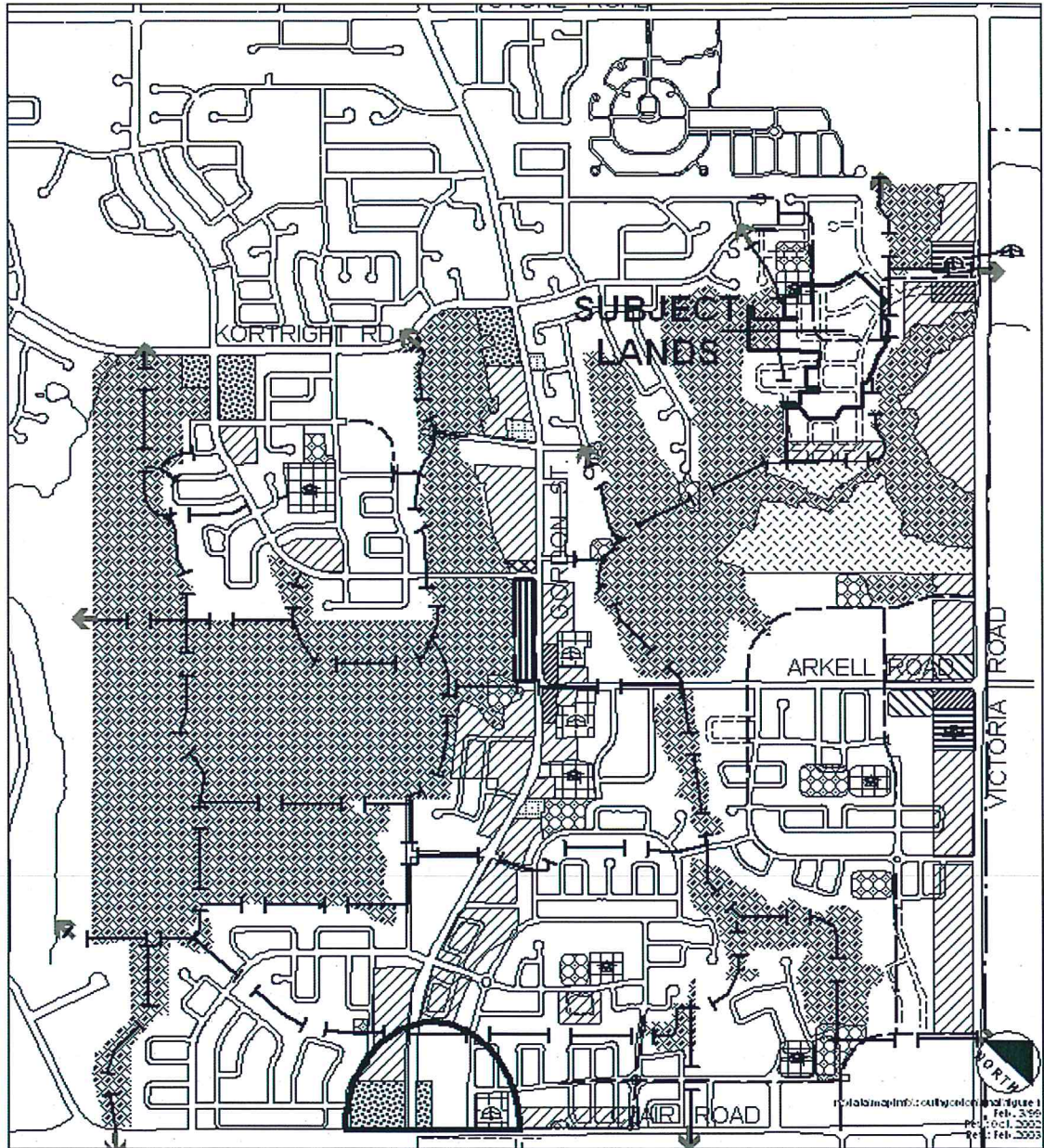
7.13.2 The *natural heritage features* contained within the 'Core Greenlands' designation are to be protected for the *ecological* value and *function*. *Development* is not permitted within this designation. Uses that are permitted include conservation activities, open space and passive recreational pursuits that do not *negatively impact* on the *natural heritage features* or their associated *ecological functions*.

7.13.3 The *natural heritage features* contained within the 'Core Greenlands' designation are outlined on Schedule 2 of this Plan. Where a *development* proposal is made on *adjacent lands* to these *natural heritage features*, the proponent is responsible for completing an environmental impact study in accordance with the provisions of subsection 6.3 of this Plan. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of *natural heritage features* within the 'Core Greenlands' designation as part of such an environmental impact study.

7.13.4 In implementing the Greenlands System provisions of this Plan, 'Core Greenland' areas shall be placed in a restrictive land use category of the implementing *Zoning By-law*, which prohibits *development* except as may be necessary for the on-going management or maintenance of the natural environment.

ATTACHMENT 3A **South Gordon Community Plan Land Use Guideline**

FIGURE 1
 SOUTH GORDON COMMUNITY PLAN LAND USE CONCEPT



LEGEND:

	RELIGIOUS FACILITY		LOW DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		GOLF COURSE		CITY OF GUELPH PLANNING DEPARTMENT
	EDUCATIONAL FACILITY		MEDIUM DENSITY RESIDENTIAL		CONVENIENCE COMMERCIAL		PARK		Proposed Roads
	INSTITUTIONAL		MID-RISE MULTIPLE RESIDENTIAL		OFFICE		NATURAL AREA/ OPEN SPACE		SOUTH GUELPH DISTRICT CENTRE
	URBAN RESERVE		HIGH DENSITY RESIDENTIAL		NEIGHBOURHOOD COMMERCIAL		COMMUNITY TRAIL CONCEPT		

ATTACHMENT 4 (continued)

Existing Zoning

The lands are zoned Agriculture (A) and Hazard (H) in the Puslinch Township Zoning By-law.

Agriculture (A)

Uses Permitted: No person shall, within any A Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

- a) an agricultural use;
- b) an intensive agriculture use
- c) a single detached dwelling
- d) a home occupation
- e) a retail farm sales outlet accessory to an agricultural use
- f) existing churches, schools, community halls and nursing homes;
- g) a wayside pit;
- h) forestry and woodlots;
- i) open space and conservation areas;
- j) a fish and wildlife management area
- k) a public use

Hazard (H)

By-law No. 10/05 identifies that mapping and designations for "Hazard Zone" are to be replaced with regulations outlined in the Natural Environment (NE) zone. The Natural Environment Zone (NE) is intended to identify the location of potentially hazardous environmental features.

Uses Permitted:

No person shall, within any NE Zone, use any lot or erect, alter or use any building or structure, for any purpose except for one or more purposes of the following NE permitted uses namely:

- Agricultural uses, excluding new buildings and structures
- Conservation uses including:
 - Forest management
 - Fish and wildlife management
 - Flood control
 - Erosion control
- Passive recreation
- Boat house or boat dock
- Uses, buildings and structures, which were lawfully established on the day of the passing of this By-law, so long as it continues to be used for that purpose.

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ATTACHMENT 6 (continued)
Proposed Draft Plan of Subdivision Phase 3

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

MARCH 26, 2012


KERRY F. HILLIS
ONTARIO LAND SURVEYOR

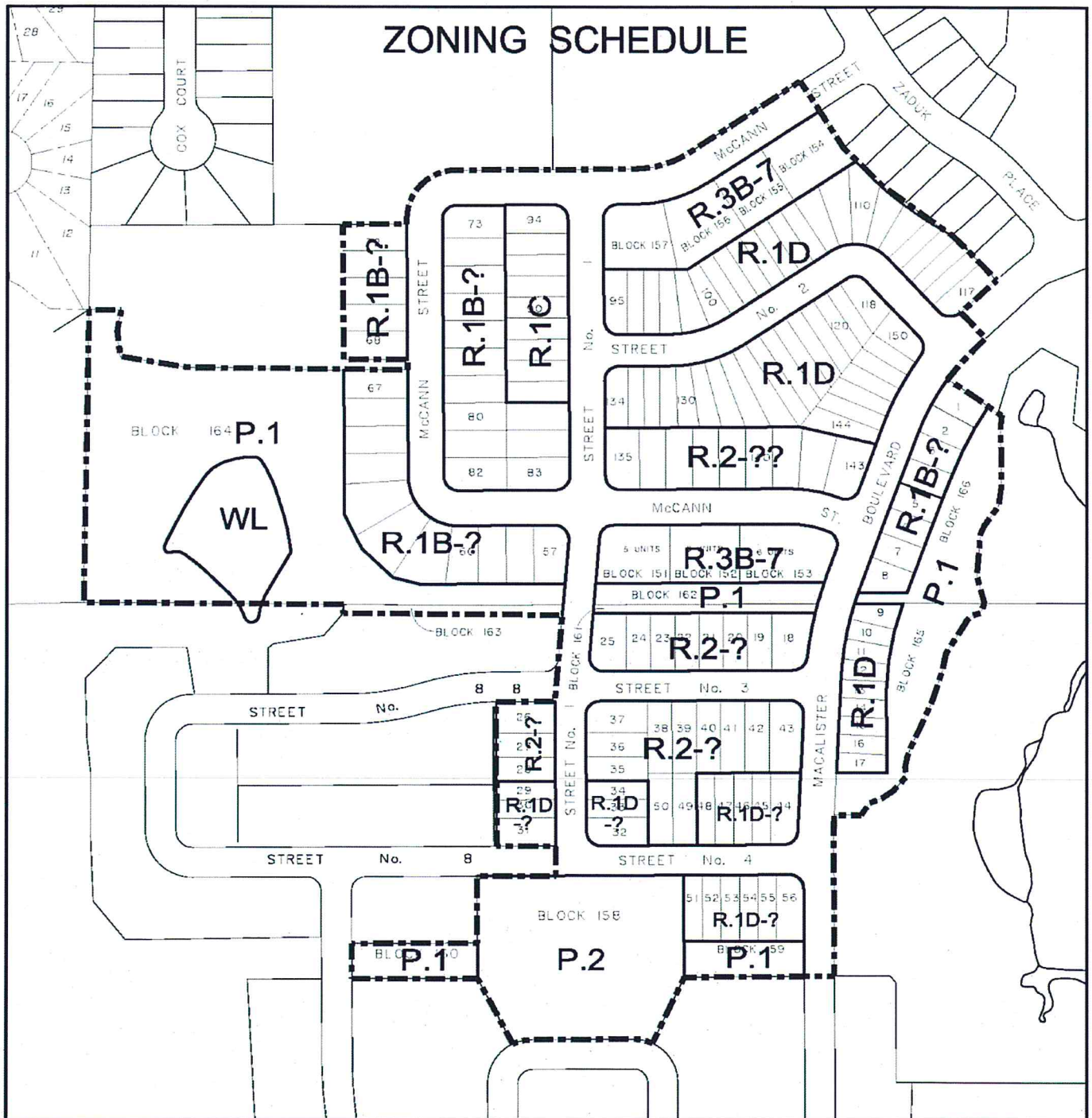
RELEVANT INFORMATION – OVERALL CONCEPT

LOTS/BLOCKS	LAND USE	UNITS	AREAS (ha)
LOTS 1-17, 29-34, 44-48, 51-134, 144-150	SINGLE-DETACHED RESIDENTIAL	119	5.333
LOTS 18-28, 35-43, 49, 50, 135-143	SEMI-DETACHED RESIDENTIAL	62	1.680
BLOCKS 151 to 157	ON-STREET TOWNHOUSES	34	0.948
BLOCK 158	PARK		1.023
BLOCKS 159 to 164	OPEN SPACE/WETLAND		2.767
BLOCKS 165 and 166	STORMWATER MANAGEMENT		0.642
STREETS	ROADS		3.464
TOTAL		215	15.857 ha.

AREA OF LANDS OF VON TEICHMAN = 10.848 HA.
AREA OF LANDS OF NORTHMANOR ESTATES INC. = 5.009 HA.

**DRAFT PLAN OF PROPOSED
SUBDIVISION
EXTENSION OF KORTRIGHT ROAD EAST
PHASE 3**

ATTACHMENT 7 Proposed Zoning



ATTACHMENT 7 (continued) Proposed Zoning

Permitted uses will be in accordance with the City of Guelph Zoning By-law, as amended, including:

- R.1A, R.1B, R.1C and R.1D regulations in Section 5.1.1
- R.2 regulations in Section 5.2.1
- R.3B regulations in Section 5.3.1
- P.1 regulations in 9.1.1
- P.2 Regulations in 9.1.2
- WL regulations in Section 13.2

The proposed zoning by-law amendment would include the following:

Zoning	Land Use	Lot/Block
R.1B-?	Detached Residential <ul style="list-style-type: none"> • 15 m frontage • Minimum Lot Area: 390 m • Minimum Side Yard: 1.2 m 	Lots 1-8, 57-85
R.1C	Detached Residential <ul style="list-style-type: none"> • 12 m lot frontage 	Lots 86-94
R.1D	Single Detached Residential <ul style="list-style-type: none"> • 9 m frontage 	95-134,144-150
R.1D-?	Single Detached Residential <ul style="list-style-type: none"> • 9 m frontage • Minimum Front Yard: 4.5 metres to front wall of building and 6 metres to front wall of garage 	9-17,29-34,44-48,51-56
R.2-?	Semi-Detached Residential <ul style="list-style-type: none"> • Minimum Lot Area: 448 sq.m. • Minimum Lot Area/unit: 224 sq.m. • Minimum Lot Frontage: 13.7 m • Minimum Lot Frontage/unit: 6.8 m • Minimum Front Yard: 4.5 metres to front wall of building and 6 metres to front wall of garage • Maximum Building Coverage: 50% • Driveway shall not constitute more than 50% of front yard 	18-28,35-43,49,50

ATTACHMENT 7 (continued)

R.2-??	Semi-Detached Residential <ul style="list-style-type: none">• Driveway shall not constitute more than 50% of front yard	Lots 135-143
R.3B-7	On-Street Townhouses <ul style="list-style-type: none">• Maximum Building Coverage: 50%	Blocks 151-157
P.1	Open Space and Stormwater Management	Blocks 159-166
P.2	Neighbourhood Park	Block 158
WL	Wetland	Part Block 164

ATTACHMENT 8 Community Energy Initiative Commitment

Wolf Von Teichman Commitment Kortright East Subdivision – Phase 3 City File: 23T-01508

In addition to the owner's commitment to build all single detached, semi-detached and freehold townhouse units in the subdivision to ENERGY STAR specifications, the following measures have been incorporated into the overall design of the development to assist in the implementation of the City's Community Energy Plan.

		Standard Specification
Urban Development	A compact and well utilized site helps contain urban sprawl and eliminates underutilization of significant vacant areas of land within urban boundary.	X
	The density of this phase of the subdivision is approximately 54 persons per hectare.	X
	Proposed development is adjacent to a planned neighbourhood commercial development.	X
	Residential properties are within walking distance of a planned elementary school.	X
Erosion and sedimentation control	A comprehensive erosion and sedimentation control plan is in effect throughout redevelopment of the site.	X
Existing & Proposed Trees	New tree planting of native trees contributes to the overall reclamation of the urban forest.	X
	All wetland areas, natural heritage features and adjacent buffers are protected through the subdivision design.	X
Alternative Transportation	Walking trails incorporated throughout development and adjacent open space area.	X
Site Lighting	The project incorporates exterior light fixtures with refractor and cut-off shields to control light pollution, with energy efficient operation controlled by light sensors.	X
Storm Water Management	Stormwater management plan incorporates the principles of Low Impact Development.	X
Reduced Water Consumption	Controlled roof drains provided to control flow rate of storm water.	X
	Low flow faucets and showerheads and low volume flush toilets (HET high efficiency toilets) where possible.	X


Wolf Von Teichman


Date 31/7/12

Damno Development Ltd.

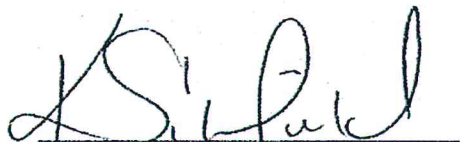
Per [Signature]


ATTACHMENT 8 (continued)
Community Energy Initiative Commitment

Northmanor Estates Inc. Commitment
Kortright East Subdivision – Phase 3
City File: 23T-01508

In addition to the owner's commitment to build all single detached, semi-detached and freehold townhouse units in the subdivision to ENERGY STAR, or equivalent, specifications, the following measures have been incorporated into the overall design of the development to assist in the implementation of the City's Community Energy Plan.

		Standard Specification
Urban Development	A compact and well utilized site helps contain urban sprawl and eliminates underutilization of significant vacant areas of land within urban boundary.	X
	The density of this phase of the subdivision is approximately 54 persons per hectare.	X
	Proposed development is adjacent to a planned neighbourhood commercial development.	X
	Residential properties are within walking distance of a planned elementary school.	X
Erosion and sedimentation control	A comprehensive erosion and sedimentation control plan is in effect throughout redevelopment of the site.	X
Existing & Proposed Trees	New tree planting of native trees contributes to the overall rejuvenation of the urban forest.	X
Natural Areas	All wetland areas, natural heritage features and adjacent buffers are protected through the subdivision design	X
Alternative Transportation	Walking trails incorporated throughout development and adjacent open space area.	X
Site Lighting	The project incorporates exterior light fixtures with refractor and cut-off shields to control light pollution, with energy efficient operation controlled by light sensors.	X
Storm Water Management	Stormwater management plan incorporates the principles of Low Impact Development	X
	Controlled roof drains provided to control flow rate of storm water	X
Reduced Water Consumption	Low flow faucets and showerheads and low volume flush toilets(HET high efficiency toilets) where possible	X


 Northmanor Estates Inc.


 Date

ATTACHMENT 9

Planning Analysis

The Planning Act

Section 51(24) of the Planning Act identifies the criteria that approval authorities must have regard to in considering a draft plan of subdivision. Consideration of the criteria ensures that the proposed subdivision addresses the health, safety, convenience, accessibility for people with disabilities, and welfare of the present and future inhabitants of the municipality and ensures that provincial interests are addressed.

Staff has determined that the proposed draft plan of subdivision is consistent with the criteria within Section 51(24) and has recommended a number of conditions be applied to ensure various matters are addressed (Attachment 2).

Provincial Policy Statement (2005)

The Provincial Policy Statement (PPS) was approved by the Ministry of Municipal Affairs and Housing on March 1, 2005. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS applies to all lands within the province, and all decisions affecting planning matters must be consistent with the PPS. The PPS encourages and promotes growth within existing settlement areas, and away from significant or sensitive resources and environmental areas, and away from areas which may pose threat or risk to public health and safety. The PPS promotes effective use of land and management of resources to achieve appropriate development.

The PPS promotes growth and development in efficient form and pattern, to meet the full range of current and future needs within municipalities. The efficient use of land, achieved through increased density and varied building form, is encouraged and promoted for future development. Developments will also be encouraged where they effectively optimize the use of land and resources and promote a mix of employment, parks and open space, and varied transportation options. New developments are encouraged in proximity to existing built up areas and provide compact form with a mix of housing form and density.

Policy 1.6 outlines the intent to utilize existing infrastructure and public service facilities by locating developments in proximity to these services so new infrastructure is not required. Developments should utilize existing infrastructure so long as the service has the potential to meet standard demand, and that human and environmental health are protected (Policy 1.6.4.1).

The PPS recognizes that natural features and areas shall be protected for the long term while preserving environmental diversity, natural features, connectivity and linkages, and significant habitats. Development is not

permitted in areas recognized to have significant environmental features "unless it has been demonstrated that there will be no negative impacts on the natural features of their ecological functions". Policy 2.1 sets out policies for development and site alteration in areas with important natural features, and promotes growth that preserves these areas and the natural functioning of these systems.

The proposed development conforms to the policies of the Provincial Policy Statement. The subject lands promote growth and intensification within a designated development area, and respect surrounding land uses and designations. The subject property is located in proximity to the existing built up area and is surrounded by developable lands slated for use similar to that of the subject lands. The development also complies with growth and development objectives as a variety of housing forms, scale and type are proposed for the subject lands. The development will feature a mix of single detached, semi-detached and townhouse forms that help achieve an overall increased onsite density. The site is serviced with existing water and wastewater infrastructure in surrounding neighbourhood developments and features a dedicated stormwater management pond on the east side of the development area. The proposed development also includes parkland and open space, and promotes trail connectivity throughout the site. The existing Torrance Creek Wetlands and associated open space blocks which border the east and west sides of the subject lands are also maintained. The plan is recommended by staff and agencies, based on the approval of Servicing, SWM, Environmental and Traffic reports submitted by the developer.

Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan for the Greater Golden Horseshoe was approved by the Ministry of Infrastructure on June 16, 2006. The Growth Plan is a framework for implementing the Government of Ontario's vision for managing growth and building stronger, prosperous communities into the year 2031. All development within the Growth Plan area must conform to the goals and policies of the Plan. The entire City of Guelph is located within the Greater Golden Horseshoe Plan, and all developments in the City must conform to these policies.

The subject lands are located within the Designated Greenfield Area. Policy 2.2.7 requires that new development in the Designated Greenfield Area will be planned, designated, zoned and designed in a manner that-

- a) Contributes to creating complete communities;
- b) Creates street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;
- c) Provides a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and
- d) Creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.

Designated greenfield areas will also be planned at a minimum density target that is not less than 50 residents and jobs combined per hectare [2.2.7.2]

The proposed plan of subdivision and zoning by-law amendment conform to the policies of the Greater Golden Horseshoe Growth Plan. The proposed subdivision provides a diverse mix of land uses and provides public open space areas parks and proposed trail connections. The proposed development achieves a site density of 54 residents and jobs per hectare, which conforms to the minimum requirement for net density. The proposed development also respects existing land uses and features and makes efficient use of land resources and existing infrastructure.

City of Guelph Official Plan

Section 9.8.1 of the City of Guelph Official Plan identifies the criteria that applications for draft plan of subdivision must conform to in order to be considered for approval. The criteria are:

- a) The *plan of subdivision* conforms to the objectives, policies and land use designations of this Plan;
- b) The *plan of subdivision* can be supplied with adequate municipal services such as water, sewage disposal, drainage, fire and police protection, roads, utilities, solid waste collection and disposal and other community facilities;
- c) The *plan of subdivision* will not adversely impact upon the transportation system, adjacent land uses and the natural environment;
- d) The *plan of subdivision* can be serviced economically without imposing an undue financial burden upon the Municipality;
- e) The *plan of subdivision* proposal has incorporated all necessary studies and assessments to ensure impacts on *natural heritage features* and *cultural heritage resources* are minimized;
- f) The *plan of subdivision* can be integrated with adjacent lands, subdivisions and streets;
- g) The *plan of subdivision* is considered to be necessary, timely and in the public interest;
- h) The *plan of subdivision* is designed in accordance with accepted and contemporary subdivision design principles.

The proposed draft plan of subdivision is consistent with the criteria of the Official Plan. The details are provided in the following sections.

a) The plan of subdivision conforms to the objectives, policies and land use designations of the Official Plan

General Residential

The majority of lands within the proposed draft plan of subdivision are designated "General Residential" in Schedule 1 of the Official Plan (See Attachment 3). All forms of residential development are permitted in the General Residential designation. However, the general character of development will be low-rise housing forms [policy 7.2.31]. The maximum

net density of development in the General Residential designation shall not exceed 100 units per hectare [7.2.32], and the physical character of existing established low density residential neighbourhoods will be respected wherever possible [7.2.33].

The proposed draft plan of subdivision and zoning by-law conform to the General Residential land use designation. The proposed draft plan of subdivision includes a mix of detached, semi-detached and on-street townhouse units that provide a mix of residential uses, while still maintaining a low rise form of development. A total of 215 units are proposed for the site, for a net density of approximately 54 persons per hectare.

Core Greenlands

Schedule 1 of the Official Plan identifies that portions of the lands within the proposed draft plan of subdivision are within the "Non-Core Greenlands Overlay". The "Non-Core Greenlands Overlay" applies to lands that may contain: natural heritage features, natural feature adjacent lands and natural hazard lands that should be afforded protection from development [7.13.5]. Development may occur on lands within the Non-Core Greenlands Overlay designation if an Environmental Impact Study has been completed and it can be demonstrated that no negative impacts will occur [7.13.6]. A small portion of the lands are designated Core Greenlands on Schedule 1 and Provincial Significant Wetlands on Schedule 2 and part of the Torrance Creek wetland complex. Development is not permitted on lands designated Core Greenlands. Policy 7.13.3 requires that an EIS be completed when development is proposed on lands adjacent to Core Greenlands.

An Environmental Implementation Report was approved for the subject lands as part of the Phase 1 and Phase 2 draft plans of subdivision. No adverse impacts have been identified. The GRCA and the City of Guelph Environmental Advisory Committee reviewed the EIS and EIR documents and recommended approval. Block 164 on the west side of the plan of subdivision contains a small wetland. Block 164 is proposed as Open Space and will be zoned Wetland (WL) and Conservation Land (P.1) and dedicated to the City. Smaller open space Blocks 159 to 163 will also be dedicated to the City for protection.

OPA 42

Staff has also evaluated the proposed draft plan subdivision and zoning by-law amendment in regard to Official Plan Amendment #42 – Natural Heritage System. Official Plan Amendment #42 has been approved, but is under appeal to the Ontario Municipal Board. Therefore, this draft plan of subdivision and zoning by-law amendment application is not required to conform to the policies of OPA #42. However, staff has determined that the proposed draft plan and zoning by-law amendment is consistent with the policies of OPA #42.

Official Plan Amendment #48 (2012)

On June 5, 2012, the City adopted OPA 48, a comprehensive update to its Official Plan. OPA 48 is subject to Ministerial approval and is not yet in effect. Further, since the applications for the subject property were submitted prior to adoption of OPA 48, they are not required to conform to the plan.

However, consideration is given to the policies of OPA 48 since these policies provide current guidance for development within the City and within the context of the Provincial Growth Plan.

OPA 48 designates the property "Low Density Greenfield Residential", which permits a range of housing types, including multiple unit buildings. This designation applies to residential areas within the greenfield area of the City, which is planned to achieve an overall minimum density target of 50 persons and jobs per hectare. In order to provide flexibility to achieve this minimum density target, the Low Density Greenfield designation in OPA 48 establishes a maximum net density of 60 units per hectare and a minimum net density of 20 units per hectare.

The expected population of the subdivision is estimated at 662 persons and the density as calculated to be 54 persons per hectare. It is noted that there are both medium-density and high-density blocks proposed with frontage on Victoria Road in future phases of this original large-scale subdivision (See Attachment 5).

The proposed draft plan of subdivision is consistent with the growth management policies of the Official Plan. The subject lands are located in the designated Greenfield area identified in Schedule 1B. Development within greenfield areas must be compact and occur at densities that support walkable communities, cycling and transit and promote live/work opportunities. Policy 2.4.10.1 a) states that the designated greenfield area will be planned and designed to achieve an overall minimum density target that is not less than 50 residents and jobs combined per hectare in accordance with the Growth Plan policies.

The proposed draft plan of subdivision exceeds the minimum density target with total site density proposed at 54 persons and jobs per hectare. The plan includes a designated park and open space areas, and promotes trail linkage within the site and through connections with surrounding neighbourhood areas.

b) The plan of subdivision can be supplied with adequate municipal services

A Stormwater Management and Servicing Report for the overall development of the Kortright East lands was submitted as part of the materials for the development of Phase 1 of the lands. The overall servicing plan and requirements were identified at that time and City Staff have accepted the servicing strategy. City Engineering comments are included in Attachment 10. Numerous conditions are included in the staff recommendation in Attachment 2, to cover the servicing and development of the subdivision.

c) The *plan of subdivision* will not adversely impact upon the transportation system, adjacent land uses and the natural environment

The proposed draft plan of subdivision represents phase 3 of a multi-phased planned subdivision. A Traffic Impact Analysis was submitted as part of the approvals of the Phase 1 development of the lands. Staff have included conditions 4 and 43 to ensure proper traffic co-ordination in the plan. Numerous conditions are included in the staff recommendation in Attachment 2, to cover the environmental protection of all undevelopable lands in the plan. These lands will be dedicated to the City prior to the registration of the plan.

d) The plan of subdivision can be serviced economically without imposing an undue financial burden upon the Municipality;

The Stormwater Management and Servicing Report identifies that the lands can be serviced and the development within the proposed plan of subdivision will be subject to development charges. The plan has been accepted in the 2012 DPP for draft approval and development during 2012.

e) The plan of subdivision proposal has incorporated all necessary studies and assessments to ensure impacts on natural heritage features and cultural heritage resources are minimized;

As noted previously an Environmental Implementation Report has been approved for all phases of the Kortright East subdivision which demonstrates that development will not negatively impact natural heritage features.

An archaeological assessment was carried out as part of the Phase 1 draft plan of subdivision approval process. On November 19, 2007 the applicant received clearance from the Ministry of Culture that the archaeological concerns for the property had been addressed. There are no identified cultural heritage resources on the subject lands.

f) The *plan of subdivision* can be integrated with adjacent lands, subdivisions and streets;

The proposed street network connects to and is integrated with the existing streets in the earlier approved phases of the Kortright East development. The proposed plan of subdivision will be connected to Victoria Road by the extension of Macalister Boulevard.

The previous phases of development are primarily low rise and medium rise residential uses. The development in the proposed Phase 3 draft plan of subdivision will reflect surrounding building form, height, massing, scale and unit type.

Trail networks and linkages are also proposed to increase pedestrian linkages and connectivity within the subdivision as well as to the City's trail network. The decision was made during the processing of the Victoria Park Village subdivision to the south, that there was to be no road connection between the Victoria Park Village subdivision and the Kortright East subdivision. Based on this decision, staff have focused on the importance of strong trail connections within both plans.

g) The *plan of subdivision* is considered to be necessary, timely and in the public interest;

The approval of the proposed draft plan of subdivision is consistent with the City of Guelph Development Priorities Plan (2012). The purpose of the Development Priorities Plan is to manage the rate and timing of growth within the City. Schedule 4 of the Plan identifies Phase 3 of the Kortright East subdivision for registration in 2012. Approval of the proposed draft plan of subdivision at this time is appropriate and would permit future phases of development to proceed consistent with the timing of the Development Priorities Plan.

h) The plan of subdivision is designed in accordance with accepted and contemporary subdivision design principles.

The proposed draft plan of subdivision is based on a modified grid street network layout and is consistent with earlier phases and appropriate for the area. The street layout provides for relatively direct and efficient vehicle and pedestrian movements. The proposed lot sizes and locations provide for an efficient use of land and provide for a range of housing types and sizes.

The proposed draft plan of subdivision contains sufficient parkland that is sized and located appropriately. Parks planning staff have reviewed the application and recommend approval subject to conditions contained in Schedule 2.

Review of the Proposed Zoning By-law Amendment

The proposed Zoning By-law amendment is to rezone the subject lands from the current Agriculture (A) and Hazard (H) zones to a range of residential zones as well as P.1 Conservation Land, P.2 Neighbourhood Park, and WL Wetland zones. Four specialized regulations to the standard R.1B, R.1D, R.2 and R.3B zones are also requested.

The location of each of the proposed zone categories is shown on Attachment 7. The detail of the zones and the specialized regulations is included in Attachment 2.

The proposed mix of single-detached residential, semi-detached residential and townhouse residential zones are consistent with Official Plan designations for these lands and meet the criteria outlined in Policy 7.2.1 for the General

Residential designation, and policy 7.2.7 for multiple dwelling units and townhouses.

Staff has evaluated the proposed specialized zone regulations and recommends that they be approved. In general, the requested specialized regulations allow for a range of housing unit types with a slightly higher intensity of land use, which permits the achievement of the designated greenfield density target while still achieving the City's design objectives.

The requested reduced front yard setback of 4.5 metres for the Specialized R.1D-? and Specialized R.2-? zones are appropriate. The reduced front yard provides opportunity for slightly larger building envelope including the opportunity for enhanced building entrance features. The setback to the front of the garage remains at 6 metres which will help to ensure that garages do not dominate the streetscape.

The requested increased building coverage allows for slightly smaller lot sizes. Staff notes that the required rear yard setback of 7.5 meters will remain for all Specialized zone categories, thus ensuring that there is sufficient backyard amenity area for residents.

The requested increased driveway width to 50% of the front yard for the Specialized R.2-? and R.2-?? Zones is acceptable. Staff notes that the maximum absolute driveway width of 3.0 metres will still apply. The key concern with reduced lot widths is the resulting reduced area for on street parking. Staff is working with the developers to ensure that driveways for the semi-detached dwelling units be located so that opportunities for on street parking are maximized.

Consultation and Notification

Agency comments are summarized in Attachment 10 of this report. Attachment 11 outlines the Public Notification Summary of meetings and report dates for the subject application.

ATTACHMENT 10 Circulation Comments

Respondent	No Concerns or Comment	Conditional Support	Issues/Concerns
<i>Planning</i>		Subject to conditions	
<i>Engineering - traffic</i>		Subject to conditions	
<i>Engineering – SWM, Sanitary, Water</i>		Subject to conditions	*See memo attached
<i>Park Planning and Development</i>		Subject to conditions	
<i>Zoning</i>		Subject to conditions	
<i>Environmental Advisory Committee (EAC)</i>			Comments were provided and approved during the EIR process.
<i>Ministry of Culture</i>		No objection	See comments re: archaeology
<i>Heritage Guelph</i>	No concerns		
<i>Guelph Fire</i>	No concerns		
<i>Guelph Police</i>	No concerns		
<i>Guelph Hydro</i>		No objection subject to conditions	
<i>Grand River Conservation Authority</i>		No objection	Issues and concerns have been addressed in previous phases of the development.
<i>Wellington Catholic District School Board</i>		No objection	See comments and conditions
<i>Upper Grand District School Board</i>		No objection	<ul style="list-style-type: none"> ▪ Request that driveways be paired to maximize on-street parking and minimize access points onto McCann Street. ▪ Request to receive a copy of the conceptual trail plan in PDF format
<i>Guelph and Wellington Development Association</i>		No objection	
<i>Canada Post</i>		No objection subject to conditions	See attached conditions
<i>Guelph Field Naturalists</i>		No objection	Ask that width of corridor between lots 8 and 9 be considered
<i>County of Wellington</i>	No concerns		

ATTACHMENT 10 (continued) Circulation Comments

DATE August 16, 2012

FILE 16.152.342

TO Al Hearne, Planning

FROM Mary Angelo, Engineering

**SUBJECT Draft Plan of Subdivision for 927 and 1023 Victoria Road South
Kortright East, Phase 3
23T-01508**

Engineering staff are in receipt of the Draft Plan of Subdivision dated March 16, 2012 and we provide the following comments:

- Prior to draft plan approval, we require a preliminary Grading and Drainage Plan to review the proposed road and lot grades.
- 0.3metre reserves are needed at the open sides of Street 1 and the open side and end of Macalister Blvd.
- We may need to temporarily hold Lots 26 and 31 until we can construct the adjacent street. The Developer will be responsible for maintaining these lots including weed and pest control.

And we provide the following preliminary set of draft plan conditions:

Conditions to be met prior to any grading or site alteration

1. The Developer shall complete a **tree inventory and conservation plan**, satisfactory to the City Engineer in accordance with City of Guelph Bylaw (1986)-12229 prior to any grading, tree removal or construction on the site.
2. The Developer shall obtain a **Site Alteration Permit** in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement.
3. That the Developer shall prepare a **construction traffic access and control plan** for all phases of servicing and building construction based on the use of Victoria Road as the sole means of access to the satisfaction of the City. Any costs related to the implementation of such a plan shall be borne by the Developer. Any damage or maintenance required to surrounding streets as a result of such traffic shall be at the Developers cost.
4. The Developer agrees that no work, including, but not limited to **tree removal, grading or construction**, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a Subdivision Agreement with the City.
5. The Developer shall enter into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.

ATTACHMENT 10 (continued)

6. The Developer shall prepare an overall **site drainage and grading plan**, satisfactory to the City Engineer, for the entire subdivision. The plan will place emphasis on the minimal disruption of the lands natural topography and shall minimize cut and fill and area grading to that which is required to service the subdivision to the required standards. The plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.
7. The Developer has prepared an **Environmental Implementation Report (EIR)** based on terms of reference approved by the City and Grand River Conservation Authority (GRCA). The report includes a monitoring program to assess the performance of the storm water management facilities and a public education program for residents. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.
8. The Developer shall construct, install and maintain **erosion and sediment control** facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
9. The Developer shall retain a qualified **environmental inspector**, satisfactory to the Manager of Planning to inspect the site during all phases of development and construction including grading, servicing and building construction. The Environmental Inspector shall monitor and inspect the erosion and sediment control measures and procedures, and compliance with the Environmental Impact Study and the Environment Implementation Report on a weekly or more frequent basis if required. The Environmental Inspector shall report on their findings to the City on a monthly or more frequent basis.
10. The Developer shall submit a detailed **Storm Water Management Report and Plans** to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plan shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's "Design Principles for Storm Water Management Facilities" and the Storm Water Management Design Report for the Torrance Creek Subwatershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.
11. The Developer shall ensure that any **domestic wells located within the lands be properly decommissioned** in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any **boreholes** drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
12. The Developer shall **stabilize all disturbed soil** within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the development agreement on the block/lot so disturbed.
13. The Developer acknowledges that the City does not allow **retaining walls higher than 1.0metre** abutting existing residential properties without the permission of the City Engineer.
14. Prior to any development or grading of the site, the Developer shall submit to the City, a report indicating how regular **dust suppression** will be accomplished during the servicing and house construction phases of the subdivision.

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15. The developer shall carry out an **archaeological assessment** of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

Conditions to be met prior to execution of subdivision agreement

16. That any dead ends and open sides of road allowances created by the draft plan be terminated in **0.3 metre reserves**, which shall be conveyed to the City at the expense of the Developer.
17. The Developer shall have **engineering drawings** and final reports prepared for the approval of the City Engineer.
18. With the exception of any share determined by the City to be the City's share in accordance with Its by-laws and policies, the Developer is responsible for the total **cost of the design and construction of all municipal services** within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including such works as sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City. This includes the Developer paying the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses.
19. The Developer shall submit a **Geotechnical Report** to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding.
20. The Developer shall pay the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
21. The Developer is responsible for the total cost of preparing a **tree planting plan** for the roadways shown on the plan of subdivision and **implementing such plan** to the satisfaction of the City.
22. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.
23. The Developer shall provide an **On-Street Parking Plan** for the subdivision to the satisfaction of the City Engineer.
24. The site plans for all **corner building lots**, as determined by the City, shall be submitted to the City for approval of driveway location.
25. The Developer shall pay the cost of the installation of one Second Order **Geodetic Benchmark** within the proposed subdivision to the satisfaction of City Engineer.

Conditions to be met prior to registration of the plan

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26. The Developer shall obtain approval of the City with respect to the availability of **adequate water supply and sewage treatment capacity**, prior to the registration of the plan, or any part thereof.
 27. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a qualified consultant to prepare a **Phase 1 Environmental Site Assessment** (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination.
 28. Prior to the City accepting any real property interests, if contamination is found, the Developer shall (a) submit all environmental assessment reports prepared in accordance with the **Record of Site Condition** (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the Manager of Realty Services; (b) complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and (c) file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City.
 29. The Developer shall enter into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
 30. That the **road allowances** included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993".
 31. That all **easements, blocks and rights-of-way** required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.
 32. The Developer shall pay any **outstanding debts** owed to the City.
 33. The Developer shall pay **development charges** to the City in accordance with By-law (2009)-18729, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereto.
 34. The Developer shall erect and maintain **signs** at specified entrances to the subdivision showing the proposed land uses and zoning of all lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City Hall." The sign is to be resistant to weather and vandalism.
 35. The Developer shall place the following **notifications** in all offers of purchase and sale for all lots

and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title :

- a) "Purchasers and/or tenants of all lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."
 - b) "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developers for the planting of trees on City boulevards in front of residential units does not obligate the City nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling."
 - c) "Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on any street at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."
 - d) "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic".
 - e) "Purchasers and/or tenants of all lots or units are advised that the boundaries of the Open Space and Stormwater Management Blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy."
 - f) "Purchasers and/or tenants of all lots or units are advised that the stormwater management pond has been vegetated to create a natural wetland setting. The City will not carry out routine maintenance such as grass cutting."
 - g) "Purchasers and/or tenants of all lots or units are advised that Streets 3, 4 and Macaslisters Blvd. will be extended at some future date when the adjacent lands are developed"
36. The Developer shall ensure that all **telephone service and cable TV service** in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
37. The Developer shall ensure that **street lighting** and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.
38. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of **driveway location**.
39. The Developer shall pay to the City the total cost of reproduction and distribution of the **Guelph Residents Environmental Handbook** to all future residents within the Plan with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
40. The Developer shall demarcate the boundary of the Stormwater Management Pond with a 1.8metre high chain link fence to the satisfaction of the City.
41. The Developer shall convey Lots 26 and 31 at the expense of the Developer to the City and held until the adjacent future street can be constructed and extended beyond the current terminus as shown on the Plan. The Developer is responsible for maintaining these two lots including, but not limited to, weed and pest control.
42. The Developer shall meet all conditions and recommendations of the **Traffic Impact/Management Report** and shall implement all conditions and recommendations to the

satisfaction of the City, prior to the registration of each phase of the subdivision. Further, the Developer shall submit a **Traffic Calming Management Plan** to the City for approval and shall incorporate the recommendations into the final subdivision design and shall implement all conditions and recommendations to the satisfaction of the City. Further, the Developer shall implement the recommended traffic calming measures described in the Kortright East Extension – Traffic Calming Recommendations report prepared by Paradigm Transportation Solutions Limited dated January 3, 2005.

Conditions to be met prior to the issuance of a building permit

43. All **Stage 1 Services** are to be constructed to the satisfaction of the City Engineer.
44. The Developer shall provide the City with written confirmation from the Engineering Department of **Guelph Hydro** that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.
45. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all **fill** placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
46. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases (Radon and Methane)** in the plan in accordance with applicable provisions contained in the Ontario Building Code.

We trust that this is helpful for now. Please do not hesitate to contact me if you have any questions.

Mary Angelo, P.Eng.
Supervisor, Development Engineering

ATTACHMENT 11
Public Notification Summary

<i>October 21, 2003</i>	<i>Phase I development approved by City Council</i>
<i>January 3, 2006</i>	<i>Phase II development approved by City Council</i>
June 30, 2010	Phase III application received
August 25, 2010	Phase III application deemed complete
November 19, 2010	Notice of Public Meeting advertised in the Guelph Tribune
November 19, 2010	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120metres
December 13, 2010	Statutory Public Meeting held by Council
September 6 (Trib) and Sept. 11, 2012 (mailing)	Notification provided to persons providing comments or signed attendees at the Public Meeting that the matter will be on the Council meeting for a decision
October 1, 2012	City Council Meeting to consider staff recommendation