

Council Chambers
July 6, 2009

Council convened in formal session at 7:00 p.m.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury and Wettstein

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, Director of Community Design and Development Services; Mr. A. Hearne, Senior Development Planner; Mr. S. Hannah, Manager of Development and Parks Planning; Ms. T. Agnello, Deputy Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

CONSENT AGENDAS

The following item was extracted from the Consent Agenda to be voted on separately:

- 671 Victoria Road North: proposed Draft Plan of Subdivision and Zoning By-law Amendment (23T08502 / ZC0802)

Consent Agenda

1. Moved by Councillor Kovach
Seconded by Councillor Billings
THAT the balance of the July 6, 2009 Council Consent Agenda as identified below, be adopted:

a) **Proposed Demolition of 12 Clearview Street – Ward 1**

Mr. J. Riddell
Mr. B. Poole

THAT Report 09-59 regarding the proposed demolition of a detached dwelling at 12 Clearview Street, City of Guelph, from Community Design and Development Services dated July 6, 2009, be received;

AND THAT the proposed demolition of the detached dwelling at 12 Clearview Street, be approved.

b) **Ontario Municipal board (OMB) Minutes of Settlement – 109 Emma Street (File A-66/08)**

Mr. J. Riddell
Ms. L.E. Payne

THAT Report 09-50 dated July 6, 2009 from Community Design and Development Services regarding OMB proceedings in respect of a minor variance application for 109 Emma Street, be received;

AND THAT City Council supports the proposed Minutes of Settlement provided as Schedule 4 to Report 09-50, and the approval by the Ontario Municipal Board of the minor variance application under file A-66/08 dealing with variances to accommodate two (2) additional residential units in the existing multi-unit residential building at 109 Emma Street; AND THAT City Council hereby approves and authorizes the Mayor and Clerk to execute final Minutes of Settlement in accordance with proposed Minutes of Settlement, subject to the final form of such Minutes of Settlement being satisfactory to the Director of Community Design and Development Services and the City Solicitor;

AND THAT City Council authorize appropriate City Staff to attend as necessary at the Ontario Municipal Board proceedings with respect to this matter in support of its position as set out in this resolution.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

PLANNING PUBLIC MEETING

Mayor Farbridge announced that in accordance with The Planning Act, Council was now in a public meeting for the purpose of informing the public of various planning matters. The Mayor asked if there were any delegations in attendance with respect to planning matters listed on the agenda.

VICTORIA PARK VILLAGE – Revised Application for an Official Plan Amendment, a Draft Plan of Residential Subdivision and an Associated Zoning By-law Amendment (File OP0502 / 23T-07506 / ZC0505)

Mr. Hearne, Senior Development Planner advised that this is the second statutory public meeting for the

development as there have been extensive revisions made to the application. He outlined the revisions:

- portions of the "Open Space" designation are proposed to be changed to "General Residential" designation in the Official Plan
- draft plan of subdivision now includes a mixed density residential development having a total of 497 dwelling units consisting of Single-Detached Residential; On-Street Townhouse; Semi-Detached; Mid-Rise Residential; Cluster/Stacked Townhouse; Apartment; Wetland and Conservation Land Park.

Nancy Shoemaker, on behalf of the applicant, provided information on the revised application which addressed concerns raised with the previous version. She advised that the proposal preserves approximately 53% of the site which include all natural heritage features, the woodlot, wetlands and a portion of the creek corridor. This proposal then has 63% of the site not being developed and in some form of open space. She advised that they are working with the Grand River Conservation Authority on developing the bridge crossing that would allow for wildlife (including deer), pedestrian and vehicular connections. She further advised that the proposed density would be 57 persons per hectare with an overall density of 11 units per hectare.

M. Staples was present and advised that she owns property to the south of the proposed development and expressed concerns with the linkages and the buffer to the woodlot which she owns. She questioned whether the property owners backing onto the park space would be allowed to erect a fence. She advised that the public trail access to her property is not acceptable.

Staff will address the following before bringing back the application for approval:

- alternatives to stump roads
- road layout patterns to the south

2. Moved by Councillor Burcher
Seconded by Councillor Billings

Mr. J. Riddell

THAT Report 09-58 regarding proposed Official Plan Amendment, Draft Plan of Subdivision and associated Zoning By-law Amendment applications to allow a residential subdivision apply to property municipally known as 1159 Victoria Road south, City of Guelph, from Community Design and Development Services dated July 6, 2009, be received.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

671 VICTORIA ROAD NORTH: Proposed Draft Plan of Subdivision and Zoning By-law Amendment (23T08502 / ZC0802)

Astrid Clos advised that the applicant, Chris Sims of Gamsby and Mannerow and herself were present to answer any questions. Council had no questions.

3. Moved by Councillor Billings
Seconded by Councillor Kovach

Ms. A. Clos
Mr. J. Riddell
Ms. M. Neubauer
Ms. L.E. Payne

THAT Report 09-54 regarding a Proposed Draft Plan of Subdivision and associated Zoning By-law Amendment applying to property municipally known as 671 Victoria Road North, City of Guelph, from Community Design and Development Services dated July 6, 2009, be received;

AND THAT the application by Astrid J. Clos Planning Consultants on behalf of 1592930 Ontario Inc. for a Proposed Draft Plan of Subdivision applying to property municipally known as 671 Victoria Road North, and legally described as Part of Lot 1, Concession 7, Division 'C', City of Guelph, be approved, subject to the conditions, as amended, outlined in Schedule 1 attached;

AND THAT the application by Astrid J. Clos Planning Consultants on behalf of 1592930 Ontario Inc. for a Zoning Bylaw Amendment from the "Rural" Zone, as referred to in the Township of Guelph-Eramosa Zoning By-law, to a Specialized NC-? (Neighbourhood Commercial) Zone, the R.3B (On-Street Townhouse) Zone and a R.3B-? (Specialized On-Street Townhouse) Zone affecting the property municipally known as 671 Victoria Road North, and legally described as Part of Lot 1, Concession 7, Division 'C', City of Guelph, be approved in the form outlined in Schedule 1 attached;

AND THAT in accordance with Section 34 (17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed zoning by-law amendment affecting 671 Victoria Road North (File ZC0802) as set out in Report 09-54 from Community Design and Development Services dated July 6, 2009.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Salisbury, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: Councillor Piper (1)

Carried

BY-LAWS

4. Moved by Councillor Laidlaw
Seconded by Councillor Kovach
THAT By-law Number (2009)-18817 is hereby passed.

VOTING IN FAVOUR: Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Kovach, Laidlaw, Piper, Salisbury, Wettstein and Mayor Farbridge (13)

VOTING AGAINST: (0)

Carried

ADJOURNMENT

The meeting adjourned at 7:50 o'clock p.m.

Minutes read and confirmed July 27, 2009.

.....
Mayor

.....
Deputy Clerk

671 Victoria Road North (23T-08502 / ZC0802)
Regulations and Conditions

PART A

THAT the application by Astrid J. Clos Planning Consultants on behalf of 1592930 Ontario Inc. for a proposed Draft Plan of Residential Subdivision applying to property municipally known as 671 Victoria Road North, and legally described as Part of Lot 1, Concession 7, Division 'C', City of Guelph, be approved, subject to the following conditions:

CITY CONDITIONS

1. That this approval applies only to the revised draft plan of subdivision prepared by Astrid J. Clos Planning Consultants, Project # 17843, dated January 14, 2009, to include the development of a neighbourhood commercial block and residential blocks, as shown on Attachment A, with the development of a minimum of 84 residential units, including road widenings and reserves, subject to the following revisions:
 - i) addition of 0.3 metres reserve along the frontages of Block 1, Block 3, Block 4, Block 5 and Block 7 abutting Victoria Road and Wideman Boulevard. The 0.3 metre reserves on Block 7 will be lifted by the City to provide access to the commercial block(s) in accordance with an approved site plan.
 - ii) addition of a 0.3 metre reserve on Road A along the frontage Block 6. The 0.3 metre reserve on Block 6 will be lifted by the City in the event any one of the following three conditions are met to the satisfaction of the City:
 - a) Block 6 is developed as a municipal road in conjunction with the development of the adjacent GRCA owned lands to the north; or
 - b) Block 6 is developed as part of a larger cluster townhouse block in conjunction with the development of the adjacent GRCA owned lands to the north; or
 - c) The adjacent GRCA owned lands to the north do not become available for development in conjunction with the development of the subject lands.

Further, the Owner commits and agrees that the design for development of the commercial block (Block 7) shall address all of the elements of good urban design as outlined by the City of Guelph Urban Design Guidelines 1995 Manual, to the satisfaction of the Director of Community Design and Development Services and the City Engineer.

Conditions to be met prior to grading and site alteration

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 occurs prior to entering into the subdivision agreement.
3. The Developer shall prepare and implement a **construction traffic access and control plan** for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
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.
 6. The Developer shall prepare an overall **site drainage and grading plan**, satisfactory to the City Engineer, for the entire subdivision. Such a 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 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.
 8. The Developer shall retain a qualified **environmental inspector**, satisfactory to the Director of Community Design and Development 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. The environmental inspector shall report on their findings to the City. For this subdivision, the City recognizes that the environmental inspection can be completed by a qualified engineering inspector to the satisfaction of the City.
 9. 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 applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.
 10. 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.
 11. 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.

Conditions to be met prior to execution of subdivision agreement

12. 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.
13. That 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.

14. 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.
15. 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.
16. The Developer shall pay to the City the flat rate charge established by the City per metre of road frontage to be applied to **street tree planting** within the proposed subdivision.
17. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.
18. The Developer shall provide an **On-Street Parking Plan** for the subdivision to the satisfaction of the City Engineer.
19. 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.
20. The Developer shall phase the subdivision to the satisfaction of the City of Guelph. Such **phasing** shall conform to the current Development Priorities Plan.

Conditions to be met prior to registration of the plan

21. 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.
22. 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 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, a Qualified Person shall certify that all properties to be conveyed to the City are free of contamination.
23. 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 Reality 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.

24. 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.
25. That the **road allowances** included in the draft plan be shown and the Road Widening Block 8 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 the road widths which shall comply with the widths shown on the approved draft plan of subdivision.
26. 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.
27. The Developer shall pay any **outstanding debts** owed to the City.
28. The Developer shall pay **development charges** to the City in accordance with By-law Number (2004) - 17361, 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.
29. The Developer shall erect and maintain **signs** at specified entrances to the subdivision showing the proposed land uses and zoning of all the 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 Community Design and Development Services, City Hall". Further, the signs shall be resistant to weathering and vandalism.
30. 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 Victoria Road 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 within Block 1 and Block 5 that have flankage on Victoria Road North are advised that Victoria Road North may be used as a truck route.”
 - e. “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”.
 - f. “Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised that the nearby 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”.
 - g. “Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised that the nearby 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 park functions.”
 - h. “Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised that fencing will be provided along the property boundary between the adjacent lands owned by the Grand River Conservation Authority (GRCA) and the abutting residential lots within the subdivision plan, to the satisfaction of the GRCA and the City.”
31. The Developer shall pay **cash-in-lieu of parkland** for the entire development, in accordance with the City of Guelph by-law (1989)-13410, as amended by By-law (1900)-13545, By-law (2007-18225), or any successor thereof.
32. The Developer shall be responsible for any **restoration of the storm water management landscaping** to approved landscape plan conditions if damaged or disturbed during construction of the storm water connection to the facility to the satisfaction of the Director of Community Design and Development Services.
33. 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.
34. 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.
35. 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.
36. 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**.
 37. The Developer agrees to eliminate the use of any covenants that would restrict the use of **clotheslines** and that prior to the registration of all or any portion of the plan, the Developer's lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines.

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

38. 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.
39. 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.
40. All **Stage 1 Services** are to be constructed to the satisfaction of the City Engineer.
41. 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.
42. The Owner acknowledges and agrees that the residential townhouse units on the subject site will be constructed to an ENERGY STAR standard that promotes **energy efficiency** standards in order to comply with the Community Energy Plan, to the satisfaction of the City. This will include verification through third party certification. These requirements shall be included in the subdivision agreement. Further, the owner shall provide the City with written confirmation that the buildings within the commercial block (Block 7) will be constructed to a standard that implements energy efficiency in order to support the Community Energy Plan to the satisfaction of the Director of Community Design and Development Services.

AGENCY CONDITIONS:

43. 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:
 - i. A detailed storm water management report in accordance with the Ministry of Environment Stormwater Management and Planning Design Manual (2003).
 - ii. Detailed Lot Grading and Drainage Plans.

- iii. An erosion and siltation control plan in accordance with the Grand River Conservation Authority's Guidelines on sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on the site throughout all phases of grading and construction.
 - iv. That the subdivision agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with approved plans and reports noted above.
 - v. That the owners of this subdivision provide confirmation of an agreement with the Grand River Conservation Authority for grading and fill slope placement onto Grand River Conservation Authority lands.
 - vi. That the property boundary between the lands owned by the Grand River Conservation Authority and the applicant be established through fencing at a cost to the developer and to the satisfaction of the Grand River Authority and the City of Guelph.
44. 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.
45. The Developer and the **Wellington Catholic School Board** shall 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 busing students outside the immediate area should schools in the area be at capacity.
46. 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.
47. 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 bused to a school outside the area, and further, that students may in future have to be transferred to another school.
48. 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.
49. The Developer shall satisfy all requirements and conditions of **Canada Post** including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and

- the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.
50. That prior to the registration of all or any portion of the plan, the **Grand River Conservation Authority** shall advise the City in writing how condition 43 have been satisfied.
 51. That 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.
 52. That this **Draft Plan Approval shall lapse** at the expiration of 5 years from the date of issuance of the extension of Draft Plan approval.
 53. That prior to the registration of all or any portion of the plan, the **Wellington Catholic District School Board** shall advise the City in writing how condition 45 has been satisfied.
 54. That prior to the registration of all or any portion of the plan, **Upper Grand District School Board** shall advise the City in writing how conditions 46, 47 and 48 have been satisfied.
 55. That prior to the registration of all or any portion of the plan, **Guelph Hydro Electric Systems Inc**, shall advise the City in writing how conditions 34 and 41 have been satisfied.
 56. That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 49 has been satisfied.
 57. That prior to the registration of all or any portion of the plan, the **Ministry of Citizenship, Culture and Recreation** shall advise the City in writing how condition 51 has been satisfied.

PART B

AND That the Zoning By-law amendment application be approved and that City Staff be instructed to prepare the necessary amendment to Zoning By-law Number (1995)-14864, as amended, to transfer the subject lands from the current "Rural" Zone, as referred to in the Township of Guelph-Eramosa Zoning By-law to the following zoning categories as follows:

LOTS/BLOCKS	LAND USE	ZONING
Blocks 3-5	On-Street Townhouse Residential Min Lot Frontage – 6 m per unit	R.3B
Blocks 1, 2, 6	Specialized Townhouse Residential Min Lot Frontage – 6 m Specialized zoning regulation to permit either on-street townhouse or cluster townhouse units	R.3B-10

<p>Block 7</p>	<p>Specialized Neighbourhood Commercial</p> <p>Specialized zoning regulation that would permit a maximum gross floor area of 4000 square metres</p> <p>Specialized zoning regulation to ensure gas bar is not located between the building and any street line or between the building and the intersection of Victoria Road and Wideman Boulevard.</p> <p>Specialized zoning regulation to ensure that the development of a gas bar occurs in association with the development of a building with a minimum gross floor area of 300 square metres</p> <p>Specialized zoning regulation requiring a minimum building height of two stories for any building with a total building envelope greater than 1500 square metres</p> <p>Specialized zoning regulation to require a building to be located at the corner of Victoria Road and Wideman Boulevard at a maximum front and exterior side yard (build-to-line) of 6 metres and a minimum front and exterior setback of 3 metres</p> <p>Specialized zoning regulation to require a minimum of 30% total building façade facing Victoria Road at a minimum setback of 3 metres and a maximum setback (build-to-line) of 6 metres from Victoria Rd</p> <p>Specialized zoning regulation to locate a building entrance facing Victoria Road for the development of any commercial building</p> <p>Specialized zoning regulation prohibiting drive through and car wash facilities within the proposed NC-? Zone</p> <p>Specialized zoning regulation requiring that off-street parking be provided for the entire site at a minimum of 1 space per 23 square metres of gross floor area</p> <p>Specialized zoning regulation requiring a minimum landscaped strip of 6 metres along the easterly and northerly property lines</p>	<p>NC-?</p>
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Attachment A

Proposed Draft Plan of Subdivision

