



# PLANNING BRIEF

## PREPARED FOR:

Official Plan and Zoning By-Law  
Amendment  
Mattamy (TruVilla) Limited  
132 Clair Road, Guelph

File no. 06131AG

25, January 2025



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

*Your Vision*

*Designed | Planned | Realized*

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# 1.0 Introduction

## 1.1 Purpose

MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by Mattamy (TruVilla) Limited to provide a planning justification brief in support of a proposed Official Plan Amendment and Zoning By-law Amendment (“the Applications”) for a portion of their lands located at 132 Clair Road West in the City of Guelph. Specifically, the Applications are proposed for the lands described as Block 2, Draft Plan of Subdivision 23T-15501, which are proposed to be developed with multiple residential units in a stacked townhouse form of development. The location of the subject lands can be found in Figure 1.

The subject lands are approximately 0.97 hectares in area with frontage on three municipal streets: Clair Road, Gosling Gardens and the Poppy Drive West extension. The lands are currently vacant.

The proposed Official Plan Amendment would allow for a minimum density of 60 units per hectare in order to implement the proposed development concept, whereas the Official Plan currently requires a minimum density of 100 units per hectare.

The proposed Zoning Bylaw Amendment would carry forward the same minimum density requirement, and would also provide relief from additional zoning regulations required in order to implement the proposed site plan.

The purpose of this Planning Justification Brief is to provide a summary of the background as it relates to this property (including previous OLT approval); to provide a brief policy overview, including consideration of the proposed application under the 2024 Provincial Planning Statement; and to provide a summary of proposed amendments, and related justification.

The proposed site plan concept has been reviewed by the City through two rounds of Site Plan Pre-Consultation, during which required variances from the zoning by-law were identified.



Figure 1: Location of Subject Lands

# 2.0 Subject Lands and Surrounding Context

The subject lands are located at 132 Clair Road and are specifically located at the southwest corner of Clair Road West and Gosling Gardens.

## 2.1 Subject Lands

The subject lands are approximately 0.97 hectares in area with approximately 59.98 metres of frontage on Clair Road West and 59.97 metres of frontage on Poppy Drive (future Poppy Drive extension). The subject lands also have frontage along Gosling Gardens. The subject lands are identified as Block 2 within Draft Approved Plan of Subdivision 23T-15501 (see **Figure 2**). Detailed design for the subdivision is underway and registration of the draft plan is anticipated to occur later this year. The subject lands are abutting future stormwater management block and are currently vacant. The subject lands do not contain any natural heritage features.

## 2.2 Surrounding Uses

The subject lands are located within a developing suburban context. The broader surrounding area is a mix of low and medium density residential uses, institutional uses, and commercial uses with a range of undeveloped, naturalized lands surrounding. The subject lands are in close proximity to multiple food stores, a large-scale community park, a Secondary School

and the future South End Recreational Facility.

Immediate surrounding uses include:

**NORTH:** Immediately north of the subject lands is Clair Road West. Further to the north, there is a low-density subdivision consisting of predominantly single detached dwellings and a commercial plaza with grocery stores, cafes, and personal service establishments.

**EAST:** Immediately east of the subject lands is Gosling Gardens. Further to the east is a large commercial plaza containing a food store, restaurants and other community serving uses.

**SOUTH:** The future Poppy Drive extension forms the south boundary of the subject lands. Land south of Poppy Drive are contained within the Clair Maltby Secondary Plan and are intended to be developed with residential uses. Natural heritage features, including wetlands, are located further south but do not directly abut the subject lands.

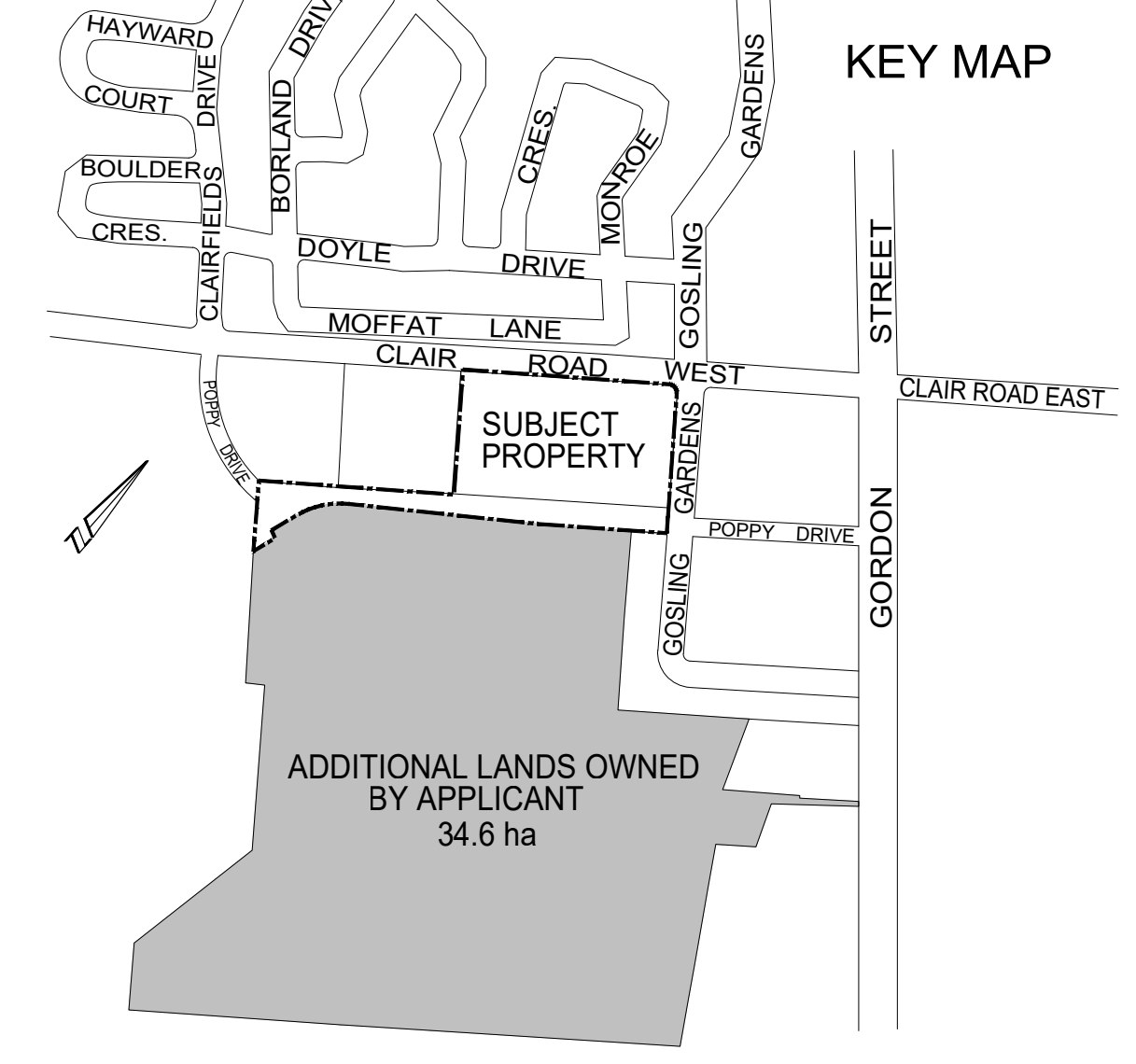
**WEST:** A future stormwater management facility is located immediately west of the subject lands. Further to the west are additional lands owned by Mattamy, proposed to be developed with high density residential uses.

**ASTRID J. CLOS**  
 PLANNING CONSULTANTS

423 Woolwich Street, Suite 201  
 Guelph, Ontario N1H 3X3  
 Email: astrid.clos@ajcplanning.ca  
 Phone: (519) 836-7526 (836-PLAN)

**DRAFT PLAN OF SUBDIVISION  
 23T-15501**

DATE: AUGUST 25, 2020 SCALE 1:1,000  
 PROJECT No. 1301 DRAWN BY: A.R.N.



**LEGAL DESCRIPTION**  
 PART OF LOT 11, CONCESSION 7  
 (GEOGRAPHIC TOWNSHIP OF PUSLINCH)  
 CITY OF GUELPH

**NOTES**  
 1. TOPOGRAPHIC INFORMATION PROVIDED BY VAN HARTEN SURVEYING INC.

**ADDITIONAL INFORMATION**  
 (UNDER SECTION 51(17) OF THE PLANNING ACT)  
 INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.  
 h) Municipal Water  
 i) Silty, sandy gravel with sand and gravel deposits  
 Soil porosity from 1X10  
 k) Municipal Sewer  
 l) None

**LAND USE SCHEDULE**

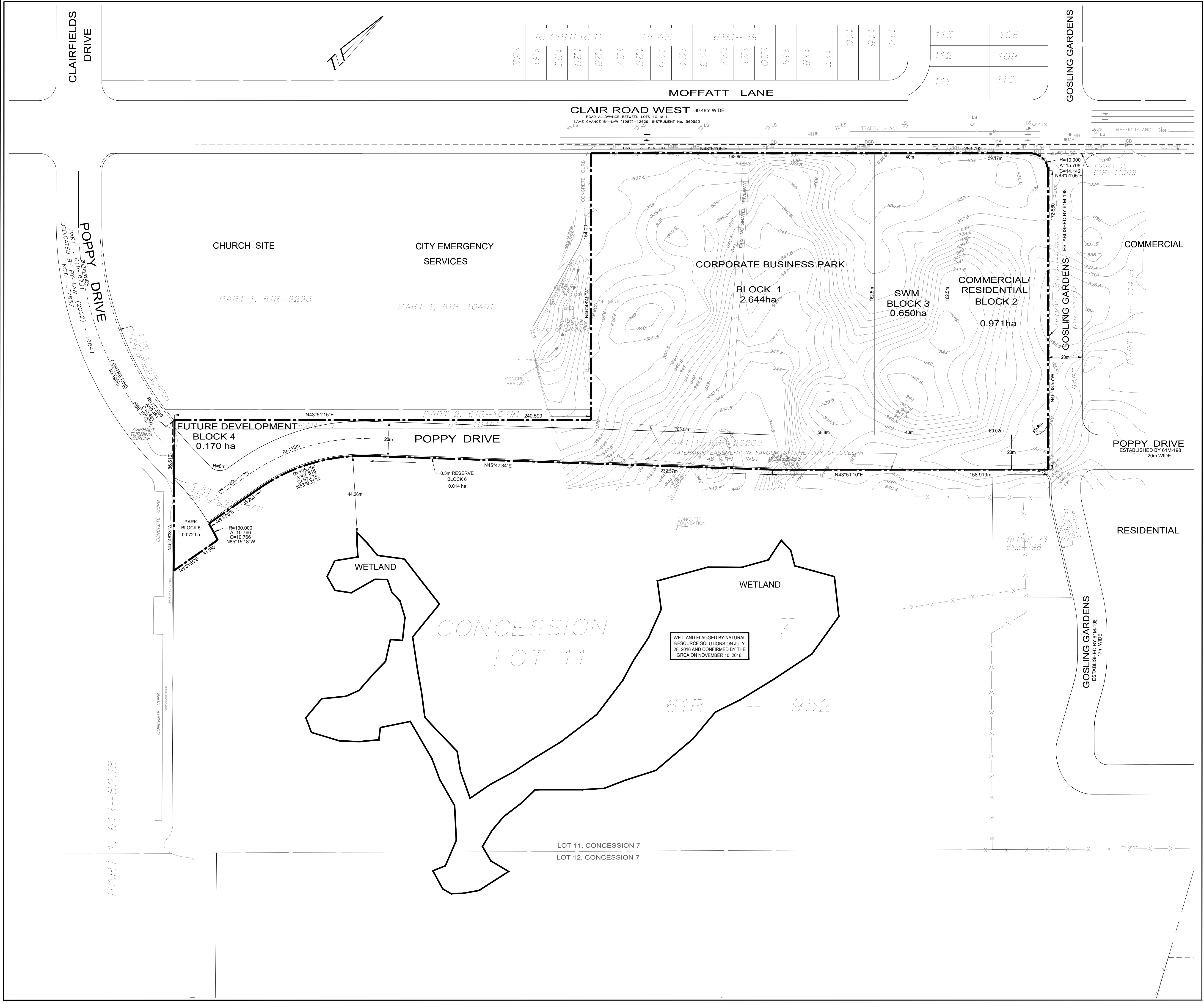
DESCRIPTION	BLOCKS	AREA (ha.)
CORPORATE BUSINESS PARK	1	2.644
COMMERCIAL/RESIDENTIAL	2	0.971
STORMWATER MANAGEMENT	3	0.650
FUTURE DEVELOPMENT	4	0.170
PARK	5	0.072
RESERVE	6	0.014
ROADS		1.042
<b>TOTAL</b>		<b>5.563</b>

**OWNER'S CERTIFICATE**  
 I, JEFF NEUMANN, ON BEHALF OF McENERY INDUSTRIES LIMITED, H & J PRODUCE LIMITED, SIEBEN HOLDINGS LIMITED, FRANK CERNIUK AND HERBERT NEUMANN AUTHORIZE ASTRID J. CLOS, PLANNING CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

*[Signature]* SEPTEMBER 4, 2015  
 DATE

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

*[Signature]* SEPTEMBER 4, 2015  
 DATE  
 JAMES M. LAWS, O.L.S.  
 Van Harten Surveying Inc.  
 Aug 25, 2020-9:23am (21175-13)  
 H:\13-211\21175-13\pcc01\Draft PlanNeumann - (A).dwg



# 3.0 Background

As previously noted, the subject lands form part of a draft approved plan of subdivision (Block 2, Draft Plan of Subdivision 23T-15501) which was advanced by the previous property owner (Herbert Neumann et. al), along with a Zone Change application (ZC 1510).

The applications were filed in 2015. In 2018 the City passed OPA 48 which included, among other things, a minimum density requirement of 100 units per hectare within the designation applying to the subject lands.

In 2021 the Tribunal approved ZC1510 and Draft Plan 23T-15501. A copy of the Tribunal decision, including the site-specific zoning, is included as **Appendix A** of this report.

At the time the applications were filed, Zoning By-law No. (1995)-14864 was the in-effect Zoning by-law.

## 3.1 Draft Plan

The Approved Draft Plan is comprised of three blocks described as follows:

- Corporate Business Park Block (Block 1), proposed to be redesignated and rezoned for high density residential uses (as part of a future planning application);
- Stormwater Management Block (Block 3); and

- Commercial/Residential (Block 2, the subject lands).

The draft plan also included the extension of Poppy Drive from its current terminus south of Clairfields Drive to existing Poppy Drive east of Gosling Gardens.

While the subject lands were identified as commercial/residential, the initial concept plans for this block (prepared on behalf of the previous owner) illustrated two larger format commercial buildings (see **Figure 3**). The draft plan did not identify residential units in the site data table.

## 3.2 Site Specific Zoning

The site-specific zoning by-law approved by the Tribunal zoned the subject lands as CC-30 (H33). The CC-30 zoning provided for additional permitted uses including:

- Stacked Townhouse in accordance with Section 5.3.2 of the by-law; and
- Apartment buildings in accordance with section 5.4.1.1. and general apartment regulations of Table 5.4.2.

Site specific density requirements were not included in the by-law approved by the Tribunal, rather density was determined by the parent by-law in effect at the time of the decision.

For the stacked townhouse uses, this meant a maximum density of 60 dwellings per

hectare, with additional density up to a maximum of 75 dwellings per hectare in exchange for underground parking. **As the Zoning for the subject lands was passed after OPA 48, it was deemed to conform under Section 24(4) of the Planning Act, notwithstanding, the maximum density of 60 units per hectare in the parent by-law did not align with the minimum density of 100 units per hectare contained within the Official Plan.**

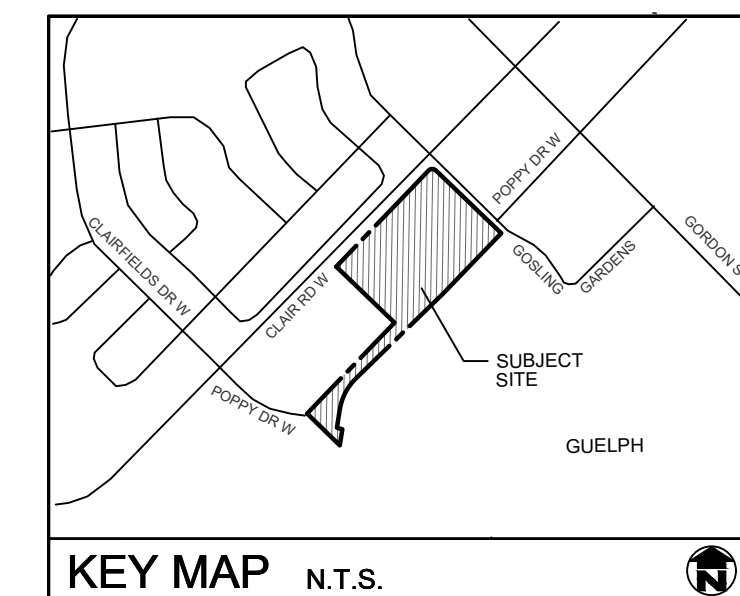
When the City passed Zoning By-law (2023)-20790, it carried forward the density permissions of OPA 48, meaning the subject lands are now zoned with a minimum density requirement of 100 units per hectare. While stacked townhomes remain a permitted use, it is not possible to achieve the minimum density with a stacked townhouse form of development. The primary purpose of the Applications is to provide for site specific permissions that would permit a minimum density of 60 units per hectare, allowing for the implementation of the proposed stacked townhouse development.

### 3.3 Proposed Site Plan Concept

The proposed site plan concept is included as **Figure 4** of this Planning Brief. A 62-unit stacked townhouse development is proposed on the subject lands, inclusive of associated parking, drive aisles, amenity space, and other site features. Access to the proposed dwelling units would be from an internal drive aisle extending from Poppy

Drive West. Each proposed dwelling unit will have a minimum of one in-garage parking space, with some units having flexibility for a second in-driveway parking space. The proposal includes a common amenity area central to the site which is approximately 750 square metres in size, as well as bicycle parking spaces and perimeter landscaping. A total of 13 visitor parking spaces are provided, inclusive of three barrier-free spaces.

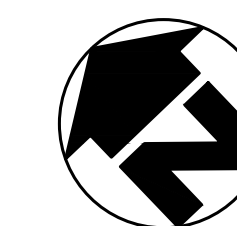
The 62 units are located within nine stacked townhouse blocks. Blocks have been oriented to face Clair Road and Gosling Gardens with enhanced side elevations facing Poppy Drive.



KEY MAP N.T.S.

GENERAL NOTES

1. ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
2. ALL PLANT MATERIAL TO BE NO. 1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
3. BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
4. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNERS ACCEPTANCE OF PROJECT.
5. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
6. PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
7. ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
9. CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERCEDE THOSE IN THE PLANT LIST. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 100mm OF CLEAN TOPSOIL, FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
11. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
12. ALL SEEDED SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING (COIR MAT, OR OTHER WILDLIFE FRIENDLY ALTERNATIVE), PIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
13. SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
14. AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
15. EXISTING CONDITIONS PLAN AS PER VAN HARTEN SURVEYING INC.
16. DRAFT PLAN INFORMATION AS PER ASTRID J. CLOS PLANNING CONSULTANTS.
17. SITE GRADING AND SERVICING INFORMATION AS PER MTE.
18. SITE LIGHTING BY OTHERS.



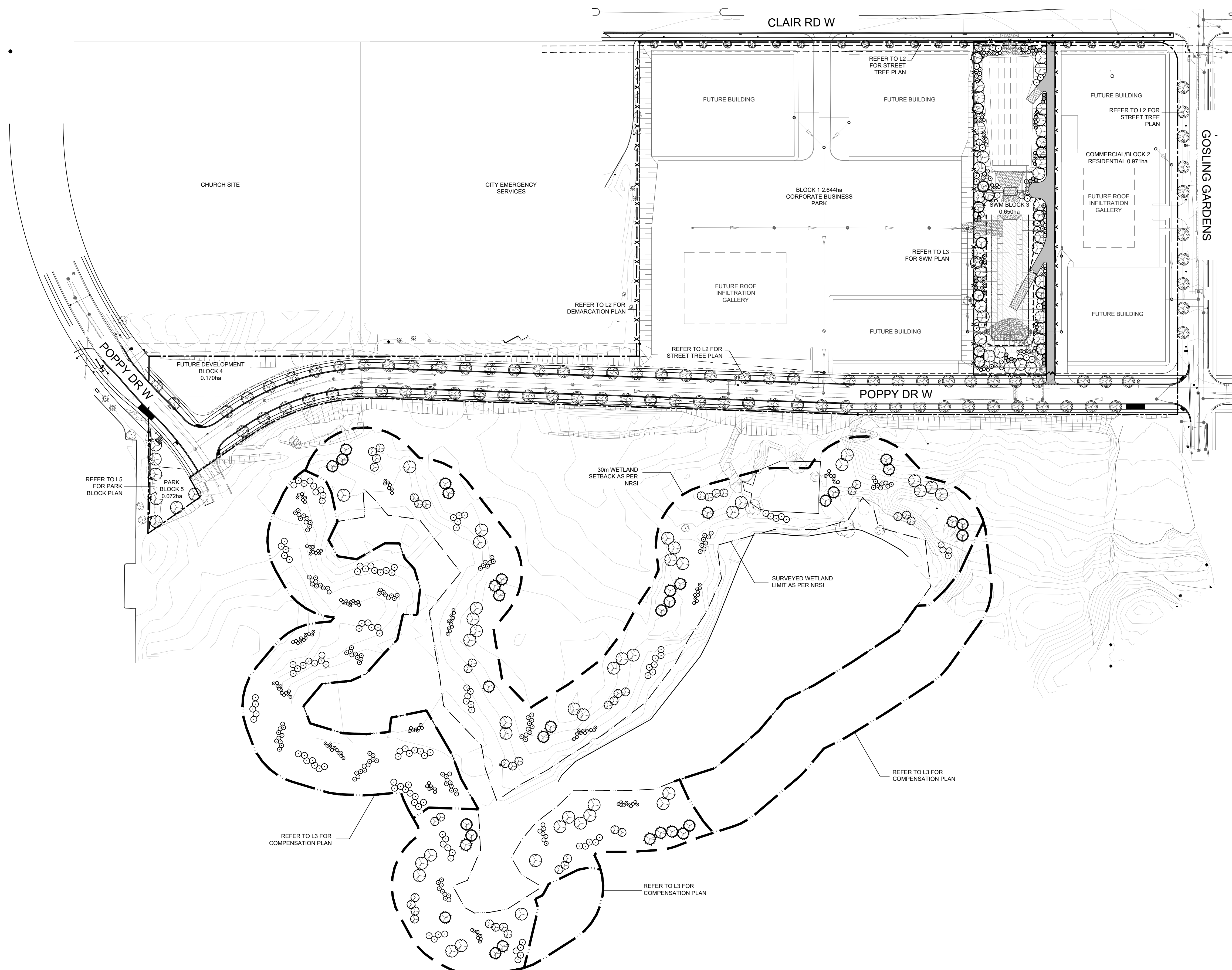
NO.	DATE	DESCRIPTION	BY
1.	Aug. 29.22	Issued for approval	CMH
2.	May. 15.23	Revised as per engineering	CMH

PROPOSED SUBDIVISION  
132 Clair Road West  
City of Guelph

Layout Plan



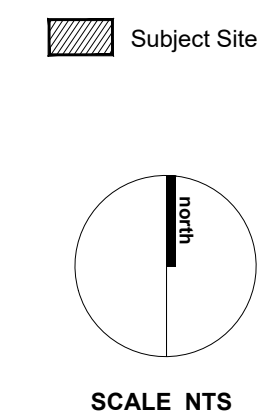
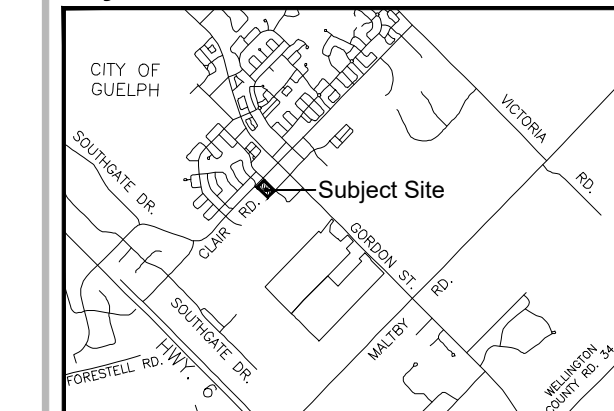
PROJECT NO.: 2022-35	DRAWN BY: CMH
SCALE: 1:1000	DESIGNED BY: CMH
SHEET:	APPROVED BY: AWH
<b>L1</b>	PLOT DATE: MAY 15, 2023





**LEGAL DESC.**  
TBD

**Key Plan**



**SITE STATISTICS**

Regulation	ZONING SUMMARY		Compliance
	Required	Provided	
Total Units (max.)	RM 6 - 62	62 Units	Y
Lot Area (min.)	RM 6 - 9,725m <sup>2</sup> (9.725a)	9,725m <sup>2</sup> (9.725a)	Y
Lot Area per Dwelling Unit (min.)	n/a	156.8m <sup>2</sup> (6.725m <sup>2</sup> x 62 units)	Y
Lot Frontage (min.)	RM 6 - 30.0m (min.) CMUC - 30.0m (min.)	59.89m (Clair Rd.) 59.87m (Poppy Dr.)	Y
Density (max.)	RM 6 - 100/gh (max) CMUC - 100/gh (min.)	64 ugh	Y
Front Yard (min.)	6.0m from private street back of curb or sidewalk or lot line	6.22m (Clair Rd Lot Line) 4.5m (Poppy Dr Lot Line)	N
Exterior Side Yard (Gosling Gardens) (min.)	4.5m from private street back of curb or sidewalk or lot line	4.5m (Back of Curb - Sidewalk)	N
Interior Side Yard (min.)	5.5m (50% of 11.0m building height min. 3.0m)	7.22m	Y
Rear Yard (min.)	5.5m (50% of building height min. 4.5m) 7.5m from private street back of curb or sidewalk or lot line	n/a (Clair Rd. & Poppy Dr. Considered front yards)	N
Private Amenity Area (min.)	"min. 20m <sup>2</sup> per unit *See additional regulations for Tables 6.17 to 6.19 (11) (15)	None	N
Building Separation (min.)	3.0m between building side walls 15.0m between walls containing habitable rooms 9.0m between rear/side walls	4.0m between building side walls 15.0m between walls containing habitable rooms 18.89m between rear/side walls	Y
Building Height (max.)	*Buildings fronting Clair Road & Gosling Gardens shall have the appearance of min. 2 storeys and shall have a min. height of 8.5m	11.0m	Y
Building Coverage (max.)	40%	32.0%	Y
Landscaped Open Space (min.)	*50% must be soft/ natural vegetation	42.9%	Y
Dwelling Units in a Row	8	8	Y
Common Amenity Area (min.)	10m <sup>2</sup> per unit x 62 Units = 620m <sup>2</sup>	750m <sup>2</sup>	Y
Bicycle Parking Spaces (min.)	6 Short Term (0.1 per unit) 62 Long Term (1 per unit) 68 Total	6 Short Term (0.1 per unit) 62 Long Term (1 per unit in garage) 68 Total	Y
Parking Spaces	1 space/unit (62) 0.2 visitor spaces per dwelling unit (13) 75 Spaces Total *The required total shall include 3 Barrier-Free spaces (4%)	1 space/unit (62) 0.2 visitor spaces per dwelling unit (13) 75 Spaces Total *Includes 3 Barrier-Free spaces (4%)	Y
Visitor Parking Spaces	0.2 visitor spaces per unit	13 (0.2 visitor spaces per unit)	Y
Active Entrance	1 per 30m of street line	Clair Rd. - Provided Gosling Gardens - Provided Poppy Drive - Provided	Y
Buffer Strip (min.)	3.0m Buffer Strip around parking areas + adjacent to interior side and rear lot lines	Not provided around interior lot line adjacent to portion of Stormwater Management	N
Building Area: 3,113 m <sup>2</sup>			
Paved Area: 2,439 m <sup>2</sup>			
Landscaped Open Space: 4,173 m <sup>2</sup>			
Total: 9,725 m <sup>2</sup>			

1	Jan. 8, 2025	For Submission;	GC
Revision No.	Date	Issued / Revision	By

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC**  
 200-540 BINGHAM'S CENTRE DR. #101 CHENER, ON N2B 3X7 | P: 519.746.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

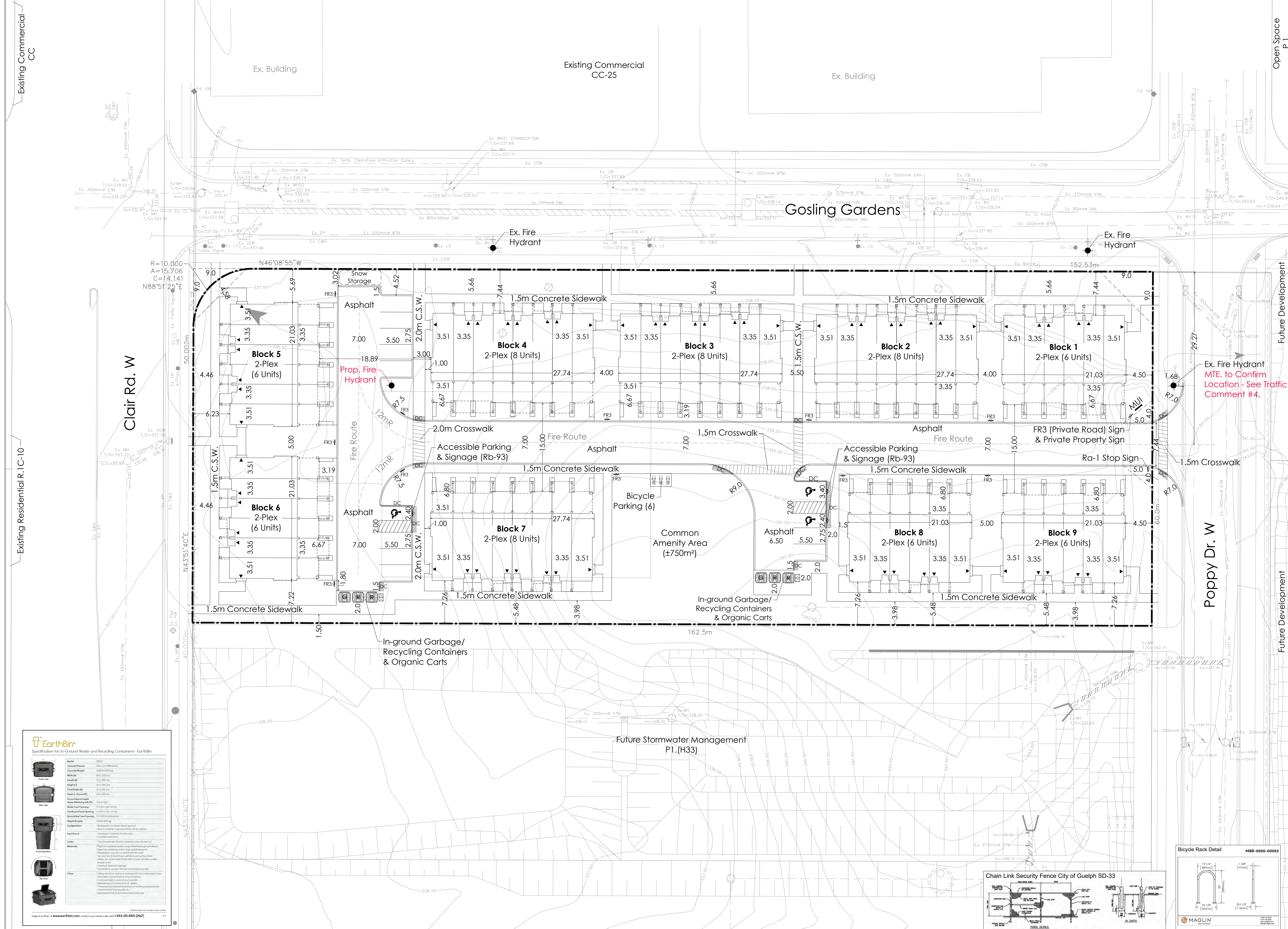
Stamp	Date	January 8, 2025
Drawn By	GC	
Plan Scale	1:300 (Arch D)	
File No.	06131AC	
Checked By	AS	
Other		

**Project**  
 132 Clair Road  
 Mattamy (Tru-Villa) Limited  
 6696 Financial Drive, Mississauga, ON L5N7J6  
 (905)-203-3900

**File Name** SITE PLAN (SP25 - XXX) **Dwg No.** 1 of 1

**Scale Bar** 0 5 10 20 30m

K:\06131AC- Neumann North\SP\SP1\_Jan8\_2025.dwg



**EarthBin**  
 Specifications for In-ground Waste and Recycling Containers - EarthBin

Model	Capacity	Dimensions	Weight
EarthBin 120	120 litres	1200 x 600 x 1000 mm	120 kg
EarthBin 240	240 litres	1200 x 600 x 1000 mm	240 kg
EarthBin 480	480 litres	1200 x 600 x 1000 mm	480 kg

- Notes**
- All dimensions are in metres unless otherwise shown.
  - Adjacent parcel information is approximate only.
  - Topographical survey base provided by MTE Consultants Inc.
  - DS - Denotes Depressed Sidewalk
  - Earth Bin in-ground waste disposal containers are provided for garbage, recyclables & organic waste. See Waste Management Plan for details. Bins to be level with asphalt.
  - Recycling Bin (4x/ 28 cubic yards)
  - Garbage Bin (2x/ 13 cubic yards)
  - Organics Bin (4x 960 litres)
  - Transformer locations to be determined in conjunction with the electrical design.
  - Hydrant location to be determined through site plan process.
  - Canada Post Mailbox location to be determined through site plan process.
  - Secure bicycle storage to be determined through site plan process.
  - Each unit within Blocks 1-9 will be equipped with a secure bicycle storage rack.
  - All surface parking spaces marked "EV" will be designed electric vehicle parking spaces.
  - Excess snow to be trucked off-site.
  - Refer to Landscape plan for proposed fencing details.
  - All Surface Parking Spaces are for Visitors.
  - Protect the adjacent City open space from damage during construction. No construction access or equipment storage is permitted in City stormwater management block/open space.
  - EV - Denotes Designated Electric Vehicle Parking Spaces.
  - Indicates Tactile Walking Strip Indicator.
  - Proposed light standard (refer to lighting plan for details).
  - Proposed Gas Meter Location.
  - Proposed Hydro Meter Location.

**Canada Post Concrete Pad Specifications E201-ENG-06**

*Community Mailbox to be Provided?*

**Note:** Reference the stop sign, fire route and accessible parking signs on the site plan using the following sign design.

**Curb Ramp Design Specifications**  
 As per City of Guelph 2015 Facility Accessibility Design Manual Section 4.1.10

**Chain Link Security Fence City of Guelph SD-33**

**Bicycle Rack Detail MBR-0500-00003**

# 4.0 Policy Review

This section reviews the policy applicable to the proposal and outlines conformity, consistency, and amendments where required.

## 4.1 Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 (“PPS 2024”) came into effect on October 20, 2024 as a policy statement issued under the authority of Section 3 of the Planning Act, R.S.O. 1990, c. P. 13 (“the Planning Act”). All comments, submissions, or advise that affect a planning matter shall be consistent with the PPS 2024.

The PPS 2024 provides direction on matters of provincial interest related to land use planning and development. This direction is divided into six chapters including: Building Homes, Sustaining Strong and Competitive Communities; Infrastructure and Facilities; Wise Use and Management of Resources; Protecting Public Health and Safety.

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### Planning for People and Homes

Section 2.1 provides that planning authorities shall establish population and employment growth forecasts based on Ontario Population Projections, modified from those published by the Ministry of Finance as appropriate.

The proposed development would assist with achieving the City of Guelph’s

population growth targets by contributing to the urban housing stock and providing additional housing opportunities for future residents. As previously noted, the initial concepts for this block did not contemplate residential units. The current proposal provides for residential units in a location that is well served by existing transit and amenities.

Section 2.1.6 states that planning authorities should support the achievement of complete communities by: accommodating an appropriate range and mix of land uses, housing, transportation, employment, public service facilities, recreation, parks, open space, and other uses to meet the long term needs of the community; Improving accessibility for people of all ages and abilities by addressing land use barriers; and Improving social equity and overall quality of life for people of all ages, abilities, and incomes.

The proposed development includes medium density residential uses and associated outdoor amenity area. The proposal would continue to diversify the housing stock in the area by providing additional multiple dwelling housing starts to address the long-term needs of the community. Mattamy is targeting construction of the stacked townhouse development this year pending approvals.

By continuing to diversify the local housing stock, there are more housing options and

opportunities available to residents of various ages, abilities, and socioeconomic statuses.

Additionally, the location of the subject lands in proximity to a number of commercial uses, institutional uses, recreational opportunities, and personal service establishments reduces some land use access barriers to these facilities and contributes to an improved quality of life.

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## Housing

In Section 2.1, the PPS 2024 provides direction on how planning authorities shall provide for an appropriate mix of housing opportunities to meet the current and projected needs of the community.

Specifically, Section 2.2.1 directs planning authorities to: Establish and implement minimum targets for housing that is affordable to low- and moderate-income households as well as providing a full range of housing options; Permitting all housing options to meet the social, health, economic, and well-being requirements of residents; Promoting densities which efficiently use land, resources, infrastructure, and public service facilities; and Requiring transit-supportive development.

The proposal includes 62 units in an efficient development that maximizes the development potential of the subject lands while still providing appropriate amounts of landscape and amenity space.

The proposed development is proximal to a number of bus routes and is transit-supportive as it would intensify the

residential uses in proximity to existing transit routes along Clair Road West and Gordon Street (bus routes 16, 17, 19, 29, 48, and 99). Active transportation is also supported through proximity to the Active Transportation Network and existing bike paths and via the provision of on-site bicycle parking.

Road and municipal service infrastructure can accommodate the proposal as confirmed through the servicing studies prepared in support of the draft plan.

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## Settlement Areas and Strategic Growth Areas

Per Section 2.3.1.1, settlement areas shall be the focus of growth and development. Within settlement areas, Section 2.4.1 encourages planning authorities to identify and focus growth in strategic growth areas. Planning authorities shall support general intensification towards achieving complete communities by providing for a range and mix of housing options and by establishing intensification targets.

The subject lands are identified as being within a strategic growth area on Schedule 1a of the City's Official Plan. Strategic Growth Areas are to be planned to provide for higher density mixed-use development in proximity to transit services. The Strategic Growth Area within which the subject lands are located include a significant amount of non-residential uses, including four commercial plazas with three separate food stores. The proposed development will provide residential units to support the existing commercial uses, at a density that

efficiently uses the land and existing services.

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## Energy Conservation, Air Quality, and Climate Change

Section 2.9.1 directs planning authorities to prepare for the impacts of a changing climate through approaches that: Support compact, transit-supportive, and complete communities; Incorporate climate change considerations in planning; Support energy conservation and efficiency; and promote green infrastructure, low impact development, and active transportation; and consider additional approaches to reduce greenhouse gas emissions and build community resilience.

The nature of multiple residential blocks allows for compact development. The proposal is transit-supportive and is proximal to opportunities for active transportation. Building and design elements which support energy conservation and efficiency, low impact development, and green infrastructure will be considered as future dwelling units are designed.

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## Infrastructure and Public Service Facilities

Section 3.1.1 of the PPS 2024 states that infrastructure and public service facilities shall be provided in an efficient manner while accommodating the projected needs of the community. The PPS 2024 states that infrastructure and public service facilities shall be located to: Support the effective and efficient delivery of emergency

management services. These facilities are encouraged to co-locate with one another to promote cost-effectiveness in service integration.

Servicing of the block was considered in the approval of the draft plan within which it is located. Detailed design of the adjacent stormwater management block and the Poppy Drive extension have considered and incorporated the proposed development.

Neighbouring public service facilities include the South End Community Park, Guelph-Wellington EMS, and the Bishop MacDonnell Catholic Highschool. These facilities are in proximity to the subject lands.

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## Transportation Systems

Section 3.2 discusses transportation systems, and states that they should be safe, energy efficient, facilitate the movement of people and goods, be appropriate to address projected needs, and support the use of zero- and low- emission vehicles. The PPS 2024 also states that efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

The proposal would establish stacked townhouse units accessed from Poppy Drive West, which was established as an extension of the City's Road network following an extensive Environmental Assessment process. The subject lands front directly onto Poppy Drive West with pedestrian connections to Gosling Gardens, a Local Road, and Clair Road West, an Arterial Road.

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## Land Use Compatibility

Section 3.5.1 states that major facilities and sensitive land uses shall be planned and developed to avoid or minimize and mitigate any potential adverse effects from contaminants, minimize risk to public safety, and ensure long-term operational and economic viability of major facilities.

Upon review of aerial imagery and City mapping programs, there were no major facilities found in influential proximity to the subject lands and as such, there are no anticipated land use compatibility issues. Further, the lands were considered for residential and/or mixed-use development through the review of draft plan and implementing zoning by-law.

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## Sewage, Water, Stormwater

Section 3.6.2 states that Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

The proposal will be on full municipal services via Poppy Drive West and the adjacent stormwater management block. An infiltration gallery is proposed within the subject lands.

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## Public Spaces, Recreation, Parks, Trails, and Open Space

Section 3.9.1 of the PPS 2024 states that healthy, active, and inclusive communities should be promoted by: Planning streets, spaces, and facilities which are safe, foster social interaction, facilitate active

transportation and community connectivity; Providing a full range of publicly accessible built and natural settings for recreation; and Recognizing conservation reserves and protected areas, and minimizing impact on those areas.

There is a range of publicly accessible recreation opportunities available in proximity to the subject lands that are both built and natural. This includes the South End Community Facilities, Clairfields Perimeter Trail, Preservation Park Field, and the gym facilities around the Pergola Commons / Clairfield Commons commercial areas. These places and spaces can be accessed by the City's sidewalk network which connects to the subject lands via the sidewalk extending along the southern extent of Poppy Drive West as well as sidewalks along Clair Road and Gosling Gardens.

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## Natural Heritage

Direction on Natural Heritage is provided in Chapter 4 of the PPS 2024, specifically in Section 4.1 which states that natural features and areas shall be protected for the long term. Section 4.1.2 states that the diversity, connectivity, long-term ecological function, and biodiversity of natural heritage systems should be maintained, restored, or where possible, improved.

An Environmental Impact Study ("EIS") was completed by Natural Resource Solutions Inc. ("NRSI") in support of the draft plan. The wetland area south of the subject lands was identified and the limits included in the draft plan. The subject lands are located outside of the wetland area and the related

buffers and do not contain any natural heritage features. Prior to final site plan approval an EIS addendum is required to confirm the wetland will not be negatively impacted by the proposed development.

## Summary of PPS 2024

This report finds that the proposal and associated applications are consistent with the Provincial Planning Statement 2024.

## 4.2 City of Guelph Official Plan

The City of Guelph’s Official Plan (“GOP”) was adopted by Council on November 1, 1994 and was most recently consolidated in February 2022. The GOP is intended to guide decision making and community building to the year 2031, and establishes a vision, guiding principles, strategic goals, objectives, and policies to manage future land use patterns, promote long-term community sustainability, and promote the public interest in the future development of the City, among others.

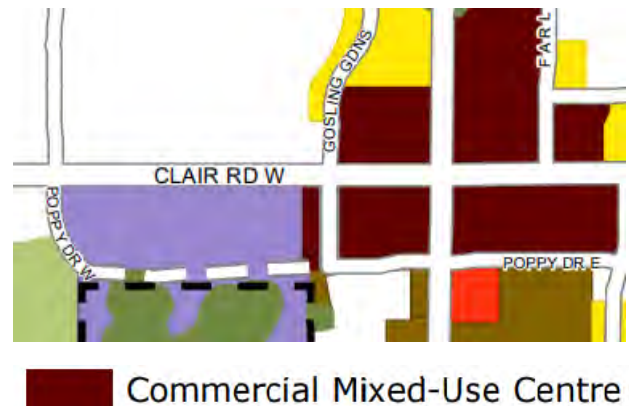
### Designations

Schedule 1a: Urban Structure identifies the site as being in a Greenfield Area as well as a Strategic Growth Area, specifically the Strategic Growth Area centred around Clair Road West and Gordon Street (**Figure 5**).

Schedule 2: Land Use Plan shows the subject lands as being designated Commercial Mixed-Use Centre (**Figure 6**).



**Figure 5: Schedule 1a (Excerpt)**



**Figure 6: Schedule 2 (Excerpt)**

The “Commercial Mixed-Use Centre” designation applies to areas that support a mix of uses including concentrations of commercial, residential and complementary uses. Residential uses that are incorporated

within this designation are intended to be developed as mixed-use buildings or multiple-unit residential buildings. Permitted uses within this designation include multiple unit residential. The minimum density for this designation (where also located within a Strategic Growth Area) is 100 units per hectare.

The proposed use is permitted within the current land use designation. As previously noted, it is not possible to achieve a minimum density of 100 units per hectare with stacked townhomes (which are a permitted use under the current zoning).

As such, an Official Plan Amendment is required to permit a reduced density of 60 units per hectare for the subject lands. As a reminder, at the time the draft plan was approved, the zoning that applied to the subject lands would have permitted a maximum density of 60 units per hectare. Notwithstanding the reduction in density, the subject lands are proposed to intensify with a compact, transit supportive development comprised of 62 residential units on lands that are currently vacant. Approval of the Official Plan Amendment and Zoning By-law Amendment would facilitate the provision of housing within a strategic growth area.

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## Amendments to the GOP

When considering an amendment to the GOP, Section 1.3.14 states that Council shall consider the following matters:

- i) The conformity of the proposal to the strategic direction of the Plan and whether the proposal is

deemed to be in the overall interests of the City;

- ii) Consistency with applicable provincial legislation, plans, and policy statements;
- iii) Suitability of the site or area for the proposed use, particularly in relation to other sides or areas of the City;
- iv) Compatibility of the proposed use with adjacent land use designations;
- v) The need for the proposed use, in light of projected population and employment targets;
- vi) The market feasibility of the proposed use, where appropriate;
- vii) The extent to which the existing areas of the city designated for the proposed use are developed or area available for development;
- viii) The impact of the proposed use on sewage, water, and solid waste management systems, the transportation system, community facilities, and the Natural Heritage System;
- ix) The financial implications of the proposed development; and
- x) Other matters as deemed relevant in accordance with the policies of the GOP.

In our opinion the proposed amendment appropriately considers Section 1.3.14 as follows:

- Section 2.2 outlines the City of Guelph's Strategic Goals with respect to the GOP, which includes: Planning a complete and healthy community;

Protecting what is valuable; Transportation; Municipal Services; Community Infrastructure; Urban Design; Downtown; and Implementation. By creating a range of unit sizes within medium density residential blocks, the proposal has the effect of facilitating contributions to the range and mix of housing available in the City of Guelph to meet current and projected needs to the year 2031.

- The proposal accommodates medium density residential development in a compact form. Diversifying the housing stock in the City of Guelph supports community members of all ages, abilities, and socioeconomic statuses.
- The proposed development is consistent with Provincial Policy including the 2024 Provincial Planning Statement.
- The proposed use is already permitted within the current designation and zoning.
- The proposed development is compatible with surrounding uses both existing and planned.
- The proposed development does not result in the removal of any natural heritage features.
- The proposed development has been considered in the detailed design (including servicing) of the Poppy Drive extension.
- The proposed development will provide for housing inventory at a density that far exceeds the original development concepts for the block.

In summary, the subject lands are in proximity to a number of social, recreation, and education opportunities to promote healthy lifestyles. The location of the proposed development provides for active transportation opportunities through walking, cycling, etc.

The proposal contributes to an effective land use pattern and ensures efficient use of public expenditure as it fronts on Poppy Drive West, a new municipal road with full municipal services available therein. All surrounding streets have, or will have, public sidewalks, providing active transportation opportunities for pedestrians and providing connections to the City's transit system. Cycling infrastructure is available along Clair Road West and connects to the City's greater road network.

Sustainable building elements will be considered during the detailed design of the dwelling units. This could include low impact development features, green infrastructure options, electric vehicle parking spaces, and low-flow household appliances, among others. The location of the proposed development also provides for active transportation opportunities and supports ridership for the City's transit system.

### 4.3 City of Guelph Zoning Bylaw

The City of Guelph's Zoning Bylaw 2023-20790 ("New ZBL") was approved by Council on April 18, 2023 and was subsequently appealed to the OLT. As of February 6, 2024, the New Zoning Bylaw is in force and effect save and except the



sections that remain under city-wide appeal that have yet to be resolved.

Under the new Zoning By-law the subject lands are zoned CMUC -16(PA)(H21).

Site specific zoning for the subject lands was carried over with regulations contained within Section 18.8.6 of the by-law. The site-specific regulations primarily relate to non-residential development and are largely non-applicable to the proposed development, however it is noted that the site-specific minimum building height fronting Clair Road and Gosling Gardens has been achieved.

The CMUC zone permits staked townhouse units in accordance with the RM.6 requirements in Table 6.18 and 6.19 and Table 7.2 of the CMUC zone. The permitted uses for this zone are not under appeal.

Tables 6.18 and 6.19 provide requirements for townhouse development. Several of these regulations remain under appeal, including some of the regulations for which relief is requested. Table 7.2 includes lot frontage and lot area calculations, as well as

minimum and maximum density requirements.

Through review of the preliminary site plan concept through the City's Pre-Consultation process, a number of required variances were identified. Following the first round of Pre-Consultation the site plan was updated in response to City comments, most notably to increase opportunities for landscaping and tree planting.

Tables 1.0 – 3.0 on the following page reviews compliance with all regulations from Tables 6.18, 6.19 and 7.2. Regulations that remain under appeal are noted. We understand that where there is compliance with a regulation that is under appeal, the City will bring that regulation into effect on a site-specific basis to ensure that only Zoning By-law 2023-20790 applies.

Section 4.3 of this report identifies additional regulations flagged by City staff through the review of the site plan. Section 4.4 of this report provides a more detailed summary of required relief from the zoning by-law and related rationale.

**Table 1.0 Review of Compliance with Table 6.18 of Zoning By-law 2023-20790**

Regulation	Requirement	Proposed	Status of Regulation	Relief Required? (Y/N)
Front Yard	6 m	6.23 (Clair) 4.5 (Poppy)	In effect	Y (from Poppy)  City to confirm if front yard is also measured from daylight triangle at Clair/Gosling Gardens.
Exterior Side Yard	4.5 m	4.5 m	Under Appeal	N  Regulation could be brought in under site specific by-law
Interior Side Yard	One half the building height (5.5 m)	7.22 m	In effect	N
Rear Yard	N/A	N/A	N/A	N/A
Lot Coverage (Max)	40%	32%	Under Appeal	N  Regulation could be brought in under site specific by-law
Landscaped Open Space (Min)	40% with 50% of landscape area to be softscape.	42.9%	Under Appeal	N  Regulation could be brought in under site specific by-law
Active Entrance	Minimum number of 1 active entrance for every 30 metres of street line for the portion of the	Complies. All units have active frontages along the street lines.	Under Appeal	N  Regulation could be brought in under site specific by-law

Regulation	Requirement	Proposed	Status of Regulation	Relief Required? (Y/N)
	building facing the street.			
Buffer Strip (min)	<p>3 m buffer strip required adjacent to interior side and rear lot lines</p> <p>3 m buffer strip require around the perimeter of surface parking lots</p>	<p>1.5 metres (for a small section along interior lot line).</p> <p>1 metre around surface parking lots.</p>	Under Appeal	<p>Y</p> <p>Relief required for a portion of the interior yard (1.5 metres instead of 3.0 or alternatively that a sidewalk be permitted within the buffer.</p> <p>Relief required around parking areas if interpreted to be a surface parking lot. In this case would request that a 1.0 metre buffer be required (or alternatively, that sidewalks be permitted within the buffer).</p>
Common Amenity Area	10 m <sup>2</sup> per unit (620 m <sup>2</sup> )	750 m <sup>2</sup>	Under Appeal	<p>N</p> <p>Regulation could be brought in under site specific by-law</p>
Private Amenity Area	20 m <sup>2</sup> per unit	Varies (most units will have a balcony, porch or patio)	Under Appeal	<p>Y</p> <p>Requesting that the private amenity space</p>

Regulation	Requirement	Proposed	Status of Regulation	Relief Required? (Y/N)
		Request no requirement given form of development		requirement not apply.

**Table 2.0 Review of Compliance with Table 6.19 of Zoning By-law 2023-20790**

Regulation	Requirement	Proposed	Status of Regulation	Relief Required? (Y/N)
Lot Area per dwelling unit	N/A	N/A	N/A	N/A
Building height (max)	4 storeys	3 storeys (11 metres)	Under Appeal	N  Regulation could be brought in under site specific by-law
Dwelling Unit width	N/A	N/A	N/A	N/A
Front yard from private street back of curb or sidewalk or lot line (min)	6 m (or 5 m where a laneway garage is proposed)	Requesting that front, exterior side and rear yard setbacks to private streets back of curb or sidewalk or lot line do not apply	Under Appeal	Y  Regulations are problematic. Request that these do not apply.
Exterior side yard from private street back of curb or sidewalk or lot line (min)	N/A	Requesting that front, exterior side and rear yard setbacks to private streets back of curb or sidewalk or lot line do not	Under Appeal	Y  Regulations are problematic. Request that these do not apply.

Regulation	Requirement	Proposed	Status of Regulation	Relief Required? (Y/N)
		apply		
Rear yard from private street back of curb or sidewalk or lot line (min)	N/A	Requesting that front, exterior side and rear yard setbacks to private streets back of curb or sidewalk or lot line do not apply	Under Appeal	Y  Regulations are problematic. Request that these do not apply.
Distance between buildings (min)	3.0 m	4.0- 5.0 m	In effect	N
Distance between front, exterior side and rear walls containing openings to habitable rooms	15 m	15 m	In effect	N
Overall length of townhouse building (max)	49 m	21.03 m – 27.74 m	Under Appeal	N  Regulation could be brought in under site specific by-law

**Table 3.0 Review of Compliance with Table 7.2 of Zoning By-law 2023-20790**

Regulation	Requirement	Compliance	Status of Regulation	Relief Required? (Y/N)
Lot Frontage (min)	50 m	59.9 m	Under Appeal	N  Regulation could be brought in under site specific by-law

Lot Area (min)	7,500 m2	9,725 m2	Under Appeal	N Regulation could be brought in under site specific by-law
Lot Area (max)	50,000 m2	9,725 m2	Under Appeal	N Regulation could be brought in under site specific by-law
Density (min)	100	64 uph	In effect	Y Request a minimum density of 60 units per hectare
Density (max)	150	64 uph	In effect	N

## 4.4 Additional Relief Flagged by City through Site Plan Review

Following the 2<sup>nd</sup> Pre-Consultation Site Plan Submission, formal comments were provided by the City identifying areas of non-compliance with both the 1995 and 2023 Zoning By-laws. Additional relief not already addressed in Tables 1.0-3.0 are discussed as follows:

### *1995 ZBL Requirements*

Staff comments noted the private amenity space requirements of Section 5.3.2.51. As noted in Table 1.0 we are requesting relief from this regulation under the new zoning by-law and requesting a site-specific regulation that removes the requirement for private amenity area. While referred to as “stacked townhomes” these types of units’ function more as apartment units. There is no such private amenity requirement for apartment units in the by-law. The proposed development exceeds the common amenity area, and proposes some private amenity in the form of balconies/porches.

Staff comments noted that the surface driveway is slightly less than 3 m from building walls of Blocks 5 and 6 (per Section 4.13.2.2.2) this has been revised as reflected on the site plan contained herein.

### *2023 CZBL Requirements*

Staff comments note that Block 5 is 4.5 metres to the corner. This appears to be

measured to the daylight triangle. In our review of how front yard is determined, we do not believe that front yard is measured to the visibility triangle. Request that staff review further. Should it be determined that relief is required we suggest the zoning be clear that this relates only to the setback from the daylight triangle (otherwise setbacks from Clair Road comply).

A required angular plane from the centre lines of the three public streets is noted. No Section number is provided and we do not believe this requirement is intended to apply to Stacked Townhomes. There are no angular plane requirements in Tables 6.18, 6.19 or 7.2 – which are the regulations that apply to stacked townhomes in the CMUC zone. The angular plane regulations in Section 4.14.4 are clear that they only apply “where an angular plane is required”. Notwithstanding, the buildings are within the 45-degree angular lane as measured from the centreline of surrounding streets (see **Appendix B**).

Staff noted conformity issues with Table 6.19 Row D. Out of an abundance of caution we are requesting that yards from back of curb or sidewalk or lot line not apply. This has the impact of creating additional setbacks both internal and external to the site.

Staff referenced Section 5.2.2 (a) of the by-law stating that *surface parking area (including driveway) shall not be within the exterior side yard (5.69 m from Gosling Gardens.*

Section 5.2.2 a (under appeal) states that every parking space shall be located in the interior side yard or rear yard, and any

parking area or parking space shall be setback 3 metres from any lot line.

We interpret this regulation to mean that you cannot have a parking space within an exterior side yard or a front side yard. It is noted that there are no parking spaces located within the front yard along Clair or Poppy Drive. It is further noted that the exterior side yard requirement from Gosling Gardens is 4.5 metres and there are no parking spaces within 4.5 metres of Gosling Gardens. Further, this regulation confirms that any parking area (which would include the access driveway and hammerhead for turnaround) shall be setback 3.0 metres from any lot line. This has been complied with. **We respectfully request that this be further reviewed with staff through the review of this application as it is our interpretation that the proposed site plan complies with Section 5.2.2 (a).**

Additional zoning matters raised during the last site plan pre-consultation meeting, including minimum barrier free parking; minimum visitor parking; distance between two parallel rows of buildings and distance of surface driveway from building walls of Blocks 5 and 6 have since been addressed and are now in compliance with related zoning regulations.

## 4.5 Summary of Requested Relief from Zoning By-law 2023-20790

### *Minimum Front Yard Setback*

According to the Zoning By-law both Clair Road and Poppy Drive are considered front yards. Table 6.18 of Zoning Bylaw 2023-20790 requires a front yard setback of 6.0 metres, and the subject Zoning Bylaw Amendment requests a minimum front yard setback of 4.5 metres from Poppy Drive. This request considers that the front yard along Poppy functions as an exterior side yard for the individual townhouse Blocks (with the side elevations of Blocks 1 and 9 facing the street). In the initial Site Plan concept relief was requested from both Clair Road and Poppy Drive. Staff requested that best efforts be made to provide the minimum setback from Clair Road given the volumes of traffic along this road. The site plan was revised to provide the required front yard from Clair Road, but still requires relief from Poppy.

**The last round of comments from the City suggested that relief was required along Clair Road for the setback from the driveway visibility triangle. In reviewing the by-law definition for front yard, we do not believe that this is how the front yard is measured. We respectfully request that staff consider this through the review of this application and confirm.**



### *Private Amenity Area*

Table 6.18 (H) in Zoning Bylaw 2023-20790 requires 20 square metres per dwelling unit, and Section 5.3.2.5.1 a) in Zoning Bylaw 1995-14864 requires the same. The subject Zoning Bylaw Amendment requests 0 square metres per dwelling unit. This request considers that each dwelling unit includes either a porch, a balcony, or both, but recognizes that the size of each varies with the unit types. Further, an excess of 130 square metres of combined amenity space is provided on-site.

Stacked townhouse units' function more as apartment units than traditional townhomes. There is no such private amenity requirement for apartment units in the by-law. The proposed development exceeds the common amenity area, and still proposes some private amenity in the form of balconies/porches.

### *Buffer Strips*

A 3.98 m buffer strip has been provided across the majority of the interior lot line. Relief is required for a small section between Clair Road and Block 7 where a sidewalk is located within the buffer. For this section a reduced buffer requirement of 1.5 metres is requested. Alternatively, a site-specific regulation permitting sidewalks within the buffer could be implemented. It is noted that the subject lands directly abut a stormwater management pond, a use from which a buffer is not necessary. Within the area where relief is required, there is at approximately 3.0 metres of landscape area between the internal sidewalk and Block 6 within which landscaping can be provided.

Parking lots is a bolded term within the buffer strip requirement, but there is no by-law definition. There are small areas of visitor parking within the site which could be interpreted as parking lots. Providing a buffer around the perimeter of these small areas is not feasible or practical. If interpreted as parking lots, relief will be required from the buffer strip requirement around the perimeter of surface parking lots. All buildings are separated from the visitor parking areas by at least 3.0 metres as required. Within the 3.0 metres a sidewalk must be provided for accessibility.

### *Density*

As previously noted, it is not possible to achieve the minimum density with stacked townhomes. The proposed site plan illustrates an efficient and compact development which maximizes the potential density on the site for the form of housing contemplated. It is noted that the time the draft plan and implementing zoning were approved, the Block within which the subject lands are located would have only permitted a maximum density of 60 units per hectare.

### *Additional Yard Requirements*

If lines C-E of Table 6.19 are interpreted to apply, the result is two different sets of yard requirements. Achieving the setbacks from sidewalks as noted in these regulations will result in reduced housing units and a less efficient form of development. These regulations are problematic as written and out of an abundance of caution for how these may be applied in the future, we are seeking relief from any such requirements in entirety.

# 5.0 Summary and Conclusion

MHBC has prepared this Planning Justification Brief, primarily in support of the Official Plan Amendment to reduce the minimum density requirement. This request considers the history of this property, including previous permissions at the time the draft plan was approved. In addition, relief from the Zoning By-law in order to implement the proposed development concept is also requested. In response to Site Plan Pre-Consultation feedback, the concept plan has evolved to minimize the amount of zoning relief required while at the same time maximizing opportunities for landscaping and open space.

The Applications will permit the development of a vacant site with compact multiple residential development. The proposed development represents good planning.

The Proposal is located within the Downtown Plan and OPA 183 Areas and will advance the policies of these Plans as modified by the proposed OPA. It will provide for appropriate intensification within the Downtown area and an Urban Growth Centre with an efficient and compatible built form that includes a transit-supportive density in proximity to existing and planned transit stations, and which will optimize the use of existing infrastructure in this area.

In addition, the proposal provides for residential units within a Strategic Growth Area in a location that provides residents with easy walking access to shopping and amenities. Further, it includes streetscape and landscape improvements along all street frontages with building form oriented to address the street.

The Proposal is consistent and complimentary to the surrounding residential, commercial, and institutional buildings in the area.

The Proposal is well serviced by existing transit and will be fully serviced. The detailed design of Poppy Drive and the design of the adjacent SWM facility have considered this proposal in the design.

In conclusion:

1. The Proposal has had appropriate regard to matters of Provincial Interest (Section 2 of the Planning Act).
2. The Proposal is consistent with the policies of the PPS.
3. The Proposal conforms to the applicable policies of the Official Plan.
4. The proposed use is permitted under the current designation and zoning.

The Applications provide for appropriate density that is transit-supportive and located along existing transit infrastructure.

5. The Proposal provides intensification, and growth in a modern urban format that is compact, vibrant and pedestrian-oriented.
6. The Applications will facilitate development of the Subject Lands in an appropriate manner, utilizing existing municipal infrastructure.
7. The Proposal will permit development that will not cause any environmental or public health and safety concerns.

For the above reasons, we conclude that the proposed Official Plan Amendment and Zoning By-law Amendments are appropriate and constitute good planning. We look forward to working with staff in preparing finalizing the details of the amendments.

We certify that this report was prepared by the identified author, a Registered Professional Planner (RPP) within the meaning of the Ontario Professional Planners Institute Act, 1994.

Respectfully submitted,

**MHBC**

A handwritten signature in black ink, appearing to read "Andrea Sinclair", with a horizontal line extending to the right.

Andrea Sinclair, MUDS, BES, MCIP, RPP

# A

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## Appendix A: Tribunal Decision (March 2021)

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** March 02, 2021

**CASE NO(S):** PL171454

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Herbert Neumann et. al.  
Subject: Application to amend Zoning By-law No. (1995) - 14864 and By-law No. 19/85 - Neglect of the City of Guelph to make a decision  
Existing Zoning: 'Urban Reserve Zone' (UR)  
'Agricultural' (A)  
Proposed Zoning: Specialized Corporate Business Park Zone (B5),  
Specialized Community Shopping Centre Zone (CC)  
Purpose: To permit the construction of a Corporate Business Park and Community Shopping Centre Subdivision  
Property Address/Description: 132 Clair Rd. W.  
Municipality: City of Guelph  
Municipality File No.: ZC1510  
OMB Case No.: PL171454  
OMB File No.: PL171454  
OMB Case Name: Herbert Neumann et. al. v. Guelph (City)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Herbert Neumann et. al.  
Subject: Proposed Plan of Subdivision - Failure of the City of Guelph to make a decision  
Purpose: To permit the construction of a Corporate Business Park and Community Shopping Centre Subdivision

Property Address/Description: 132 Clair Rd. W.  
 Municipality: City of Guelph  
 Municipality File No.: 23T-15501  
 OMB Case No.: PL171454  
 OMB File No.: PL171455

**Heard:** January 28, 2021 by video hearing

**APPEARANCES:**

**Parties**

**Counsel**

Herbert Neumann, Frank Cerniuk,  
 Sieben Holdings Limited, H and J  
 Produce Limited and McEnergy  
 Industries Limited

S. Snider and S. Kaufman

City of Guelph

A. Thornton

**MEMORANDUM OF ORAL DECISION DELIVERED BY HUGH S. WILKINS ON  
 JANUARY 28, 2021 AND ORDER OF THE TRIBUNAL**

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[1] Herbert Neumann, Frank Cerniuk, Sieben Holdings Limited, H and J Produce Limited, and McEnergy Industries Limited (“Appellants”) appealed the failure of the City of Guelph (“City”) to make a decision regarding the Appellants’ applications for a Zoning By-law Amendment and draft Plan of Subdivision to facilitate a proposed development at 132 Clair Road West (“subject property”).

[2] The subject property has an area of 5.563 hectares (“ha”) and is designated as "Corporate Business Park", "Community Mixed-Use Centre" and "Open Space and Park" under Schedule 2 (Land Use Plan) and as “Greenfield Area” under Schedule 1 (Growth Plan Elements) of the City’s Official Plan.

[3] The Appellants seek the following amendments to the City’s Zoning By-law No. (1995)-14864 (“Zoning By-law”) for the zoning of the subject property:

- Specialized Corporate Business Park with Holding Provisions (B.5-8 (H33)) Zone;
- Specialized Community Shopping Centre with Holding Provisions (CC-30 (H33)) Zone;
- Conservation Land with Holding Provisions (P.1 (H33)) Zone;
- Educational Spiritual and Other Services with Holding Provisions (1.1 (H22) (H33)) Zone; and
- Specialized Commercial Recreation with Holding Provisions (P.5-6 (H33)) Zone.

[4] On January 12, 2021, the Appellants informed the Tribunal that they had reached a proposed settlement with the City.

[5] On January 28, 2021, the Tribunal held a settlement hearing to address the proposed settlement.

## **EVIDENCE AND SUBMISSIONS**

[6] At the settlement hearing, the Tribunal heard opinion evidence from Astrid Clos, who is a planner retained by the Appellants, and Lindsay Sulatycki, who is a planner with the City. They were each qualified by the Tribunal to provide opinion evidence in the area of land use planning.

[7] In her affidavit, sworn on January 19, 2021, Ms. Clos stated that the proposed Specialized Corporate Business Park zoning would have “Pharmacy” added as a permitted use and the following specialized zoning regulations:

- minimum side yard of 3 metres (“m”);
- minimum parking setback of 3 m from Poppy Drive; and
- minimum parking setback of 6 m from Clair Road.

[8] Ms. Clos stated that the proposed Specialized Community Shopping Centre zoning would have the following additional uses permitted:

- Stacked Townhouse in accordance with s. 5.3.2 of the Zoning By-law; and,
- Apartment Building in accordance with s. 5.4.1.1 and the General Apartment regulations of Table 5.4.2 of the Zoning By-law.

She said the following uses would only be permitted as accessory uses under this proposed Specialized Community Shopping Centre zoning:

- automatic carwash;
- manual carwash;
- vehicle gas bar; and
- a drive-through use shall not be permitted.

She also stated that the following specialized regulations would be included in the Specialized Community Shopping Centre zoning:

- buildings along Clair Road and Gosling Gardens shall have the appearance of a minimum two-storey building height and shall have a minimum height of 8.5 m;
- the maximum commercial gross floor area shall be 4,910 square metres (“m<sup>2</sup>”);



- the minimum off-street parking required shall be one space per 23 m<sup>2</sup> of gross floor area for all non-residential uses; and
- a loading space or service corridor shall not be located between any building and a public street.

[9] Ms. Clos stated that the proposed Zoning By-law Amendment requires that the following condition be completed to the satisfaction of the City before the proposed Holding Symbols may be lifted:

- the required Environmental Site Assessment(s) are completed in accordance with draft plan condition no. 8 and the submitted reports are reviewed to the satisfaction of the City Engineer.

[10] Ms. Clos stated that the proposed Draft Plan of Subdivision includes the extension of Poppy Drive as a municipal road and the following subdivision of the lands:

- Block 1 Corporate Business Park (2.644 ha);
- Block 2 Commercial/Residential (0.971 ha);
- Block 3 Stormwater Management (0.650 ha);
- Block 4 Future Development (0.170 ha);
- Block 5 Park (0.072 ha); and
- Block 6 Reserve (0.014 ha).

[11] Ms. Clos opined that the proposed Zoning By-law Amendment and draft Plan of Subdivision with conditions are consistent with the Provincial Policy Statement, 2020 (“PPS”). She stated that the proposed Corporate Business Park and Community Shopping Centre Zoning would provide for economic activities and a mixed-use development with compatible employment uses, which would be consistent with PPS policy 1.1.1 and the proposed development would be serviced with municipal water and sewage services that would be consistent with PPS policy 1.6.3. She said that a portion of the subject property is adjacent to a provincially significant wetland to the south. She

stated that these lands have been evaluated and that, with proposed 30 m buffers in place, the Appellants' environmental impact study states that there would be no negative impacts on natural features or their ecological functions in accordance with PPS policy 2.1.

[12] Ms. Clos opined that the proposed Zoning By-law Amendment and draft Plan of Subdivision with conditions conform with the Growth Plan for the Greater Golden Horseshoe, 2019 ("Growth Plan"). She stated that the proposed development would contribute to a range of housing options, including the potential for affordable housing. She opined that the proposed development would provide for a mix of land uses that contributes to the achievement of a complete community. She also opined that the proposed instruments would provide for a compact and efficient form of development that optimizes the use of existing infrastructure in conformity with the Growth Plan.

[13] Ms. Clos opined that the proposed Zoning By-law Amendment and draft Plan of Subdivision with conditions conform with the City's Official Plan. She stated that the proposed instruments would facilitate the implementation of appropriate permitted uses in the Corporate Business Park, Community Mixed-Use Centre, and Open Space and Park designations of the City's Official Plan. She stated that the proposed development would satisfy the City's Official Plan policies for the Greenfield Area designation under its Schedule 1 by: achieving the overall minimum density target for the area under the Growth Plan; supporting active transportation and public transit use; providing for a diverse mix of land uses; creating high quality public open spaces; and creating an appropriate urban village with a mix of uses and live/work opportunities.

[14] Ms. Clos reviewed the criteria in s. 51(24) of the *Planning Act* and opined that the proposed draft Plan of Subdivision has appropriate regard for each of the criteria.

[15] Ms. Clos provided an overview of the key proposed conditions of draft plan approval and opined that they are reasonable and appropriate having regard for the nature of the proposed development.

[16] Ms. Clos opined that the proposed Zoning By-law Amendment and draft Plan of Subdivision with conditions have regard for the matters of provincial interest set out in s. 2 of the *Planning Act*. She stated that an environmental impact study has been approved that demonstrates that adjacent ecological systems would be protected. She reiterated that the proposed development would utilize existing energy and water infrastructure and is designed with consideration of adjacent development to ensure the orderly development of a safe and healthy community. She said the proposed development would provide for a range of housing options and employment opportunities and is located in an appropriate area that is designated for growth and development.

[17] Ms. Clos opined that the proposed instruments are appropriate, represent good planning and are in the public interest.

[18] Ms. Sulatycki in her affidavit, sworn on January 19, 2021, and her testimony on January 28, 2021, supported Ms. Clos' opinions.

## **FINDINGS**

[19] Based on the uncontradicted opinion evidence of Ms. Clos and Ms. Sulatycki, the Tribunal finds that the proposed Zoning By-law Amendment and draft Plan of Subdivision with conditions are consistent with the PPS and conform with the Growth Plan and the City's Official Plan. The Tribunal also finds that regard has been given to the provincial interests set out in s. 2 of the *Planning Act* and that the draft Plan of Subdivision, with conditions, has appropriate regard for the matters in s. 51(24) of the *Planning Act*. It also finds that the proposed conditions for draft plan approval are reasonable. The Tribunal finds that the proposed instruments represent good planning and are in the public interest.

**ORDER**

[20] The Tribunal orders that the appeal is allowed in part.

[21] The Tribunal orders that the proposed Zoning By-law Amendment as set out in Schedule 1, the proposed draft Plan of Subdivision as set out in Schedule 2, and the proposed conditions of draft Plan approval as set out in Schedule 3 to this Order and Decision are approved.

[22] Pursuant to s. 51(56.1) of the *Planning Act*, the Tribunal orders that the City's Planning Director shall have the authority to clear the draft Plan conditions attached as Schedule 3 to this Order and Decision and to administer final approval of the draft Plan of Subdivision.

[23] The Tribunal orders that the appeal is otherwise dismissed.

*"Hugh S. Wilkins"*

HUGH S. WILKINS  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.olt.gov.on.ca](http://www.olt.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Ontario Land Tribunals

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**SCHEDULE 1**

**THE CORPORATION OF THE CITY OF GUELPH**

**By-law Number (2021)-\_\_\_\_\_**

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects the property municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph (City File: ZC1510, LPAT File: PL171454 ).

WHEREAS the Local Planning Appeal Tribunal deems it desirable to amend City of Guelph By-law (1995)-14864, as amended pursuant to Section 34(1) of The Planning Act, R.S.O. 1990;

**NOW THEREFORE THE LOCAL PLANNING APPEAL TRIBUNAL HEREBY ENACTS AS FOLLOWS:**

1. By-law Number (1995)-14864, as amended, is hereby further amended by transferring lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from the existing “Urban Reserve” Zone known as the UR Zone and the existing “Agricultural” Zone known as the (A) Zone according to the Township of Puslinch Zoning By-law19/85 to the new “Specialized Corporate Business Park with Holding Provisions” Zone, to be known as the B.5-8(H33) Zone and to the new "Specialized Community Shopping Centre with Holding Provisions" Zone to be known as the CC-30(H33) Zone and to the existing “Conservation Land” Zone, known as the P.1(H33) Zone and to the existing “Educational Spiritual and Other Services with Holding Provisions” Zone, known as the I1(H22)(H33) Zone and to the existing “Specialized Commercial Recreation” Zone, known as the P.5-6(H33) Zone.
2. Section 7.3.5, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 7.3.5.8:

7.3.5.8            **B.5-8(H33)**  
 132 Clair Road West  
 As shown on Defined Area Map Number 30 of Schedule “A” of this *By-law*.

7.3.5.8.1        **Permitted Uses**  
 In accordance with the permitted *Uses* under Section 7.4.1 and 7.4.2 of *By-law* Number (1995)-14864, as amended, with the following additional permitted *Uses*:

- *Pharmacy*

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**of By-law Number (2021)-\_\_\_\_\_**

- 7.3.5.8.2      **Prohibited Uses**  
In accordance with the prohibited *Uses* under Section 7.4.3 of *By-law* Number (1995)-14864, as amended.
- 7.3.5.8.3      **Regulations**  
In accordance with Section 7.4.4 of the *By-law*, with the following exception:
- 7.3.5.8.3.1    **Minimum Side Yard:**  
Despite Table 7.4, Row 4, the minimum *Side Yard* shall be 3 metres.
- 7.3.5.8.3.2    **Off-Street Parking Location:**  
Despite Table 7.4, Row 7, no parking area shall be located within 3 metres of Poppy Drive and within 6 metres of Clair Road.
3. Section 6.2.3.2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 6.2.3.2.30:
- 6.2.3.2.30      **CC-30(H33)**  
132 Clair Road West  
As shown on Defined Area Map Number 30 of Schedule “A” of this *By-law*.
- 6.2.3.2.30.1    **Permitted Uses**  
In accordance with the permitted *Uses* under Section 6.2.1.2 of *By-law* Number (1995)-14864, as amended, with the following exceptions and additional permitted *Uses*:
- Stacked Townhouse in accordance with section 5.3.2 of the *By-law*
  - Apartment Building in accordance with 5.4.1.1 and the General *Apartment* regulations of Table 5.4.2 of the *By-law*
- Notwithstanding Section 6.2.3.2.30.1, the following *Uses* are only permitted as accessory *Uses* in this *Zone*:
- *Carwash, Automatic*
  - *Carwash, Manual*
  - *Vehicle Gas Bar*
- Notwithstanding Section 6.2.3.2.30.1, a drive-through *Use* shall not be permitted in this *Zone*.
- 6.2.3.2.30.2    **Regulations**  
In accordance with Section 6.2.2 of the *By-law*, with the following exceptions and additions:
- 6.2.3.2.30.2.1   **Minimum Building Height Requirement:**  
In addition to Table 6.2.2, Row 8, *Buildings* that front along Clair Road and Gosling Gardens shall have the appearance of a minimum 2 *Storey Building Height* and shall have a minimum height of 8.5 metres.
- 6.2.3.2.30.2.2   **Maximum Commercial Gross Floor Area**  
Despite Table 6.2.2, Row 10, the maximum Commercial *Gross Floor*

**Page 3**  
**of By-law Number (2021)-\_\_\_\_\_**

*Area* shall be 4,910 square metres.

6.2.3.2.30.2.3 Off-Street Parking:

Despite Table 6.2.2, Row 14 and Section 4.13.4.1 of the By-law, the minimum off-street parking required shall be 1 space per 23 square metres of Gross Floor Area for all non-residential *Uses* in this *Zone*.

6.2.3.2.30.2.4 Prohibited Location for Off-Street Loading

In addition to Table 6.2.2, Row 15 and Section 4.14, a *Loading Space* or service corridor shall not be located between any *Building* and a public *Street*.

4. Section 2, of By-law Number (1995)-14864, as amended, is hereby further amended by adding a new subsection 2.9.1 (xxxiii):

2.9.1 (xxxiii) (H33) 132 Clair Road West (Defined Area Map 30)

Purpose: To ensure that all required Environmental Site Assessment(s) are completed.

Prior to the removal of the Holding ('H') Symbol, the Developer shall complete the following condition to the satisfaction of the *City*:

The required Environmental Site Assessment(s) are completed in accordance with draft plan condition #8 and the submitted reports are reviewed to the satisfaction of the City Engineer.

5. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 30 and substituting a new Defined Area Map 30 attached hereto as Schedule "A".
6. This By-law shall come into effect on the day of passing as per an Order from the Local Planning Appeal Tribunal (PL171454) dated \_\_\_\_\_, 2021.







## Draft Plan Conditions

"THAT the application by Astrid J. Clos Planning Consultants on behalf of McEney Industries Limited, H & J Produce Limited, Sieben Holdings Limited, Frank Cerniuk and Herbert Neumann for approval of a proposed Draft Plan of Subdivision applying to property municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph be approved, subject to the following conditions:

## General Conditions

1. That this approval applies only to the draft plan of subdivision prepared by Astrid J. Clos Planning Consultants, dated August 25, 2020, as shown in **Schedule 'A'**, including road widenings and 0.3 metre reserves.
2. The development of this subdivision shall follow the most recent version of **the City of Guelph's Subdivision Assumption Guidance Manual, as amended** from time to time, and all conditions and requirements outlined in the Manual shall be followed.
3. 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.
4. Prior to any Pre-Grading Works, the Developer shall obtain a Site Alteration permit, and shall fulfill the conditions outlined in the Site Alteration Permit and under Pre-Grading below.
5. Prior to any Pre-Servicing Works, the Developer shall enter into a Pre-Servicing Agreement with the City of Guelph, and fulfill the conditions outlined under Pre-Servicing and Start of Construction below.
6. Confirmation of the adequacy and availability of municipal servicing is not confirmed by the City of Guelph until such time as the Plan of Subdivision is registered. Any works completed by the Developer prior to the registration of the plan is at the Developer's sole risk.
7. The Developer acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the City Engineer.
8. Prior to any **site works or prior to removal of the Holding ('H') Symbol** (whichever occurs first), the Developer shall submit a Phase One/1 Environmental Site Assessment (ESA) in accordance with O. Reg. 153/04 or CSA Z768-00 standard, as appropriate, of the land to be developed and/or conveyed to the City. If potential environmental concerns are noted in the

Phase One/I ESA report, the applicant shall complete and submit the following environmental works and reports to the satisfaction of the City:

- a) Phase Two/II ESA and/or Supplemental Phase Two/II ESA reports prepared in accordance with O. Reg. 153/04 standard or CSA/industry standard format, as appropriate, describing the current conditions of the land to be developed and/or conveyed to the City;
- b) All reports prepared in accordance with O. Reg. 153/04 standard or CSA/industry standard format to complete the remediation and/or risk assessment of the land to be developed and/or conveyed to the City; and
- c) Submit the MECP acknowledged Record of Site Condition RSC) documentation, as applicable.
- d) All the environmental documents, where applicable, shall be certified by a Qualified Person (QP) and shall clearly state that the lands to be developed and/or conveyed to the City meet the applicable or site-specific standard(s) of the intended land use.

## Pre-Grading

### Conditions to be met prior to Pre-Grading (Site Alteration)

9. The Developer shall complete an updated Tree Inventory and Preservation Plan and a detailed Landscaping, Compensation and Replacement Plan, to the satisfaction of the General Manager of Planning and Building Services, in accordance with the City of Guelph By-law (2010)-19058, or any successor thereof, prior to any tree removal, grading or construction on the site.
10. The Developer shall retain a qualified Environmental Inspector, satisfactory to the General Manager of Planning and Building Services and the City Engineer, 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 and tree protection measures on a weekly or more frequent basis. The environmental inspector shall report on their findings to the City on a monthly or more frequent basis.
11. The Developer shall obtain a Site Alteration permit in accordance with City of Guelph By-law (2016)-20097 (Site Alteration Bylaw) to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement. All work on site is subject to, and shall be implemented as per the conditions outlined within the Site Alteration Permit.
12. As part of the submission of detailed drawings and reports outlined in this section, the Developer shall submit revised versions of all drawings and

reports as necessary to satisfy all outstanding comments from previous submission reviews, including but not limited to:

- 1) Refinements to the analysis of the existing Clairfields greenway system regarding its original design assumptions and available capacity to accept the proposed Regional Storm flows from the development, including original flow assumptions from these lands, flow assumptions from these lands during the supplemental hydraulic analysis completed in April 2000, and the flow route capacity from Munroe Crescent to the greenway, and under Clairfields Drive West.
  - 2) Refinements and additional detail concerning the storm water management facility design including alignment within Block 3, conformity to the City of Guelph Development Engineering Manual and conformity to the applicable Ministry of Environment, Conservation and Parks design guidelines.
  - 3) Refinements and additional detail concerning servicing within Poppy Drive.
13. 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 system. The report and plans shall address the issue of water quantity and quality in accordance **with recognized best management practices, Provincial Guidelines, the City's** Development Engineering Manual 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.
  14. The Developer agrees that the design and performance of the existing temporary infiltration gallery located within the Gosling Gardens right-of-way (City of Guelph Subdrain ID 584, located on the east side of Gosling Gardens, south of Clair Road West) will be reviewed during the detail design stage, and that recommendations will be prepared in order for the structure to operate as a permanent facility. Based on those investigations, the City Engineer, acting reasonably, shall fix the amount of a required one-time cash payment from the Developer to the City of Guelph, based on the cost of any alterations needed and for the operations and maintenance cost for the life of the gallery, such amount not to exceed \$150,000.
  15. The Developer shall submit a Hydrogeological Study to the satisfaction of the City which shows how pre-development infiltration will be maintained under post-development conditions or how the post-development infiltration meets the requirements of the subwatershed study.
  16. 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 detailed lot grading plans and/or site grading plans

to be submitted prior to the issuance of any site plan approval and/or building permit within the subdivision.

17. The Developer shall prepare an Erosion and Sediment Control Plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will detail all temporary and permanent control features, including construction, inspection, maintenance and removal specifications and requirements for all identified features.
18. The Developer shall prepare 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.
19. The Developer shall prepare an Environmental Implementation Report (EIR) based on terms of reference approved by the City and Grand River Conservation Authority (GRCA). The EIR will include: baseline groundwater quality monitoring data, plans for clean-up of debris and waste, detailed restoration plans for buffer areas impacted by development, compensation and enhancement planting plans with PSW buffers, detailed plans for addressing invasive species management, plans to address demarcation and mitigation of encroachment, detailed plans for the design and placement of the pedestrian and wildlife exclusion fencing, design of educational, interpretive and stewardship materials and appropriate signage, including signage for the SWM facility, a detailed Salt Management Plan (to the **satisfaction of the City's Risk Management Official**), **updated** detailed monitoring plan and any other information required to implement the recommendations for the Environmental Impact Study and addendums dated November 2018.

## Pre-Servicing

### Conditions to be met prior to Pre-Servicing

20. The Developer acknowledges and agrees that Pre-Servicing construction **works are at the Developer's sole risk and cost and is subject to requests for changes based on the City's review of incomplete items. All requested changes are at the Developer's expense.**
21. The Developer shall enter into a Pre-Servicing Agreement with the City if servicing works are to occur prior to entering into the subdivision agreement. **The Developer shall follow the requirements of the City's Subdivision Assumption Guidance Manual** including, but not limited to, submitting to the City all required securities and fees as determined by the City, a pre-servicing construction schedule, complete with a breakdown of subdivision construction works to be completed under the agreement, including any external works, and a detailed cost estimate for the works, all to the satisfaction of the City Engineer.

22. The Developer shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2016)-20097 (Site Alteration Bylaw) to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement. Prior to starting site works, the Developer shall meet all conditions of the Permit and as listed under Start of Construction, below.
23. The Developer shall have engineering drawings and final reports prepared for the approval of the City Engineer. These shall be to a level of completion deemed satisfactory to the City Engineer for pre-servicing, as per the City of Guelph Subdivision Assumption Guidance Manual.
24. As part of the submission of detailed drawings and reports outlined in this section, the Developer shall submit revised versions of all drawings and reports as necessary to satisfy all outstanding comments from previous submission reviews, including but not limited to:
  - 1) Refinements to the analysis of the existing Clairfields greenway system regarding its original design assumptions and available capacity to accept the proposed Regional Storm flows from the development, including original flow assumptions from these lands, flow assumptions from these lands during the supplemental hydraulic analysis completed in April 2000, and the flow route capacity from Munroe Crescent to the greenway, and under Clairfields Drive West.
  - 2) Refinements and additional detail concerning the storm water management facility design including alignment within Block 3, conformity to the City of Guelph Development Engineering Manual and conformity to the applicable Ministry of Environment, Conservation and Parks design guidelines.
  - 3) Refinements and additional detail concerning servicing within Poppy Drive.
25. 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 system. The report and plans shall address the issue of water quantity and quality in accordance **with recognized best management practices, Provincial Guidelines, the City's Development Engineering Manual** 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.
26. The Developer agrees that the design and performance of the existing temporary infiltration gallery located within the Gosling Gardens right-of-way (City of Guelph Subdrain ID 584, located on the east side of Gosling Gardens, south of Clair Road West) will be reviewed during the detail design stage, and that recommendations will be prepared in order for the structure to operate as a permanent facility. Based on those investigations, the City Engineer, acting reasonably, shall fix the amount of a required one-time cash

payment from the Developer to the City of Guelph, based on the cost of any alterations needed and for the operations and maintenance cost for the life of the gallery, such amount not to exceed \$150,000.

27. The Developer shall submit a Hydrogeological Study to the satisfaction of the City which shows how pre-development infiltration will be maintained under post-development conditions or how the post-development infiltration meets the requirements of the subwatershed study.
28. 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 detailed lot grading plans and/or site grading plans to be submitted prior to the issuance of any site plan approval and/or building permit within the subdivision.
29. 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.
30. The Developer shall submit a Traffic Impact Study including sight line distances and daylighting triangles at the street corners to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
31. The Developer shall prepare an Erosion and Sediment Control Plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will detail all temporary and permanent control features, including construction, inspection, maintenance and removal specifications and requirements for all identified features.
32. The Developer shall prepare 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.

## Execution of Subdivision Agreement

### Conditions to be met prior to Execution of Subdivision Agreement

33. The Developer shall enter into a Subdivision Agreement with the City, and submit to the City all required securities and fees as determined by the City, to the satisfaction of the City Engineer. The Developer shall prepare and submit a construction schedule, complete with a breakdown of subdivision construction works to be completed under the agreement, including any external works, and a detailed cost estimate for the works. Prior to starting site works, the Developer shall meet all conditions listed under Construction, below.

34. **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 also 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.
35. The Developer shall have all requested engineering drawings and final reports prepared to the satisfaction and approval of the City Engineer.
36. As part of the submission of detailed drawings and reports outlined in this section, the Developer shall submit revised versions of all drawings and reports as necessary to satisfy all outstanding comments from previous submission reviews, including but not limited to:
  - 1) Refinements to the analysis of the existing Clairfields greenway system regarding its original design assumptions and available capacity to accept the proposed Regional Storm flows from the development, including original flow assumptions from these lands, flow assumptions from these lands during the supplemental hydraulic analysis completed in April 2000, and the flow route capacity from Munroe Crescent to the greenway, and under Clairfields Drive West.
  - 2) Refinements and additional detail concerning the storm water management facility design including alignment within Block 3, conformity to the City of Guelph Development Engineering Manual and conformity to the applicable Ministry of Environment, Conservation and Parks design guidelines.
  - 3) Refinements and additional detail concerning servicing within Poppy Drive.
37. 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 system. The report and plans shall address the issue of water quantity and quality in accordance **with recognized best management practices, Provincial Guidelines, the City's Development Engineering Manual 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.
38. The Developer agrees that the design and performance of the existing temporary infiltration gallery located within the Gosling Gardens right-of-way (City of Guelph Subdrain ID 584, located on the east side of Gosling Gardens,



south of Clair Road West) will be reviewed during the detail design stage, and that recommendations will be prepared in order for the structure to operate as a permanent facility. Based on those investigations, the City Engineer, acting reasonably, shall fix the amount of a required one-time cash payment from the Developer to the City of Guelph, based on the cost of any alterations needed and for the operations and maintenance cost for the life of the gallery, such amount not to exceed \$150,000.

39. The Developer shall submit a Hydrogeological Study to the satisfaction of the City which shows how pre-development infiltration will be maintained under post-development conditions.
40. 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 detailed lot grading plans and/or site grading plans to be submitted prior to the issuance of any site plan approval and/or building permit within the subdivision.
41. 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.
42. The Developer shall submit a Traffic Impact Study including sight line distances and daylighting triangles at the street corners to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
43. The site plans for all corner building lots, as determined by the City, shall be submitted to the City for approval of driveway location.
44. The Developer shall provide an On-Street Parking Plan for the subdivision to the satisfaction of the City Engineer.
45. The Developer shall prepare an Erosion and Sediment Control Plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will detail all temporary and permanent control features, including construction, inspection, maintenance and removal specifications and requirements for all identified features.
46. The Developer shall prepare 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.
47. The Developer shall phase the subdivision to the satisfaction of the City.
48. The Developer shall pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit.

49. 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.
50. The Developer shall be responsible for the cost of development and implementation (including planting) of the Street Tree Planting Plan in accordance with City specifications. 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 street tree plan to the satisfaction of the City. **The Developer shall warranty the trees for two winters (replace "two winters" with "two full growing seasons" in 2018). Replacement trees are to be warrantied for (a) the remainder of the warranty period of the original tree or (b) an additional year, whichever is greater. Once the tree has been planted, the Developer shall provide the City with a certificate that certifies that the tree stock quality meets Canadian Nursery Landscape Association standards and that the tree has been planted following the City's Part B Specifications.** The certificate must be certified by a landscape architect, certified arborist or professional forester (who must be a qualified member of the Ontario Professional Foresters Association). At the end of the warranty period (after **the second winter**) (remove "after second winter" in 2018), **the Developer** shall provide the City with a second certificate that certifies that the tree was cared for as per the approved watering and maintenance plan on the Street Tree Planting Plan and that the tree is free of defects and disease.
51. 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.
52. 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 Alectra Utilities.
53. 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, sodding and any required servicing to park boundary including water, storm, sanitary and hydro for any phase containing a Park block to the satisfaction of the Deputy CAO of Public 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 Deputy CAO of Public Services.
54. The Developer shall be responsible for the cost of design and development of the demarcation of all lands conveyed to the City and the existing Emergency Services station 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 Deputy CAO of Public 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 Deputy CAO of Public Services.

55. The Developer shall install, at no cost to the City, chain link fencing adjacent to Block 3, Block 5 and the existing Emergency Services station. The Developer further agrees that the fencing will be installed following grading operations of the subdivision in accordance with the current standards and specification of the City and to the satisfaction of the Deputy CAO of Public Services. Further, all property lines must be accurately surveyed and clearly marked in the field prior to establishing all fence line locations. Fences shall be erected directly adjacent to the established property line within the City owned lands.
56. The Developer shall design and develop the Stormwater Management Facility **Landscaping in accordance with the City's current "Development Engineering Manual" to the satisfaction of the Deputy CAO of Public 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 Deputy CAO of Public 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 Stormwater Management Facility Landscaping for the City lands to the satisfaction of the Deputy CAO of Public Services.
57. The Developer shall provide Public Services with digital files in AutoCAD - **DWG format 'final approved' and 'as-built' information** containing the following: parcel fabric, street network, grades/contours and landscaping of the stormwater management and park block.
58. **The Developer shall place the following notifications in the City's subdivision agreement to be registered on title, and agrees that the same notifications shall be included in all offers of purchase and sale for all lots and/or dwelling units:**
  - a) **"Purchasers and/or tenants of all** blocks, lots or units are advised that any fee paid by the purchaser to the Developer for the planting of trees on City boulevards 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 building. The City shall not provide regular maintenance for trees planted on private property save and except any maintenance conducted pursuant to section 62 of the Municipal Act, 2001, c.25, as amended, and purchasers of all lots or units shall be obligated to maintain any tree on private property in accordance

with and pursuant to the **City of Guelph's Property Standards By-law (2000)-16454, as amended."**

- b) **"Purchasers and/or tenants of all** blocks, lots or units located in the subdivision plan, are advised prior to the completion of sales, of the time frame during which construction activities may occur, and the potential to be inconvenienced by construction activities such as noise, dust, dirt, debris, **drainage and construction traffic."**
  - c) **"Purchasers and/or tenants of all** blocks, lots or units are advised that on-street parking restrictions will be implemented in the subdivision and may **apply to the street fronting their property."**
  - d) **"Purchasers and/or tenants of all lots or units abutting City owned lands** are advised that no private gates will be allowed into Blocks 1 and 2 that abut these lands.
  - e) **"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."**
  - f) **"Purchasers and/or tenants of all lots or units are advised that the** boundaries of the City owned land 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 Blocks 1 and 2."**
  - g) **"Purchasers and/or tenants of all lots are advised that the South End** Community Park and the proposed park block have been designed for active public use and includes a Community Centre, parking lot, booked sportsfields, playgrounds, splash pad, 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."**
59. 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.
60. The Developer shall retain a qualified environmental inspector, satisfactory to the City, 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.

61. 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.
62. 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.
63. 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 subdivision agreement on the block/lot so disturbed.
64. The Developer shall supply and erect street name and traffic control signs in the subdivision, to the satisfaction of the City.

### Registration of the Subdivision Plan

Conditions to be met prior to Registration of the Subdivision Plan or any part thereof

65. The Developer shall obtain approval of the City with respect to the availability of adequate water supply and sewage treatment capacity.
66. The Developer shall enter into a Subdivision Agreement, to be registered on title, to the satisfaction of the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
67. The Developer shall ensure 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 Development Engineering Manual**.
68. The Developer shall pay any outstanding debts owed to the City.
69. The Developer agrees to provide temporary signage describing the existing/proposed park, stormwater management area, walkway and required fencing on all entrance signs for the development and at the street frontages of Blocks 3 and 5 to the satisfaction of the General Manager of Planning and Building Services. 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. The signage shall:

- a) advise prospective purchasers in the area of the stormwater management area and walkway and level of maintenance of these parcels of land by the City;
  - b) clearly state that the maintenance of the stormwater management area and walkway are the responsibility of the Developer until such time as the City accepts the lands;
  - c) clearly state that all questions relating to the maintenance of the stormwater management area and walkway shall be directed to the Developer.
70. The Developer shall dedicate Block 5 (0.072 ha) for park purposes in **accordance with the City's Official Plan Policies**.
71. The Developer shall pay cash-in-lieu of parkland conveyance for the **remaining required parkland dedication in accordance with the City's Official Plan Policies**. The cash in lieu of parkland shall be the equivalent Market Value of 0.1 ha (0.25 acre) in **accordance with the City's Official Plan Policies**. The cash in lieu amount for Block 2 is based on 5% of the land involved.
72. The Developer shall provide a satisfactory long form appraisal report prepared for the Corporation of the City of Guelph for the purposes of calculating the amount of cash-in-lieu of parkland conveyance. The value of the land shall be determined as of the day before the day of draft plan of subdivision approval. The long form appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada and shall be subject to the review and approval of the Deputy CAO of Public Services. Notwithstanding the foregoing, if the long form appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the amount of cash-in-lieu of parkland conveyance.
73. The Developer shall pay development charges to the City in accordance with By-law Number (2019)–20372 (Development Charges Bylaw), 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.
74. The Developer shall erect and maintain signs at specified entrances to the subdivision showing the proposed land uses and zoning of all the blocks **within the proposed subdivision and indicated on such signs, "For the zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City of Guelph"**. The signs must be resistant to weathering and vandalism.

75. The Developer shall post a security to the City to ensure proper and timely completion of all landscaping, in accordance with approved landscaping, vegetation compensation and enhancement plan(s). The amount of the security required shall be based on a detailed cost estimate inclusive of items, quantities, unit costs and total costs. The cost estimate is to be prepared by the consultant, to the satisfaction of the General Manager of Planning and Building Services.
76. The Developer shall pay to the City the total cost of reproduction and **distribution of the Guelph Resident’s Environmental Handbook, to all future** residents within this development, which such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
77. The Developer shall post a security, based on an approved cost estimate, to the City to cover the cost of implementing the post-development monitoring program, to the satisfaction of the General Manager of Planning and Building Services.
78. The Developer shall apply to the Planning Department for registration of the Plan of Subdivision.
79. The Developer shall ensure:
  - a) That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision are conveyed clear of encumbrance to the satisfaction of the City of Guelph, and other 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.
  - b) 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.
  - c) That the Subdivision Agreement is registered on title for all lots, blocks and any dwelling units, and shall ensure the required notifications on title are included in all offers of purchase and sale.

## Construction

### Conditions to be met prior to the start of any construction works

80. The Developer must apply to the City for approval to start work. As part of the application to proceed with construction, the City will require items detailed in the subdivision assumption manual.
81. At the start-up of construction, the Developer is required to post signage, **including signs indicating “Road Not Assumed by the City – Use at Own Risk”**.

82. The Developer acknowledges and agrees that all requirements for construction, inspection and Preliminary and Final Acceptance shall be as per the Subdivision Assumption Guidance Manual, to the satisfaction of the City Engineer.

Conditions to be met prior to the Issuance of a Building Permit

83. Plan of Subdivision shall be registered.
84. All easements and conveyances shall be registered and are in favour of the City of Guelph.
85. The Developer has constructed all Stage 1A Services to the satisfaction of the City Engineer, and has received preliminary acceptance.
86. Hydro servicing is complete and accepted. The Developer shall provide the City with written confirmation from the Engineering Department of Alectra Utilities that the subdivision hydro servicing has been completed to the satisfaction of Alectra Utilities.
87. All required erosion and sediment control measures are in place.
88. 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.
89. 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:

90. Prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority:
  - a) A detailed Stormwater Management Report in accordance with the 2003 **Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual"** and in keeping with the Site Servicing & Stormwater Management Report (June 2020, GM BluePlan Engineering).



- b) Detailed Lot Grading and Drainage Plans showing existing and proposed grades.
  - c) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
  - d) An Environmental Implementation Report (EIR) to the satisfaction of the Grand River Conservation Authority in consultation with the City. The EIR should include the above noted reports, monitoring, and mitigation outlined in the Environmental Impact Study, Addendum Report, NRSI November 2018.
  - e) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading within the regulated area.
91. That the subdivision agreement between the Developer and City shall contain provisions for the completion and maintenance of the works in accordance with the approved plans and reports contained in Condition 90.
92. The Developer and the Wellington Catholic District 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.
93. The Developer shall 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.
94. 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.
95. The Developer shall satisfy all requirements and conditions of Canada Post including advisories and suitable mailbox locations.

NOTES:

That this Draft Plan Approval shall lapse at the expiration of 5 years from the date of issuance of Draft Plan Approval.



# B

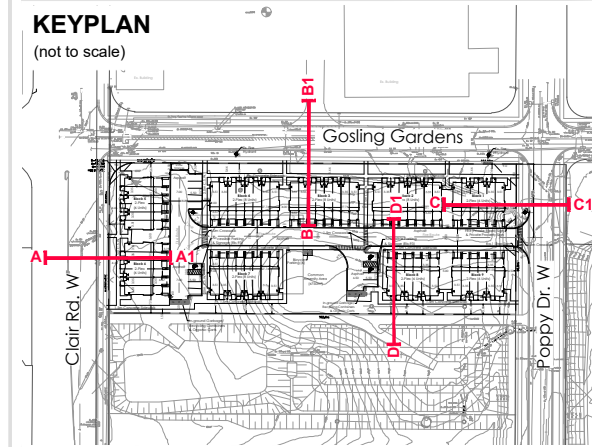
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## Appendix B: Angular Plane Analysis

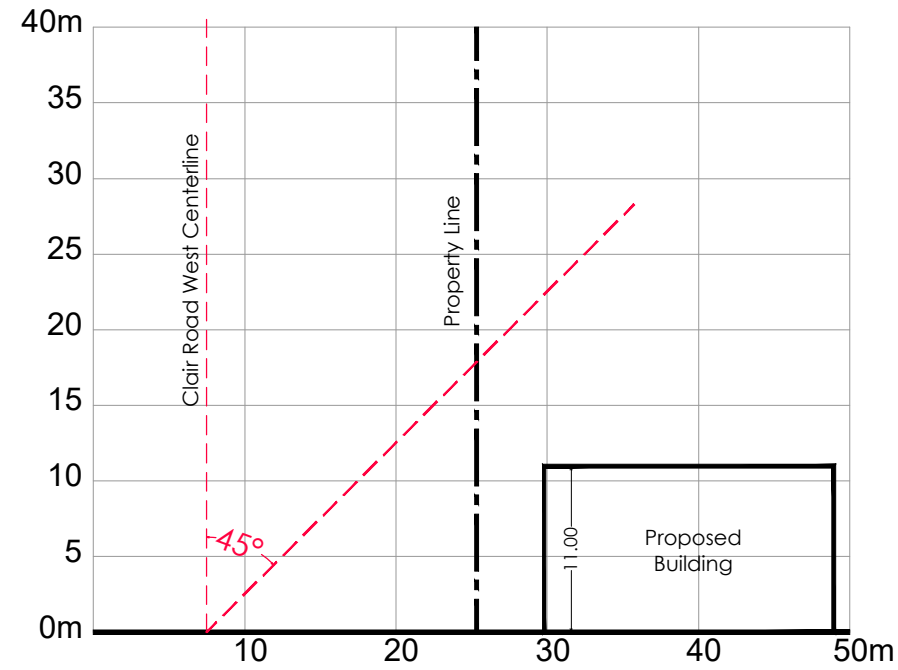
# ANGULAR PLANE ANALYSIS

## 132 Clair Rd W

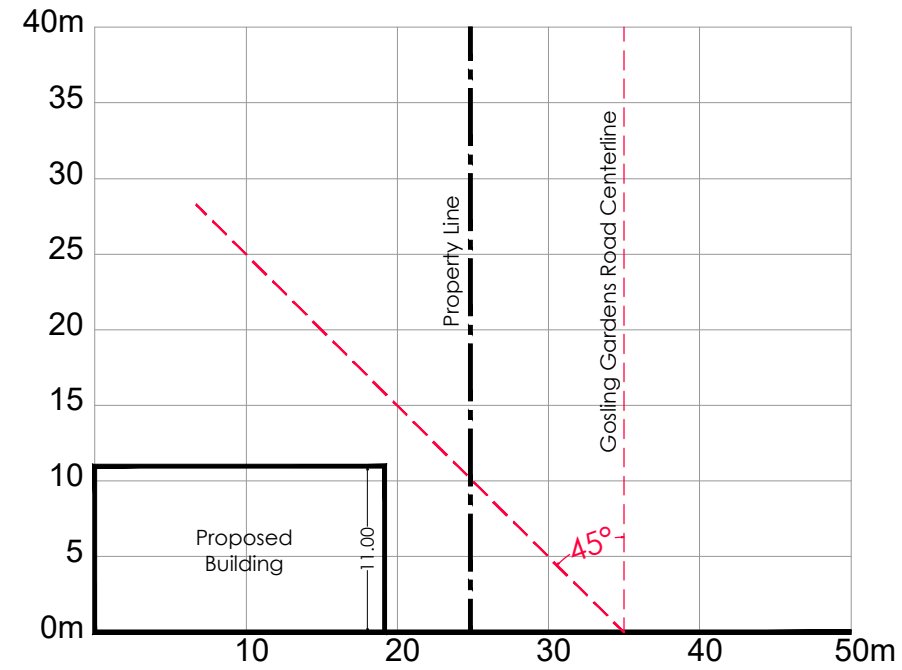
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(not to scale)



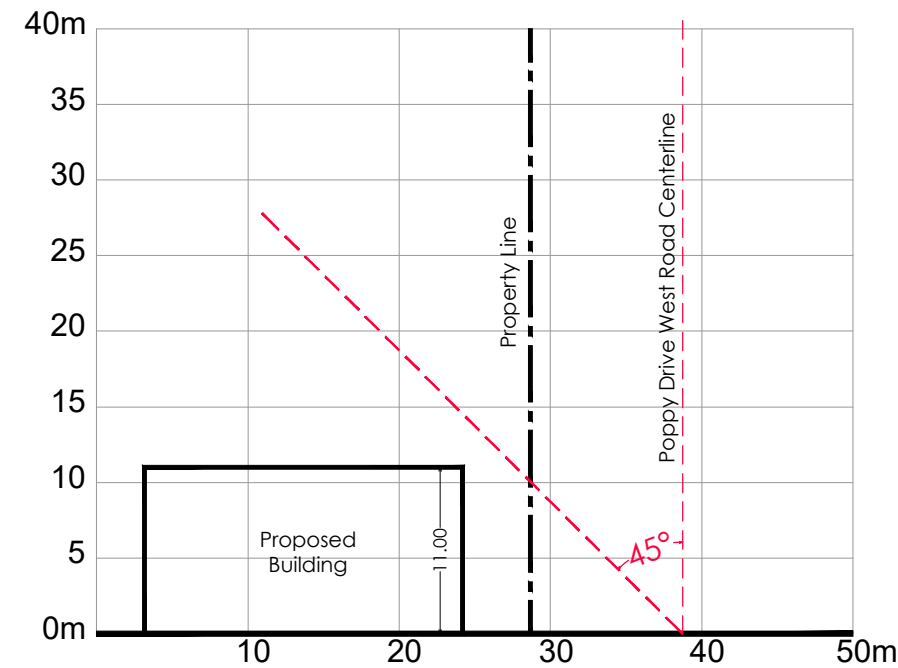
**SECTION A TO A1 (CLAIR RD W)**



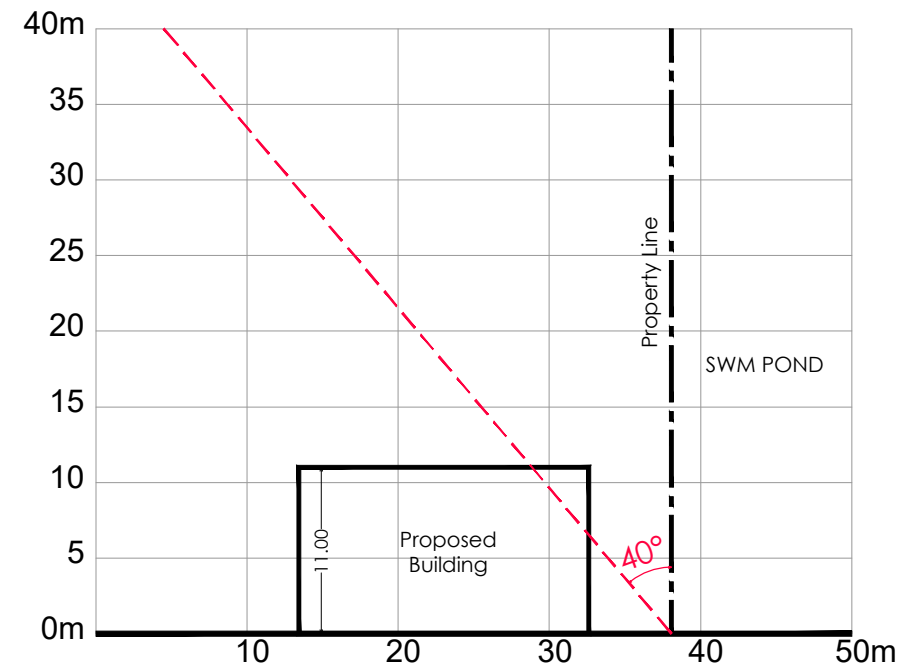
**SECTION B TO B1 (GOSLING GARDENS)**



**SECTION C TO C1 (POPPY DR W)**



**SECTION D TO D1 (SWM POND)**



**Notes:**  
• For information purposes only

**DATE:** January, 2025

**FILE:** 06131AC

**SCALE:** 1:500

**DRAWN:** GC

K:\06131AC-NEUMANN NORTHANGULAR PLANE\SP1\_JAN8\_2025\_ANGULAR\_PLANE.DWG