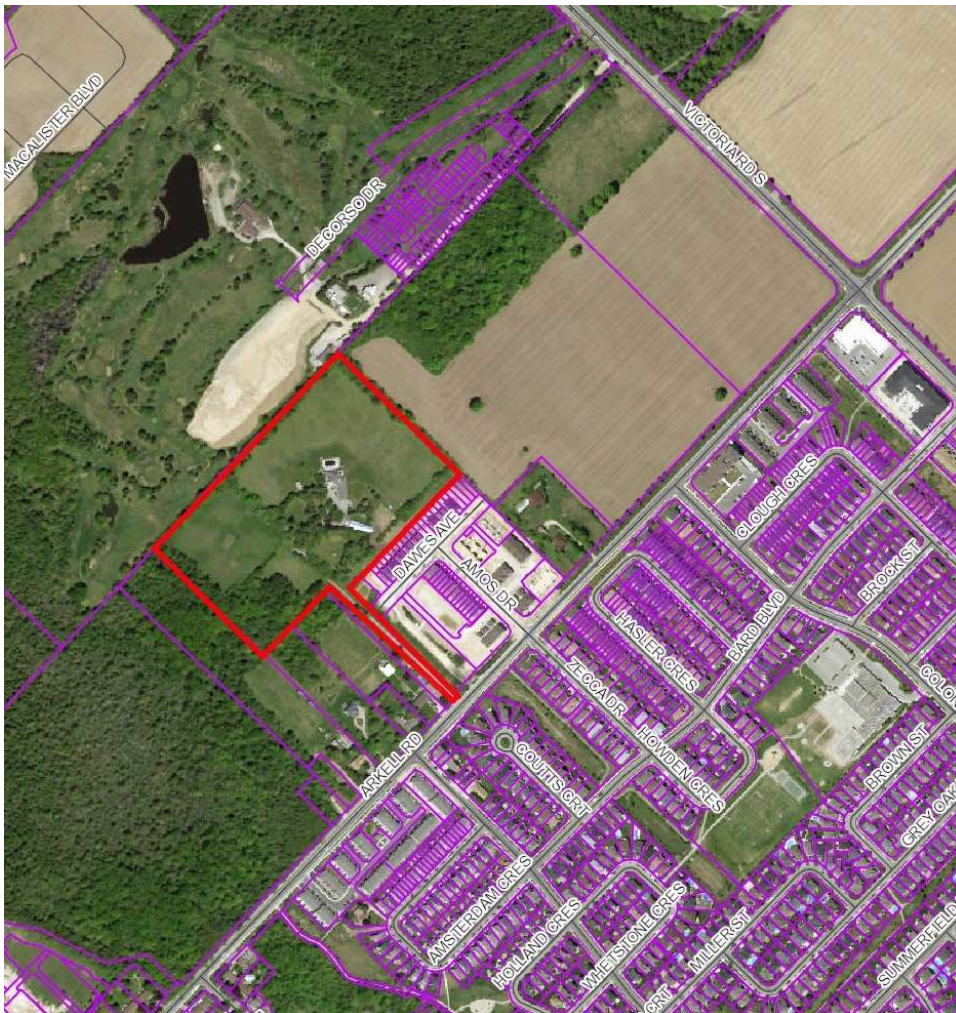


Planning Justification Report for Draft Plan of Subdivision and Zone Change



220 Arkeill Road

Prepared By: **Black, Shoemaker, Robinson & Donaldson Limited**
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Back Insert – Draft Plan of Subdivision

1.0 INTRODUCTION

This report provides background information in support of an application for a Draft Plan of Subdivision and Zone Change by the owner of the property identified as 220 Arkell Road. The subject lands are located along the north side of Arkell Road, between Gordon Street and Victoria Road.

It is the owner's intention to demolish the existing single detached residential dwelling from the property and to create a mixed density residential development, along with a neighbourhood park, preservation of the natural heritage features on the site and creation of a wildlife corridor.

The purpose of the proposed zoning amendment is to change the current Agricultural Zoning under the Township of Puslinch Zoning By-law to the appropriate zones under the City of Guelph Comprehensive Zoning By-law to recognize the uses established through the draft plan of subdivision.

See Figure1: Location Plan.

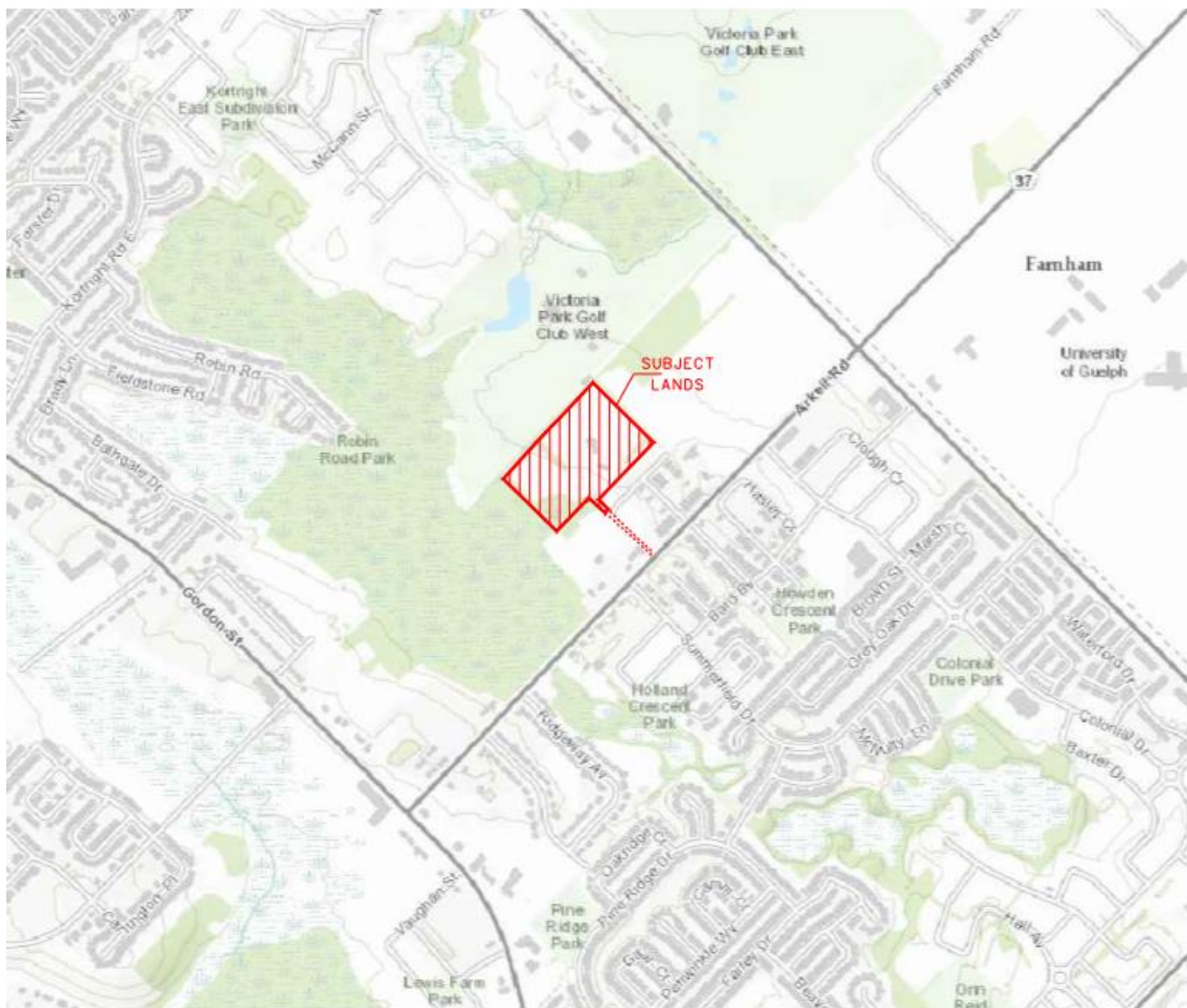


FIGURE 1: LOCATION PLAN

2.0 BACKGROUND INFORMATION

The subject property is legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch, now within the City of Guelph.

In October of 2016, the owner and applicant met with the City's Development Review Committee to discuss a draft plan of subdivision and zone change on the lands municipally described as 220 Arkell Road. At that meeting it was determined that the following reports and plans should accompany the zone change application:

- Completed Application Forms
- Draft Plan of Subdivision
- Planning Justification Report/Letter
- Draft Proposed Zoning By-law Amendment
- Functional Servicing Report
- Preliminary Grading Plans
- Stormwater Management Report
- Tree Inventory/Preservation Plan
- Traffic Impact Study
- Archaeological Study
- Environmental Impact Study
- Phase I Environmental Site Assessment
- Source Water Protection – Section 59 Form

A number of additional meetings with staff occurred between October 2016 and 2019 to identify and address issues associated with the development of the subject properties, although the supporting studies required for a complete application remained the same as identified in the October 2016 meeting.

A copy of the meeting minutes is found in Appendix A.

3.0 SITE ANALYSIS AND EXISTING CONDITIONS

3.1 Existing Conditions

The subject property includes approximately 7 hectares of land with access currently provide by a 6 metre wide driveway from Arkell Road. This access driveway from Arkell Road to the north side of the Dawes Road extension has been eliminated from the draft plan of subdivision. Until the subdivision is approved and developed, this driveway will continue to provide access to the site but it is to be considered "additional land owned by applicant".

There is an existing single detached residential dwelling on the property as well as manicured lawn, scattered planted trees, hedgerows, and a horse pasture. The site is generally surrounded by hedgerows and a portion of the Torrance Creek Swamp Provincially Significant Wetland (PSW) is located along the westerly part of the property.

The City of Guelph Official Plan identifies the Torrance Creek Swamp PSW and a portion of the adjacent hedgerows as Significant Natural Areas. The remainder of the hedgerows along the northern boundary of the property are identified as Ecological Linkages. Approximately half of the Subject Property is located within the GRCA regulation limit.

3.2 Surrounding Uses

To the north, the subject lands abut the Victoria Park Village (VPV) development currently under construction as a mixed density residential subdivision.

To the south along the east side of the access driveway the site abuts the recently constructed Arkell Meadows Subdivision (246 Arkell Road) consisting on semi-detached and townhouse units. West of the access driveway, the lands about single detached residential dwellings which are currently the subject of a draft plan of subdivision and zone change application to permit the development of cluster and stacked townhouse units.

To the west are lands designated Signiant Natural Area forming part of the Torrance Creek Swamp and woodlot.

To the east is a single detached residential dwelling and active agricultural lands, followed by a future High School site owned by the Upper Grand District School Board.

See Figure 2: Surrounding Land Uses



FIGURE 2 – SURROUNDING LAND USES

4.0 DEVELOPMENT PROPOSAL

The proposed subdivision plan will consist of a mixed density residential development that includes single detached residential dwellings, a cluster townhouse development, a neighbourhood park, a stormwater management facility, open space and a wildlife corridor.

The subject lands have a narrow frontage onto the north side of Arkell Road. This narrow frontage facilitates an existing driveway access, constrained by the property boundary which tapers from 6.0 m wide at the Arkell Road right-of-way to 14.0 m wide at the end of the access approximately 190.0 m north of Arkell Road. Due to this restriction, the Draft Plan supports one road access through the Victoria Park Village subdivision located immediately north of the subject lands. A connection to Victoria Road is established via the Victoria Park Village development. Until the road allowances are extended to this property from the Victoria Park Village subdivision, a 10.0 m wide Emergency Access will be provided from the proposed internal road, beside the Park Block connecting to the existing Dawes Avenue, located in the Arkell Meadows Subdivision. This interim emergency access strategy has been reviewed with the City prior to proceeding with the Reports and Plans to support the Draft Plan of Subdivision. Additional coordination with the Consultant for the adjacent Developer for 190-216 Arkell Road has occurred to coordinate the future profile of the extension of Dawes Avenue and impacts to the Emergency Access connection.

The local street (Street A) through the subdivision will be the southerly extension of Hutchison Road. This new street will run through the subject lands providing a future connection to currently undeveloped lands to the east of this property. Along the north and south side of Street A will be 31 single detached residential lots, a townhouse block accommodating approximately 60 cluster townhouse units and a neighbourhood park being 0.313 hectares in size. This park block exceeds the 5% land dedication requirement set out in the Planning Act and meets the alternative option of 1 hectare per 300 dwelling units.

In addition to the neighbourhood park, a 50 metre deep ecological linkage has been established along a hedgerow separating the subject lands from the Victoria Park Village subdivision to the north. The ecological linkage includes 1.338 hectares of land. Also along the west side of Street A is a single stormwater management facility designed to address stormwater management from the site. Finally, the westerly portion of the site includes a portion of the Torrance Creek wetland and associated buffers and open space. The ecological linkage, SWM facility, wetland, buffers and adjacent open space are to be conveyed to the City and protected from development.

The following chart outlines the land use and associated areas.

Lot or Block	Land Use	Number of Units	Area (HA)
Lots 1 to 31	Single Detached Residential	31	0.962
Block 32	Cluster Townhouses	60	1.734
Blocks 33 and 34	Ecological Linkage	-	1.338
Block 35	Emergency Access/Walkway	-	0.214
Block 36	Park	-	0.313
Block 37	Stormwater Management Facility	-	0.516
Block 38	Open Space/Wetland	-	1.388
Block 39	Service block for storm sewer	-	0.020
Street A	-	-	0.485
TOTAL		91 UNITS	7.015 HA

Figure 3 shows the proposed Draft Plan of Subdivision.

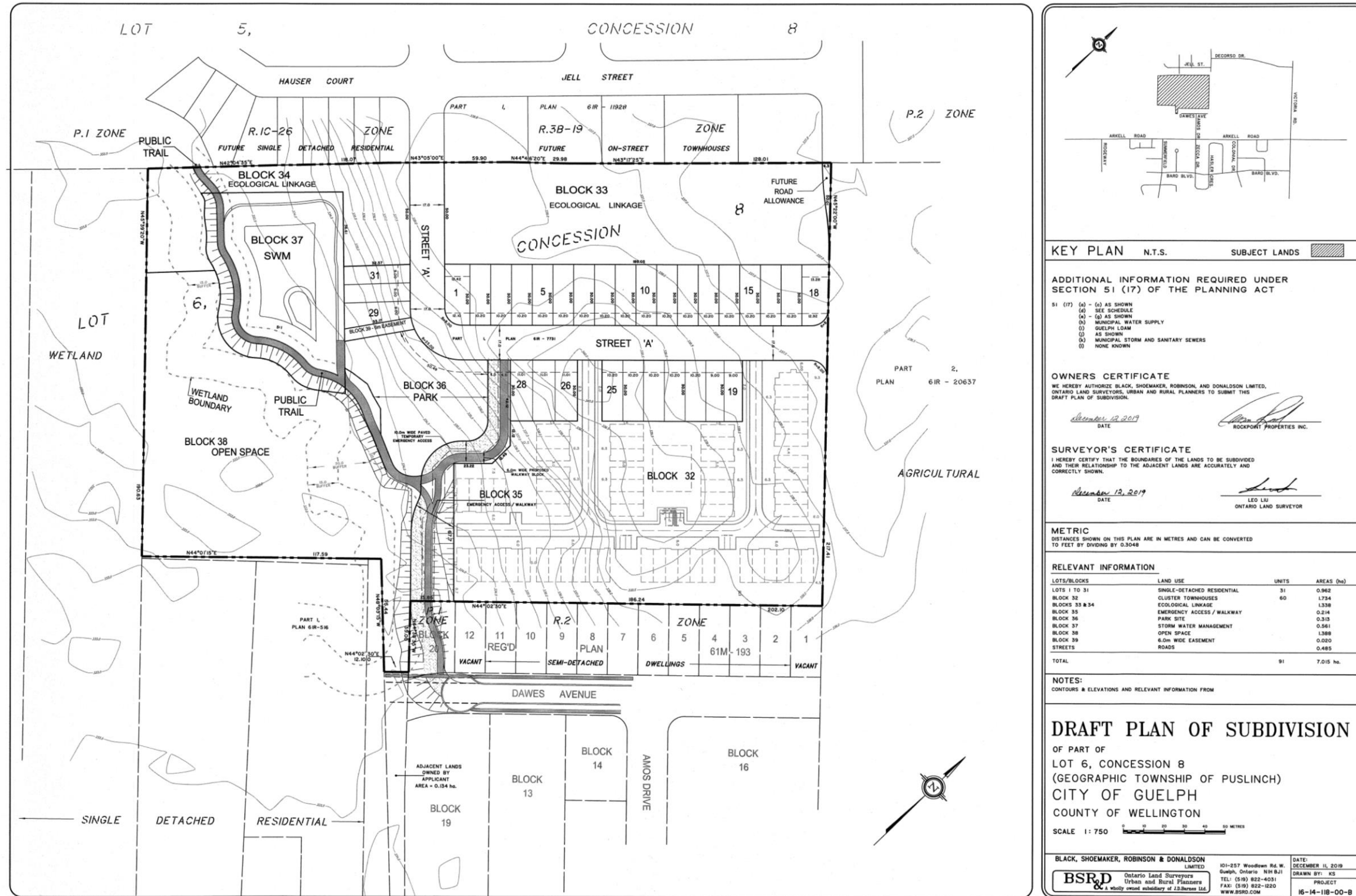


FIGURE 3: DRAFT PLAN OF SUBDIVISION

5.0 SUPPORTING STUDIES

The following additional information has been prepared in support of this application:

- Preliminary Servicing, Grading and Stormwater Management Report (Stantec Consulting)
- Hydrogeological Assessment (Stantec Consulting)
- Geotechnical Investigation (Stantec Consulting)
- Tree Preservation Plan (Stantec Consulting)
- Traffic Impact Study (Paradigm Consulting)
- Archaeological Report (Fisher Archaeological)
- Environmental Impact Study (Stantec Consulting)
- Phase I Environmental Site Assessment (Stantec Consulting)

5.1 Preliminary Servicing, Grading and Stormwater Management Report

Stantec Consulting Limited prepared a Preliminary Servicing, Grading and Stormwater Management Report. The study concludes:

As part of the servicing of the subdivision immediately north of the subject lands, a 300 mm dia. sanitary sewer was extended from the trunk line on Victoria Road into the aforementioned development. This sanitary sewer makes provision to service the subject property. Local sanitary sewers of 200 mm dia. will be constructed throughout the proposed subject lands and within the proposed roadway for Street A and a service stub will be provided for the future Multi-family Block. Onsite sewers will have adequate capacity and will be installed at sufficient depths to enable servicing the subject lands by gravity.

Water supply for domestic water service use and fire protection to the proposed development will be provided by a single connection in the interim to the existing 150 mm diameter watermain stub on the subdivision to the north. The proposed residential units will be provided with 25 mm dia. water service connections from the 150 mm dia. watermain and a 150 mm dia. water stub will be provided at the property limits of the Multi-family Block.

Hydro is currently supplying the property via an overhead system located on the south side of Arkell Road, adjacent the 220 Arkell property. A future electrical distribution system will be supplied from the Victoria Park Village Subdivision located northwest of the property. There will be no constraints with providing hydro service to the proposed Development.

Bell has indicated that they would supply the proposed Development with a joint trench from Guelph Hydro Electric Systems Inc. They do not foresee any issues servicing the proposed development. Rogers Cable Systems will follow the services of Bell Canada. Gas service to the 220 Arkell Development would be provided from the Victoria Park Village Subdivision. They do not foresee any issues servicing the proposed Development.

Hydro, Bell, Cable and Gas lines would be buried within the boulevards per the City of Guelph typical road cross-section.

The stormwater management strategy incorporates a combination of lot level and centralized infiltration trenches to promote groundwater recharge of rooftop runoff and an end of pipe dry stormwater management facility promoting infiltration and quantity control. A treatment train approach using an Oil/Grit Separator unit in series with a forebay in the dry stormwater management facility has been designed to achieve the required quality control target. The water quality requirement for the site is to achieve the long-term removal of 80% TSS (Level 1) from developed areas. To meet the target peak

flow rates (water quantity control) as outlined by the TCSS, control for the site will be provided through a combination of lot level and end-of-pipe controls.

For more detailed information, the complete Preliminary Servicing, Grading and Stormwater Management Report is available under separate cover.

5.2 Tree Preservation Plan

Stantec Consulting Limited prepared a Tree Preservation Plan. The report concludes the following:

Tree preservation will occur along the north and east property lines as well as all of the west part of the site being the significant woodland area.

The following is a summary of the total inventoried trees located within the subject property; trees to be retained; trees to be removed; and trees that require compensation:

- Total trees inventoried in area = 389
- Trees to be retained = 137
- Trees to be removed = 252
- Removals that are invasive species or trees in poor condition (with greater than 70% dead crown), or dead trees, without compensation = 26
- Trees to be removed with compensation = 226*
*excluding invasive species and trees in poor condition (with greater than 70% dead crown) or dead trees

The City of Guelph requires compensation for the loss of canopy cover for trees in fair to excellent condition. The City requires a replacement ration of 3:1, or \$500 cash in lieu for each tree removed. There will be 226 trees that removed will require compensation. As such that represents 678 native trees planted for compensation, or cash in lieu of as mentioned above.

Compensation planting will be examined more closely as part of the Environmental Implementation Report with a view to maximizing plantings within the wildlife corridor and open space areas of the plan.

For more detailed information see the Tree Preservation Plan.

5.3 Archaeological Report

Fisher Archaeological Consulting conducted an archaeological study of the property. This report was submitted to the Ministry of Tourism, Culture and Sport. The Ministry's report number for this project is P115-0037-2018. The report concluded the following:

The Stage 1: Background Study concluded that archaeological potential for the Study Area was high for both Indigenous and Euro-Canadian resources, except for small areas that were extensively disturbed by the construction of structures in modern times. Indigenous potential was based on the proximity of the Study Area to running water, a wetland and a drumlin; Euro-Canadian potential was based on the proximity to Arkell Road, an early settlement road.

The Stage 2: Assessment was conducted through pedestrian survey and shovel test pitting. One Indigenous artifact was found during pedestrian survey, an isolated non-diagnostic biface. Thus, this findspot has no further Cultural Heritage Value or Interest (CHVI). The shovel test pit survey identified multiple areas of modern disturbance, and these areas had no natural soil profile remaining. Other areas of slight disturbance from the addition of landscaping fill were noted, but these disturbances did not

extend fully into the subsoil. No other Indigenous artifacts nor Euro-Canadian artifacts were found during the assessment.

In summary, the whole of the Study Area was assessed apart from the protected wooded section on the west side, part of a block of land that will be conveyed to the City of Guelph. The shovel testing was conducted at appropriate intervals, and nothing having CHVI was discovered.

Recommendations:

1) The portion of the Study Area being developed has been adequately assessed, and nothing having further CHVI was identified. Therefore, no further archaeological work is recommended for this portion of the Study Area;

2) The portion of the Study Area as indicated that is to be zoned as non-development land (being the open space lands and westerly part of the wildlife corridor) that has not been assessed, will require an archaeological assessment should its zoning change in the future, or ground disturbing activities be proposed.

For more detailed information, the complete Archaeological Report is available under separate cover.

5.4 Scoped Traffic Impact Study

Paradigm Transportation Solutions Limited prepared a Traffic Impact Study. The study concluded the following:

Currently, all intersections within the study area operate at acceptable levels of service during the AM and PM peak hours, with no individual problem movements, except:

Victoria Road and Arkell Road:

- Eastbound left-turn movement – AM peak hour;
- Westbound left-turn movement – AM and PM peak hours;
- Northbound through-right movement – AM and PM peak hours; and
- Southbound through-right movement – PM peak hour.

A growth rate of 2.0% per year for 2017 to 2026, and a rate of 3.0% per year beyond 2026 was used for traffic in the study area. The City requested that the traffic generated by other “approved but not yet built” developments in the study area be included in the background traffic forecasts, including: Kortright East, Victoria Park Village, Westminister Woods, Northwest Arkell Road and Victoria Road, and 388 Arkell Road Secondary School.

Under 2021, 2026 and 2031 background traffic conditions, all intersections within the study area are forecast to operate at overall acceptable levels of service.

Traffic signal control warrants were completed for all unsignalized study area intersections, for the 2031 total traffic horizon. It is recommended that traffic signals are installed by the 2031 horizon year at the intersection of Arkell Road and Colonial Road.

Once the entire neighbourhood is built-out, there will be an additional connection between Arkell Road and Victoria Road through the neighbourhood. This connection is not a direct route with reduced speed limits, therefore the potential for traffic infiltration is low. No traffic calming measures are required.

Based on the findings of this study, the subject development does not require offsite road improvements specific to the development. It is recommended that the development be approved as proposed.

In consideration of all of the area developments reviewed in this study, it is further recommended that the City monitor and review the need for:

- Signal timing and phasing optimization at all signalized intersections;
- Eastbound dual left-turn lanes and fully-protected phase at Victoria Road and Arkell Road;
- Northbound and southbound right-turn lanes at Victoria Road and Arkell Road;
- Traffic Control Signals at Arkell Road and Colonial Road, and Victoria Road and Victoria Park Village Road; and
- Road Widening on Victoria Road to four (4) lanes from Clair Road north to MacAllister Boulevard.

For more detailed information, the Scoped Traffic Impact Study is available under separate cover.

5.5 Environmental Impact Study

Stantec Consulting Limited was retained to complete an Environmental Impact Study. The study concluded the following:

Avoidance, mitigation, numerous enhancement measures, and a monitoring program are proposed during the design of the proposed development to avoid and mitigate negative impacts to the identified significant natural features located within the Study Area, including the PSW, woodland, and SWH.

Overall, the proposed development has been sited outside of the PSW and significant woodland boundaries. Except where OP policies permit (e.g. essential infrastructure, SWM), development has also been sited outside of significant wildlife habitat.

In addition to siting development outside of the natural feature boundaries, setbacks to the development are proposed in accordance with OP policies, including 10 m from the edge of the significant woodland and 30 m from the edge of the PSW. Permitted uses proposed within the buffers include the siting of the SWM facility and a secondary trail.

Measures to mitigate potential impacts to wildlife during and post-construction will be provided. These measures include removal of vegetation outside of the breeding bird window (or the use of nest sweeps) and provisioning of a wildlife culvert to offset potential impacts of the proposed road linking to the development to the north. Access control fencing will avoid impacts to wildlife using natural areas during construction, as well as by homeowner encroachment post-construction.

General Best Management Practices including appropriate stormwater management (including the use of LIDs) as well as erosion and sediment controls will also be implemented to manage surface runoff during construction and following development to meet the water quality and quantity requirements of the City of Guelph and the Torrance Creek Subwatershed to protect the adjacent natural areas.

The post development surplus in infiltration and overland flow is not considered to be detrimental to the wetland environment adjacent to the development area. Additional infiltration to the groundwater is not considered to be a negative effect in urban environments that are generally subject to storm water collection that is discharge to watercourse systems before it can be recaptured as infiltration. With respect to overland flow surplus to the wetland, swamps are relatively resilient to fluctuating water levels given that the vegetation absorbs water and the area is seasonally inundated in the spring as part of natural processes. The water surplus will predominantly occur in the spring consistent with normal conditions in these swamp areas. Inundated conditions to the extent that would negatively influence the swamp flora during drier summer month are not anticipated. In a worst-case scenario, the understory vegetation may shift to wetland species with a higher wetness index.

Proposed enhancements on the Subject Property (i.e., invasive species management and compensation plantings) will offset any residual impacts that may occur from the development. Stantec is proposing the removal of 252 trees to accommodate the development, with a total of 226 trees removed requiring compensation. Tree removal compensation will involve the planting of 678 native trees or \$500 cash in lieu for each tree removed. Plantings will be directed towards enhancing proposed buffers to the wetland as well as the ecological linkage to enhance wildlife habitat on the Subject Property post-development.

Finally, a trail and accompanying educational signage is proposed to enhance the use of the subject property and support an appreciation for the adjacent natural areas post-development for residents.

For more detailed information, the complete Environmental Impact Study is available under separate cover.

5.6 Phase I Environmental Site Assessment

Stantec Consulting Limited completed a Phase 1 Environmental Site Assessment. The major findings of the assessment are set out below:

The Phase I ESA has revealed evidence of potential environmental contamination associated with the Site.

The following environmental concern was identified:

- Historical use of fill material of unknown environmental quality to infill a former pond on the Site.

Based on the unknown age of the detached garage/shed building (possibly built in the mid-1970s), asbestos, PCBs and lead containing materials may be present.

A soil characterization program and hazardous materials survey to confirm the environmental quality of soil in this area was undertaken

For more detailed information, the complete Phase I Site Assessment is available under separate cover.

6.0 PLANNING AND POLICY FRAMEWORK

This section reviews the policies and guidelines that have been considered as part of the overall analysis for the development of the subject lands.

6.1 Provincial Statutes

6.1.1 THE PLANNING ACT

The Planning Act R.S.O. 1990, and c.P.13, establishes the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

Section 2 sets out matters of Provincial Interest and notes that any decisions must have regard to these matters.

Section 3 (1) of the Planning Act, establishes that policy statements may be issued by the Minister on matters related to municipal planning to deal with matters of provincial interest.

Section 3(5) of the Planning Act states that in exercising any authority that affects planning matters, every group who exercises such authority shall be:

- Consistent with the policy statement issued under 3 (1); and
- Shall conform to provincial plans or shall not conflict with them.

6.1.1.a) Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) was approved by the Lieutenant Governor in Council, by Order in Council No. 107/214.

The Provincial Policy Statement is intended to promote a policy-led system that recognizes that there are complex inter-relationships among environmental, economic and social factors in land use planning.

The 2014 Provincial Policy Statement reinforces and strengthens policies with respect to "settlement areas" being the focus of growth. It also establishes the importance of "intensification" as an effective tool for managing growth within settlement areas. In this regard, the following specific policies are of some relevance to the subject proposal:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.....Within settlement areas sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

RESPONSE: *This subdivision and zone change application is consistent with Section 1.1.2 of the PPS as it will result in the redevelopment of currently underutilized lands by way of residential intensification through the creation of a mixed density residential subdivision.*

1.1.3 Settlement Areas

- 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a. densities and a mix of land uses which:
 1. efficiently use land and resources;
 2. are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
- b. a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3 where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable

existing or planned infrastructure and public service facilities required to accommodate projected needs.

- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

RESPONSE: *The proposed development is consistent with Section 1.1.3 of the PPS as the subject property is located within the urban boundary of the City of Guelph. It will result in an efficient use of land and existing infrastructure. It will facilitate residential intensification while preserving the existing wetlands on the property.*

1.4 Housing

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.
- b) permitting and facilitating:
 - a. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
 - b. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

RESPONSE: *The subdivision and zone change applications are consistent with Section 1.4 of the PPS. This subdivision will include single detached and cluster townhouse accommodation, providing housing for a range of income levels and demographics. Roads and services are available and adequately sized to properly service this development. It maximizes the efficient use of land, resources and infrastructure, while also being transit supportive. Recreational, commercial and educational facilities are within close proximity of the site.*

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

- 1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;

b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

RESPONSE: *The subdivision and zone change applications are consistent with Section 1.5 of the PPS. This subdivision will include a neighbourhood park and a significant link in the City's master trail network. The subdivision will also be connected to the subdivision to the north by a municipal street and sidewalk and connected to the community to the south by way of a trail connection. Public spaces and trails will be accessible.*

1.6.6 Sewage, Water and Stormwater

Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services. These systems are provided in a manner that can be sustained by the water resources upon which such services rely, is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

Planning for stormwater management shall minimize, or, where possible, prevent increases in contaminant loads; minimize changes in water balance and erosion; not increase risks to human health and safety and property damage; maximize the extent and function of vegetative and pervious surfaces; and promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

RESPONSE: *The proposed development is consistent with Section 1.6.6 of the PPS. This subdivision will be developed on full municipal services and the capacity is sufficient to accommodate this development. A comprehensive stormwater management strategy has been created for the site, to prevent increases in contaminant loads; minimize changes in water balance and erosion; not increase risks to human health and safety and property damage; maximize the extent and function of vegetative and pervious surfaces; and promote stormwater management best practices.*

2.1 Natural Heritage

Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

RESPONSE: *The subdivision and zone change applications are consistent with Section 2.1 of the PPS. Overall, the proposed development has been sited outside of the PSW and significant woodland boundaries. Except where OP policies permit (e.g. essential infrastructure, SWM), development has also been sited outside of significant wildlife habitat. In addition to siting development outside of the natural feature boundaries, setbacks to the development are proposed in accordance with OP policies, including 10 m from the edge of the significant woodland and 30 m from the edge of the PSW. Permitted uses proposed within the buffers include the siting of the SWM facility and a secondary trail. Measures to mitigate potential impacts to wildlife during and post-construction will be provided.*

The proposed development of the subject lands is consistent with the policies set out in the 2014 Provincial Policy Statement.

6.1.2 PLACES TO GROW ACT, 2005

This legislation creates the legal framework necessary for the government to designate a geographic area of the province as a growth plan area and subsequently to develop a growth plan for that area. It enables the government to plan population growth, economic expansion, and the protection of environmental and agricultural land.

6.1.2a) Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow May 2019 was approved by the Lieutenant Governor in Council, Order in Council No 641/2019. "The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to take effect on May 16, 2019. This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.

The subject property is located within the "Designated Greenfield" area set out in the Growth Plan. The following specific policies are of some relevance to the subject proposal:

Where and How to Grow

Section 2.1 speaks to building more compact greenfield communities to reduce the rate at which land is consumed. Communities in larger urban centres need to grow at transit supportive densities, with walkable street configurations. Compact built form and intensification efforts go together with more effective transit and active transportation networks and are fundamental to where and how we grow. They are necessary to ensure the viability of transit; connect people to homes, jobs and other aspects of daily living for people of all ages; and meet climate change mitigation and adaptation objectives. Moreover, an increased modal share for active transportation and transit, including convenient, multimodal options for intra- and inter-municipal travel, supports reduced air pollution and improved public health outcomes.

PLANNING RESPONSE: *The proposed development of the subject lands conforms with the policies set out in the 2019 Growth Plan. The mixed density subdivision has been designed with walkable street and integrated trail network connecting residents with school, parks and neighbourhood commercial uses. The compact form goes together with effective links to transit and active transportation networks.*

2.2.6 Housing

Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will: support housing choice through the achievement of the minimum intensification and density targets; identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents.

RESPONSE: *The proposed subdivision will create a mix of single detached dwellings and cluster townhouse units. It is being developed at a density of 21.2 units per hectare.*

2.2.7 Designated Greenfield Areas

Section 2.2.7 established policies for Designated Greenfield Areas. The following excerpts are relevant to this application:

1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - a) supports the achievement of complete communities;
 - b) supports active transportation; and
 - c) encourages the integration and sustained viability of transit services.
2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:
 - a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;
3. The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:
 - a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
 - b) rights-of-way for: i. electricity transmission lines; ii. energy transmission pipelines; iii. freeways, as defined by and mapped as part of the Ontario Road Network; and iv. railways;

PLANNING RESPONSE: *The proposed subdivision conforms with the policies set out in the 2019 Growth Plan. The subdivision will create a mixed density residential development meeting the needs of a variety of households. A neighbourhood park and an integrated trail network addresses recreational opportunities within the subdivision. Schools, parks, open space, transit and commercial facilities are in close proximity assisting in the creation of a complete community. The property will be developed at a density of 21.2 units per hectare or approximately 56 residents per hectare.*

3.2.6 Water and Wastewater Systems

Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater system.

3.2.7 Stormwater Management

According to Section 3.2.7.2, proposals for large-scale development proceeding by way of a plan of subdivision, will be supported by a stormwater management plan.

4.2.2 Natural Heritage System

A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity.

Municipalities will incorporate the Natural Heritage System for the Growth Plan as an overlay in official plans, and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or hydrologic functions of the features and areas.

RESPONSE: *The existing municipal water and wastewater services are available and have capacity within the system to accommodate this development. A stormwater management design has been created for this development that incorporates a combination of lot level and centralized infiltration trenches to promote groundwater recharge of rooftop runoff and an end of pipe dry stormwater management facility promoting infiltration and quantity control. Overall, the proposed development has been sited outside of the PSW and significant woodland boundaries. Avoidance, mitigation, numerous enhancement measures, and a monitoring program are proposed during the design of the proposed development to avoid and mitigate negative impacts to the identified significant natural features located within the Study Area*

The proposed development of the subject lands conforms with the policies set out in the 2017 Growth Plan.

6.2 Municipal Legislation

The subject lands are governed by the City's Official Plan and Comprehensive Zoning By-law.

6.2.1 CITY OF GUELPH OFFICIAL PLAN (March 2018 Consolidation)

The City's current Official Plan (OP) was approved by the Ontario Municipal Board on October 5, 2017. It provides direction for decision making and community building and includes provisions required to ensure conformity with the Growth Plan and consistency with the Provincial Policy Statement.

Figure 4 is Schedule 2 from City of Guelph Official Plan (Land Use Plan).

The subject property is designated Low Density Greenfield Residential with a portion of the site designated Significant Natural Area.

The following sections of the Official Plan are relevant when evaluating the proposed draft plan of subdivision and zone change applications.

Section 3 Planning a Complete and Healthy Community

The City aims to build a compact, vibrant, and complete community for current and future generations that meets the following objectives:

- To provide for a sufficient supply of land within the City's settlement area boundary to accommodate projected growth to the year 2031.
- To plan the greenfield area to provide for a diverse mix of land uses at transit-supportive densities.
- To promote protection and enhancement of the City's Natural Heritage System.

RESPONSE: *The proposed development will assist in achieving sufficient supply of land to accommodate future growth. The property is located within the greenfield area of the City and is planned to achieve a gradual increase in density by introducing a compact, community that is transit supportive. The plan also provides for the protection of the Natural Heritage features found along the westerly limit of the property while also providing an enhanced wildlife corridor along the northerly limit of the site.*

Section 3.12 sets out policies for the Greenfield Area. The Plan notes that significant portions of new residential and employment growth will be accommodated within the built boundary through intensification. The following policies are relevant to this application:

- vacant or underutilized lots, greyfield and brownfield sites will be revitalized through the promotion of infill development, redevelopment and expansion or conversion of existing dwellings
- a range and mix of housing will be planned, taking into account affordable housing needs and encouraging the creation of accessory apartment throughout the built-up area
- Intensification of areas will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.

RESPONSE: *The proposed development accommodates infill development on underutilized property, providing a range of dwelling sizes to address a variety of household incomes and demographics. It achieves a higher density development by way of a moderate increase, within an emerging neighbourhood in a manner that is sensitive, gradual and generally fits with the existing physical character of the area.*

Section 4 Protecting what is Valuable

This part of the Plan addresses the features, resources and built form that are highly valued and essential to the protection of the natural and cultural heritage resources, ensure health and safety, enhance energy sustainability and enhance the quality of life within the city and includes:

4.1 Natural Heritage System

The City's Natural Heritage System (NHS) is comprised of a combination of natural heritage features and areas, including Significant Natural Areas and minimum buffers, Natural Areas, Ecological Linkages, Restoration Areas and Wildlife Crossings.

The Natural Heritage System:

- i) provides permanent protection to the Significant Natural Areas (including Ecological Linkages) and established buffers;
- ii) identifies Natural Areas for further study to determine the features and functions that should be incorporated into the Natural Heritage System for permanent protection or, alternatively, identify the areas that may be developed; and
- iii) identifies wildlife crossings to ensure that mitigative measures are undertaken to minimize any harm to wildlife, the public and/or property.

The policies in Section 4.1 aim to strike a balance between protection of the Natural Heritage System and limited compatible development. The City shall ensure the long term protection of the Natural Heritage System and associated ecological and hydrologic functions. The individual components that make up Significant Natural Areas and Natural Areas include among other things:

i) Significant Natural Areas include:

- Significant Habitat for Provincially Endangered and Threatened Species,
- Significant Wetlands,
- Significant Woodlands,
- Significant Wildlife Habitat (including Ecological Linkages),
- Minimum or established buffers (where applicable)

ii) Natural Areas include:

- Other Wetlands,
- Cultural Woodlands
- Habitat of Significant Species,
- Established buffers (where applicable).

Adjacent Lands and Buffers

Adjacent lands are those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the natural heritage feature or area. Generally, an Environmental Impact Study (EIS) is required to assess potential impacts of the

proposed activities, and recommend appropriate setbacks (i.e., established buffers) from the natural heritage feature or area within the adjacent lands, to ensure no negative impacts.

RESPONSE: *Overall, the proposed development has been sited outside of the PSW and significant woodland boundaries. Except where OP policies permit (e.g. essential infrastructure, SWM), development has also been sited outside of significant wildlife habitat. In addition to siting development outside of the natural feature boundaries, setbacks to the development are proposed in accordance with OP policies, including 10 m from the edge of the significant woodland and 30 m from the edge of the PSW. Permitted uses proposed within the buffers include the siting of the SWM facility and a secondary trail. Measures to mitigate potential impacts to wildlife during and post-construction will be provided. These measures include removal of vegetation outside of the breeding bird window (or the use of nest sweeps) and provisioning of a wildlife culvert to offset potential impacts of the proposed road linking to the development to the north. Access control fencing will avoid impacts to wildlife using natural areas during construction, as well as by homeowner encroachment post-construction.*

Proposed enhancements on the Subject Property will offset any residual impacts that may occur from the development. Tree removal compensation will include planting of Native trees. Plantings will be directed towards enhancing proposed buffers to the wetland as well as the ecological linkage to enhance wildlife habitat on the Subject Property post-development. Finally, a trail and accompanying educational signage is proposed to enhance the use of the Subject Property and support an appreciation for the adjacent natural areas post-development for residents.

Section 8 Urban Design

The following objectives are relevant to this application.

- To create neighbourhoods with diverse opportunities for living, working, learning and playing.
- To build compact neighbourhoods that use land, energy, water and infrastructure efficiently and encourage walking.
- To allow for a range of architectural styles and promote expressions that bring interest and diversity in urban form and architectural design while responding appropriately to the local context and achieving compatibility.
- To design space that is accessible to all, regardless of abilities.
- To design for a choice of mobility including walking, cycling, transit and driving.

RESPONSE: *This subdivision is designed to create a community with diverse opportunities for living, learning and playing. The design of the site respects the character of the surrounding neighbourhood. It will create inviting and accessible neighbourhood park. The community will be accessible to all and promote a full range of mobility options including walking, cycling, transit and driving.*

Section 9 Land Use

Section 9.3.3 sets out policies for development within the Low Density Greenfield designation. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare. Permitted uses include detached, semi-detached and duplex dwellings; and multiple unit residential buildings, such as townhouses and apartments.

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the maximum height shall be six (6) storey and the maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.

RESPONSE: *The proposed development will provide a mix of single detached and townhouse units. Maximum building height for this type of dwelling is 3 storeys and the net density of this development is 34 units per net hectare which is compatible with adjacent densities.*

Section 10 Implementation

Section 10.7 addresses zoning by-law and it is noted in Section 10.7.5 that areas of the city that were annexed into Guelph in 1993 are subject to the applicable township Zoning By-laws that were in effect for these areas on April 1, 1993 - for the north portions of the City, the Guelph Township Zoning By-law and for the south areas of the City, the Puslinch Township Zoning By-law. These By-laws remain in effect until they are replaced by new Zoning By-law zones and regulations that are in conformity with the provisions of this Plan.

RESPONSE: *With the approval of the draft plan of subdivision, it is appropriate to zone the lands in accordance with the City of Guelph Comprehensive Zoning By-law.*

Section 10.9 of the Official Plan addresses plans of subdivision and part lot control. When considering applications for plans of subdivision, the City will have regard to the provisions of the Planning Act. In addition, plans will be considered for approval when they conform to the following criteria:

- i) the plan conforms to the objectives, targets, policies and land use designations of this Plan;
- ii) the plan can be supplied with adequate municipal services such as water, sewage disposal, drainage, fire and police protection, roads, utilities, solid waste collection and disposal and other community facilities;
- iii) the plan will not adversely impact upon the transportation system, adjacent land uses and the Natural Heritage System;
- iv) the plan can be serviced economically without imposing an undue financial burden upon the City;
- v) the plan has incorporated all necessary studies and assessments to ensure impacts on natural heritage features and cultural heritage resources are minimized;
- vi) the plan can be integrated with adjacent lands, subdivisions and streets;
- vii) the plan is considered to be necessary, timely and in the public interest;
- viii) the plan is designed in accordance with accepted subdivision design principles as articulated in the Urban Design Policies of this Plan; and
- ix) the plan is designed to be sustainable, to support public transit and to be walkable.

The City shall require the owner of lands subject to a plan of subdivision to enter into one or more agreements which may be registered against the title of the subject lands.

RESPONSE: *The subdivision plan conforms to the objectives and targets of the Official Plan. Services are available and adequate to accommodate the proposed development. The developer will be responsible for all costs associated with the servicing of the plan. The subdivision will not adversely impact the Natural Heritage System. The design of the plan integrates well with surrounding land uses and the City's urban design principles. The plan is transit supportive and incorporates a neighbourhood park, open spaces, trail and sidewalk system that provides walkable connections to schools, parks and neighbourhood commercial.*

The proposed development of the subject lands conforms with the policies set out in the City of Guelph Official Plan.

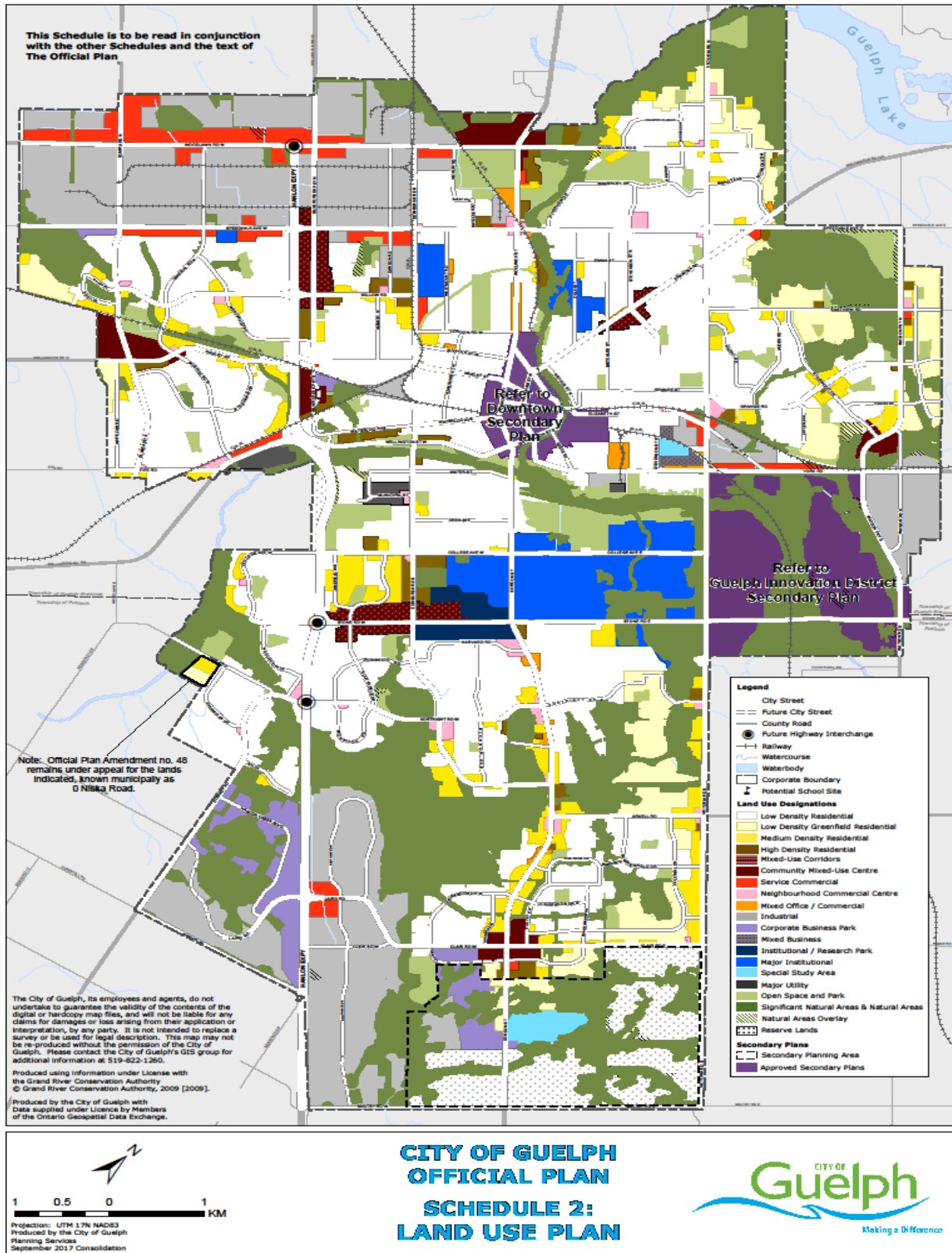


FIGURE 4: CITY OF GUELPH OFFICIAL PLAN

6.2.2 CITY OF GUELPH COMPREHENSIVE ZONING BY-LAW (1995)-14864

The subject lands were annexed into the City of Guelph from Puslinch Township in 1993. They are currently zoned Agricultural (A) under the Township of Puslinch Zoning By-law 19/85. It is the policy of the City of Guelph that annexed lands remain under the applicable Township Zoning By-law in effect at the time of annexation until the future develop of these lands is known. Once this occurs, the rezoning of these lands can be examined in accordance with the provisions set out in the City's Official Plan and appropriate zoning regulations can be determined.

A zone change is required to allow the development of this mixed density residential development. The following chart reflects the zones required to recognize the proposed draft plan of subdivision. Appendix B contains the proposed Zoning By-law Amendment.

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

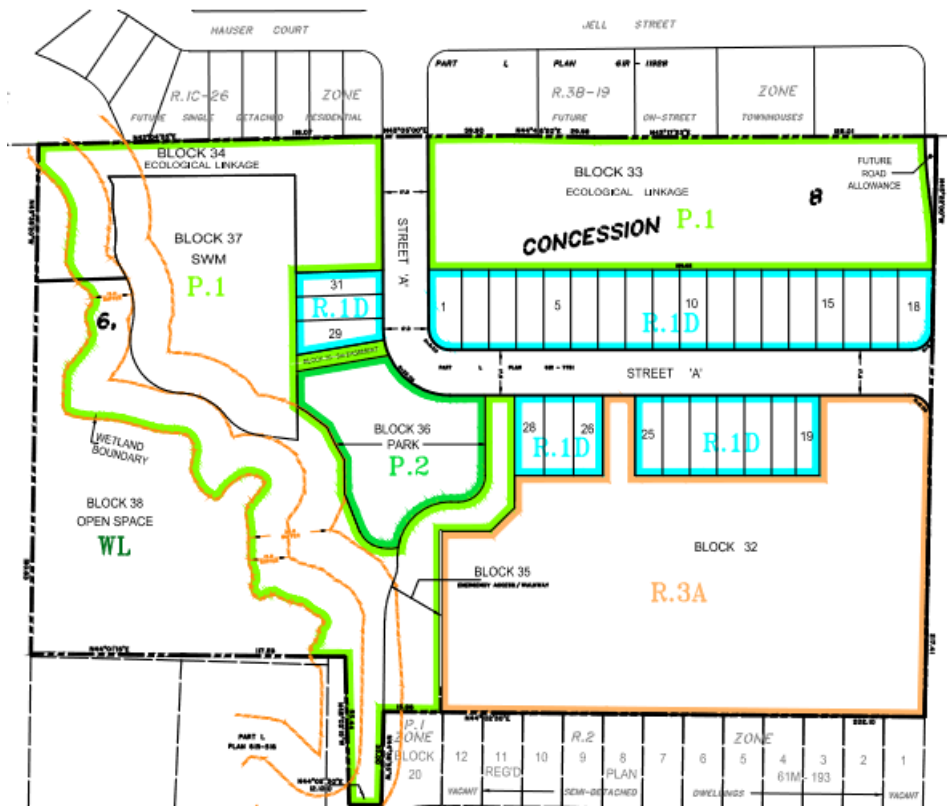


FIGURE 5: PROPOSED ZONING

7.0 CONCLUSION

The development of the existing property for a mixed density residential development is consistent with the policies of the Growth Plan, Provincial Policy Statement and the Official Plan for development within Greenfield areas. Planning policy mandates intensification where opportunity exists.

The subdivision plan conforms to the objectives and targets of the Official Plan. Services are available and adequate to accommodate the proposed development. The developer will be responsible for all costs associated with the servicing of the plan. The subdivision will not adversely impact the Natural Heritage System. The design of the plan integrates well with surrounding land uses and the City's urban design principles. The plan is transit supportive and incorporates a neighbourhood park, open spaces, trail and sidewalk system that provides walkable connections to schools, parks and neighbourhood commercial.

In my professional opinion, this proposal is appropriate and represents good planning.

Nancy Shoemaker

Prepared By Nancy Shoemaker, BAA, RPP



December 16, 2019

Date:

APPENDIX A
DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES



October 13, 2016

Nancy Shoemaker, MCIP, RPP
Black, Shoemaker, Robinson & Donaldson Ltd.
351 Speedvale Avenue West
Guelph, Ontario
nancy@brsd.com

Dear Ms. Shoemaker

The City of Guelph would like to thank you for attending the Development Review Committee meeting on **October 5, 2016** to discuss the proposal and complete application requirements for the lands located at 220 Arkell Road.

The proposal is to develop a residential subdivision containing single detached and townhouse dwelling units. It requires both a Zoning By-Law Amendment and draft Plan of Subdivision applications.

Please see the attached form where staff have identified the required planning applications, studies and plans needed to be able to deem your formal application(s) complete under the Planning Act

If there are any questions please contact the undersigned or the specific department staff noted on the attached form.

Chris DeVriendt
Senior Planner
Planning Services
Infrastructure, Development & Enterprise

T 519-822-1260, ext. 2360
F 519-822-4632
E chris.devriendt@guelph.ca

Attachments:

1. Mandatory Pre-consultation Requirement Summary
2. Section 59 form for Source Water Protection
3. GRCA letter

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Mandatory Pre-Consultation Summary

Site Address: 220 Arkell Road

Existing Official Plan Designation: General Residential and significant natural area.

Conformity with City Official Plan land use designation? YES NO

Existing Zoning: Agicultural

Conformity with existing City's zoning? YES NO

Application Type:

- Plan of Subdivision Official Plan Amendment
 Zoning By-law Amendment Plan of Condominium

Application Fees:

Application	City of Guelph	GRCA	
Official Plan Amendment			
Zoning By-law Amendment	X	X	
Plan of Subdivision	X		
Plan of Condominium			
Multiple Application Fee			

Separate cheques are required and payable to the City of Guelph and the GRCA.

Submission Requirements Reports, Studies, Plans (see Appendix for additional details)			
	Required	Paper Copies	Notes/Staff
Completed Application Form (s)	<input checked="" type="checkbox"/>	4	With original Signature
Conceptual Site Plan	<input type="checkbox"/>		
Draft Plan of Subdivision/Condo	<input checked="" type="checkbox"/>	12	
Planning Justification Report/Letter	<input checked="" type="checkbox"/>	12	*
Draft Proposed Zoning By-law Amendment	<input checked="" type="checkbox"/>	2	
Urban Design Brief	<input type="checkbox"/>		
Streetscape Plan	<input type="checkbox"/>		
Building Elevations/Renderings	<input type="checkbox"/>		
Functional Servicing Report	<input checked="" type="checkbox"/>	4	
Preliminary Grading Plans	<input checked="" type="checkbox"/>	4	
Storm Water Management Report	<input checked="" type="checkbox"/>	4	
Landscape Plan	<input type="checkbox"/>		
Lighting Plan/Photometric Plan	<input type="checkbox"/>		
Tree Inventory/Preservation Plan	<input checked="" type="checkbox"/>	14	

Traffic/Transportation Impact Study	<input checked="" type="checkbox"/>	4	
Truck Turning/Movement Plan	<input type="checkbox"/>		
Hydrology Study	<input type="checkbox"/>		
Geotechnical/Soil Report	<input type="checkbox"/>		
Agricultural Impact Assessment Report	<input type="checkbox"/>		
Commercial Market Impact Study	<input type="checkbox"/>		
Financial Impact Study	<input type="checkbox"/>		
Noise Study	<input type="checkbox"/>		
Vibration Study	<input type="checkbox"/>		
Shadow Analysis	<input type="checkbox"/>		
Heritage Impact Study	<input type="checkbox"/>		
Archaeological Report	<input checked="" type="checkbox"/>	4	
Cultural Heritage Impact Assessment	<input type="checkbox"/>		
Wind Impact Study	<input type="checkbox"/>		
Environmental Impact Study (EIS)	<input checked="" type="checkbox"/>	14	*
Environmental Implementation Report (EIR)	<input type="checkbox"/>		
Phase I Environmental Site Assessment	<input checked="" type="checkbox"/>	4	
Phase II Environmental Site Assessment	<input type="checkbox"/>		
Record of Site Condition Report	<input type="checkbox"/>		
Source Water Protection	<input checked="" type="checkbox"/>	1	Section 59 form req'd
Height Survey of Adjacent Buildings	<input type="checkbox"/>		
Digital Submission of all plans/reports PDF	<input checked="" type="checkbox"/>	All	
Other (Specify) GRCA	<input checked="" type="checkbox"/>		See attached letter

***Additional Staff Comments:**

Planning (Chris DeVriendt):

- Staff noted at the meeting that the planning justification report should include how the site can connect with adjacent lands
- Need for, and location of a park should be considered (see Janet Sperling, Parks Planning for further details)

Environmental Planning (Adele Labbe):

- Portions of the site are identified as a Significant Natural Area in the City's Official Plan – as such an EIS is required to ensure that there are no negative impacts to protected features in relation to the proposed development;
- Consideration needs to be given to unmapped/unknown natural heritage features and areas and an application, including the EIS will need to incorporate and consider all of the City's natural heritage system policies that may apply;
- As a starting point an EIS should include: screening for SAR and SWH, feature delineation, breeding bird surveys, amphibian surveys, floral inventory (three seasons), confirm/update ELC, Tree Inventory, Preservation and Compensation Plan & incidental observations;
- The site is in the Torrance Creek subwatershed and contains portions of the Torrance Creek PSW. The Torrance Creek SWS should be used as Background information.
- Wetland hydrology should be characterized and a wetland water balance prepared as part of a Hydrogeological Report to support the EIS.
- It should be noted that the City's OP does not support development within a PSW or its established buffer, as such the draft concept plan should be revised accordingly.

- The site is also regulated under the City's Tree By-law and any tree removals would require authorization from the City. There are hedgerows on site which need to be considered under the city's woodland and/or urban forest policies.
- If the hedgerows do not meet the criteria for designation as significant or cultural woodlands, which are premised on the definition of woodland, consistent with the City's Official Plan, identify opportunities for protection, enhancement and restoration of trees within the Urban Forest. Demonstrate where preservation is not possible through describing the iterative process between the design team and providing examples of site designs that were not pursued and a rationale as to why not.

Source Water Protection (Kristin Pressey)

- A Section 59 PAR form for Source Water Protection to be completed and submitted with the planning application.

Mandatory Pre-Consultation Notes

1. The purpose of this document is to identify the information required to commence processing a complete application as set out in the *Planning Act*. Pre-consultation does not imply or suggest any decision whatsoever on the part of City staff or the Corporation of the City of Guelph to either support or refuse the application. Comments provided at a pre-consultation are preliminary and solely based on the information submitted for review at that time.
2. The *Planning Act* timelines associated with a formal full application will not begin if that application is submitted without the information identified in the mandatory pre-consultation meeting, and all of the required fees paid.
3. When a full application is made, the cheque for the application fee may be processed immediately; however this does not constitute the application being deemed complete for *Planning Act* purposes.
4. Digital copies of the all the reports/studies are required to be submitted in PDF format as part of the application. Plans are to be submitted in JPEG format.
5. The City of Guelph may require the peer review of a technical report submitted by the applicant. If this is required, the applicant will be advised and will be charged a fee equal to the cost of the peer review.
6. Once an application has been submitted, deemed complete and circulated for comments, it may be determined that additional studies/ reports or information will be required as a result of issues arising during the review of the application. The applicant will be required to provide this at their expense.
7. An application submitted without the requisite information and number of copies identified in the pre-consultation letter will not be considered a complete application.
8. This document and the comments expire 6 months from the day of signing or at the discretion of the Manager of Planning or his/her designate. If after 6 months no applications are received, staff may identify a need for an additional pre-consultation meeting prior to submission.

9. There may also be financial requirements arising from the applications, including, but not limited to, park dedication, development charges, payment of outstanding property taxes, deferred local improvements charges, costs of lifting 0.3 metre reserves, and reimbursement for road widening acquisition or road improvements.

Appendix – Reports and Plans Summary

Archaeological Assessment Report

Required for all applications in or near areas of archaeological potential, as determined by Planning Staff. A report must be completed in accordance with Provincial requirements in or near areas of archaeological potential.

Building Elevations/Renderings

Drawings or Plans which illustrate the exterior design of the building including the proposed building materials. Drawings can be either 2- dimensional or 3 dimensional. Drawing sets in colour are preferred.

Planning Justification Report

A Registered Professional Planner must submit a report providing planning justification for the proposed amendment in light of the principals, objectives and policies of the City's Official Plan and the technical studies accompanying the application. The goal of the report is to document how the proposed departure from the local policies and regulations represents good planning and is in the public interest. There are terms of reference that are to be followed as set out by the City of Guelph.

Conceptual Site Plan Layout

Concept plan showing the proposed development in context of adjacent lands including land. The plan is to show all buildings, land uses, sidewalks, driveways, street trees, street intersections and any other natural or made elements.

Cultural Heritage Impact Assessment Report

A Heritage Impact Assessment demonstrates how new development involving a heritage resource will preserve, protect, improve and/or manage heritage resources.

Draft Official Plan Amendment

The applicant must provide proposed amended Official Plan text and/or map amendments for consideration.

Draft Plan of Subdivision and/or Draft Plan of Condominium

The information required on plans is to be in accordance with the Planning Act and its regulations. All drawings are to be folded approximately to 8.5 x 11.

Stormwater Management Report

Stormwater management reports address how water runoff is managed. There are terms of reference that are to be followed as set out by the City of Guelph.

Urban Design Brief

Required for all applications where, in the opinion of the Senior Urban Designer. Urban Design Briefs will be required in larger projects and in key areas within the City's urban structure such as the Downtown, Mixed Use Nodes, and Intensification corridors in addition to sensitive infill. The Urban Design Brief is one of the City's tools to ensure that new development has been consciously examined and evaluated on sites, and provided design solutions that are context-sensitive and respond to urban design policy context. It will also help co-ordinate and articulate how the elements of the public and private realm will work together. The Design Brief shall explain and illustrate why the proposed development represents the optimum design. Contact the City Planning department for the terms of reference for the Urban Design brief.

Streetscape Plan

A plan that identifies how the area of the property in the private realm will intergrate with the existing or proposed streetscape design in the public realm. The plan generally needs to identify paving and planting materials.

Functional Servicing Report

Functional servicing studies address how the site will be serviced. There are terms of reference that are to be followed as set out by the City of Guelph Engineering Department.

Tree Inventory and Preservation Study

Required when a site contains woodlots, tree stands or hedgerows. A tree survey must be prepared by a qualified professional, identifying all existing trees, their type, size and condition, those trees proposed to be removed and retained, and the methods to be used to ensure preservation of those trees to be retained.

Traffic/Transportation Impact Study

The purpose of a Traffic Impact Study is to identify the need for modifications to the city's transportation system regarding a new development/redevelopment by estimating the travel demands related to the development and assessing the impacts that the development would have on the present and future transportation system. Transportation Demand Management (TDM), transit and non-motorized modes will all be taken into account in estimating travel demand. . There are terms of reference that are to be followed as set out by the City of Guelph.

Truck Turning/Movement Plan

This plan illustrates how delivery trucks and /or garbage trucks will load and unload materials on the site and the location of travel through the site.

Geotechnical/Soils Report

The purpose of the investigation will be to determine the type of soil, its engineering properties, bearing capacity, soil permeability, location of groundwater, and to verify whether contamination is present. Soil investigation work is to take place after determining the proposed sewer or watermain alignment, so that the required boreholes and test pits follow the same alignment.

Noise and Vibration Study

A noise and/or vibration study determines the impact on adjacent developments and recommends mitigation measures.

Shadow Analysis Plan

Required for all applications where, in the opinion of the Planning and Building Department, the proposal may result in impacts on adjacent properties from sun shadowing.

Heritage Impact Study

Required as determined by Planning Staff for any property designated pursuant to the Ontario Heritage Act, identified on the City's Inventory of Heritage Resources, or for any property located adjacent to a designated or otherwise inventoried property.

Market Impact Study

The purpose of this study is to address the existing market and potential impacts of an application. These studies will be evaluated by the City on the basis of a peer review to be undertaken at the applicant's expense. A site specific Terms of reference will be provided.



Grand River Conservation Authority
Resource Management Division

400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6
Phone: (519) 621-2761 ext.
Fax: (519) 621-4945
E-mail: ngarland@grandriver.ca

City of Guelph:
Development Review Committee, October 5th, 2016

RE: 220 Arkell Road

GRCA COMMENT:

- Environmental Impact Study required
- Stormwater Management Report required (quality and quantity)
- Confirmation of Wetland Boundary
- Site is located within the Torrence Creek Subwatershed and Torrence Creek Subwatershed study should be referenced.

BACKGROUND

The site is located within the Torrence Creek Subwatershed and contains a portion of the Torrence Creek Provincially Significant Wetland. Groundwater levels in the area are typically quite high and near the surface. Adjacent developments have been – Victoria Park Village (North), 246 Arkell Road (South)

Respectfully submitted

Nathan Garland, GRCA Resource Planner

** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.*

APPENDIX B
PROPOSED ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (20__) - _____

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 220 Arkell Road and legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch now in the City of Guelph. (File:_____)

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, authorizes the Council of a Municipality to enact Zoning By-laws;

AND WHEREAS the subject lands are located in the area annexed from the Township of Puslinch in 1993 and are therefore subject to the Township of Puslinch By-law 19/85;

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

1. By-law Number (1995)-14864, as amended is hereby further amended by transferring the property legally described Part of Lot 6, Concession 8, Geographic Township of Puslinch now in the City of Guelph, municipally known as 220 Arkell Road from the existing Agricultural (A) Zone to the Single Detached Residential (R.1D) zone, the Cluster Townhouse (R.3A) Zone, the Neighbourhood Park (P.2) Zone, the Open Space and Conservation (P.1) Zone and the Wetland (WL) Zone.
2. Schedule "A" of By-law Number (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map 74 and substituting therefore new Defined Area Map 74 attached hereto as Schedule "A".
3. Where notice of this by-law is given in accordance with the Planning Act and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Local Planning Appeal Tribunal.

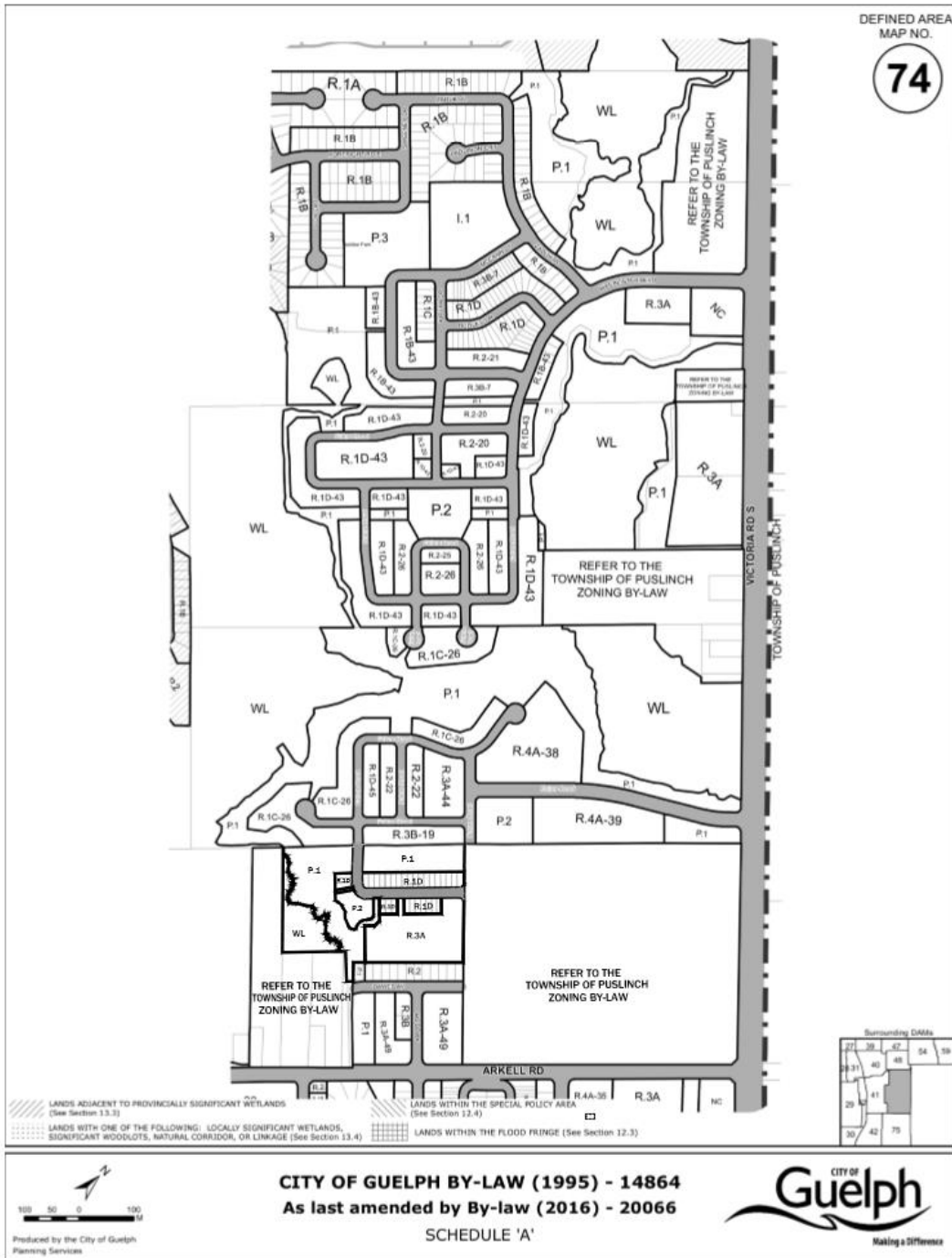
PASSED this _____ day of _____, 20__.

CAM GUTHRIE – MAYOR

STEPHEN O'BRIEN – CITY CLERK

Page 2
of By-law Number (2019)-_____

SCHEDULE A



Page 3
of By-law Number (2019)-_____

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2019)-_____**

1. By-law Number (2019)-_____ has the following purpose and effect:

This By-law authorizes a Zoning By-law Amendment applying to the property municipally known as 220 Arkell Road, City of Guelph. A Zoning B-law Amendment Application (File No. ZC19_____) was received by the City of Guelph from Black, Shoemaker, Robinson & Donaldson Limited on behalf of Rockpoint Properties Inc. on December ____, 2019 and was deemed to be completed on_____.

The subject property affected by this Zoning By-law Amendment is located along the north side of Arkell Road, between Gordon Street and Victoria Road. It includes approximately 7 hectares of land with access currently provide by a 6 metre wide driveway from Arkell Road. This access driveway from Arkell Road to the north side of the Dawes Road extension has been eliminated from the draft plan of subdivision. Until the subdivision is approved and developed, this driveway will continue to provide access to the site but it is to be considered "additional land owned by applicant".

The proposed subdivision plan will consist of a mixed density residential development that includes 31 single detached residential dwellings, a cluster townhouse development that will include approximately 60 townhouse units, a neighbourhood park, a stormwater management facility, open space and a wildlife corridor.

The subject property is legally described as Part of Lot 6, Concession 8, Township of Puslinch, now within the City of Guelph and more particularly described as Part of Part 1, according to Plan 61R-21591. (See Key Map attached).

The Zoning By-law Amendment will rezone the subject lands from the Agricultural (A) Zone as set out in the Township of Puslinch Zoning By-law 19/85 to the Single Detached Residential (R.1D) zone, the Cluster Townhouse (R.3A) Zone, the Neighbourhood Park (P.2) Zone, the Open Space and Conservation (P.1) Zone and the Wetland (WL) Zone.

The proposed Zoning By-law Amendment was initially considered by Guelph City Council at a Public Meeting held on _____. Guelph City Council held a decision meeting for the proposal on _____. The _____ Guelph City Council approval includes _____ conditions that are to be secured on title to the lands through a development agreement. Further information may be obtained by contacting or visiting the Infrastructure, Development and Enterprise Department 837-5616, extension ____, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this Zoning By-law Amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2019) - _____ applies:

KEY MAP

