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A vibrant downtown

A progressive diversified economy
An appealing attractive city

AGENDA

GUELPH CITY COUNCIL

March 5, 2007 - 7:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

- O Canada
- Silent Prayer
- Disclosure of Pecuniary Interest
- Confirmation of Minutes – February 19, 2007 (Councillor Beard)
“THAT the minutes of the Council meeting held February 19, 2007 and the minutes of the Council meeting held in Committee of the Whole on February 19, 2007 be confirmed as recorded and without being read.”

REGULAR MEETING

DELEGATIONS

Resolution (Councillor Bell)

“THAT persons desiring to address Council be permitted to do so at this time.”
Delegations are limited to a maximum of five (5) minutes.

No requests to appear as a delegation was received at the time of printing.

COMMITTEE OF THE WHOLE

Resolution – Councillor Billings

“THAT Council now go into Committee of the Whole to consider reports and correspondence.”

CONSENT AGENDA

- A) **Reports from Administrative Staff**
- B) **Items for Direction of Council**
- C) **Items for Information of Council**

Resolution to adopt the Consent Agenda.

Resolution:- Committee rise with leave to sit again (Councillor Burcher)
“THAT the Committee rise with leave to sit again.”

Resolution:- proceedings in Committee of the Whole (Councillor Findlay)
“THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.”

SPECIAL RESOLUTIONS

BY-LAWS

Resolution:- First and Second Reading of By-laws. (Councillor Hofland)

Verbal Resolution:- Council go into Committee of the Whole to consider the by-laws.

NOTE: When all by-laws have been considered, a member of Council should move “THAT the Committee rise and report the by-laws passed in Committee without amendment (or as amended).

Resolution:- Third Reading of By-laws. (Councillor Kovach)

QUESTIONS

MAYOR’S ANNOUNCEMENTS

Please provide any announcements, to the Mayor in writing, by 12:00 noon on the day of the Council meeting.

NOTICE OF MOTION

ADJOURNMENT

Council Committee Room B
February 19, 2007 6:30 p.m.

A meeting of Guelph City Council.

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

Staff Present: Chief S. Armstrong, Director of Emergency Services/ Acting Chief Administrative Officer; Mr. D.A. Kennedy, Director of Finance/City Treasurer; Mr. D. McCaughan, Director of Operations; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mrs. L.A. Giles, City Clerk/Manager of Council Administrative Services; and Ms. J. Sweeney, Council Committee Co-ordinator

- 1. Moved by Councillor Findlay
Seconded by Councillor Kovach

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b), (c) and (f) of the Municipal Act, with respect to:

- personal matters about identifiable individuals;
- proposed or pending acquisition or disposition of property;
- advise that is subject to solicitor-client privilege.

Carried

The meeting adjourned at 6:31 o'clock p.m.

.....
Mayor

.....
Clerk

Council Committee Room B
February 19, 2007 6:32 p.m.

A meeting of Guelph City Council meeting in Committee of the Whole.

Mrs. L.A. Giles

4. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the following citizens, Goretty Dias and Kellie McCormack, be appointed to the Environmental Advisory Committee for a one year term expiring November 2007.

Carried

Mrs. L.A. Giles

5. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the following citizen, Martin Bosch, be re-appointed to Heritage Guelph for a four year term expiring November 2010;

AND THAT the following citizen, Lorraine Pagnan, be appointed to Heritage Guelph for a one year term expiring November 2007.

Carried

Mrs. L.A. Giles

6. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the following citizens, Ricardo Ramirez and Dorothy Remmer, be appointed to the Green Plan Steering Committee for a one year term expiring November 2007.

Carried

Mrs. L.A. Giles

7. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the following citizens, Patricia E. McDermott and Michael Newark, be appointed to the Property Standards/Fenceviewers Committee for a one year term expiring November 2007.

Carried

Mrs. L.A. Giles

8. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT the following citizens, Bev Izzillo-Ustation and Julia Phillips be appointed to the Accessibility Advisory Committee for a one year term expiring November 2007;

AND THAT the following citizen, Patricia C. Y. Gibbons be appointed to the Guelph Public Library Board for a one year term expiring November 2007;

AND THAT the following citizen, Fred Thoonen be appointed to the Locomotive 6167 Restoration Committee for a one year term expiring November 2007;

AND THAT the following citizen, Peter Hohenadel be appointed to the MacDonald Stewart Centre Board of Trustees for a one year term expiring November 2007.

Carried

Mrs. L.A. Giles

9. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT the following citizens, Craig Chamberlain and Sandra Ferguson-Escott be appointed to the Non-Profit Housing Corporation Board of Directors for a one year term expiring November 2007;

AND THAT the following citizen, Joan Stahlbaum be appointed to the Non-Profit Housing Corporation Board of Directors for a one year term expiring November 2007 subject to the Non-Profit Housing Corporation Board of Directors by-law being amended.

Carried

Mrs. L.A. Giles

10. Moved by Councillor Kovach
Seconded by Councillor Findlay
THAT Loretta Rose and Breanne Walt be appointed to the Guelph Twinning Committee for a term expiring November 2007.

Carried

Mrs. L.A. Giles

11. Moved by Councillor Billings
Seconded by Councillor Piper
THAT Claudia Runciman, Daphne Gatehouse and Paul Nelson be appointed to the Elliott Board of Trustees for a term expiring November 2009;

AND THAT Douglas Gamsby, John Bruijns and Tibor Tamas be appointed to the Elliott Board of Trustees for a term expiring November 2007.

Carried

The meeting adjourned at 6:50 o'clock p.m.

.....
Mayor

.....
Clerk

Council Chambers
February 19, 2007

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

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

Staff Present: Chief S. Armstrong, Director of Emergency Services/ Acting Chief Administrative Officer; Mr. D.A. Kennedy, Director of Finance/City Treasurer; Dr. J. Laird, Director of Environmental Services; Mr. D. McCaughan, Director of Operations; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design & Development Services; ; Mr. G. Stahlmann, Director of Community Services; Mrs. L.A. Giles, City Clerk/Manager of Council Administrative Services; and Ms. J. Sweeney, Council Committee Co-ordinator

The Mayor extended a welcome to Councillor Laura Baily.

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

1. Moved by Councillor Findlay
Seconded by Councillor Bell

THAT the minutes of the Council meetings held on February 5, 2007 and the minutes of the Council meeting held in Committee of the Whole on February 5, 2007 be confirmed as recorded and without being read.

Carried

2. Moved by Councillor Hofland
Seconded by Councillor Beard

THAT persons wishing to address Council be permitted to do so at this time.

Carried

REGULAR MEETING

DELEGATIONS

Application for Permit to Take Water – River Valley Developments Inc. (former Guelph Dolime Site)

Robert Baxter and Greg Sweetnam were present on behalf of River Valley Developments Inc. and advised that their application to the Ministry of the Environment is to modify one of the existing conditions to their permit to be able to pump water to keep the floor of the quarry dry as they extract to their licensed limit. They further advised they are not changing the other two primary conditions with respect to the maximum rate pumped per minute or to change the daily amount pumped. He assured Council that if the Ministry issues their permit and there is an observance of unacceptable impacts to the City's wells, the Ministry of the Environment will provide direction on the amount able to be pumped. He also advised that their technical experts believe that there will be no impact to the City's wells. He stated that River Valley Developments Inc. has requested an extension for comments to their request to take water for 60 days which would allow discussion between the City and them.

3. Moved by Councillor Laidlaw
Seconded by Councillor Burcher

THAT the City of Guelph strongly objects to the Permit to Take Water application by River Valley Developments Inc. (former Guelph Dolime site);

AND THAT prior to March 4, 2007, the City's position, as outlined in the Environmental Services' report dated February 19, 2007, be forwarded to the Minister of Environment, the Minister of Natural Resources, the Chair of the Grand River Conservation Authority, the Warden of the County of Wellington, the Mayor of the Township of Guelph/ Eramosa, and River Valley Developments Inc.;

AND THAT Liz Sandals, M.P.P. be circulated the City's objection to the Permit to Take Water application by River Valley Developments Inc. (former Guelph Dolime site);

AND THAT staff be directed to meet with representatives of River Valley Developments Inc.

4. Moved in Amendment by Councillor Billings
Seconded by Councillor Burcher

THAT the Mayor, Chief Administrative Officer and the appropriate staff meet with the Minister of Environment to impress upon the Minister the seriousness of the potential impact to the City and that staff report back.

Carried

Dr. J. Laird
Hon. Laurel Broten
Hon. David Ramsay
Mr. A. Dale
Mr. J. Green
Mayor C. White
Ms. L. Sandals
Mr. L. Kotseff

5. Moved by Councillor Laidlaw
Seconded by Councillor Burcher

THAT the City of Guelph strongly objects to the Permit to Take Water application by River Valley Developments Inc. (former Guelph Dolime site);

AND THAT prior to March 4, 2007, the City's position, as outlined in the Environmental Services' report dated February 19, 2007, be forwarded to the Minister of Environment, the Minister of Natural Resources, the Chair of the Grand River Conservation Authority, the Warden of the County of Wellington, the Mayor of the Township of Guelph/ Eramosa, and River Valley Developments Inc.;

AND THAT Liz Sandals, M.P.P. be circulated the City's objection to the Permit to Take Water application by River Valley Developments Inc. (former Guelph Dolime site);

AND THAT staff be directed to meet with representatives of River Valley Developments Inc.;

THAT the Mayor, Chief Administrative Officer and the appropriate staff meet with the Minister of Environment to impress upon the Minister the seriousness of the potential impact to the City and that staff report back.

Carried

Council Meeting Schedule

Annie O'Donoghue on behalf of the Guelph Civic League expressed concern with the proposed change to the Council meeting schedule. She advised that various citizens have expressed concern that there was no notice of public input into this proposed change and requested that consideration of this item be deferred to allow the public to provide input. She further expressed concern that the proposed times of the meetings would make it difficult for the public to participate. She suggested that a process be developed to rotate Committee meeting times in order to allow a broad base of citizens to participate. She also suggested that the Council Planning meetings be held during the day time and with reduced frequency. She further suggested that Council take the time to familiarize themselves with Council/Committees before approving this change.

Councillor Kovach presented the FIRST REPORT of the Governance & Economic Development Committee.

Ms. L.E. Payne
Mrs. L.A. Giles
Senior Mgt. Team

6. Moved by Councillor Kovach
Seconded by Councillor Findlay
THAT Council's Procedural By-law be amended to provide for Council Planning meetings to be held on the 1st Monday of the month, and regular Council meetings to be held on the 3rd Monday of the month.

Carried

Ms. L.E. Payne
Mrs. L.A. Giles
Mr. L. Kotseff

7. Moved by Councillor Burcher
Seconded by Councillor Hofland
THAT staff be directed to create a public information message on the City Page in the Tribune, explaining the process and strategy involved with respect to the new Standing Committee structure;

AND THAT staff report back in six months to the Governance & Economic Development Committee with an assessment on the new meeting schedule and the effectiveness of the new meeting schedule;

AND THAT staff be directed to advertise the Council and Standing Committee meeting schedule on the City's page in the Tribune for a three month period;

AND THAT staff report back on the process for gathering input from the public and the proper channel for it to come back.

Carried

8. Moved by Councillor Kovach
Seconded by Councillor Baily
THAT Council now go into the Committee of the Whole to consider reports and correspondence.

Carried

Councillor Burcher presented the FIRST REPORT of the Community Development & Environmental Services Committee.

Sign By-law Variance for Scotiabank at 15 Clair Road West

Mr. J. Riddell
Mr. B. Poole

9. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the request for variances from the Sign By-law for 15 Clair Road West, to permit freestanding directional signs with a sign face area of 1.2 square metres in lieu of the required 0.4 square metres be refused.

Carried

Sign By-law Variance for Sportchek at 435 Stone Road West

Mr. J. Riddell
Mr. B. Poole

10. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the request for variances from the Sign By-law for 435 Stone Road West, to permit three building signs on the second floor of the building for Sportchek, be approved;

AND THAT the request to permit 2 non-illuminated digital print signs on the second floor of the south elevation be refused.

Carried

Conservation Estates Subdivision Park Master Plan

Mr. J. Riddell

11. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the Community Design and Development Services Report 07-05, dated February 9, 2007, be received;

AND THAT the proposed park master plan for Conservation Estates Subdivision be approved;

AND THAT staff be directed to proceed with the implementation of the park master plan.

Carried

Proposed Demolition of a Detached Dwelling known municipally as 35 Woodlawn Road West, Ward 3

Mr. J. Riddell

12. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the application to demolish the detached dwelling known municipally as 35 Woodlawn Road West be approved.

Carried

Built Boundary Delineation Consultation

Mr. J. Riddell

13. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT Council authorize the Director of Community Design and Development Services to sign a confidentiality agreement with the Ministry of Public Infrastructure Renewal regarding the data associated with delineation of the built boundary line in the City of Guelph.

Carried

Region of Waterloo – Landmarks not Landfill

Mr. K. Seiling
Hon. J. Flaherty
Hon. B. Oda
Ms. B. Chamberlain
Mr. J. Riddell

14. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT the City of Guelph endorse that Regional Municipality of Waterloo's request to the Federal Ministers of Culture and Finance to include financial incentives in the 2007 Federal Budget which would encourage private sector investment in the rehabilitation of historic places.

Carried

Municipal Leaders for the Greenbelt

Counc. L. Piper
Mrs. L.A. Giles
Ont. Greenbelt Alliance

15. Moved by Councillor Burcher
Seconded by Councillor Billings
THAT Councillor Piper be the City of Guelph representative on the Municipal Leaders for the Greenbelt network.

Carried

Councillor Laidlaw presented the FIRST REPORT of the Community Operations & Emergency Services Committee

2007 Grant Recommendations

Mr. D.A. Kennedy

16. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT the Community, Operations and Emergency Services Committee approve the recommendations of the Sector Review Groups for receipt of a 2007 City of Guelph Grant;

AND THAT these recommendations be forwarded to City Council for final approval.

Carried

2007 Grant Request – Community Program Service Fees

Mr. D.A. Kennedy

17. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT the City of Guelph provide a grant to the United Way Community Services of Guelph and Wellington in the amount of \$27, 500 for the year 2007 to be funded in the approved annual operating budget;

AND THAT the City of Guelph provide a grant to the Guelph Arts Council in the amount of \$27,500 for the year 2007 to be funded in the approved annual operating budget.

Carried

Mr. D.A. Kennedy

18. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT in future budgets these items be considered part of the tax supported operating budget and not be required to make application on an annual basis.

Carried

Grant Applications for Museum/Building Project

Mr. I. Brown
Ms. K. McCracken
Mr. D.A. Kennedy

19. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT the request from Guelph Museums Board of Management to begin the Cultural Spaces Canada grant application for the Civic Museum/Building Project, be approved.

Carried

Funding for New Initiatives

Mr. G.W. Stahlmann
Mr. D.A. Kennedy
Mr. L. Kotseff

20. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT funds from the Class Recovery account for 2007 be made available to support the In-Motion project in the Community Services Department;

AND THAT a package with respect to the In-Motion project be brought forward in the 2008 budget;

AND THAT the Class Recovery surcharge on fees be removed in the 2008 budget.

Carried

Guelph Non-Profit Housing Board Composition

Mr. T. McGurrin
Mr. H. Blinkhorn
Mrs. L.A. Giles

21. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT the composition of the Guelph Non-Profit Housing Corporation Board of Directors to consist of 1 Councillor and 6 citizens;

AND THAT the Mayor and Clerk be authorized to sign the corresponding Board resolution to implement such.

Carried

Bill 140, Long-Term Care Homes Act, 2006

- Mr. D.A. Kennedy
22. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT a letter of support from Mr. David Kennedy, Director of Finance/City Treasurer on behalf of The City of Guelph be sent to Mr. Doug Reycraft, President of the Association of Municipalities of Ontario with respect to Bill 140.
- Carried

Name of the Committee

- Ms. L.E. Payne
Mrs. L.A. Giles
23. Moved by Councillor Laidlaw
Seconded by Councillor Beard
THAT the name of the Community, Operations and Emergency Services Committee be changed to the Emergency Services, Community Services and Operations Committee;
- AND THAT the procedural by-law be amended to reflect the name change.
- Carried

Councillor Wettstein presented the FIRST REPORT of the Finance, Administration & Corporate Services Committee.

2006 Audit Plan

- Mr. D.A. Kennedy
24. Moved by Councillor Wettstein
Seconded by Councillor Hofland
THAT the 2006 Audit Plan and fees be approved.
- Carried

CONSENT AGENDA

The following item #A-2 was extracted from the Consent Agenda to be voted on separately.

25. Moved by Councillor Kovach
Seconded by Councillor Billings
THAT the balance of the February 19, 2007 Consent Agenda as identified below, be adopted:
- a) **Funding Agreement with the Federation of Canadian Municipalities for a Community Energy Plan**
- Dr. J.L. Laird
Mr. D.A. Kennedy
Ms. L.E. Payne
- THAT the Mayor and Clerk be authorized to enter into an agreement with the Federation of Canadian Municipalities, subject to the satisfaction of the City Solicitor, to provide Green Municipal Enabling Funding to the City to develop a Community Energy Plan;

AND THAT the Mayor and Clerk be authorized to sign on behalf of the City the Requests for Contribution provided for in the agreement, and to take, do, sign or execute in the name of the City, any other action required or permitted to be taken, done, signed or executed under the agreement.

Carried

Award of Contract 06-111 – Residential Organic Waste Stream

26. Moved by Councillor Laidlaw
Seconded by Councillor Baily

THAT the tender of ReMM (Recycling Materials Management) be accepted and that the Mayor and City Clerk be authorized to sign the agreement for Contract No. 06-111 for the transportation and processing of Guelph's residential organic waste at the following prices:

- \$80/tonne for 2007;
- \$88/tonne for 2008, and;
- \$96/tonne for 2009;

with the option to renew the contract on a yearly basis until 2014 at the City's discretion.

27. Moved in Amendment by Councillor Findlay
Seconded by Councillor Kovach

THAT the matter with respect to the method of collection of wet waste be referred to the Community Development & Environmental Committee.

Carried

28. Moved by Councillor Laidlaw
Seconded by Councillor Baily

THAT the tender of ReMM (Recycling Materials Management) be accepted and that the Mayor and City Clerk be authorized to sign the agreement for Contract No. 06-111 for the transportation and processing of Guelph's residential organic waste at the following prices:

- \$80/tonne for 2007;
- \$88/tonne for 2008, and;
- \$96/tonne for 2009;

with the option to renew the contract on a yearly basis until 2014 at the City's discretion;

AND THAT the matter with respect to the method of collection of wet waste be referred to the Community Development & Environmental Committee.

Carried

Dr. J.L. Laird
Mr. D.A. Kennedy
Counc. L. Burcher
Mr. L. Kotseff

29. Moved by Councillor Laidlaw
Seconded by Councillor Kovach
THAT the Committee rise with leave to sit again.

Carried

30. Moved by Councillor Piper
Seconded by Councillor Findlay
THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.

Carried

SPECIAL RESOLUTIONS

- Counc. Baily
Mrs. L.A. Giles
31. Moved by Councillor Billings
Seconded by Councillor Burcher
THAT Councillor Baily be appointed to the Emergency Services, Community Services and Operations Committee;

AND THAT Councillor Baily be appointed to the Guelph Junction Railway Company Directors for a four year term expiring November 2010.

Carried

- Counc. Findlay
Mrs. L.A. Giles
32. Moved by Councillor Laidlaw
Seconded by Councillor Salisbury
THAT Councillor Ian Findlay be appointed to the Board of Directors of St. Joseph's Hospital for a four year term expiring November 2010.

Carried

BY-LAWS

33. Moved by Councillor Salisbury
Seconded by Councillor Hofland
THAT leave be now granted to introduce and read a first and second time By-laws Numbered (2007)-18235 to (2007)-18245, inclusive.

Carried

The By-laws were read a first and second time at 8:42 o'clock p.m.

Council went into Committee of the Whole on By-laws Numbers (2007)-18235 to (2007)-18245, inclusive.

Mayor Farbridge in the Chair.

At 8:43 o'clock p.m., the Committee rose and reported By-laws Numbered (2007)-18235 to (2007)-18245, inclusive, passed in Committee without amendment.

34. Moved by Councillor Wettstein
Seconded by Councillor Bell
THAT By-laws Numbered (2007)-18235 to (2007)-18245, inclusive, be read a third time and passed.

Carried

The By-laws were read a third time and passed at 8:44 o'clock p.m.

MAYOR'S ANNOUNCEMENTS

The Mayor made the following announcements:

- Saturday February 24, 2007 at 1:00 p.m. at the River Run Main Stage, symposium Community By Design - Making Choices for Guelph's Future will be held with the Honourable Mike Harcourt, former Mayor of the City of Vancouver and Premier of British Columbia being the keynote speaker
- today Liz Sandalls, M.P. presented the City \$800,000 in capital funding for the restoration of the heritage wall and fire station.

NOTICE OF MOTION

Councillor Laidlaw advised that she would be presenting a notice of motion at a future meeting with respect to the Chairing of City committees.

ADJOURNMENT

The meeting adjourned at 8:47 o'clock p.m.

Minutes read and confirmed March 5, 2007.

.....
Mayor

.....
Clerk

CONSENT AGENDA

March 5, 2007

Her Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
<p>A-1) WATSON EAST SUBDIVISION: REQUEST FOR AN EXTENSION OF DRAFT PLAN APPROVAL BY BLACK, SHOEMAKER, ROBINSON AND DONALDSON LTD. ON BEHALF OF CARSON REID HOMES LIMITED AND SIMON WOODS LIMITED (FILE 23T-98501)</p> <p>THAT Report 07-17 regarding a request for a Draft Plan Approval extension to the Watson East Subdivision (23T-98501) from Community Design and Development Services, dated March 5, 2007, be received;</p> <p>AND THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of Carson Reid Homes Limited and Simon Woods Limited for a five (5) year Draft Plan Approval extension to the Watson East Residential Subdivision (23T-98501) on lands legally described as Lot 6, Concession 4, Division "C" and Part of Lot 6, Concession 3, Division "C", City of Guelph be approved to an extended lapsing date of March 20, 2012, subject to the conditions outlined in Schedule 2 of the Community Design and Development Services Report 07-17 dated March 5, 2007.</p>	Approve
B ITEMS FOR DIRECTION OF COUNCIL	
C ITEMS FOR INFORMATION OF COUNCIL	

attach.



City of Guelph

A-1
Report: 07-17

COMMUNITY DESIGN & DEVELOPMENT SERVICES

TO: Council

DATE: March 5, 2007

SUBJECT: WATSON EAST SUBDIVISION: Request for an Extension of Draft Plan Approval by Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Carson Reid Homes Limited and Simon Woods Limited. (File 23T-98501) – Ward 1

RECOMMENDATION:

“THAT Report 07-17 regarding a request for a Draft Plan Approval extension to the Watson East Subdivision (23T-98501) from Community Design and Development Services, dated March 5, 2007, BE RECEIVED;

AND

THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of Carson Reid Homes Limited and Simon Woods Limited for a five (5) year Draft Plan Approval extension to the Watson East Residential Subdivision (23T-98501) on lands legally described as Lot 6, Concession 4, Division “C” and Part of Lot 6, Concession 3, Division “C”, City of Guelph BE APPROVED to an extended lapsing date of March 20, 2012, subject to the conditions outlined in SCHEDULE 2 of the Community Design and Development Services Report 07-17 dated March 5, 2007.”

BACKGROUND:

The original Watson East Subdivision applied to 75.6 hectares of land located east of Watson Road, south of Eastview Road and north of York Road (see **Location Map on Schedule 1**). This subdivision received Draft Plan Approval on March 20, 2001. This original draft plan 23T-98501 is shown on **Schedule 3**. A three year draft plan extension was granted by City Council on March 1, 2004 to extend the draft plan lapsing date to March 20, 2007. Several phases within draft plan 23T-98501 have been registered. This report deals with a request to

extend draft plan approval on the remaining unregistered areas within the plan (see **Schedule 1**).

The requested draft plan extension is required to allow the owner to proceed with the registration of the final phases of the Watson East Subdivision. The owner will not be able to fulfil all of the conditions prior to the lapsing of Draft Plan Approval on March 20, 2007.

Section 51 (33) of the Ontario Planning Act allows the municipality to grant an extension of Draft Plan Approval. The applicant has requested that City Council provide an extension of 5 years for a new draft plan lapsing date of March 20, 2012.

Registered Phases of the Watson East Subdivision

A majority of the lands within the Watson East Subdivision have been registered. The registered portions of the plan are shown on **Schedule 4** with their corresponding registered 61M plan number. The following six phases within Draft Plan 23T-98501 have been registered:

- **61M88** - Watson East Phase 1 (Registered December 11, 2003)
- **61M92** - Watson Creek Phase 1 (Registered January 30, 2004)
- **61M99** - Watson East Phase 2 (Registered May 19, 2004)
- **61M111** - Watson East Phase 3 (Registered March 30, 2005)
- **61M129** - Watson Creek Phase 2 (Registered March 17, 2006)
- **61M132** - Watson East Phase 4 (Registered September 8, 2006)

Unregistered Phases within the Watson East Subdivision

The unregistered portions of the Watson East Subdivision (23T-98501) are highlighted and numbered in **Schedule 4**. A brief description of the remaining development to be registered within each of these corresponding areas is provided below:

Area 1 (*South of Eastview Road and corner of Watson and Eastview Road*)

The remaining residential units to be registered within this phase consist of approximately 15 detached dwellings, 6 townhouse units and 117 apartment units. This area also contains a 1.05 hectare Service Commercial block at the southeast corner of Watson Road and Eastview Road.

Area 2 (*Watson East School Site Redline Amendment*)

The original draft approved Watson East Subdivision (23T-98501) included these lands as the location for a future school. The Upper Grand School Board determined that this site will no longer be required for a school site. Subsequently, Council approved a redline amendment to Draft Plan 23T-98501 on October 10, 2006 to permit the development of 23 single detached lots. Details of this plan are provided on **Schedule 5**. The owner is required to proceed with the registration of these lands in accordance with Council's redline amendment and conditions of approval.

Area 3 (*Watson Creek Phase 3*)

This area represents the remaining residential lands east of the Watson Creek corridor to be registered. This phase includes a maximum of 52 lots for detached dwellings. In addition, several blocks are zoned for detached or semi-detached dwellings (maximum of 52 units). A total of 99 cluster townhouse units are also included within this phase.

Development within this phase requires the connection and completion of Severn Drive through the Walkover Property, which was a hold-out property not included in the approved Watson East draft plan. A recent application for approval of the new Walkover Subdivision draft plan (23T-06501) in association with an adjacent redline amendment application to draft plan 23T-98501 will provide the connection and completion of Severn Drive. This will allow the registration of this phase to proceed by providing the necessary secondary access to the Watson Creek Phase 3 lands. Details of this application are shown on **Schedule 6**.

Area 4 (*Future Development Blocks included within Watson Creek Phase 2*)

This small unregistered portion includes the future development blocks remaining from the registration of Watson Creek Phase 2 (61M-129). The original draft plan 23T-98501 contemplated the future development of these blocks in conjunction with adjacent lands next to the realigned intersection of Watson Parkway and Watson Road. A portion of Watson Road has been closed by the City and conveyed to facilitate the assembly of lands and allow the owner to complete the development pattern from Watson Creek Phase 2. A zone change application (ZC0611) has been submitted to permit the development of eight lots for detached dwellings in the area of this new intersection.

Area 5 (*York and Watson Industrial lands north of railway*)

This area includes a total of approximately 3.3 hectares of industrial land to be registered within draft plan 23T-98501.

REPORT:

Section 51 (33) of the Ontario Planning Act allows the municipality to grant an extension of Draft Plan Approval. The request is that City Council provide an extension of five (5) years. Staff is recommending that this request be granted to allow the owners to complete the registration of the approved subdivision plan, subject to the conditions outlined in **Schedule 2**.

The conditions of draft plan approval that apply to the unregistered phases remain relevant and include all the conditions previously endorsed by City Council, with some minor revisions made to update standard wording and new

departmental names and titles. New conditions that apply to the redline amendment portions of the plan, which include the former school block and the portion associated with the new Walkover subdivision development will apply to these specific areas.

The requested extension is supported because the land uses and design of the unregistered portions of the draft plan are still appropriate and in keeping with current City policy. These areas will provide an appropriate degree of residential intensification and employment areas that are consistent with the goals and direction of the Provincial Policy Statement and Places to Grow legislation.

In terms of the remaining residential land uses to be registered, the draft plan includes a high density residential block (117 units), three medium density blocks (105 units), four blocks to accommodate single detached and semi detached dwellings (52 units) and 98 lots for detached dwellings. This will result in an estimated net residential density of 33.2 units per hectare. The service commercial block at the corner of Watson and Eastview and the industrial block at the south portion of the plan that remain to be registered within the draft plan also remain relevant to provide additional commercial and employment uses within this planning area.

Schedule 7 includes a density calculation for the remaining unregistered portions within draft plan 23T-98501 to allow a comparison with the Provincial "Places to Grow" density target. This calculation shows that a density of 91.8 residents and jobs combined per hectare can be achieved within the unregistered portions of this plan. This exceeds the entire designated greenfield area density target of 50 residents and jobs combined per hectare established in the "Places to Grow" Growth Plan.

While consideration was given to recommending a shorter 3 year draft plan extension period, staff support the applicant's request to grant a 5 year extension. Watson Creek Phase 3 represents a large unregistered portion of the draft plan, which is identified for registration post 2008 in the 2007 Development Priorities Plan. This phase is at least 3 to 4 years away from being registered and granting a 5 year extension will allow the owners to complete registration of this plan and avoid the need for the owner to come forward again with another draft plan extension request.

CORPORATE STRATEGIC PLAN:

Supports Strategic Direction #1: The management of growth in a balanced and sustainable manner.

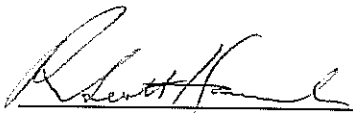
DEPARTMENTAL CONSULTATION:

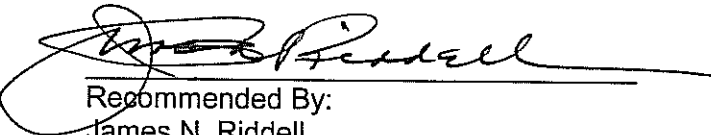
The request for the proposed extension of Draft Plan Approval was circulated to City departments and commenting agencies. No objections to granting the extension were received.

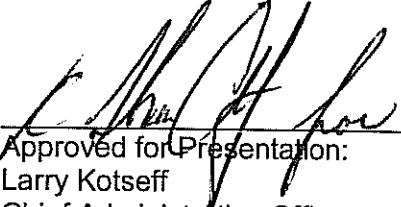
ATTACHMENTS:

- Schedule 1** – Location Map
- Schedule 2** – March 1, 2005 Conditions of Draft Plan Approval (23T-98501)
- Schedule 3** – Original Watson East Draft Plan (23T-98501)
- Schedule 4** – Registered and Unregistered Phases of Draft Plan 23T-98501
- Schedule 5** – Watson East School Site Redline Amendment
- Schedule 6** – Walkover Property Draft Plan 23T-06501 and Redline Amendment to Draft Plan 23T-98501
- Schedule 7** – “Places to Grow” Density Calculation for Unregistered Portions within Draft Plan 23T-98501


Prepared By:
Chris DeVriendt
Senior Development Planner


Recommended by:
R. Scott Hannah, Manager of
Parks and Development Planning


Recommended By:
James N. Riddell
Director of Community Design and
Development Services


Approved for Presentation:
Larry Kotseff
Chief Administrative Officer

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SCHEDULE 2

Draft Plan Approval Conditions 23T-98501 (March 1, 2004)

1. That the registration of the plan, or any part thereof, shall require approval of the City with respect to adequate water supply and sewage treatment capacity being available.
2. That the developer shall pay any outstanding debts owed to the City prior to the registration of the plan.
3. That any dead ends and open sides of road allowances created by this draft plan be terminated in 0.3 metres reserves which shall be conveyed to the City.
4. That the developer shall pay development charges to the City in accordance with By-law Number (1994)-15992, 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, as outlined in the subdivision agreement.
5. That the developer deeds to the City any lands required by the City for Storm Water Management Facilities including Blocks 153 to 156 inclusive and Blocks 175 and 176, as modified. In addition the developer shall deed to the City, all Open Space Blocks including Blocks 157 to 160 inclusive. Furthermore, the developer shall demarcate the boundaries of any lands conveyed to the City in accordance with the policies of the City.
6. That site plans for all corner building lots, as determined by the Director of Works, shall be submitted to the Director of Works for approval of driveway location.
7. That the developer is responsible for the total cost of the design and construction of all services required to service all of the lands within the plan of subdivision, including sanitary, storm and water facilities, the distance and alignment to be determined by the City of Guelph, with such cost to include services required to service the subdivision which are located outside the limits of the subdivision.
8. That the developer is responsible for the total cost, less any development charges share, of the design and construction of providing secondary watermain feeds, satisfactory to the Director of Works, to various sections of the lands.
9. That the developer is responsible for the total cost of the design and construction and any roadwork, including sidewalks, boulevards and curbs, within or surrounding the plan of subdivision.
10. That all easements and rights-of-way required within or adjacent to the proposed subdivision be granted to the satisfaction of the City, Guelph Hydro Electric Systems Inc. and other Guelph utilities.
11. That the developer shall pay to the City the cost of any existing services within or abutting the proposed subdivision, as determined by the Director of Works, including the local share of the cost of one side of the road for the existing watermain on Watson Road.

12. That the developer make arrangements, satisfactory to the Director of Works, concerning the scheduling of the development and the developers payment of cost for services for the subdivision.
13. That the developer phase the subdivision to the satisfaction of the City and specifically:
 - a) The registration of the plan, or any part thereof, shall not occur until Watson Road/Watson Parkway has been upgraded or until provisions have been made for its upgrading, to a standard satisfactory to the Director of Works.
 - b) No development or registration shall take place in the area to the east of Block 158 and to the south of lands fronting on Street No. 1 until the lands can be serviced with a sanitary sewer and a secondary means of access have been provided to the area to the satisfaction of the Director of Works;
 - c) No development or registration shall take place to the east of Blocks 159 and 160 until a secondary means of access has been provided to the area to the satisfaction of the Director of Works;
 - d) Blocks 121, 124, 137, the north-easterly end of Block 120 and the terminus of Streets 10, 14 and 16, shall be held out of development until the City is satisfied that the grading is contained on the lands to be subdivided or until the developer has received approval of the owner of the abutting lands and the Township of Guelph-Eramosa to grade out into the Township.
14. That the last lot on each side at the easterly terminus of Streets 1, 7, 10, 14 and 16 be deeded to the City and held, in accordance with the policy of the City, until the street is extended into the abutting lands, to the satisfaction of the Director of Works or until the lot can be developed to the satisfaction of the Director of Works.
15. That the most northerly lot on Block 110, at the intersection of Eastview Road and Street No. 3 be deeded to the City and held, in accordance with the policy of the City, until the abutting section of Eastview Road can be constructed to its final section and elevation, to the satisfaction of the Director of Works.
16. That Block 174 shall be withheld from development until the existing section of Watson Road abutting the block has been closed. Furthermore, the developer shall be responsible for the costs of closing the existing Watson Road abutting Block 174.
17. That the developer agrees that the development of Block 134 (Medium Density Residential) shall be limited to one access point from Watson Road to the satisfaction of the Director of Works.
18. That the developer prepare a site drainage and grading plan, satisfactory to the Director of Works, for the entire subdivision, prior to the issuance of any building permits for the subdivision.
19. That the developer constructs, installs and maintains erosion and sediment control facilities, satisfactory to the Director of Works, prior to any grading or construction on the subdivision lands in accordance with a plan that has been submitted to and approved by the Director of Works. Furthermore, the developer shall provide a qualified environmental inspector, satisfactory to the Director of Works, to inspect this site during all phases of development and construction including grading, servicing, and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures and compliance with the approved

Environmental Implementation Report. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.

21. That all telephone service and Cable TV service in the plan be underground and the developer shall enter into a servicing agreement with Bell Canada providing for the installation of underground telephone service, prior to the registration of the plan.
22. That the developer pays the cost of erecting street name signs in the subdivision, to the satisfaction of the City, prior to the issuance of any building permit.
23. That the developer pays to the City the flat rate charge established by the City per metre of road frontage, to be applied to tree planting within the proposed subdivision.
24. 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 and Guelph Hydro Electric Systems Inc.
25. That the road allowances included in the draft plan and the road widenings, shown as Blocks 161, 162 and 163 be shown and dedicated as public highway's and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria-July 23, 1993", with the exception of the road widths which shall comply with the widths shown on the approved draft plan of subdivision.
26. That prior to any grading or construction on the lands and prior to the registration of the plan, the developer shall prepare and follow an Environmental Implementation Report (E.I.R) based on Terms of Reference prepared by the applicant and approved by the City, in consultation with the Environmental Advisory Committee and the Grand River Conservation Authority. The E.I.R. shall be prepared in accordance with the recommendations contained in the Environmental Impact Study (E.I.S) prepared for the subdivision and shall include the following:
 - a) A monitoring program to assess the performance of the storm water management facilities and water quality in Clyde Creek.
 - b) Enhanced erosion and sediment control including recommendations to revegetate areas adjacent to the 30 metre setback, prior to grading.
 - c) An examination of culvert sizing for all street crossings with respect to underpasses for small animals.
 - d) An examination of additional lot level or larger scale infiltration structures for stormwater for the mid-portion of the site.
 - e) Recommendations for an educational package to future residents related to community stewardship programs, the susceptibility of the bedrock aquifer downslope of the development to contamination by chemicals, the potential environmental damage from free roaming cats and storm water management.
 - f) A detailed examination of the construction of the proposed sanitary sewer alignment around the south toe of the drumlin to ensure leak free conditions and no interference with groundwater flow.
 - g) An examination and summary of off site drainage at the corner of Watson Road and Eastview Road.
27. The developer shall at its own expense implement and address all recommendations contained in the latest Environmental Impact Study, that has been approved by the City,

for the subdivision, and the developer shall address each recommendation to the satisfaction of the Grand River Conservation Authority and the City.

28. That the developer agrees to submit to the City, a plan and summary sheet prepared by an Ontario Land Surveyor or Professional Engineer, showing the original and proposed grades of the four corners of every building lot, prior to the submission of building permit applications. The developer further agrees that any fill located below a building foundation shall be certified by a Professional Engineer.
29. That the developer shall submit a detailed Storm Water Management Report and Plans to the satisfaction of the Director of Works which show how storm water will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quality in accordance with recognised best management practices and Provincial Guidelines.
30. That the developer decommissions all on-site wells in accordance with the Ministry of the Environment guidelines to the satisfaction of the Director of Works.
31. That the developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by including the following clause in all offers of Purchase and Sale/Lease: "All or parts of Street No's 1, 2, 10 and 11 could be used as part of a transit route to provide public transit service through the subdivision from the early stages of development."
32. The developer shall build Street Nos. 1, 2, 10 and 11 to a minimum pavement width of 10 metres and a corner radius standard of 12 metres to the satisfaction of the City.
33. That the developer shall pay to the City the cost of installing bus stop pads in the subdivision at the locations to be determined with Guelph Transit, prior to the registration of the plan.
34. That the developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of Lots 49, 59, 60 and 61, Blocks 131 and 134 and the corner lots of Blocks 125 to 127, inclusive, adjacent to Watson Road by including the following clause in all offers of Purchase and Sale/Lease: "Watson Road will be upgraded to four lanes of traffic and may be used as a truck route."
35. That the developer shall complete a tree inventory and conservation plan in accordance with the City of Guelph Tree By-law (1986)-12229, satisfactory to the Director of Works and the Director of Planning, prior to any grading or construction on the site.
36. That the developer shall erect signs at the entrances to the subdivision showing the proposed land uses and zoning of all lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the subdivision, inquiries should be directed to the Department of Planning, City Hall". Further, the signs shall also advise that Watson Road will be upgraded to four lanes of traffic and may be used as a truck route.
37. That the developer shall dedicate Blocks 151 and 152 for parks purposes in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof.

38. Prior to the release of building permits for any Phase containing a Park, the developer shall demarcate the boundary of the Park Block(s) in accordance with the "City of Guelph Property Demarcation Policy". This shall include submitting drawings for approval, identifying the concrete markers and living fences, to the satisfaction of the Director of Community Services. The developer shall be responsible for the cost of design and development of the living fence and property demarcation for the Park Blocks.
39. Prior to the release of building permits for any Phase containing a Park, the developer shall be responsible for the cost and development of the "Basic Park Development" as per the City of Guelph Recreation and Parks Division's "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding to the satisfaction of the Director of Community Services. The developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of 'basic' parkland improvements and works for the Park Block to the satisfaction of the Director of Community Services.
40. That the developer enters into an Engineering Services Agreement with the City and a Subdivision Agreement with the City, registered on title, satisfactory to the City Solicitor, that covers the conditions of approval.
41. That the developer and the Wellington Catholic School Board reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
42. That Block 150 be set aside as a Public School site to the satisfaction of the Upper Grand District School Board.
43. That the developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export of DXF format containing the following information: parcel fabric and street network.
44. That the developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside the area, and further, that students may in future have to be transferred to another school.
45. That the developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising perspective residents that students may be directed to schools outside the neighbourhood.

46. That prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Grand River Conservation Authority:
- a) A detailed storm water management report and plans in accordance with the 1994 Ministry of Environment and Energy Report entitled, Stormwater Management Practices Planning and Design Manual.
 - b) An erosion and sediment control plan in accordance with the Grand River Conservation Authority's Guidelines on Erosion and Sediment Control for construction sites, including the means whereby erosion will be minimized and sediment maintained on site throughout all phases of grading and construction, including a monitoring and maintenance plan and provisions for timely revegetation of the site.
 - c) An application for Fill, Construction and Alteration to Waterways Regulation Permit pursuant to Ontario Regulation 149 as amended by 69/93, 669/94 and 142/98 for any works within the floodplain of Clythe Creek.
47. That the subdivision agreement between the owners and the municipality contain provisions for:
- a) The completion and maintenance of the works in accordance with the approved plans and reports contained in condition 46.
 - b) The maintenance of all storm water management systems in accordance with the approved plans throughout all phases of grading and construction.
48. That the developer shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.
49. That prior to the registration of the plan, the developer shall install a 1.8 metre high chain link fence and landscaping (which may include the retention of existing vegetation) along any lot or Block abutting the common boundary between the City and the Township of Guelph/Eramosa, to the satisfaction of the Director of Planning.
50. That the developer shall include in the subdivision agreement and insert in all agreements of purchase and sale or lease for each dwelling unit abutting the common boundary between the City and the Township of Guelph Eramosa the following warning clause:
- "The land adjacent to this subdivision is being actively farmed which includes activities such as herbicide application, planting and harvesting of various crops which may affect the living environment of residents living in close proximity to the farming operations."
51. That the developer shall include in the subdivision agreement and insert in all agreements of purchase and sale or lease for each dwelling unit the following warning clause:

"The Guelph Air Park is located close proximity to this subdivision. Residents are hereby advised that noise from Air Park activities may affect the living environment of residents living in this subdivision."

52. That the developer shall agree in the Subdivision Agreement related to the registration of Blocks 146, 147 or 148, in wording satisfactory to CN Rail:
 - a) To install and maintain a chain link fence a minimum of 1.83 metres in height along the mutual property, prior to the registration of the plan.
 - b) That any proposed alterations to the existing drainage pattern affecting Railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
53. That prior to the registration of Blocks 146, 147 and 148, the developer shall engage a consultant to undertake an analysis of noise and vibration and to identify appropriate measures to mitigate any adverse effects from noise and/or vibration that may impact the development of the Blocks and to include all recommendations in the subdivision agreement.
54. That the developer shall include in the subdivision agreement and insert in all agreements of purchase and sale or lease for each dwelling unit on Block 137 (i.e. lands for residential purposes within 300 metres of the railway right-of-way) the following warning clause:

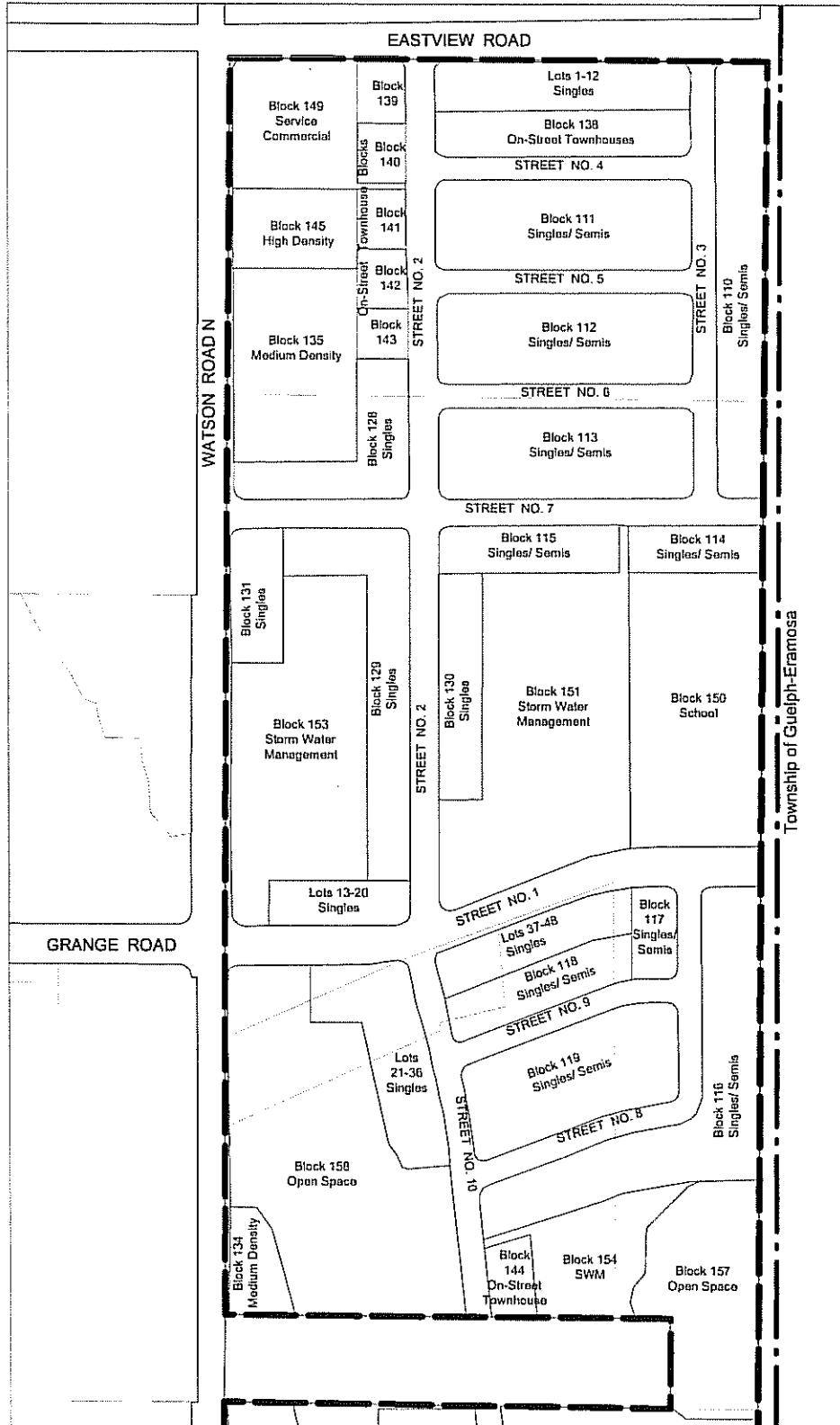
Warning": Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres of the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successor as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CNR will not be responsible for any complaints or claims arising from use of such facilities and/operations on, over or under the aforesaid right-of-way."
55. That this Draft Plan Approval shall lapse at the expiration of 5 years from the date of issuance of Draft Plan approval.
56. That prior to the registration of all or any portion of the plan, the Wellington Catholic District School Board shall advise the City in writing how condition 41 has been satisfied.
57. That prior to the registration of all or any portion of the plan, Upper Grand District School Board shall advise the City in writing how conditions 42, 43, 44 and 45 have been satisfied.
58. That prior to the registration of all or any portion of the plan, Guelph Hydro Electric Systems Inc, shall advise the City in writing how conditions 11 and 24 have been satisfied.
59. That prior to the registration of all or any portion of the plan, the Canadian National Railway shall advise the City in writing how conditions 52, 53 and 54 have been satisfied.

60. That prior to the registration of all or any portion of the plan, The Ministry of Citizenship, Culture and Recreation shall advise the City in writing how condition 48 has been satisfied.

That prior to the registration of all or any portion of the plan, the GRCA shall advise the City in writing how conditions 46 and 47 have been satisfied."

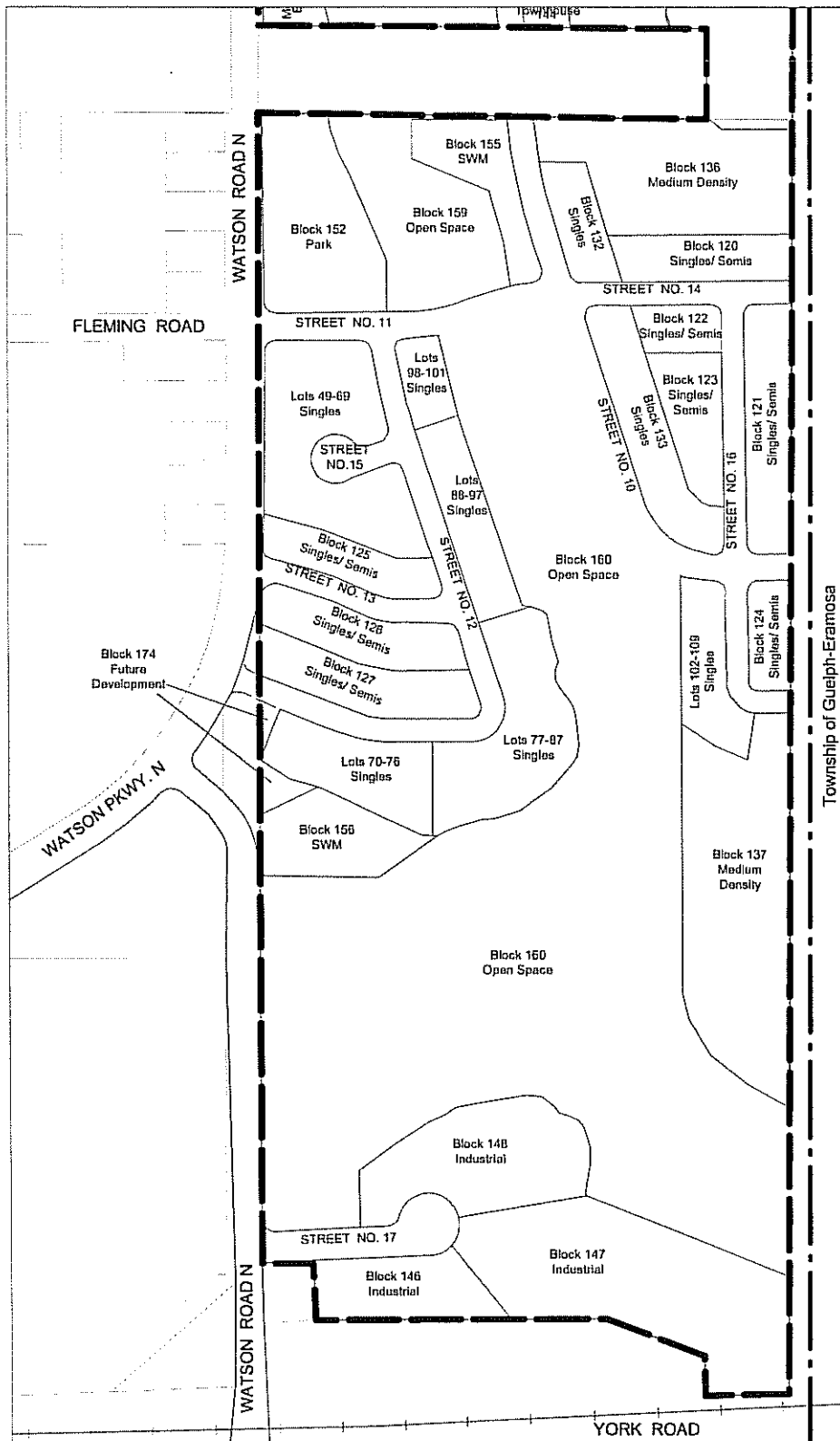
SCHEDULE 3

Original Watson East Draft Plan 23T-98501 (North Section)



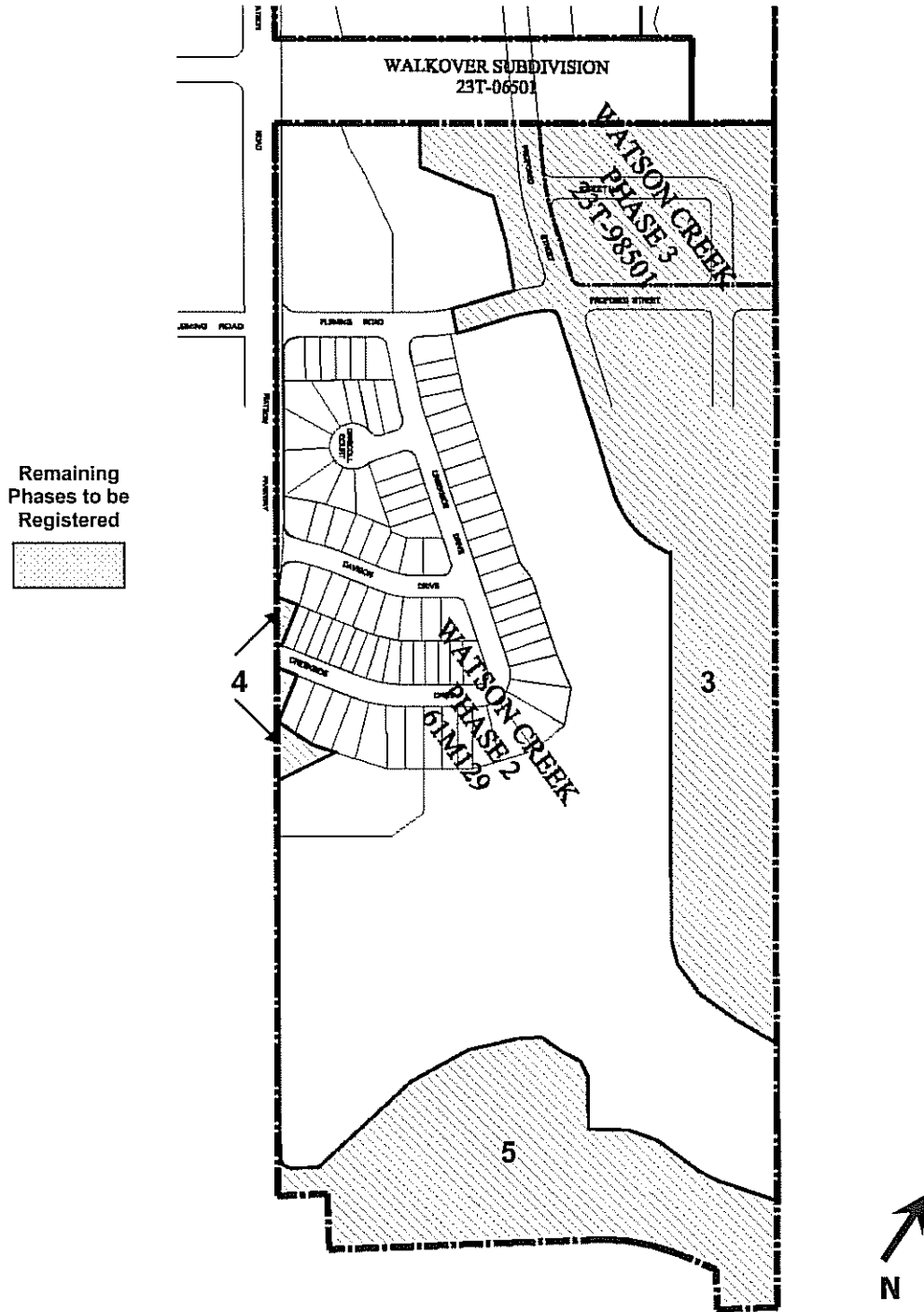
SCHEDULE 3

Original Draft Plan 23T-98501 (South Section)



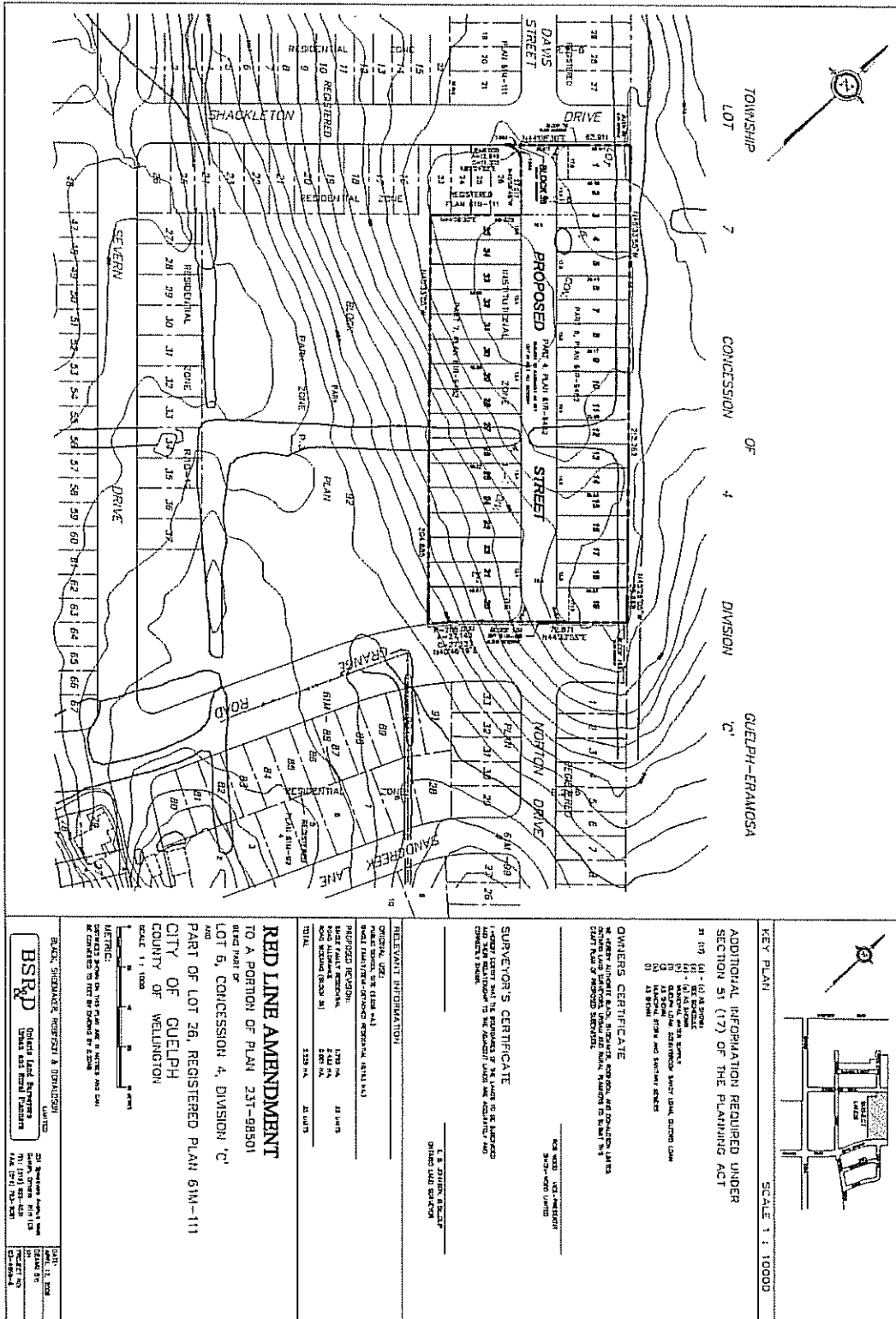
SCHEDULE 4

Registered and Unregistered Phases of Draft Plan 23T-98501 (South Section)



SCHEDULE 5

Watson East School Site Redline Amendent (Approved by Council October 10, 2006)



SCHEDULE 7

“Places to Grow” Density Calculation for Unregistered Portions within Draft Plan 23T-98501

Residential Lands

Detached units	98
Semi-detached units	52
Townhouse units	105
Apartment units	117
Total # of units	347

Total # of Residents*	1158
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Employment Lands

Industrial Lands

Total Area	2.83 ha
Total Jobs**	85

Commercial Lands

Total Area	1.048 ha
Total Jobs***	98

Total Employment Land Jobs	183
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Total Area of Residential and Employment Lands	14.6 ha
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“PLACES TO GROW” DENSITY CALCULATION

Total # of Residents and Jobs per hectare	91.8
<small>(1158 residents + 182 jobs / 14.6 ha)</small>	

Notes:

* based on 3.2 persons per unit (ppu) for detached and semi-detached dwellings, 2.5 ppu for townhouses and 1.5 ppu for apartments

** based on 25% building coverage (0.71 ha) and 900 square feet per employee

*** based on 35% building coverage (0.37 ha) and 400 square feet per employee

Please recycle!

- **BYLAWS** -

- **March 5, 2007** -

<p>- March 5, 2007 -</p>	
<p>By-law Number (2007)-18246 A by-law to authorize the execution of an Agreement between Her Majesty the Queen in Right of Canada as represented by the Minister of Veteran Affairs Canada and The Corporation of the City of Guelph. (Cenotaph/Monument Restoration Program)</p>	<p>A by-law to authorize the execution of an agreement with respect to the Cenotaph/Monument Restoration Program.</p>
<p>By-law Number (2007)-18247 A by-law to remove land from Part Lot Control. (Part Block 60, Plan 61M13 designated as Parts 48 to 55 inclusive, Reference Plan 61R10463 and Part Block 61, Plan 61M13 designated as Parts 36 to 47 inclusive, Reference Plan 61R10463)</p>	<p>A by-law to remove land from Part Lot Control.</p>
<p>By-law Number (2007)-18248 A by-law to remove land from Part Lot Control. (Lot 38, Plan 61M129, designated as Parts 17 and 18, Reference Plan 61R10512)</p>	<p>A by-law to remove land from Part Lot Control.</p>