

Council Chambers
January 9, 2006

Council convened in formal session at 6:36 p.m.

Present: Mayor Quarrie, Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar and Schnurr.

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Dr. J. Laird, Commissioner of Environment & Transportation; Mr. A. Goldie, Director of Recreation; Mr. D.A. Kennedy, Director of Finance; Ms. L.E. Payne, City Solicitor; Mr. J. Riddell, Director of Planning & Building Services; Mr. R. Tolkunow, Director of Engineering; Mr. S. Hannah, Manager of Development Planning; Mr. I. Panabaker, Heritage & Urban Design Planner; Mrs. L.A. Giles, Director of Information Services/Clerk and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

Councillor Ferraro declared a possible pecuniary interest with regards to Reid's Heritage Homes (Conservation Estates) proposed residential draft plan of subdivision and associated zoning by-law amendment and did not discuss or vote on the matter.

1. Moved by Councillor Moziar
Seconded by Councillor Billings

THAT the minutes of the Council meetings held on December 7, 8, 12, 19 and 20, 2005 and the minutes of the Council meeting held in Committee of the Whole on December 8, 12 and 19, 2005 be confirmed as recorded and without being read.

Carried

PRESENTATIONS

Mr. Tim McGurrin, Chair of the Guelph Non-Profit Housing Corporation was present and provided a brief history of the Corporation, their primary objective and the construction carried out over the years. He highlighted their most recent project, Paisley Place located at 747 Paisley Road.

Mr. Richard Ernst, President and CEO of Guelph General Hospital was present and provided information on their proposed capital expansion plans. He outlined the parameters used for site planning

and the Phase 1 priorities. He also highlighted the options for site redevelopment and the preferred option.

2. Moved by Councillor Furfaro

Seconded by Councillor Billings

THAT the verbal report of Richard Ernst, President and CEO of Guelph General Hospital with respect to proposed future capital expansion plans be received for information.

Carried

3. Moved by Councillor Schnurr

Seconded by Councillor Hamtak

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

Carried

DELEGATIONS

Reid's Heritage Homes (Conservation Estates) proposed residential draft plan of subdivision and associated zoning by-law amendment (File 23T-03506 / ZC0318)

Brian Blackmere on behalf of Reid's Heritage Homes and Astrid Clos, Planner were present to answer any questions. Council did not have any questions.

4. Moved by Councillor Furfaro

Seconded by Councillor Birtwistle

Ms. A. Clos

Mr. B. Blackmere

Mr. J. Riddell

Dr. J.L. Laird

Mr. D.A. Kennedy

Mr. G.W. Stahlmann

Ms. L.E. Payne

THAT the application by Astrid J. Clos Planning Consultants on behalf of Reid's Heritage Homes for approval of a residential Draft Plan of Subdivision (23T-03506) and associated Zoning By-law Amendment (ZC0318) on lands municipally known as 51 Lowes Road West, 59 Lowes Road West, 1471 Gordon Street and 1499 Gordon Street and legally described as Part of Lots 1, 2, 3 and 4, Registered Plan 74; Part of Lots 15 and 16, Registered Plan 467; Part of Lots 6 and 7, Concession 7 (Former Township of Puslinch), City of Guelph, County of Wellington be approved, subject to the conditions contained in Schedule 1 attached;

AND THAT the proposed rezoning of the lands be approved and City Staff be instructed to prepare the necessary amendment to Zoning By-law Number (1994)-14864, as amended, to rezone the subject lands as follows:

LOTS / BLOCKS PROPOSED ZONING

Lots 42-59, 36

R.1B (Detached Dwellings)

Minimum frontage of 15 metres

Lots 22-23, 32-35, 37-41, 60-74	R.1C (Detached Dwellings) Minimum frontage of 12 metres
Lots 1-21, 31, 75-81	R.1D (Detached Dwellings) Minimum frontage of 9 metres
Lots 25-30	R.1B-? Specialized regulation to permit minimum front yard setback of 4.5 metres for the habitable portion of the dwelling
Lot 24	R.1C-18 Specialized R.1C Zone that permits a minimum front yard setback of 4.5 metres for the habitable portion of the dwelling
Blocks 82, 84	*R.3B-? (On-Street Townhouses) Specialized regulations to implement minimum density requirements
Block 83	R.3B-? (On-Street / Cluster Townhouses) Specialized zone to permit On-Street Townhouse or Cluster Townhouse units
Block 85	P.2 (Neighbourhood Park)
Block 86	P.2 Pedestrian Walkway
SWM Block	P.1 (Conservation Land)

Carried

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

Carried

Striking Committee Report

6. Moved by Councillor Schnurr
Seconded by Councillor Furfaro
THAT Councillors Birtwistle, Furfaro, Kovach, and Mayor
Quarrie be appointed to the Social Services Committee for a term
expiring November 2006.

Carried

Mrs. D. Van Wyck
Mrs. L.A. Giles
Counc. Birtwistle
Counc. R. Furfaro
Counc. G. Kovach
Mayor Quarrie

CONSENT AGENDA

Recommendations on Heritage Guelph's Reporting to Council

Ms. L. Piper
Mr. J. Riddell

7. Moved by Councillor Birtwistle
Seconded by Councillor Downer
THAT the recommendations contained in the Planning and Building Services Department Report, dated January 9, 2006, be approved as follows:

1. That Heritage Guelph report through the Planning, Environment & Transportation Committee;
2. That the following policies be adopted to enhance Council – Municipal Heritage Committee Communications:
 - a) That the Heritage Guelph adopt a semi-annual reporting routine to provide information to Council on its issues and activities
 - b) That Heritage Guelph provide a yearly Workplan update to the Planning, Environment & Transportation Committee prior to the corporate budget cycle
 - c) That a Council Workshop on the Ontario Heritage Act and Heritage Guelph be held within 3 months of each new Council term;
3. That to take advantage of a streamlining measure included in the amended Ontario Heritage Act (OHA Sections 33. (15,16) and 42.(16, 17)) that the Planning and Building Services Department bring forward a by-law for Council approval that delegates the power to consent to minor alterations to properties designated under Part IV or Part V of the OHA to the Director of Planning & Building Services, in consultation with the municipal heritage committee.

AND THAT staff include an appeal mechanism to Council with respect to minor alterations to designated properties.

Carried

Proposed Demolition of a Detached Dwelling known municipally as 47 Harrison Avenue

Mr. J. Riddell
Mr. B. Poole

8. Moved by Councillor Birtwistle
Seconded by Councillor Downer
THAT the application to demolish the detached dwelling known municipally as 47 Harrison Avenue, be approved.

Carried

9. Moved by Councillor Burcher
Seconded by Councillor Laidlaw

Mr. J. Riddell
Counc. Birtwistle

THAT staff be directed to report back to the Planning, Environment & Transportation Committee on opportunities for informing the public, through the development application review process that is ongoing, of other development approval applications that don't require other statutory forms of notification.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Kovach, Laidlaw, Moziar, Schnurr and Mayor Quarrie (11)

VOTING AGAINST: Councillors Furfaro and Hamtak (2)

10. Moved by Councillor Billings
Seconded by Councillor Schnurr
THAT the Committee rise with leave to sit again.

Carried

11. Moved by Councillor Birtwistle
Seconded by Councillor Downer
THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.

Carried

BY-LAWS

12. Moved by Councillor Burcher
Seconded by Councillor Laidlaw
THAT leave be now granted to introduce and read a first and second time By-laws Numbered (2006)-17917 to (2006)-17925, inclusive.

Carried

The By-laws were read a first and second time at 7:56 o'clock p.m.

Council went into Committee of the Whole on By-laws Numbers (2006)-17917 to (2006)-17925, inclusive.

Mayor Quarrie in the Chair.

Councillor Baily retired from the meeting at 7:57 p.m.

At 7:57 o'clock p.m., the Committee rose and reported By-laws Numbered (2006)-17917 to (2006)-17925, inclusive, passed in Committee without amendment.

13. Moved by Councillor Downer
Seconded by Councillor Kovach

THAT By-laws Numbered (2006)-17917 to (2006)-17925, inclusive, be read a third time and passed.

Carried

The By-laws were read a third time and passed at 7:58 o'clock p.m.

QUESTIONS

In response to questions by Councillor Laidlaw, the Mayor provided a status update with respect to the Loretto Convent. She advised that Mr. John O'Brien will be contacting her later this month.

MAYOR'S ANNOUNCEMENTS

The Mayor advised that the provincial presentation on Places to Grow will be held January 10, 2006 in the Council Chambers.

ADJOURNMENT

The meeting adjourned at 8:00 o'clock p.m.

Minutes read and confirmed January 24, 2006.

.....
Mayor

.....
Clerk

REGULATIONS AND CONDITIONS

CITY CONDITIONS

1. That this approval applies only to the revised draft plan of subdivision prepared by Astrid J. Clos Planning Consultants on behalf of Reid's Heritage Homes, Project No. 0519, dated October 21, 2005, to include the development of a maximum 137 residential units, neighbourhood park and walkway block, as shown on Schedule 4.

Conditions to be met prior to grading or site alteration

2. That the Developer complete a tree inventory and conservation plan, which includes the preservation of the existing trees located along the southern property line of the site satisfactory to the Commissioner of Environment and Transportation in accordance with City of Guelph Bylaw (1986)-12229 prior to any grading or construction on the site. (Engineering)
3. That the Developer agrees to stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the subdivision agreement on the block/lot so disturbed. (Engineering)
4. That the Developer agrees to prepare a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the Commissioner of Environment and Transportation. Any costs related to the implementation of such a plan shall be borne by the Developer. Any damage or maintenance required to surrounding streets as a result of such traffic shall be at the Developers cost. (Engineering)
5. That the Developer agrees that no work, including, but not limited to tree cutting, grading or filling, will occur on the lands until such time as the Developer has obtained written permission from the Commissioner of Environment and Transportation or has entered into a Subdivision Agreement with the City. (Engineering)
6. That prior to any grading or construction on the site, the Developer enters into an Engineering Services Agreement with the City, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise, to the satisfaction of the City of Guelph. (Engineering)
7. That the Developer agrees to prepare an overall site drainage and grading plan, satisfactory to the Commissioner of Environment and Transportation, for the entire subdivision, prior to any grading or construction on the site. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision. (Engineering)
8. That the Developer constructs, installs and maintains erosion and sediment control facilities, satisfactory to the Commissioner of Environment and Transportation, prior to any grading or construction on the subdivision lands in accordance with a plan that has been submitted to and approved by the Commissioner of Environment and Transportation. (Engineering)

9. That the Developer shall provide a qualified environmental inspector, satisfactory to the Director of Planning and Building Services, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures, and compliance with the Environment Impact Study on a weekly or more frequent basis if required. The environmental inspector shall report on their findings to the City on a monthly or more frequent basis. (Planning)
10. That the Developer shall submit a Storm Water Management Report and Plan to the satisfaction of the Commissioner of Environment and Transportation which shows how storm water will be controlled and conveyed to the receiving water body. The report and plan shall address the issue of water quantity and quality in accordance with recognized best management practices and Provincial Guidelines. Maintenance and operational requirements for any control and/or conveyance facilities must be described in a format to be made available to the City of Guelph's Public Works Department (Engineering)
11. That the Developer shall prepare an Environmental Implementation Report (EIR) based on terms of reference approved by the City and Grand River Conservation Authority (GRCA). Such a report will include a monitoring program to assess the performance of the storm water management facilities. The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA. (Planning)
12. That any domestic wells located within the lands be properly abandoned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the Commissioner of Environment and Transportation. Any **boreholes** drilled for hydrogeological or geotechnical investigations must also be properly abandoned. (Engineering)
13. That the developer agrees that any fill placed to raise the elevation of the lands shall have similar drainage characteristics to the native soil on the lands. Gradation testing or other acceptable testing procedures will be required to confirm the acceptability of the fill material to the satisfaction of the Commissioner of Environment and Transportation. (Engineering)

Conditions to be met prior to execution of subdivision agreement

14. That the Developer is responsible for the cost of the design and construction of all municipal services required to service the lands within and external to the limits of the plan of subdivision including roadworks, and sanitary, storm and water facilities unless otherwise funded under the provisions of the City's Development Charges Bylaw (2004)-17361, as amended, the Local Service Bylaw (1994)-14553, as amended, or a legal and binding agreement with another party. The distance and alignment of such services will be determined by the City of Guelph. In addition, the Developer will be required to pay the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses. (Engineering)

Specifically, the Developer is responsible for the total cost of the design and construction of a public walkway in its entirety between Street D and Dawn Avenue (including Block 86, Plan 23T-03506 and Block 8, Plan 23T02501). (Planning)

15. That the Developer agrees to construct a watermain from the western end of Street D to connect with the existing watermain on Dawn Avenue. (Engineering)
16. That the Developer pay a share of the cost of all existing municipal services within and abutting the proposed subdivision, as determined by the Commissioner of Environment and Transportation. (Engineering)
17. That the Developer agrees to install drywells in the rear yards of lots 10, 15 to 22, 60 to 81 and Block 82 as described in the Preliminary Servicing and Stormwater Management Report. Infiltration tests must be conducted on each lot to confirm that the permeability of the native or imported soil is sufficient to allow for the proper functioning of the drywells. (Engineering)
18. That the Developer agrees that the width of the easements on lots 30/31, 40/41/42 and 36/37 will be determined based on an analysis of the width and depth of flow generated by a 100 year storm. In no case will the width of these easements be less than 5.0m (Engineering)
19. That the Developer pay the cost of supplying and erecting street name and traffic control signs in the subdivision, to the satisfaction of the City. (Engineering)
20. That the Developer agrees to submit and receive approval from the City for a Site Plan under Section 41 of the Planning Act, for Blocks 82, 83 and 84 prior to any development occurring on these blocks. (Engineering)
21. That the Developer is responsible for the total cost of preparing a tree planting plan and implementing such plan within roadways to the satisfaction of the Commissioner of Engineering and Transportation. (Engineering)
22. That the Developer pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit. (Engineering)
23. The Developer shall have engineering servicing drawings and final reports prepared for the approval of the Commissioner of Environment and Transportation. These drawings must reflect the recommendations of all approved reports and studies prepared in support of this application. Such recommendations will be implemented at the cost of the Developer (Engineering)
24. That the Developer shall submit a Geotechnical Report to the satisfaction of the Commissioner of Environment and Transportation which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding. (Engineering)
25. That the Developer agrees to provide one second order, second level Geodetic Benchmark in a location within the proposed subdivision to the satisfaction of the Commissioner of Environment and Transportation. (Engineering)
26. The Developer agrees to pay a share of the cost of the design and construction of traffic control signals at the intersection of Street B and Gordon Street when determined warranted upon development of abutting lands. One hundred (100) percent of the cost of the design and construction of the traffic control signals shall be paid by all developments benefiting from the traffic signals at the intersection. The share of the costs for each

benefiting development shall be satisfactory to the Commissioner of Environment and Transportation (Engineering).

Conditions to be met prior to registration of the plan

27. That prior to the registration of the plan, or any part thereof, the approval of the City must be obtained with respect to the availability of adequate water supply and sewage treatment capacity. (Engineering)
28. That the Developer agrees that, in the event that development of the property is to be phased, a phasing plan must be submitted prior to final approval of the first phase. The phasing plan shall indicate the sequence of development, the land areas in hectares, the number of lots and blocks in each phase, the proposed use of each block, the specific lots to be developed, site access to each phase, grading and the construction of public services, all to the satisfaction of the City of Guelph. Such phasing must be in conformance with the current Development Priorities Plan. (Planning)
29. That the Developer acknowledges that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a properly qualified consultant to prepare a Phase 1 Environmental Site Assessment (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination. (Legal)
30. That prior to final approval of the plan, the Developer enters into a Subdivision Agreement, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph. (Legal)
31. That the Developer deeds to the City all lands, or provides an easement over any lands required for Storm Water Management facilities, including those in which the Developer has an interest outside the limits of the Lands. (Legal)
32. That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision be granted free and clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. (Legal)
33. That the Developer shall pay any outstanding debts owed to the City, prior to the registration of the proposed plan of subdivision. (Planning)
34. That the Developer pay development charges to the City in accordance with By-law Number (2004) - 17361, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto. (Finance)
35. That the Developer provide an on-street parking plan prior to registration of the plan indicating where on-street parking is to be made available and where appropriate signage is required to the satisfaction of the Commissioner of Environment and Transportation. (Engineering)

36. That the Developer shall notify all purchasers that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, the Developer shall ensure that all sump pumps are discharged to the rear yard and the Developer shall notify all purchasers that the discharge shall be to the rear yard. (Building)
37. That the Developer agrees to erect signage at the major entrance to the subdivision (Street B) prior to the sale of any lots and prior to commencement of subdivision construction which provides notification of the proposed land use within and surrounding the subdivision, road pattern, lotting, phasing of the proposed subdivision, the properties abutting the development, location of postal facilities and stormwater management facilities, and lots subject to warning clauses. The signs shall be resistant to weathering and vandalism. (Planning)
38. That the Developer agrees to place the following notifications in all offers of purchase and sale for all lots and/or units and in the City's development agreement to be registered on title (Planning):
- “Purchasers and/or tenants of lots or units adjacent to or near the Stormwater Management Block are advised that the Stormwater Management Block has been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways and trails.”
 - “Purchasers and/or tenants of lots 10, 15 to 22, 60 to 81 and Block 82 are advised that a drywell has been installed in the backyards of these lots in order to supplement the recharge of groundwater within the lands. The location of these drywells may impact the future ability of the purchaser and/or tenant to install fencing, pools, hot tubs, gardens or structures. Such drywells are not to be removed, damaged or altered in any way.”
 - “Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developers for the planting of trees on City boulevards in front of residential units does not obligate the City nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling.”
 - “Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on streets within the subdivision at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages.”
 - “Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris and construction traffic”.

39. 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 registration of the plan of subdivision. (Engineering)
40. That street lighting and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc. (Engineering)
41. The Developer shall demarcate and fence (living and/or chain link), the boundaries of all lands conveyed to the City in accordance with the policies of the City. (Parks)
42. That the Developer agrees to locate and construct all driveways accessing municipal streets to the satisfaction of the Commissioner of Environment and Transportation. (Engineering)
43. That the developer shall dedicate Block 85 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.
44. Prior to the subdivision registration 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. (Community Services)
45. Prior to the registration of all or any portion of the plan containing a park block, the developer shall provide security to the satisfaction of the City for the estimated cost of the "Basic Park Development". (Community Services)
46. That prior to the registration of the plan, the developer shall demarcate the boundaries of Park Block 85, as shown in Schedule 4, and the adjacent SWM Block in accordance with the "City of Guelph Property Demarcation Policy". This shall include submitting drawings completed by a registered Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Commissioner of Environment and Transportation and Commissioner of Community Services. The developer shall be responsible for the cost of design and development of the living fence and property demarcation and implementation. (Community Services)
47. That the developer agrees to provide Community Services with a digital file of the plan of subdivision in either AutoCad – DWG format or DXF Format containing the following information: parcel fabric, street network, and final approved grades/contours of the park, open space and storm blocks. (Community Services)
48. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying all fill placed below proposed building locations. All fill placed within the allowable zoning by-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information: lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line. (Building)

49. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (radon and methane) in the plan of subdivision in accordance with applicable provisions contained in the Ontario Building Code. (Building)
50. That prior to the registration of the subdivision plan or any part thereof, the developer shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City. (Planning)

AGENCY CONDITIONS

51. The developer agrees to meet all requirements of Guelph Hydro Electric Systems Inc. including the relocation of existing hydro services and the installation of new hydro services and shall enter into any agreements required by Guelph Hydro Electric Systems Inc. in order to fully service the said lands with hydro facilities to the satisfaction of Guelph Hydro Electric Systems Inc., prior to the registration of the plan.
52. That the developer shall complete the following conditions to the satisfaction of the Upper Grand District School Board:
 - a) That adequate sidewalks, lighting and snow removal be provided in the proposed subdivision to allow children to walk safely to school.
 - b) 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.
 - c) 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.

- d) 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.
53. That the developer shall complete the following conditions to the satisfaction of the Wellington Catholic District School Board:
 - a) That the developer and the Wellington Catholic District School Board reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside

the immediate area should school in the area be at capacity.

- b) Where walkways and sidewalks are planned, that they be maintained on a year-round basis and that vegetative plantings in these locations be appropriately designed to provide a safe walking environment for students.
54. The developer shall satisfy all requirements and conditions of Canada Post including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.
55. 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 in accordance with the 2003 Ministry of Environment and Energy Report entitled, "Stormwater Management Practices Planning and Design Manual". This report should include geotechnical information addressing the infiltration potential on the site. In addition, a storm servicing plan for the site should be included.
 - b) An erosion and siltation control plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
 - c) A lot grading and drainage control plan showing the limits of all grading, including existing and proposed grades.
 - d) That the developer fence the property line abutting the Grand River Conservation Authority Land at the sole expense of the developer. The Authority requests a 5 foot (1.5 metre) height continuous chain link fence and does not allow gates to be installed.
56. That the subdivision agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with the approved plans and reports contained in Condition 55.
57. Draft Plan Approval of the subdivision shall lapse at the expiration of 3 years from the date of issuance of Draft Plan Approval.
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 40 and 51 have been satisfied.
59. That prior to the registration of all, or any portion of, the plan, Bell Canada shall advise the City in writing, how Condition 39 has been satisfied.
60. That prior to the registration of all, or any portion of, the plan, the Upper Grand District School Board shall advise the City in writing, how Conditions 52 has been satisfied.

61. 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 53 has been satisfied.
62. That prior to the registration of all, or any portion of, the plan, the Canada Post shall advise the City in writing, how Condition 54 has been satisfied.
63. That prior to the registration of all, or any portion of, the plan, the Grand River Conservation Authority shall advise the City in writing, how Conditions 55 and 56 have been satisfied.