

A meeting of Guelph City Council.

Council Chambers
February 6, 2006 6:30 p.m.

Present: Councillor Schnurr, Presiding Officer Councillors Baily, Billings, Birtwistle, Burcher, Downer, Ferraro, Furfaro, Hamtak, Laidlaw (arrived at 6:37 p.m.) and Moziar.

Absent: Mayor Quarrie and Councillor Kovach

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Dr. Janet. Laird, Director of Environmental Services; Mr. Derek McCaughan, Director of Operations; Mr. Gus Stahlmann, Director of Community Services; Ms. Wendy O'Donnell, Manager of Budget Services; Ms. Lois E. Payne, Director of Corporate Services/City Solicitor; Mr. Jim Riddell, Director of Planning & Development Services; Chief Shawn Armstrong, Director of Emergency Services; Ms. Pauline Blais, Director of Human Resources; Ms. Lois Giles, City Clerk/Manager of Council Administrative Services; Ms. Tina. Agnello, Deputy Clerk

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

Councillor Ferraro declared a possible pecuniary interest in Consent Agenda Item A-3 with respect to an Ontario Municipal Board Hearing for a proposed variance for fence height at 161 Dimson Avenue due to a family interest in 161 Dimson Avenue and did not discuss or vote on the matter.

1. Moved by Councillor Baily
Seconded by Councillor Hamtak

THAT the minutes of the Council meeting held on January 24, 2006 and the minutes of the Council meeting held in Committee of the Whole on January 24, 2006 be confirmed as recorded and without being read.

Carried

REGULAR MEETING

DELEGATIONS

There were no requests for delegations to appear before Council

COMMITTEE OF THE WHOLE

2. Moved by Councillor Birtwistle
Seconded by Councillor Downer

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

Carried

Councillor Downer presented Clause 1 of the SECOND REPORT of the Planning, Environment & Transportation Committee.

Mr. J. Riddell
Hon. Gerretson
AMO
Ms. L. Sandals

3. Moved by Councillor Downer
Seconded by Councillor Baily

THAT the Planning, Environment & Transportation Committee Report 06-15 entitled Proposed Planning and OMB Reforms – Bill 51, be endorsed as amended and the report only be forwarded to the Ministry of Municipal Affairs and Housing, the Association of Municipalities of Ontario and Liz Sandals, M.P.P., Guelph-Wellington, as the City of Guelph response to the proposed legislation.

AND THAT the following be included as part of the City’s response: “That the City of Guelph does not support the introduction of new provisions allowing the Provincial Cabinet to vary or rescind an OMB decision by declaring a provincial interest. Rather the City of Guelph strongly feels such interests should be established through legislation, plans and policies.”

AND THAT the second Comment under Contemporary Planning Documents be amended by adding. “That the Province must change the Development Charges Act to allow full recovery of the costs, or the Province must provide additional resources to cover the costs.”;

AND THAT the Province be provided with the Report No. 16-15 of the Planning & Building Services only and not the attachments, as the City’s response to Bill 51;

AND THAT staff be directed to prepare a cover letter highlighting the four main concerns.

Carried

The following items A-1 and A-2 were extracted from the Consent Agenda to be voted on separately.

CONSENT AGENDA

151180 Ontario Inc.- Hanlon Business Park

Mr. J. Riddell
Mr. P. Cartwright
Ms. L.E. Payne
Mr. D.A. Kennedy

4. Moved by Councillor Billings
Seconded by Councillor Birtwistle

That the Corporation of the City of Guelph enter into, and the Mayor and Clerk be authorized to sign, an Amending Agreement with 1511810 Ontario Inc. to amend the minimum building coverage requirement from 9,0000 sq. ft. to 11,116 sq. ft as contained in Section 3(a)(i) of the Development Covenants and Restrictions attached to the original Offer to Purchase dated July

13, 2004 , for the lands described as Part of lots 7 & 9, Registered Plan 687 and designated as Part 3 on reference Plan 61R-7562, in the Hanlon Business Park and to amend the Closing Date to March 20, 2006;

AND THAT the City Solicitor be directed to prepare the necessary Amending Agreement with all costs, including registration costs, to be borne by 1511810 Ontario Inc.

Carried

Almondale Homes Limited (Linke Property)- Proposed Draft Plan of Subdivision An dassociated Zoning By-law Amendment (File23T-04501/ZC0404)

5. Moved by Councillor Furfaro
Seconded by Councillor Moziar

Mr. J. Cox
Mr. J. Riddell
Dr. J.L. Laird
Mr. D.A. Kennedy
Ms. L.E. Payne

THAT the application by J.L. Cox Planning Consultants Inc. on behalf of Almondale Homes Limited for approval of a Draft Plan of Subdivision and associated Zoning By-law Amendment (File 23T-04501/ZC0404) on lands municipally known as 340 Eastview Road and described legally as Part Lot 6, Concession 5, Division C, City of Guelph, be approved in part, subject to the conditions on 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 | LAND USE | ZONING |
|--------------------|--|---------------|
| Lots 1-12 | Single detached Residential Min. Front Yard 15m | R.1B |
| Lots 13-33 | Single detached Residential Min. Front Yard 12m | R.1C |
| Blocks 35-39 | Single detached Residential Min. Front Yard 9m | R.1D |
| Block 34 | Semi-detached Residential | R.2 |
| Block 41 | On-street Townhouses | R.3B |
| Block 42 | Service Commercial | SC.1 |
| Block 40 | Neighbourhood Park | P.2 |
| Block 43 | Stormwater Management | P.1 |

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle Ferraro, Furfaro, Hamtak, Moziar, and Schnurr (8)

VOTING AGAINST: Councillors Burcher, Downer, and Laidlaw
(3)

The motion was carried.

6. Moved by Councillor Billings
Seconded by Councillor Birtwistle

THAT the balance of the Consent agenda be approved as follows:

**OMB Hearing- proposed variance for fence Height at 161
Dimson Avenue**

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

That the City not be a party at the upcoming Ontario Municipal Board hearing resulting from an appeal to the Committee of Adjustment's decision A-128/05 concerning a variance for fence height at 161 Dimson Avenue.

Carried

7. Moved by Councillor Burcher
Seconded by Councillor Downer

That the Committee rise with leave to sit again.

Carried

8. Moved by Councillor Downer
Seconded by Councillor Birtwistle

THAT the action taken in Committee of the Whole in considering reports and correspondence, be confirmed by this Council.

Carried

BY-LAWS

9. Moved by Councillor Ferraro
Seconded by Councillor Baily

THAT leave be now granted to introduce and read a first and second time By-laws Numbered (2006)-17937 to (2006)-17944, inclusive.

Carried

The By-laws were read a first and second time at 7:05 o'clock p.m.

Council went into Committee of the Whole on By-laws Numbers (2006)-17937 to (2006)-17944, inclusive.

Councillor Schnurr in the Chair.

At 7:07 o'clock p.m., the Committee rose and reported By-laws Numbered (2006)-17937 to (2005)-17944, inclusive, passed in Committee without amendment.

10. Moved by Councillor Furfaro
Seconded by Councillor Moziar

THAT By-laws Numbered (2006)-17937 to (2006)-17944, inclusive, be read a third time and passed.

Carried

The By-laws were read a third time and passed at 7:09 o'clock p.m.

QUESTIONS

In response to a question by Councillor Birtwistle, the City Clerk advised that the City has not received any further information with respect to the Local Health Integrated Network.

In response to questions by Councillor Birtwistle, the Director of Planning and Development Services and the Manager of Budget Services will respond to Councillor Birtwistle regarding Old Quebec Street building permits and taxation.

In response to a question by Councillor Baily, the Director of Planning and Development Services advised that he would be bringing a report forward to the Planning, Environment and Transportation Committee regarding the petition with respect to the re-construction of Gordon/Norfolk which is currently on the Items of Information to Council.

Councillor Downer advised that there will be a neighbourhood meeting on Thursday February 9, 7 p.m. regarding blasting at Dolime.

In response to a question by Councillor Downer, the Chief Administrative Officer advised that the Emergency Plan is in good standing should there be an emergency and is being revised to reflect changes as a result of the realignment.

In response to a question by Councillor Downer, the Chief Administrative Officer advised that the changes in the realignment will have little or no effect on the layout of the new Civic Administration centre and that the City would be proceeding as planned.

In response to a question by Councillor Furfaro, the Chief Administrative Officer advised that the Civic Administration Committee still has work to do regarding the new building and once their mandate is completed a report will come back to Council.

In response to a question by Councillor Birtwistle, the Chief Administrative Officer advised that the interior spaces will be equipped with the technology and equipment required for Councillors and staff to carry out their duties.

In response to a question by Councillor Burcher, the City Clerk will look into the ad for Westminster market to determine if changes can be made to the City Page to specify that the public needs not register in order to speak at the Council Planning meeting on February 13.

In response to questions by Councillor Burcher regarding the realignment, the Chief Administrative Officer advised that the realignment was implemented to realignment efficiencies for group commonalities. He also advised that the Municipal Directory, website and other municipal documents are being changes.

In response to a question by Councillor Billings, the Director of Emergency Services advised that the South End Fire Station is scheduled to be built in the fall of 2007.

ADJOURNMENT

The meeting adjourned at 7:20 o'clock p.m.

Minutes read and confirmed February 13, 2006.

.....
Mayor

.....
Clerk

CITY CONDITIONS

1. That this approval applies only to the revised draft plan of subdivision prepared by J.L. Cox Planning Consultants Inc. on behalf of Almondale Homes Limited, Project No. 0303, dated November 15, 2005, to include the first logical phase of development of a maximum 176 residential units, neighbourhood park and Service Commercial block, as shown on Schedule 4, including road widenings and reserves.

Conditions to be met prior to grading or site alteration

2. That the draft plan of subdivision dated November 15, 2005 be amended as follows;
 - a) A 300mm reserve be shown within Lot 13, Block 41 and 43 abutting the Watson Road and Eastview Road rights-of-way.
 - b) An 10m radius daylighting be shown within Block 42 at the intersection of Watson Road and Eastview Road.
3. That the Developer complete a tree inventory and conservation plan, 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)
4. 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)
5. 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)
6. 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)
7. 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)
8. That the Developer 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)

9. 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)
10. 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 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)
11. 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, Provincial Guidelines and the Storm Water Management Design Report for the Hadati Creek Watershed. 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)
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. 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.

Conditions to be met prior to execution of subdivision agreement

14. That the Developer is responsible for the total 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 a legal and binding agreement with another party. The distance and alignment of such services will be determined by the City of Guelph. Municipal services external to the plan include, but are not limited to, the reconstruction of Watson Road and Eastview Road in order to allow for proper geometrics at the intersections of Street A and E and the construction of storm and sanitary sewers and watermains between the lands and existing municipal infrastructure. 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)

15. 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)
16. 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)
17. That the Developer pay 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. (Engineering)
18. That the Developer pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit. (Engineering)
19. 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)
20. 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)
21. That the Developer agrees to provide two second order, second level Geodetic Benchmarks in locations within the proposed subdivision to the satisfaction of the Commissioner of Environment and Transportation. (Engineering)

Conditions to be met prior to registration of the plan

22. 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)
23. 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, and specifically:
 - a) no development or registration shall take place on Lots 1 to 12 until Eastview Road is reconstructed and services are provided (Planning)
24. 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)

25. 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)
26. That the Developer deeds to the City all lands, or provides an easement over any lands required for Storm Water Management facilities. (Legal)
27. That the Developer deeds to the City a 5 metre widening abutting Watson Road and a 5 metre widening abutting Eastview Road across the entire frontage of the lands in which the Developer has an interest prior to the registration of the first phase of development within the lands. (Legal)
28. That Lot 33 and all lots within Block 34 that abut the proposed road extensions east of Street A be deeded to the City and held until specific roads in the plan can be constructed and extended beyond the terminus of the road as shown on the Draft Plan, or it is demonstrated that the lots can be graded to final elevations to the satisfaction of the Commissioner of Environment and Transportation.
29. That the Developer shall dedicate Block 40 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.
30. 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)
31. 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 park development. (Community Services)
32. That prior to the registration of the plan, the developer shall demarcate the boundaries of stormwater management Block 43 and Park **Block 40** 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, identifying the concrete markers and living fences, 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 for the stormwater management and Park Blocks. (Community Services)
33. That prior to the registration of the plan, the developer shall be responsible for the cost of design for the stormwater management pedestrian trail link to the commercial plaza. This shall include submitting drawings for approval, identifying the trail system and interpretive signage, to the satisfaction of the Commissioner of Community Services. (Community Services)

34. 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)
35. 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)
36. That the Developer shall pay any outstanding debts owed to the City, prior to the registration of the proposed plan of subdivision. (Planning)
37. 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)
38. 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)
39. 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)
40. That the Developer agrees to erect signage at all entrances to the subdivision 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)
41. 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 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”.
 - “Purchasers and/or or units in the area of ‘stub roads’ are advised that these roads are to be extended at some future date when the adjacent lands are developed”.
 - “Purchasers and/or tenants of all lots or units located adjacent to the City of Guelph boundary are advised that 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.”
42. That all telephone service and cable TV service in the plan be installed 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)
43. 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)
44. 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)
45. That the Developer agrees to locate and construct all driveways accessing municipal streets to the satisfaction of the Commissioner of Environment and Transportation. (Engineering)
46. That all existing roads to be closed and/or used for emergency access be constructed to a standard acceptable to the Commissioner of Environment & Transportation at the expense of the Developer. (Engineering)
47. 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)

48. 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)
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. (Planning)

Agency Conditions

50. 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.
51. 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 or 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.

52. 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.
 - c) That a 12 metre centre-line radius be maintained for the roadway illustrated on the plan including turning circles, in order to accommodate school bus turning movements.
53. 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.
54. 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".
 - 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, including a monitoring and maintenance plan and provisions for timely revegetation of the site.
 - c) A lot grading and drainage control plan showing the limits of all grading, including existing and proposed grades.
55. 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 54.
56. Draft Plan Approval of the subdivision shall lapse at the expiration of 3 years from the date of issuance of Draft Plan Approval.
57. 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 43 and 50 have been satisfied.
58. That prior to the registration of all, or any portion of, the plan, Bell Canada shall advise the City in writing, how Condition 42 has been satisfied.
59. 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 51 has been satisfied.
60. 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 52 has been satisfied.

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