

Council Committee Room B
July 10, 2006 6:00 p.m.

A meeting of Guelph City Council.

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

Absent: Councillors Burcher, Hamtak and Kovach

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. S. Hannah, Manager of Development Planning; Ms. T. Sinclair, Assistant City Solicitor; Mr. S. Mattina, Manager, Roads and Winter Control; Ms. T. Agnello, Deputy City Clerk.

1. Moved by Councillor Birtwistle
Seconded by Councillor Baily

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

- litigation or potential litigation

Carried

The meeting adjourned at 6:01 o'clock p.m.

.....
Mayor

.....
Deputy Clerk

Council Committee Room B
July 10, 2006 6:02 p.m.

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

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

Absent: Councillor Burcher

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. S. Hannah, Manager of Development Planning; Ms. T. Sinclair, Assistant City Solicitor; Mr. S. Mattina, Manager, Roads and Winter Control; Ms. T. Agnello, Deputy City Clerk.

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations of pecuniary interest.

Councillor Hamtak arrived at 6:05 p.m.

Councillor Kovach arrived at 6:10 p.m.

1. Moved by Councillor Birtwistle
Seconded by Councillor Moziar
THAT Josie Matera be permitted to address Council.

Carried

Ms. L. E. Payne

2. Moved by Councillor Furfaro
Seconded by Councillor Baily
THAT staff be given direction with respect to a litigation or potential litigation matter.

Carried

The meeting adjourned at 6:30 o'clock p.m.

.....
Mayor

.....
Deputy Clerk

Council Chambers
July 10, 2006

Council reconvened in formal session at 6:30 p.m.

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

Absent: Councillor Burcher

Staff Present: Mr. L. Kotseff, Chief Administrative Officer; Ms. T Sinclair, Assistant City Solicitor; Mr. R. Tolkunow, City Engineer/Manager of Engineering Services, Mr. S. Hannah, Manager of Development Planning; Mr. C. DeVriendt, Senior Development Planner; Ms. K. Nasswetter, Planner; Mr. S. Mattina,

Manager, Roads and Winter Control; Ms. T. Agnello, Deputy City Clerk; Ms. N. Marino, Assistant Council Committee Coordinator.

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

PLANNING PUBLIC MEETING

Mayor Quarrie announced that in accordance with The Planning Act, Council was now in a public meeting for the purpose of informing the public of various planning matters. The Mayor asked if there were any delegations in attendance with respect to planning matters listed on the agenda.

REGULAR MEETING

204, 210, 214, and 222 College Avenue East – Proposed Official Plan and Zoning By-law Amendment (File OP0507, ZC0517)

A presentation was made by Scott Hannah, Manager of Development Planning. He provided information with respect to the application and the municipal services on the site. He also provided information with respect to the regulations and conditions of the application and the holding zone. He advised that staff is in support of the recommendation.

Delegations

Mr. Harry Ragetlie was present on behalf of the owners of 204, 210, 214 and 222 College Avenue East and he advised that they accept the conditions in the report but are not in favour of the construction of sidewalks. He expressed concern about removing mature trees and asked Council to support the recommendation but to review the need for sidewalks in the area.

1. Moved by Councillor Ferraro
Seconded by Councillor Moziar

THAT the report 06-38 regarding 204, 210, 214 and 222 College Avenue East from Planning and Development Services dated July 10, 2006 be received;

AND THAT the application by H. Ragetlie on behalf of the owners of 204, 210, 214 and 222 College Avenue East for an Official Plan Amendment from the “open Space” designation to the “General Residential” designation affecting properties municipally known as 204, 210, 214 and 222 College Avenue East and legally described as Part Lot 5, Concession 2, Division G, City of Guelph, be approved in the form outlined in Schedule 1 of the Planning Report 06-38 dated July 10, 2006;

AND THAT the application by H. Ragetlie on behalf of the owners of 204, 210, 214 and 222 College Avenue East for a Zoning By-law amendment from the P.5 (Commercial Recreation Park) Zone to the R1.A (Residential Single Detached) Zone affecting properties municipally known as 204, 210, 214 and 222 College Avenue East and legally described as Part Lot 5, Concession 2, Division G, City of Guelph, be approved in the form of a Holding Zone and in accordance with the regulations and conditions set out in Schedule 2 of the Planning Report 06-38 dated July 10, 2006 with the exception of Condition 2(a) (sidewalks).

2. Moved in Amendment by Councillor Schnurr
Seconded by Councillor Billings

Mr. H. Ragetlie
Mr. J. Riddell
Mr. D. A. Kennedy
Dr. J. Laird
Ms. L.E. Payne
Mr. D. McCaughan
Mr. G. W. Stahlmann

THAT by waiving the fee, the financial impact to the City represents a loss of approximately \$6,100.00.

A recorded vote was requested, which resulted as follows:

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

VOTING AGAINST: Councillors Downer, Ferraro, Kovach and Laidlaw (4)

The motion was carried.

It was requested that the Clauses 1 & 2 as amended be voted on separately.

3. Moved by Councillor Ferraro
Seconded by Councillor Moziar

Mr. H. Ragetlie
Mr. J. Riddell
Mr. D.A. Kennedy
Dr. J. Laird
Mr. D. McCaughan
Ms. L. E. Payne
Mr. G. W. Stahlmann

THAT the report 06-38 regarding 204, 210, 214 and 222 College Avenue East from Planning and Development Services dated July 10, 2006 be received; and that by waiving the fee, the financial impact to the City represents a loss of approximately \$6,100.00;

AND THAT the application by H. Ragetlie on behalf of the owners of 204, 210, 214 and 222 College Avenue East for an Official Plan Amendment from the "open Space" designation to the "General Residential" designation affecting properties municipally known as 204, 210, 214 and 222 College Avenue East and legally described as Part Lot 5, Concession 2, Division G, City of Guelph, be approved in the form outlined in Schedule 1 of the Planning Report 06-38 dated July 10, 2006;

A requested vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar, Schnurr and Mayor Quarrie (12)

VOTING AGAINST: (0)

The motion was carried.

It was requested that Clause 3 be separated and voted on as follows:

4. Moved by Councillor Ferraro
Seconded by Councillor Moziar
...with the exception of Condition 2(a) (sidewalks).

Mr. H. Ragetlie
Mr. J. Riddell
Mr. D.A. Kennedy
Dr. J. Laird
Mr. D. McCaughan
Ms. L. E. Payne
Mr. G. W. Stahlmann

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillor Baily, Downer, Ferraro, Furfaro, Hamtak, Kovach, Laidlaw, Moziar and Mayor Quarrie (9)

VOTING AGAINST: Councillors Billings, Birtwistle and Schnurr (3)

The motion was carried.

5. Moved by Councillor Ferraro
Seconded by Councillor Moziar

Mr. H. Ragetlie
Mr. J. Riddell
Mr. D.A. Kennedy
Dr. J. Laird
Mr. D. McCaughan
Ms. L. E. Payne
Mr. G.W. Stahlmann

AND THAT the application by H. Ragetlie on behalf of the owners of 204, 210, 214 and 222 College Avenue East for a Zoning By-law amendment from the P.5 (Commercial Recreation Park) Zone to the R1.A (Residential Single Detached) Zone affecting properties municipally known as 204, 210, 214 and 222 College Avenue East and legally described as Part Lot 5, Concession 2, Division G, City of Guelph, be approved in the form of a Holding Zone and in accordance with the regulations and conditions set out in Schedule 2 of the Planning Report 06-38 dated July 10, 2006.

Carried

Councillor Moziar retired from the meeting at 7:30 p.m.

1453 Gordon Street – Proposed Official Plan and Zoning By-law Amendment (File ZC0502/OP0501), Ward 6

A presentation was made by Chris DeVriendt, Senior Development Planner. Mr. DeVriendt provided an overview of the project and provided further information with respect to the application. He advised that urban design guidelines will be implemented to ensure compatibility with the existing area and that staff supports the recommendation.

Delegations

Astrid Clos was present on behalf of Astrid J. Clos Planning Consultants to answer any questions and to provide further information regarding the application. She advised that the

Heritage Committee is in support of this application and she expressed support of the staff recommendation.

Brian Blackmere was present on behalf of Reid's Heritage Homes to show support of the application and to answer any questions.

6. Moved by Councillor Billings
Seconded by Councillor Hamtak

Ms. A. Clos
Mr. J. Riddell
Mr. D. A. Kennedy
Dr. J. Laird
Mr. D. McCaughan
Ms. L. E. Payne
Mr. G. W. Stahlmann

THAT report 06-47 regarding 1453 Gordon Street from Planning and Development Services dated July 10, 2006 be received;

AND THAT the revised application (OP0501/ZC0502) by Astrid J. Clos Planning Consultants on behalf of Reid's Heritage Homes for a site specific Official Plan Amendment at 1453 Gordon Street to permit an office-residential development within the "General Residential" land use designation be approved, in the form outlined in Schedule 4 of Planning report 06-47 dated July 10, 2006;

AND THAT the revised application (OP0501/ZC0502) by Astrid J. Clos Planning Consultants on behalf of Reid's Heritage Homes for a Zoning By-law Amendment affecting the property municipally known as 1453 Gordon Street be approved in accordance with the permitted uses and conditions provided in Schedule 3 of Planning Report #06-47 dated July 10, 2006, with the added condition that the owner pay a share of the costs of design and construction of traffic signals.

A recorded vote was requested, which resulted as follows:

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

VOTING AGAINST: (0)

The motion was carried.

1211, 1221 and 1231 Gordon Street – Proposed Zoning By-law Amendment (ZC0515), Ward 6

A presentation was made by Katie Nasswetter, Planner. She provided information regarding the project site and the associated regulations and conditions. She advised that the application supports the City of Guelph strategic plan and that staff and the applicant support the recommendation.

Delegations

Joe Calenda was present on behalf of the applicant to answer any questions.

7. Moved by Councillor Birtwistle

Seconded by Councillor Furfaro
THAT report 06-60 regarding 1211, 1221, and 1231 Gordon Street from Planning and Development Services dated July 10, 2006 be received;

AND THAT the application by J. Calenda on behalf of the owners of 1211, 1221, and 1231 Gordon Street for a zoning amendment from the R.1B (Residential Single Detached) Zone and UR (Urban Reserve) Zone to a specialized NC (Neighbourhood Commercial) Zone, P.1 (Conservation Land) Zone, and WL (Wetland) Zone affecting the properties municipally known as 1211, 1221, and 1231 Gordon Street and legally described as Concession 7, Part Lot 5, City of Guelph, be approved, in accordance with the regulations and conditions set out in Schedule 5 of Planning Report #06-60 dated July 10, 2006.

8. Moved in Amendment by Councillor Downer
Seconded by Councillor Hamtak

Mr. J. Calenda
Mr. J. Riddell
Mr. D. A. Kennedy
Dr. J. Laird
Mr. D. McCaughan
Ms. L. E. Payne
Mr. G. W. Stahlmann

with the removal of vehicle gas bar in Section 6.2.1.1 as a permitted use.

A recorded vote was requested, which resulted as follows:

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

VOTING AGAINST: (0)

The motion was carried.

9. Moved by Councillor Birtwistle
Seconded by Councillor Furfaro

Mr. J. Calenda
Mr. J. Riddell
Mr. D. A. Kennedy
Dr. J. Laird
Mr. D. McCaughan
Ms. L. E. Payne
Mr. G. W. Stahlmann

THAT report 06-60 regarding 1211, 1221, and 1231 Gordon Street from Planning and Development Services dated July 10, 2006 be received;

AND THAT the application by J. Calenda on behalf of the owners of 1211, 1221, and 1231 Gordon Street for a zoning amendment from the R.1B (Residential Single Detached) Zone and UR (Urban Reserve) Zone to a specialized NC (Neighbourhood Commercial) Zone, P.1 (Conservation Land) Zone, and WL (Wetland) Zone affecting the properties municipally known as 1211, 1221, and 1231 Gordon Street and legally described as Concession 7, Part Lot 5, City of Guelph, be approved, in accordance with the regulations and conditions set out in Schedule 5 of Planning Report #06-60 dated July 10, 2006 with the removal of vehicle gas bar in Section 6.2.1.1 as a permitted use.

A recorded vote was requested, which resulted as follows:

VOTING IN FAVOUR: Councillors Baily, Billings, Birtwistle, Downer, Ferraro, Furfaro, Kovach, Laidlaw, Schnurr and Mayor Quarrie (10)

VOTING AGAINST: Councillor Hamtak (1)

The motion was carried.

ADJOURNMENT

The meeting adjourned at 8:25 o'clock p.m.

Minutes read and confirmed July 17, 2006.

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Mayor

.....
Deputy Clerk

Proposed Official Plan Amendment

Amend Schedule 1, Land Use Plan of the Official Plan by changing the land use designation of lands municipally known as 204, 210, 214 and 222 College Avenue and legally described as Part Lot 5, Concession 2, Division G, City of Guelph, from “Open Space” to “General Residential”.

Regulations and Conditions

This zoning amendment is for the properties municipally known as 204, 210, 214 and 222 College Avenue and legally described as Part Lot 5, Concession 2, Division G, City of Guelph.

The following zoning is proposed:

Residential Single Detached R.1A Zone (H-??)

Permitted Uses

In accordance with Section 5.1.1 of Zoning By-law (1995) – 14864, as amended.

Regulations

In accordance with Section 5.1.2 of Zoning By-law (1995) – 14864, as amended.

Holding Zone Provisions

The following holding zone provisions are proposed:

H-??

204, 210, 214 and 222 College Avenue East

Purpose

To ensure that the use of the lands is not intensified and that use of the lands for accessory apartment, bed and breakfast, day care centre, group home, home occupation, or lodging house does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.

Conditions

Prior to the removal of the Holding symbol (H), the owner shall complete the following conditions to the satisfaction of the City:

1. That the owners enter into an Engineering Services Agreement with the City satisfactory to the City Engineer.
2. That the owners agree to pay their share of the actual cost of constructing and installing the following works:
 - a) sidewalk along the frontage of 204, 210, 214 and 222 College Avenue East;
 - b) construction of sanitary sewer complete with all appurtenances including restoration on College Avenue from Power House Lane to the middle of the lands associated with 222 College Avenue East;

- c) construction of sanitary sewer laterals including restoration to each of the properties.
3. That the owners pay to the City, the City's estimate of the cost of constructing the above noted works.
 4. That the owner has connected their dwelling to the municipal watermain to the satisfaction of the City Engineer and the City's Plumbing Inspector. Furthermore, the owner has paid to the City all unpaid frontage and lateral charges in accordance with the policies of the City.
 5. That the owner has connected their dwelling to the municipal sanitary sewer to the satisfaction of the City Engineer and the City's Plumbing Inspector.
 6. That any domestic wells on the properties have been properly abandoned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.
 7. That the owner has entered into an Agreement with the City, registered on title, satisfactory to the City Solicitor covering the above noted conditions.

REGULATIONS AND CONDITIONS

The property affected by this zoning amendment is municipally known as 1453 Gordon Street.
The following zoning is proposed:

Specialized Office-Residential (OR-?) Zone

Permitted Uses

- Accessory Apartment in accordance with Section 4.15.1
- Artisan Studio
- Bed and Breakfast establishment in accordance with Section 4.27
- Day Care Centre in accordance with Section 4.26
- Dwelling Units with permitted commercial Uses in the same Building in accordance with Section 4.15.2
- Duplex Dwelling
- Group Home in accordance with Section 4.25
- Home for the Aged or rest home developed in accordance with R.4D Zone Regulations
- Home Occupations in accordance with Section 4.19
- Lodging House in accordance with Section 4.25
- Medical Office
- Office
- Personal Service Establishment
- School
- Semi-Detached Dwelling
- Single Detached Dwelling
- Tourist Home
- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21

Regulations

In accordance with Section 6.5.2 of Zoning By-law (1995) – 14864, as amended, with the following exception:

1. **Maximum Gross Floor Area**

455 square metres.

2. **Minimum Rear Yard**

1.8 metres

3. **Minimum Side Yard**

1.8 metres

4. **Maximum Front or Exterior Side Yard**

Despite Line 5 in Table 6.5.2, the maximum front and exterior side yards shall be defined by the lines of building occupation existing on the date of passing of this By-law.

5. **Off-Street Parking Ratios**

Office – 1 Parking Space for each 41.4 square metres of gross floor area

6. **Off-Street Parking Location**

Despite Section 4.13.2.3, off-street parking may be provided in the front yard and a minimum of 1 metre from the street line of Heritage Drive.

7. **Buffer Strips**

A 1.8 metre high solid wood privacy fence shall be provided along the northerly and westerly lot lines.

Conditions of Site Plan Approval

The following conditions are for the information of City Council and will be implemented through the site plan approval process:

1. That prior to any grading or servicing of the lands, the Owner shall enter into a Site Plan Control Agreement registered on title and satisfactory to the City Solicitor. Such agreement shall include, but not be limited to, provisions regarding parking, grading, servicing, access, implementation of stormwater management and payment of frontage charges for existing services. The following conditions must be addressed or included in the Site Plan Agreement:

- a. The owner shall pay to the City, \$34.64 per metre of frontage which represents the owner's share of the cost of the existing watermain on Gordon Street.
- b. The owner shall pay to the City its share of the actual cost of constructing municipal services on Gordon Street across the frontage of the lands including roadworks, sanitary sewer, storm sewer, curb and gutter, catchbasins, sidewalks and street lighting as determined by the City Engineer.
- c. The owner shall pay the actual cost of constructing and installing any service laterals required, as determined by the City Engineer.

- d. The owner shall pay to the City its share of the actual cost, as determined by the City Engineer, of any existing municipal stormwater drainage system that the owner uses as an outlet for the lands.
- e. The owner shall connect any existing buildings to be retained within the lands to the existing municipal sanitary sewer and watermain to the satisfaction of the City Engineer.
- f. Any domestic wells and boreholes drilled for hydrogeological or geotechnical investigations shall be properly abandoned at the cost of the owner in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.

PROPOSED OFFICIAL PLAN AMENDMENT

Amend the Official Plan text by the addition of a new site specific sub-policy. Amend Official Plan Policy 7.2.30, Non-Residential Uses in Residential Areas, by adding the following clause:

- 15 *“In addition to the provisions of policy 7.2.26, office, personal service, and medical office uses in conjunction with, or without residential units shall be permitted on property known municipally as 1453 Gordon Street. The maximum gross leasable floor area shall be limited to 455 square metres*

Proposed Regulations and Conditions

The properties affected by this zoning amendment are municipally known as 1211, 1221, and 1231 Gordon Street and legally described as Concession 7, Part Lot 5, City of Guelph.

The following zoning is proposed:

Specialized Neighbourhood Shopping Centre (NC-?) Zone

Permitted Uses:

In accordance with the provisions of Section 6.2.1.1 of Zoning By-law (1995) – 14864, as amended:

6.2.1.1 Neighbourhood Shopping Centre - NC Zone

Dwelling Units with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2

The following commercial **Uses** shall be permitted in the same **Building** that contains **Dwelling Units**:

Art Gallery

Artisan Studio

Club

Day Care Centre in accordance with Section 4.26

Dry Cleaning Outlet

Financial Establishment

Group Home in accordance with Section 4.25

Laundry

Library

Lodging House in accordance with Section 4.25

Medical Clinic

Medical Office

Office

Personal Service Establishment

Religious Establishment

Restaurant

Restaurant (take-out)

Retail Establishment

Vehicle Gas Bar

Veterinary Service

Accessory Uses in accordance with Section 4.23

Occasional Uses in accordance with Section 4.21

Regulations

In accordance with Section 4 (General Provisions), Section 6.2.1.1 and Table 6.2.2 (Neighbourhood Shopping Centre) Zone regulations, with the following exceptions:

1. **Maximum Building Height**
Despite Row 8, Table 6.2.2, the maximum building height for 1211, 1221, and 1231 Gordon Street shall be 5 storeys and 17 meters.
2. **Minimum Building Height**
The minimum building height for 1211, 1221 and 1231 Gordon Street shall be 3 storeys.
3. **Maximum Lot Area**
Despite Row 2, Table 6.2.2, the maximum lot area for 1211, 1221, and 1231 Gordon Street shall be 30,200 m².
4. **Maximum Gross Floor Area**
Despite Row 10, Table 6.2.2, the maximum floor area for 1211, 1221, and 1231 Gordon Street shall be 6,600 m² for the entire development and 1,500 m² for the commercial component of the development.

Wetland (WL) Zone

- The limits of the Wetland (WL) Zone on the site will be established as per the staked surveyed wetland boundary.

Conservation Land (P.1) Zone

- A minimum 30 metre wide wetland buffer strip has been placed in the Conservation Land (P.1) Zone between the Wetland (WL) Zone and the NC-? Zone on the site.

Conditions

1. The owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of buildings, landscaping, parking, circulation, access, lighting, building elevations, signage details, grading, drainage, and servicing for the said lands, to the satisfaction of the Director of Planning and Development Services, prior to the issuance of the building permit, and furthermore the Owner agrees to develop the said lands in accordance with the approved plan. Further, the Owner agrees that the development of the said lands shall be in the form of a mixed use development, containing residential dwelling units and commercial floor space to the satisfaction of the Director of Planning and Development Services.
2. The Owner shall pay, as determined applicable by the City Treasurer, development charges and education development charges to the City in accordance with City of Guelph Development Charges By-law (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 thereof, prior to the issuance of a building permit, at the rates in effect at the time of issuance of a building permit.
3. 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 issuance of a building permit.

4. That the Owner shall complete any requirements of Canada Post including:
 - i) That the owner provide a centralized mail facility at the owner's expense, prior to site plan approval.
5. That the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City prior to site plan approval.
6. That the owner shall pay to the City, cash-in-lieu of park land dedication in accordance with By-law (1989) – 13410, as amended from time to time, or any successor thereof, prior to site plan approval, at the rate in effect at the time of site plan approval.
7. That prior to site plan approval, the owner shall deed, free of all encumbrances, to the City, satisfactory to the City Solicitor, a 3.0 metre wide parcel of land along the entire Edinburgh Road frontage of the lands for a road widening.
8. Prior to site plan approval, the owner shall pay to the City the owner's share of the actual cost of constructing the existing municipal services on Gordon Street and Edinburgh Road across the frontage of the lands including roadworks, sanitary sewer, storm sewer, watermain, curb and gutter, catchbasins, sidewalks and street lighting as determined by the City Engineer less the sanitary sewer and watermain frontage charges previous paid by the owners.
9. That prior to the issuance of any building permit on the lands, the owner shall have a Professional Engineer design a grading plan and storm water management system for the site, satisfactory to the City Engineer.