

Council Caucus Room
February 4, 2013 5:15 p.m.

An Open Meeting of Guelph City Council.

Present: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Van Hellemond and Wettstein

Absent: Councillor Laidlaw

Staff Present: Mr. M. Amorosi, Executive Director, Corporate & Human Resources

- 1. Moved by Councillor Hofland
Seconded by Councillor Dennis

THAT the Council of the City of Guelph now hold a meeting that is closed to the public with respect to:

CAO Compensation

S. 239 (2) (b) of the *Municipal Act* – personal matters about an identifiable individual.

CAO Update – 2013 Performance Objectives

S. 239 (2) (b) of the *Municipal Act* – personal matters about an identifiable individual.

OPA 42 Settlement Update

S. 239 (2) (e) of the *Municipal Act* – litigation or potential litigation.

S. 239 (2) (f) of the *Municipal Act* – advice that is subject to solicitor/client privilege.

Update on the Dolime Quarry

S. 239 (2) (e) of the *Municipal Act* – litigation or potential litigation.

S. 239 (2) (f) of the *Municipal Act* – advice that is subject to solicitor/client privilege.

Carried

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Mayor

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Clerk Designate - Executive Director,
Corporate & Human Resources

Council Caucus Room
February 4, 2013 5:16 p.m.

A Closed Meeting of Guelph City Council.

Present: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Van Hellemond and Wettstein

Absent: Councillor Laidlaw

Staff Present: Ms. A. Pappert, Chief Administrative Officer, Dr. J. Laird, Executive Director, Planning, Building, Engineering and Environment; Mr. P. Busatto, General Manager, Water Services; Mr. D. Belanger, Water Supply Program Manager; Mr. T. Salter, Manager, General Manager, Planning Services; Ms. S. Kirkwood, Manager, Development Planning; Ms. T. Agnello, Deputy City Clerk; Ms. D. Black, Council Committee Coordinator

Also Present: Mr. P. Pickfield, Solicitor, Garrod Pickfield; Mr. M. Connell, Solicitor, Garrod Pickfield.

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no disclosures.

CAO Compensation

There were no staff present for this item other than the Executive Director of Corporate & Human Resources.

The Executive Director of Corporate and Human Resources provided information regarding CAO Compensation.

1. Moved by Councillor Piper
Seconded by Councillor Findlay
That staff be given direction with respect to CAO Compensation.

Carried

CAO Update – 2013 Performance Objectives

There were no staff present for this item other than the Chief Administrative Officer.

Ms. A. Pappert, Chief Administrative Officer, provided information regarding the 2013 Performance Objectives.

Update on the Dolime Quarry

Mr. Peter Pickfield, Solicitor, Garrod Pickfield, representing the City of Guelph, provided an overview of the status of the Amended Permit to Take Water (Groundwater) issued to River Valley Developments Inc.

2. Moved by Councillor Piper
Seconded by Councillor Burcher

That Council rise, report and introduce the following motion as a special resolution of Council at its February 4, 2013 regular meeting:

That staff seek leave to appeal, pursuant to Section 38 of the Ontario *Environmental Bill of Rights*, the decision by the Directory, Ministry of the Environment, to issue Amended Permit to Take Water (Groundwater) No. 5080-8TAKK2, dated January 25, 2013, which permit was issued to River Valley Developments Inc. related to the quarry locally known as Dolime.

Carried

The meeting recessed at 6:55 p.m.

Council Chambers
February 4, 2013 7:00 p.m.

An Open Meeting of Guelph City Council

Staff Present: Dr. J. Laird, Executive Director of Planning, Building, Engineering and Environment; Mr. T. Salter, General Manager, Planning Services; Ms. S. Kirkwood, Manager, Development Planning; Ms. T. Agnello, Deputy City Clerk; and Ms. D. Black, Council Committee Co-ordinator

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Councillor Hofland disclosed a potential pecuniary interest regarding 35 & 40 Silvercreek Parkway South – Proposed Official Plan and Zoning By-law Amendments (OP1201/ZC1204) –Wards 3 & 4 because she resides in the neighbourhood and did not vote or speak on the matter.

Consent Agenda

The following items were extracted from the February 4, 2013 Consent Agenda to be voted on separately:

A-1 803-807 Gordon Street: Proposed Zoning By-law Amendment (File ZC1205)

1. Moved by Councillor Kovach
Seconded by Councillor Burcher

THAT the balance of the February 4, 2013 Council Consent Agenda as identified below, be adopted:

a) **Proposed Source Water Protection Plan:**

1. That Council endorse the Proposed Source Water Protection Plan, provided in Attachment 1, to the Planning, Building, Engineering and Environment Report 13-05, including the City of Guelph specific policies;
2. That staff comments on the implementation and next steps in the process, provided to the Source Protection Authority, dated January 21, 2012 and as set out in Attachment 3, to the Planning, Building, Engineering and Environment Report 13-05, be endorsed;
3. That Council request the Source Protection Authority to consult the City of Guelph on any comments or requested revisions to the Source Water Protection Plan proposed by the Ministry of Environment as part of the approval of the Plan or any subsequent amendments to the Source Water Protection Plan;
4. That City staff be directed to consult with adjacent municipalities regarding options and opportunities for coordinated implementation of the Source Water Protection Plan, and to identify synergies and efficiencies, and report back to Council by late 2013;
5. That City staff be directed to inform the Source Protection Authority that the staff comments and the Proposed Source Water Protection Plan have been endorsed by Council.

b) **Update on the Dolime Quarry**

That the report from Planning, Building, Engineering and Environment dated February 4, 2013 entitled "Update on the Dolime Quarry" be received.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Van Hellemond, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

PLANNING PUBLIC MEETING

Mayor Farbridge 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.

35 & 40 Silvercreek Parkway South: Proposed Official Plan and Zoning By-law Amendments (Files: OP1201/ZC1204) – Wards 3 & 4

Councillor Hofland did not speak or vote on this matter.

Ms. K. Nasswetter, Senior Development Planner, provided a history of the application and explained that the applicant is requesting an Official Plan amendment to change site specific polices regulating the mixed use node and a Zoning By-law amendment to alter site specific community Commercial zone an service Commercial zone regulations.

Ms. Astrid Clos, on behalf of the applicant, advised that permitted uses were quite specific within the OMB approval, however, their major anchor tenant has relocated so they need to make changes for this to be a viable development. She said they will have a large format store and the retail cap, the open space levels and the holding zones are not being changed. She said a supermarket or a large format retail store will be a maximum of 60,000. They wish to transfer 10 thousand square feet of retail to market square area. They are also requesting the removal of the timing requirement the OMB stipulated because they need flexibility to attract new tenants. The market impact study regarding their proposed revisions and timing restrictions conclude the changes are appropriate. She noted that a tree replacement program is also required under the Minutes of Settlement.

Mr. Ron Foley, on behalf of the Howitt Park Neighbourhood Residents' Association (HPNRA), provided a synopsis of the development application to date and asked for clarification of items as listed within his

submission. The neighbourhood group has not yet received the written commitment regarding the development of affordable housing as promised.

Mr. Rob Fischer, on behalf of Howitt Park Neighbourhood Residents' Association, raised issues of saving landscapes, and the heritage building. He addressed open space issues and was concerned that the depressed site topography would be low and the bur oak tree will be at risk. He noted that the oak tree has been recognized within the environmental assessment as an important element and previous concept plans included it as a vital component. They want the City to adhere to the Minutes of Settlement.

Mr. Mike Salisbury, a City resident, is generally supportive and believes in the flexibility of the development. He stated that the 2001 comprehensive commercial policy review that was approved in 2005 addressed the development of commercial nodes in the city. He noted that a grocery store was the only prohibited use named within the OMB Minutes of Settlement and he believes a grocery store at this location will negatively affect nearby properties that were recognized as commercial nodes in 2005.

Ms. Susan Watson, a City resident, expressed concern that the Minutes of Settlement could be manipulated by a new development application. She said she was a citizen participant in the commercial policy review and it did not support including allocation of commercial space on this property. She believes it is abuse of the system and will lead to there being no incentive to mediate. She is concerned now that the matter did not go to the OMB for a full resolution. She said if this application is approved, it will lead to an imbalance and will take too much of the market share from properties approved under the Commercial Policy Review. She asked the City to adhere to the Minutes of Settlement.

Ms. Marion Steele, University of Guelph professor, stated economic studies show an anticipated 25% drop of supermarket sales per square footage within the City by 2016. Another grocery store would jeopardize the viability of those that currently exist. She recommends the City does not approve the request for a grocery store at this location.

Staff were asked to address the walkability issue of the proposed grocery store and whether a pedestrian crossover will be permitted across the railroad tracks; the

positive and negative impact the change would have on the community and the immediate neighbourhood, and particularly on existing grocery stores. Staff will address the engineering infrastructure concerns regarding water supply, storm sewers and sanitary sewers, the effect the development may have on current vegetation and tree retention. Site amenities and environmental features to be adopted are also to be clarified. Staff were requested to comment on the legal validity of the Minutes of Settlement and clarify the obligations of the three parties involved, as well as determine whether the OMB will be required to grant approval.

2. Moved by Councillor Findlay
Seconded by Councillor Burcher

That Report 13-03 regarding an Official Plan and Zoning By-law Amendment application by Astrid J. Clos Planning Consultants on behalf of Silvercreek Guelph Developments Inc., to permit a wider range of commercial uses and a larger retail gross floor area at the property municipally known as 35 and 40 Silvercreek Parkway South, and legally described as Lots 7-12, West side of Guelph & Galt Railway, Plan 52 and Part Lot D and E, West side Guelph & Galt Railway, and Part Napoleon Street, Plan 52 (formerly Guelph Township), (closed by order BS12480); designated as Part 1, 61R4027, and, Part Lots 3, 21 and 22, Concession Division A (formerly Guelph Township), designated as Part 3, 61R10726, City of Guelph, from Planning, Building, Engineering and Environment dated February 4, 2013, be received.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Kovach, Piper, Van Hellemond, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: (0)

Councillor Hofland did not discuss or vote on the matter.

Carried

803-807 Gordon Street: Proposed Zoning By-law Amendment (File: ZC1205)

Mr. Doug Dodd, a resident in the vicinity of the property, believes the zone change is not in the best public interest because the footprint is too big, the building is too close to the property line, and the project affects his living space and privacy. He also stated the potential for so many bedrooms will result in too many people. He also expressed concern for the survival of the large tree

despite some efforts to protect it. He advised that not all of his concerns were addressed by staff.

Staff advised that a certified arborist and the environmental planner will work on the site plan to do whatever is feasible to save the tree and landscaping. They noted that 33 parking spaces are required to support the 27 units and overflow parking would move onto residential streets. Staff said there the City is not always informed if people convert their studies into bedrooms.

Staff said the storm water management did not work on the original layout so the plan was reversed. There will now be two buildings instead of one to reduce mass and get closer to the street. Staff also said the colour of the buildings and roof design will give the appearance of less mass. The shading issue was addressed.

The method of garbage collection will need to be determined at the Site Plan Approval stage and conveyed to the residents.

3. Moved by Councillor Findlay
Seconded by Councillor Wettstein
 1. That Report 13-01 regarding an application for a Zoning By-law Amendment to permit 27 stacked townhouses on lands municipally known as 803-807 Gordon Street, from Planning, Building, Engineering and Environment, dated February 4, 2013, be received.
 2. That the application by Podium Developments requesting approval of a Zoning By-law Amendment to rezone lands legally described as the Northeast Half of Lot 2, Concession 7 (Parts 1, 2 and 3, Plan 61R-7123), formerly in the Township of Puslinch, County of Wellington, municipally known as 803-807 Gordon Street, City of Guelph, from the R.1B (Single-Detached Dwelling) Zone to a Specialized R.3A (Stacked Townhouse) Zone to allow the redevelopment of the subject property for 27 stacked townhouse units, be approved in accordance with the zoning and conditions attached hereto as Schedule 1.
 3. That the request to demolish the two main residential buildings including the accessory storage barns and sheds located at 803-807 Gordon Street to allow the redevelopment of the subject lands, be approved.

4. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 803-807 Gordon Street, as outlined in Report 13-01 from Planning, Building, Engineering and Environment dated February 4, 2013.

5. That discussion of private or public garbage collection at the Site Plan Approval be communicated to future tenants.

4. Moved in amendment by Councillor Piper
Seconded by Councillor Burcher

That the following clause be added to the main motion as follows:

That the property owners at 7 & 9 Hickory Street be further consulted prior to Site Plan Approval on matters related to boundary issues, including, but not limited to, fencing, lighting, garbage sheds, tree preservation and the location of garbage sheds.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Van Hellemond, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

5. Moved as amended by Councillor Findlay
Seconded by Councillor Wettstein
 1. That Report 13-01 regarding an application for a Zoning By-law Amendment to permit 27 stacked townhouses on lands municipally known as 803-807 Gordon Street, from Planning, Building, Engineering and Environment, dated February 4, 2013, be received;
 2. That the application by Podium Developments requesting approval of a Zoning By-law Amendment to rezone lands legally described as the Northeast Half of Lot 2, Concession 7 (Parts 1, 2 and 3, Plan 61R-7123), formerly in the Township of Puslinch, County of Wellington, municipally known as 803-807 Gordon Street, City of Guelph, from the R.1B (Single-Detached Dwelling) Zone to a Specialized

3. R.3A (Stacked Townhouse) Zone to allow the redevelopment of the subject property for 27 stacked townhouse units, be approved in accordance with the zoning and conditions attached hereto as Schedule 1;
 4. That the request to demolish the two main residential buildings including the accessory storage barns and sheds located at 803-807 Gordon Street to allow the redevelopment of the subject lands, be approved;
 4. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 803-807 Gordon Street, as outlined in Report 13-01 from Planning, Building, Engineering and Environment dated February 4, 2013.
- 5. That discussion of private or public garbage collection at the Site Plan Approval be communicated to future tenants.**
- 6. That the property owners at 7 & 9 Hickory Street be further consulted prior to Site Plan Approval on matters related to boundary issues, including, but not limited to, fencing, lighting, garbage sheds, tree preservation and snow storage runoff protection.**

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Wettstein and Mayor Farbridge (11)

VOTING AGAINST: Councillor Van Hellemond (1)

Carried

SPECIAL RESOLUTION

Mr. Peter Pickfield, Solicitor representing the City of Guelph, provided information regarding process and next steps regarding the leave to appeal, pursuant to Section 38 of the Ontario *Environmental Bill of Rights*, the decision by the Directory, Ministry of the Environment, to issue Amended Permit to Take Water (Groundwater) No. 5080-8TAKK2, dated January 25, 2013, which permit was issued to River Valley Developments Inc. related to the quarry located at 7237 Wellington Street West.

6. Moved by Councillor Piper
Seconded by Councillor Burcher

That staff seek leave to appeal, pursuant to Section 38 of the Ontario *Environmental Bill of Rights*, the decision by the Directory, Ministry of the Environment, to issue Amended Permit to Take Water (Groundwater) No. 5080-8TAKK2, dated January 25, 2013, which permit was issued to River Valley Developments Inc. related to the quarry locally known as Dolime.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Van Hellemond, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

BY-LAWS

7. Moved by Councillor Dennis
Seconded by Councillor Van Hellemond
THAT By-law Numbers (2013)-19518 to (2013)-19525, inclusive, are hereby passed.

VOTING IN FAVOUR: Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Van Hellemond, Wettstein and Mayor Farbridge (12)

VOTING AGAINST: (0)

Carried

MAYOR'S ANNOUNCEMENT

The Mayor advised that amendments to motions will only be read out by the Clerk if a Councillor requests it for clarification purposes before the vote is called.

NOTICE OF MOTION

Councillor Dennis advised that he will bring forward a motion with respect to reconsideration of a decision made regarding Tourism services as part of the 2013 Budget process, the intent is to address the last section of the 3rd of 3 clauses at the Feb 25 Council meeting as it relates to 2013 resourcing for Tourism Services and to address the remaining clauses of the motion at the March 25 Council meeting.

ADJOURNMENT

8. Moved by Councillor Burcher
Seconded by Councillor Furfaro
THAT the meeting of Guelph City Council of February 4, 2013 be adjourned.

Carried

The meeting adjourned at 8:55 p.m.

Minutes to be confirmed on February 25, 2013.

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Mayor

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Deputy City Clerk

Council reconvened in a closed meeting at 9:05 p.m.

OPA 42 Settlement Update

Present: Mayor Farbridge, Councillors Bell, Burcher, Dennis, Findlay, Furfaro, Guthrie, Hofland, Kovach, Piper, Van Hellemond and Wettstein

Absent: Councillor Laidlaw

Staff Present: Dr. J. Laird, Executive Director, Planning, Building, Engineering and Environment; Ms. S. Smith, Associate Solicitor; Mr. T. Salter, General Manager, Planning Services; Ms. A. Nix, Environmental Planner – Policy; Ms. T. Agnello, Deputy City Clerk; Ms. D. Black, Council Committee Coordinator

Also Present: Mr. P. Pickfield, Solicitor, Garrod Pickfield; Mr. M. Connell, Solicitor, Garrod Pickfield.

Mr. Peter Pickfield, Solicitor, Garrod Pickfield, representing the City of Guelph, provided information on the status of the OPA 42 appeals.

1. Moved by Councillor Piper
Seconded by Councillor Hofland
That staff be given direction with respect to the OPA 42 appeals.

Carried

2. Moved by Councillor Guthrie
Seconded by Councillor Findlay
That staff be given direction with respect to the OPA 42 appeals.

Carried

3. Moved by Councillor Findlay
Seconded by Councillor Dennis
That Council rise from the closed meeting of February 4, 2013 and adjourn.

Carried

The meeting adjourned at 9:38 p.m.

Minutes to be confirmed on February 25, 2013.

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Mayor

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Deputy City Clerk

Recommended Zoning and Conditions

The property affected by the Zoning By-law Amendment application is lands legally described as the Northeast Half of Lot 2, Concession 7 (Parts 1, 2 and 3, Plan 61R-7123), formerly in the Township of Puslinch, County of Wellington, municipally known as 803-807 Gordon Street, City of Guelph, (File ZC1205).

PROPOSED ZONING

Specialized R.3A Zone

Permitted Uses

All uses included in Section 5.3.1.1 of the Bylaw.

- *Maisonette* dwelling
- *Stacked Townhouse*
- *Cluster Townhouse*
- *Home Occupation* in accordance with Section 4.19
- *Accessory Use* in accordance with Section 4.23

Regulations

All regulations in Section 5.3.2 of the Bylaw shall apply with the following exceptions:

- Section 5.3.2.20 Maximum Density
65.4 units per hectare.
- Section 4.13.2.2 Distance from Lot Line
The minimum distance of a parking space to the side lot line along the north property line in this zone shall be 0.35 metres.
- Section 5.3.2.9 Maximum Building Height
4 storeys.

PROPOSED CONDITIONS

The following conditions are provided as information to Council and will be imposed through site plan approval:

1. That the Developer 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, grading and drainage on the said lands to the satisfaction of the General Manager of Planning Services and the General Manager/City Engineer, prior to Site Plan approval, and furthermore the Developer agrees to develop the said lands in accordance with the approved plan.

2. The Owner commits and agrees that the details of the layout, elevations and design for development of the subject lands shall be in general accordance and conformity with the **Owner's concept plans** attached as Attachment 6 of the Planning, Building, Engineering and Environment Report 13-01 dated February 4, 2013 (Site Plan, prepared by Peter Higgins Architect Inc. Project No.10-031, dated February 2011, revised May 7, 2012). The Owner further agrees to incorporate the list of site plan details outlined in Podium's email correspondence dated October 25, 2012 (Attachment 6) to address the comments expressed by property owners of 7 and 9 Hickory Street (Attachment 10) of the Planning, Building, Engineering and Environment Report 13-01 dated February 4, 2013, to the satisfaction of the General Manager of Planning Services, prior to site plan approval.
3. Prior to the issuance of site plan approval, the Owner shall provide the City with written confirmation that the buildings on the subject lands will be constructed to a standard that implements energy efficiency in order to support the **Community Energy Initiative** to the satisfaction of the General Manager of Planning Services in accordance with the letter attached as Attachment 7 of the Planning, Building, Engineering and Environment Report 13-01 dated February 4, 2013.
4. Prior to site plan approval and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a **grading and drainage plan** for the site, satisfactory to the General Manager/City Engineer.
5. The Developer shall grade, develop and maintain the site including the **storm water management facilities** designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Developer shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
6. Prior to site plan approval and prior to any construction or grading on the lands, the developer shall construct, install and maintain **erosion and sediment control facilities**, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer.

7. The Developer shall pay to the City the actual cost of **replacing, extending, filling, repairing all curb and gutter and sidewalk/boulevard** along the frontages of the subject site, that are required in order to service the proposed development, to the satisfaction of the General Manager/City Engineer and furthermore, prior to site plan approval, the Developer shall pay to the City the estimated cost, as determined by the General Manager/City Engineer, of replacing, extending, filling, repairing all curb and gutter and sidewalk/boulevard along the frontages of the subject site, that are required in order to service the proposed development.
8. The Developer shall pay to the City the actual cost of the construction of the **new access and the required curb cut**, prior to any construction or grading on the lands, prior to site plan approval the developer shall pay to the City the estimated cost as determined by the General Manager/City Engineer of constructing the new access and the required curb cut.
9. That the Developer constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a **gravity connection** to the sanitary.
10. The Developer shall pay to the City the actual cost of constructing, installing or removal of any **service laterals** required and furthermore, prior to site plan approval, the developer shall pay to the City the estimated cost of the service laterals, as determined by the General Manager/City Engineer.
11. The Developer shall pay to the City their share of the **cost of the existing municipal services** on Gordon Street abutting the subject lands prior to site plan approval, as determined by the General Manager/ City Engineer.
12. That the Developer makes satisfactory arrangements with **Union Gas** for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval.
13. That all electrical services to the lands are underground and the developer shall make satisfactory arrangements with **Guelph Hydro Electric Systems Inc.** for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to site plan approval.
14. The Developer shall ensure that all **telephone service and cable TV service** in the Lands shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services for the Lands.

15. The owner shall satisfy all requirements and conditions of **Canada Post** including advisories and suitable mailbox locations.
16. Prior to the issuance of a building permit, any monitoring **wells and boreholes** drilled for hydrogeological or geotechnical investigations shall be properly abandoned in accordance with current Ministry of the Environment Regulations and Guidelines. The Developer shall submit a Well Record to the satisfaction of the General Manager/City Engineer.
17. That the developer/owner shall pay **development charges** to the City in accordance with By-law Number (2009)-18729, 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.
18. Prior to site plan approval, the owner shall pay to the City **cash-in-lieu of park land dedication** in accordance By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof.
19. Prior to the issuance of site plan approval for the lands, 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 households within the project, with such payment based on a cost of one handbook per residential household, as determined by the City.
20. That prior to site plan approval, the owner shall enter into a **site plan control agreement** with the City, registered on title, satisfactory to the City Solicitor, the General Manager of Planning Services and the City Engineer, covering the conditions noted above and to develop the site in accordance with the approved plans and reports.