



**Minutes of Guelph City Council  
Held in the Council Chambers, Guelph City Hall on  
Monday, June 13, 2016 at 6:30 p.m.**

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**Attendance**

Council: Mayor C. Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Billings  
Councillor C. Downer  
Councillor D. Gibson (arrived at 6:32 p.m.)

Councillor J. Gordon  
Councillor J. Hofland  
Councillor L. Piper (arrived 6:33 p.m.)  
Councillor M. Salisbury (arrived 6:33 p.m.)  
Councillor A. Van Hellemond (arrived at 6:37 p.m.)  
Councillor K. Wettstein

Absent: Councillor MacKinnon

Staff: Mr. D. Thomson, Chief Administrative Officer  
Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise  
Ms. J. Sweeney, Acting Deputy Clerk  
Mr. D. McMahon, Council Committee Assistant

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**Call to Order (6:30 p.m.)**

Mayor Guthrie called the meeting to order.

**Authority to Resolve into a Closed Meeting of Council**

1. Moved by Councillor Billings  
Seconded by Councillor Bell

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239 (2) (b) personal matters about identifiable individuals.

CARRIED

**Closed Meeting (6:32 p.m.)**

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

The following matters were considered:

**C-2016.36 Appointment of Board/Committee members**

**Rise and recess from Closed Meeting (6:57 p.m.)**

**Open Meeting (7:00 p.m.)**

**Attendance**

Council: Mayor C. Guthrie  
Councillor P. Allt  
Councillor B. Bell  
Councillor C. Billings  
Councillor C. Downer  
Councillor D. Gibson

Councillor J. Gordon  
Councillor J. Hofland  
Councillor L. Piper  
Councillor M. Salisbury  
Councillor A. Van Hellemond  
Councillor K. Wettstein

Absent: Councillor MacKinnon

Staff: Mr. D. Thomson, Chief Administrative Officer  
Mr. S. Stewart, Deputy CAO, Infrastructure, Development and Enterprise  
Mr. T. Salter, General Manager, Planning, Urban Design & Building Services  
Ms. S. Kirkwood, Manager of Development Planning  
Ms. M. Aldunate, Manager of Policy Planning and Urban Design  
Ms. K. Nasswetter, Senior Development Planner  
Ms. J. Sweeney, Acting Deputy Clerk  
Mr. D. McMahon, Council Committee Assistant

Mayor Guthrie called the meeting to order.

**Closed Meeting Summary**

Mayor Guthrie addressed the matters discussed in the closed meeting and identified the following:

**C-2016.36 Appointment of Board/Committee members**

Direction was given to staff and a report to the public will be made at the June 20, 2016 GMHI Annual General Meeting.

**Mayor's Announcement**

Mayor Guthrie expressed sympathy for the victims of the mass shooting that took place in Orlando, Florida and indicated that the City flag had been lowered to half-mast.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures

**BY-LAW**

Mayor Guthrie announced that Derrick Thomson has been appointed to the position of Chief Administrative Officer.

2. Moved by Councillor Piper  
Seconded by Councillor Wettstein

That By-law number (2016)-20070 is hereby passed.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST (0)*

CARRIED

### **Consent Agenda**

The following item was extracted:

#### **CON-2016.30      PROPOSED DEMOLITION OF RESIDENTIAL BUILDING AT 305 NISKA ROAD – WARD 6**

3. Moved by Councillor Bell  
Seconded by Councillor Salisbury

That the balance of the June 13, 2016 Consent Agenda as identified below, be adopted:

#### **CON-2016.27      325 Gordon Street Proposed Zoning By-law Amendment (File: ZC1516) - Ward 5**

1. That the application submitted by Webb Planning Consultants on behalf of the Roman Catholic Episcopal Corporation Diocese of Hamilton for approval of a Zoning By-law Amendment to change the zoning from the "Residential Single Detached" (R.1B) Zone to the specialized "Institutional – Educational, Spiritual and Other Services" (I.1-16) Zone to permit a religious establishment on the lands municipally known as 325 Gordon Street, legally described as Lot 1 and 2, Registered Plan 308, City of Guelph be approved in accordance with the conditions and zoning regulations contained in Schedule 1 attached hereto.
2. 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 the lands municipally known as 325 Gordon Street as set out in Infrastructure, Development and Enterprise Report 16-14 dated February 8, 2016.

#### **CON-2016.28      55 and 75 Cityview Drive North - Proposed Modification to Draft Plan of Subdivision 23T-12501 and Zoning By-law Amendment (File: ZC1512) – Ward 1**

1. That the application from GSP Group Inc. to approve a modified Draft Plan of Residential Subdivision with 243 to 323 residential units, consisting of 127 single detached dwellings, 21 on-street townhouse units, and 95-175 multiple residential dwellings, as shown on Attachment 7, applying to property municipally known as 55 and 75 Cityview Drive North and legally described as Parts of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, be approved for a three (3) year period in accordance with Schedule 2 attached hereto.

2. That the application by GSP Group Inc. for approval of a Zoning By-law Amendment from the R.3A-57 (Specialized Cluster Townhouse) Zone to the R.3B (On-Street Townhouse) Zone, R.1D-47 (Specialized Residential Single Detached) Zone to the R.3B (On-Street Townhouse) Zone, the R.3B (On-Street Townhouse) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, R.2 (Residential Semi-Detached/Duplex) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, the R.1C-27 (Specialized Residential Single Detached) Zone to the R.1D-47 (Specialized Residential Single Detached Residential) Zone and modifications to the zoning regulations of the R.3A-57 Zone and R.4A-48 Zone to implement a residential Draft Plan of Subdivision, be approved, in accordance with Schedule 2 attached hereto.
3. 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 55 and 75 Cityview Drive North.

**CON-2016.29      Blocks 221-223, Registered Plan 61M18 (Silurian Drive/Starwood Drive) Proposed Zoning By-law Amendment (File: ZC1513) – Ward 1**

1. That the application by GSP Group Inc. for a Zoning By-law Amendment to rezone Future Development Blocks 221, 222 and 223 within Registered Plan 61M-18 from the UR (Urban Reserve) Zone to the R.2-6 (Residential Semi-Detached/Duplex) Zone to facilitate the development of nine (9) single detached dwellings and two (2) semi-detached dwellings in consolidation with adjoining blocks within Draft Plan of Subdivision 23T-12501, be approved in accordance with the zoning regulations and conditions outlined in Schedule 3 attached hereto.

**CON-2016.31      42 Carden Street – Brownfield Environmental Study Grant**

1. That Report 16-46 regarding 42 Carden Street, dated June 13, 2016 be received.
2. That the Environmental Study Grant application made by 10 Carden and applying to 42 Carden Street be approved.
3. That staff be directed to consider the issue of timing of work and City approvals for the environmental study grant programs through the Brownfield Redevelopment CIP review scheduled for 2017.

**CON-2016.34      Appointment of a Member of Council to the Association of Municipalities of Ontario**

1. That Council endorse Councillor Cathy Downer to stand for election to the Association of Municipalities of Ontario (AMO) Board of Directors, Large Urban Caucus, for the 2016-2018 term ending in August 2018.

2. That Council assume all costs associated with Councillor Downer's attendance at AMO's Board of Directors meetings.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST (0)*

CARRIED

### **Planning Public Meeting**

Mayor Guthrie announced that in accordance with The Planning Act, Council is 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 the planning matters listed on the agenda.

#### **1131 Gordon Street Proposed Zoning By-law Amendment (File: ZC1609) - Ward 6**

Katie Naswetter, Senior Development Planner, advised that the applicant is requesting to change the zoning of the subject property from the existing R.1B (Residential Single Detached) Zone to a new R.3A (Specialized Cluster Townhouse) Zone to permit the development of 16 stacked townhouse units. The proposed development would create 16 stacked townhouse units in a three storey building facing a private drive on the north side of the site, with one access point onto Gordon Street.

Astrid Clos, applicant, outlined the proposal and indicated that the density, height and number of parking spots was consistent with Official Plan Amendment 48. Furthermore, she indicated that the townhouse units are proposed to be held in condominium ownership and that City staff had indicated during the pre-consultation that a traffic impact study was not required.

Les Schmidt indicated that there are only three significant north – south routes for vehicular traffic in Guelph: the Hanlon Expressway, Gordon Street and Victoria Road. Furthermore, he indicated that existing residential developments along Gordon Street were creating significant congestion and safety issues for nearby residents. Finally, he suggested that any future developments on Gordon Street would only exacerbate the issue.

4. Moved by Councillor Piper  
Seconded by Councillor Gibson

That Report 16-45 regarding a proposed Zoning By-law amendment application (File: ZC1609) by Astrid J. Clos Planning Consultants on behalf of 1876698 Ontario Inc. to permit a stacked townhouse development on the property municipally known as 1131 Gordon Street and legally described as Part of Lots 4 & 5, Concession 7 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Enterprise dated June 13, 2016, be received.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*

*VOTING AGAINST (0)*

CARRIED

**Extracted Consent Items**

**CON-2016.30 PROPOSED DEMOLITION OF RESIDENTIAL BUILDING AT  
305 NISKA ROAD – WARD 6**

The following delegates spoke regarding the Proposed Demolition of Residential Building at 305 Niska Road – Ward 6:

Hugh Whiteley  
Laura Murr

5. Moved by Councillor Billings  
Seconded by Councillor Bell
  1. That Report 16-39 regarding the proposed demolition of one (1) single detached dwelling at 305 Niska Road, legally described as Con 6 Pt. Lots 12 to 15, Division G Con. 5 Pt. Lot 9, Pt. Road Allow; City of Guelph, from Infrastructure, Development and Enterprise dated June 13<sup>th</sup>, 2016, is received.
  2. That the proposed demolition of one (1) detached dwelling at 305 Niska Road be approved.
  3. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.
  4. The applicant is advised to erect tree protection fencing at one (1) metre from the dripline of any existing trees to be retained on the property which may be impacted by demolition.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*  
*VOTING AGAINST (0)*

CARRIED

**By-laws**

6. Moved by Councillor Piper  
Seconded by Councillor Wettstein

That By-law Numbers (2016)-20062 to (2016)-20065, inclusive, and By-law Numbers (2016)-20067 to (2016)-20068 inclusive, and By-law Number (2016) – 20071, are hereby passed.

*VOTING IN FAVOUR: Mayor Guthrie, Councillors Allt, Bell, Billings, Downer, Gibson, Gordon, Hofland, Piper, Salisbury, Van Hellemond and Wettstein (12)*  
*VOTING AGAINST (0)*

CARRIED

**Adjournment (8:07 p.m.)**

6. Moved by Councillor Bell  
Seconded by Councillor Downer

That the meeting be adjourned.

CARRIED

*Minutes to be confirmed on July 18, 2016.*

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Mayor Guthrie

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Joyce Sweeney, Acting Deputy Clerk

**325 – 329 Gordon Street  
Recommended Conditions and Zoning Regulations**

**PART A: PROPOSED CONDITIONS:**

The following conditions are provided as information to Council and will be imposed through a site plan control agreement, to be completed and entered into prior to the issuance of site plan approval and registered on title to the subject lands.

1. That 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 the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the owner.
3. Prior to the site plan approval or prior to any construction or grading on the lands, the Consultant shall certify that all properties to be developed and/or conveyed to the City pose no risks to public health and safety and to the environment and can be developed for proposed uses.
4. Prior to site plan approval and prior to the City accepting any real property interests if required, if contamination is found, the applicant shall:
  - i. Submit all environmental assessment reports prepared in accordance with O. Reg. 153/04 or CSA Z768-00 standard, describing the current conditions of the land to be developed and/or conveyed to the City to the satisfaction of the City; and
  - ii. Complete any necessary remediation/risk assessment work and submit certification from a Qualified Person (QP) that the lands to be developed and/or conveyed to the City meet the applicable standard(s) of the intended land use.
5. Prior to site plan approval and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
  - i. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
  - ii. a geotechnical report certified by a Professional Engineer that analyzes the permeability and hydraulic conductivity of the soils and recommends measures to ensure that they are not diminished by the construction and development;
  - iii. a grading, drainage and servicing plan prepared by a Professional Engineer for the site;
  - iv. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.
6. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies



and reports outlined in subsections 5 i) to 5 iv) inclusive.

7. The Owner shall be responsible for the actual cost of removing the existing 19mm water lateral that connects to the existing building, satisfactory to the Plumbing Inspector. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the removal of the existing 19mm water lateral on Gordon Street.
8. The Owner shall be responsible to pay for the actual cost of the new water service lateral required for the development of the property. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new water service lateral from Dean Avenue.
9. The Owner shall pay to the City the actual cost of the construction of the new driveway entrance and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrance and required curb cut and/or curb fill.
10. That the Owner grades, develops and maintains 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 Owner 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 built as it was approved by the City and that it is functioning properly.
11. The Owner shall ensure that a proper long-term maintenance plan/program is implemented for the permeable paver parking lot.
12. That the Owner will ensure that any existing domestic wells as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.
13. The Owner acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
14. That prior to site plan approval and prior to any construction or grading on the lands, the owner shall enter into a Site Plan Control Agreement with the City, registered on title, satisfactory to the City Solicitor and the General Manager/City Engineer, covering the recommendations noted above and to develop the site in accordance with the approved plans.

**AND**

**PART B: ZONING REGULATIONS**

The property affected by Zoning By-law Amendment No. ZC1516 is municipally known as 325-329 Gordon Street, and is legally described as Lot 1 and 2, Registered Plan 308, City of Guelph.

That the Zoning By-law Amendment application be approved and that City Staff be instructed to prepare the necessary amendment to Zoning By-law (1995)-14864, as amended, to transfer the subject lands from the "Residential Single Detached" (R.1B) Zone to the following:

**PROPOSED ZONING – “Specialized Institutional – Educational, Spiritual and Other Services Zone” (I.1-16)**

Permitted Uses

- Religious Establishment
- Accessory Uses in accordance with Section 8.1.1.1
  - In addition to the permitted accessory uses in Section 8.1.1.1 of Zoning By-law (1995)-14864, a School shall also be permitted as an accessory use to a Religious Establishment.

Proposed Zoning Regulations

In accordance with Section 4 (General Provisions) and Section 8.2 and Table 8.2, Institutional – Educational, Spiritual and Other Services (I.1) Zone regulations of

Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

- Off-street parking:
  - Despite Section 4.13.4.4 of the Zoning By-law, for a Religious Establishment, a minimum of 13 spaces or 1 space for every 5.75 seats within a hall, auditorium or similar Use involving the assembly of persons shall be provided, whichever is greater.

**55 and 75 Cityview Drive North  
Staff Recommendation – Draft Plan of Subdivision Conditions and Zoning**

**PART A: DRAFT PLAN OF SUBDIVISION CONDITIONS**

"THAT the application by GSP Group on behalf of Debrob Investments Limited for approval of a proposed Draft Plan of Residential Subdivision applying to property municipally known 55 and 75 Cityview Drive North and legally described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, BE APPROVED, subject to the following conditions:

**CITY CONDITIONS**

1. That this approval applies only to the draft plan of subdivision prepared by GSP Group., Project No. 13165.40, dated September 24, 2015 (revised March 23, 2016), 2014, as shown on Attachment 7, including road widenings and reserves.

**Conditions to be met prior to grading and site alteration**

2. The Developer shall complete a **tree inventory, preservation and compensation plan**, satisfactory to the General Manager of Planning Services, in accordance with the City of Guelph By-law (2010)-19058, prior to any tree removal, grading or construction on the site
3. The Developer shall obtain a **site alteration permit** in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement.
4. The Developer shall prepare and implement a **construction traffic access and control plan** for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
5. The Developer agrees that no work, including, but not limited to **tree removal, grading or construction**, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a subdivision agreement with the City.
6. The Developer shall enter into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.
7. The Developer shall prepare an overall **site drainage and grading plan**, satisfactory to the City Engineer, for the entire subdivision. 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.
8. The Developer shall construct, install and maintain **erosion and sediment control** facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
9. The Developer shall retain a qualified **environmental inspector**, satisfactory to the City, 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. The environmental inspector shall report on their findings to the City.

10. The Developer shall submit a detailed **Storm Water Management Report and Plans** to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's "Design Principles for Storm Water Management Facilities" and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described. Prior to any grading or site alteration or execution of the subdivision agreement, the Developer shall satisfy the City with respect to managing the expected high groundwater conditions. The Developer is advised that basements and underground parking may not be permitted in this development.
11. The Developer shall ensure that any **domestic wells located within the lands be properly decommissioned** in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any **boreholes** drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
12. The Developer shall prepare an off-site private well monitoring program to the satisfaction of the City and shall implement the program to the satisfaction of the City. The program will be used for pre-development during construction and post-development monitoring.
13. The Developer shall **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 development agreement on the block/lot so disturbed.
14. The Developer acknowledges that the City does not allow **retaining walls higher than 1.0 metre** abutting existing residential properties without the permission of the City Engineer.
15. The Developer shall prepare an **Environmental Implementation Report (EIR)** based on terms of reference approved by the City and Grand River Conservation Authority (GRCA).
  - a. The EIR will provide details with respect to stormwater management and wetland water balance mitigation, detailed tree management plans including compensation plans, detailed habitat management plans for the invasive species removal area, detailed plans for the removal of small wetland areas including bio-salvages as appropriate, detailed landscape plans (by an accredited landscape architect), an up to date wetland limit, education and stewardship information, detailed mitigation plans to support the trail and detailed trail design, a salt management plan, a monitoring plan with identified thresholds as well as any other information to implement recommendations from the Scoped Environmental Impact Study dated August 2014. As well, the EIR will include grading, drainage and erosion and sediment control plans, baseline data to inform the effectiveness monitoring program and will address the Environmental Advisory Committee motion from October 8, 2014 and the Grand River Conservation Authority comments from their letter dated October 23, 2014.
  - b. The Developer shall complete a Tree Inventory, Preservation and Compensation Plan, satisfactory to the General Manager of Planning Services and in accordance with the City of Guelph Bylaw (2010)-19058 prior to any grading, tree removal or construction on the site.
  - c. The Developer will undertake a post-development monitoring program as detailed in the Environmental Implementation Report to the satisfaction of the General Manager of Planning Services. The Developer shall provide the City with a letter of credit to cover the City approved cost estimate for the post-development monitoring program to the satisfaction of the General Manager of Planning.

The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.

16. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a qualified consultant to prepare a **Phase 1 Environmental Site Assessment** and any other subsequent phases required, in accordance with Ontario Regulation 153/04, 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.
17. If contamination is found, the Developer shall:
- a. submit all environmental assessment reports prepared in accordance with the **Record of Site Condition** (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the City;
  - b. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and
  - c. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City
18. That the Developer shall carry out an **archaeological assessment** of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

**Conditions to be met prior to execution of subdivision agreement**

19. That any dead ends and open sides of road allowances created by the draft plan be terminated in **0.3 metre reserves**, which shall be conveyed to the City at the expense of the Developer.
20. The Developer shall have **engineering drawings** and final reports prepared for the approval of the City Engineer.
21. With the exception of any share determined by the City to be the City's share in accordance with Its by-laws and policies, the Developer is responsible for the total **cost of the design and construction of all municipal services** within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including such works as sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City, including reconstruction of Cityview drive to an urban standard. This includes the Developer paying 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. This also includes the Developer paying a share of the cost of left turn lanes at the Grange/Cityview intersection and Starwood/Keating/Fleming intersection.

22. The Developer shall submit a **Geotechnical Report** to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding.
23. The Developer shall pay the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
24. The Developer shall prepare a **street tree planting plan** and implement such plan to the satisfaction of the City Engineer.
25. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.
26. The Developer shall provide an **On-Street Parking Plan** for the subdivision to the satisfaction of the City Engineer.
27. The **site plans for all corner building lots**, as determined by the City, shall be submitted to the City for approval of driveway location.
28. The Developer shall pay the cost of the installation of one Second Order **Geodetic Benchmark** within the proposed subdivision to the satisfaction of City Engineer.
29. The Developer shall install, at no cost to the City, **chain link fencing** to demarcate private lot lines along the park blocks and walkway blocks and rear lot lines along protected Open Space/Natural Areas. The Developer further agrees that the fencing will be installed following grading operations of the subdivision in accordance with the current standards and specification of the City and to the satisfaction of the General Manager of Parks and Recreation. Further, all property lines must be accurately surveyed and clearly marked in the field prior to establishing all fence line locations. Fences shall be erected directly adjacent to the established property line within the City owned lands.
30. The Developer shall be responsible for the cost of design and development of the "**Basic Park Development**" according to the City of Guelph's current "Specifications for Basic Parkland Development", which includes clearing, grubbing, site grading and surface drainage, topsoil, sodding, storm, water, sanitary and hydro servicing of the Park block dedicated to the City to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of drawings for approval by the City and the administration of the construction contract up to the end of 2 year warrantee period by a full member (with seal) of the Ontario Association of Landscape Architects (OALA) to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of the Basic Park Development to the satisfaction of the Deputy CAO of Public Services.
31. The Developer shall be responsible for the cost of design and development of the **demarcation** of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a full member of Ontario Association of Landscape Architect (OALA) for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
32. The Developer shall be responsible for the cost of design and implementation of the **Open Space Works and Restoration** in accordance with the "Environmental Implementation Report" and "Landscape Plans" to the satisfaction of the Deputy CAO of Public Services. This

shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a full member of Ontario Association of Landscape Architects (OALA) for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.

33. The Developer shall be responsible for the cost of design of the **Pedestrian/ Multi use Trail System** for the Storm Water Management & Open Space Blocks. This shall include obtaining any required permits, submitting drawings for approval, identifying the trail system, interpretative signage and trail design details, to the satisfaction of the Deputy CAO of Public Services and the City Engineer. This shall include the submission of drawings completed by a full member of Ontario Association of Landscape Architects (OALA) for approval to the satisfaction of the Deputy CAO of Public Services.
34. The Developer shall be responsible for the cost of design and development of the **"Basic Trail Development"** as per the City of Guelph's current "Specifications for Basic Trail Development", which includes rough grading and any associated infrastructure (bridges and abutments, guard and hand rails, retaining walls) and seeding to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the basic trail development to the satisfaction of the Deputy CAO of Public Services.
35. The Developer shall provide Parks Planning and Development with a digital file in AutoCAD - DWG format containing the following final approved information: parcel fabric, street network, grades/contours and landscaping of the park, open space and storm water management blocks.
36. The Developer shall install, at no cost to the City, chain link fencing, adjacent to **Blocks 133, 134, 135 and 140**. The Developer further agrees that the fencing will be installed following grading operations of the subdivision in accordance with the current standards and specification of the City and to the satisfaction of the Deputy CAO of Public Services. Further, all property lines must be accurately surveyed and clearly marked in the field prior to establishing all fence line locations. Fences shall be erected directly adjacent to the established property line within the City owned lands.
37. The Developer acknowledges that the final design of **Lot 21, Block 138 and the adjoining Lot B on Starwood Drive** may necessitate retaining walls and/or changes to the lot and block lines that are shown on the Draft Plan of Subdivision. These proposed retaining walls and their associated infrastructure shall be located entirely on private development lands outside the Open Space Blocks to the satisfaction of the Deputy CAO of Public Services. The Developer shall be responsible for all costs associated with these retaining walls and for all costs associated with any lot and block changes.
38. Prior to **Basic Parkland Development acceptance by the City**, the Developer shall submit a **Geotechnical Investigations Report**, prepared by a geotechnical engineer certifying that all fill placed on the Parkland has adequate structural capacity to support play structures, swings, pathways, paved courts, sun shelter and other park elements that require footings and foundations, to the satisfaction of the Deputy CAO of Public Services. This report shall include the following information; block number, locations of boreholes, soil profile including depths of topsoil, fill etc. and top elevations of fill.
39. Prior to **Basic Parkland Development acceptance by the City**, the Developer shall submit a report prepared by a professional engineer certifying that the parkland grading and site servicing have been constructed in accordance with the approved **Grading, Drainage**

**and Servicing Plan** and Parks Planning Specifications including property demarcation and sodding and are functioning as designed. This report shall be accompanied by as-built Grading drainage and Servicing Plan stamped by the Engineer. The Developer shall also submit the as-built grading, drainage and servicing plan in AutoCAD format to the satisfaction of the Deputy CAO of Public Services.

40. Prior to **Basic Parkland Development acceptance by the City**, the Developer shall provide a written **Topsoil Test Report** from a recognized laboratory confirming topsoil compliance with the Parks Planning specifications. The testing shall include, but is not limited to nutrient levels, organic content, heavy metals and pesticides/herbicides (such as Atrazine).
41. Prior to **Basic Parkland Development acceptance by the City**, the Developer shall submit a report prepared by registered Landscape Architect (full member of OALA) certifying that the landscape work and property demarcation work have been constructed in accordance with the approved Landscape Plan and Parks Planning Specifications. This report shall be accompanied by 'As Built' Landscape Plan stamped by the registered OALA full member. The Developer shall also submit the as-built Landscape Plan in AutoCAD format to the satisfaction of the Deputy CAO of Public Services.
42. The Developer shall implement the recommendations contained in the **Heritage Impact Assessment** conducted for 75 Cityview Drive North, dated March 25, 2011 and address the resolution of Heritage Guelph at their meeting held June 14, 2011 by incorporating the stone gateposts into the ultimate site development of Block 122, with the site being designed so that the posts frame the main pedestrian entrance from Cityview Drive.
43. The Developer shall **phase the subdivision** to the satisfaction of the City. Such phasing shall conform to the current Development Priorities Plan.
44. The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to a standard that promotes energy efficiency in order to comply with the **Community Energy Initiative**, to the satisfaction of the City in accordance with the letter attached as Attachment 11 from Infrastructure, Development and Enterprise Report 15-03 dated February 9, 2015

**Conditions to be met prior to registration of the plan**

45. The Developer shall obtain approval of the City with respect to the availability of **adequate water supply and sewage treatment capacity**, prior to the registration of the plan, or any part thereof.
46. The Developer shall enter into a **Subdivision Agreement**, to be registered on title, to the satisfaction of the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
47. That the **road allowances** included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993".
48. That all **easements, blocks and rights-of-way** required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for



any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.

49. The Developer shall pay any **outstanding debts** owed to the City.
50. The Developer shall pay **development charges** to the City in accordance with By-law Number (2014) - 19692, 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.
51. The Developer shall erect and maintain **signs** at specified entrances to the subdivision showing the proposed land uses and zoning of all the lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City Hall". The signs shall be resistant to weathering and vandalism.
52. The Developer shall place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:
  - a. "Purchasers and/or tenants of specified lots are advised 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, all sump pumps must be discharged to the rear yard."
  - b. "Purchasers and/or tenants of specified lots are advised that their roof downspout and foundation drain is connected to a foundation storm service on the lot in accordance with a certified design by a Professional Engineer. Disconnection of the roof downspout is not permitted."
  - c. "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."
  - d. "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, drainage and construction traffic".
  - e. "Purchasers and/or tenants of all lots or units are advised that Street B and Keating Street will be extended at some future date when the adjacent lands are developed"
  - f. "Purchasers and/or tenants of all lots or units are advised that Street D will be extended at some future date when the adjacent lands are developed".
  - g. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".

- h. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into **Blocks 133, 134, 135 and 140** that abut these Blocks and Lots".
  - i. "Purchasers and/or tenants of all lots or units are advised that public trails will be installed or exist abutting or in close proximity to **Lots 1 through 21, Lots 103 through 111 and Lot 52** and that public access to these trails will occur between **Lots 2 and 3 and in close proximity to Lot 21, Lot 52 and Lot 111**".
  - j. "Purchasers and/or tenants of all lots 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."
  - k. "Purchasers and/or tenants of all lots are advised that the Open Space Block has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."
  - l. "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and may include sports fields, playgrounds, pathways and other park amenities. Be advised that the City may carry out regular maintenance such as grass cutting. Periodic maintenance may also occur from time to time to support the park functions."
  - m. "Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space, storm water management and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence adjacent to all Lot and Block numbers." The Developer shall also send written notification of proposed demarcation types to any existing homeowners in lots adjacent to open space, stormwater management and park blocks".
53. The Developer shall place the following warning clause in all offers of purchase and sale or lease for **Part Block 138**:
- "The driveway for Block 138 will be from Starwood Drive and it will be restricted to only right-in/right-out movements. No left turns will be permitted onto Starwood Drive from Block 138."
54. The Developer agrees to eliminate the use of any **covenants that would restrict the use of clotheslines** and that prior to the registration of all or any portion of the plan, the Developer's lawyer shall certify to the General Manager of Planning Services that there are no restrictive covenants which restrict the use of clotheslines.
55. The Developer shall ensure that all **telephone service and cable TV service** in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
56. The Developer shall ensure 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.

57. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of **driveway location**.
58. The Developer shall pay to the City, the total cost of reproduction and distribution of the **Guelph Residents Environmental Handbook**, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
59. The Developer shall ensure that the accumulated sediment in the **Valleyhaven stormwater management pond** is removed and the pond landscaping is implemented, all to the satisfaction of the City Engineer, prior to registration of the portion of the plan that drains into the Valleyhaven pond.
60. The Developer shall submit a **Traffic Impact Study** addendum to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
61. The Developer shall provide a **servicing easement** in favour of the Upper Grand District School Board to accommodate the external overland flow from the William C. Winegard Public School site to a positive outlet.
62. The Developer shall obtain the **external property requirements** necessary to construct Street D to Starwood Drive to the satisfaction of the City.
63. The Developer acknowledges and agrees that **no development shall occur on Part Blocks 127, 128, 129 and 130** until they are consolidated with adjacent properties to the satisfaction of the City.
64. The Developer shall complete the **basic trail development** prior to the registration of the first phase of the subdivision.
65. The Developer agrees to provide temporary signage describing the existing/proposed park, open space, trail and required fencing on all entrance signs for the development, at the street frontage of **Park Blocks 133 and 134 and Open Space blocks 135 and 140**, and entrance/exit of trails, to the satisfaction of the Deputy CAO of Public Services. The signage shall:
- advise prospective purchasers of dwellings in the area of the type of park, open space and/or trail and level of maintenance of these parcels of land by the City;
  - clearly state that the maintenance of the park block and/or trail are the responsibility of the Developer until such time as the City accepts the park and/or trail, and partially releases the associated Letter of Credit; and
  - clearly state that all questions relating to the maintenance of the park block and/or trail shall be directed to the Developer.
- The signage shall be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the blocks by the City.
- The Developer further agrees that the proposed park block, open space block(s), trails and fencing be identified on any marketing or promotional materials
66. The Developer shall convey **Block 135** and **Block 140** to the City as Conservation Open Space (P.1 Zone).

67. The Developer shall dedicate **Block 133** and **Block 134** for neighbourhood park (P.2 Zone) purpose.
68. The Developer shall make **payment-in-lieu of the parkland conveyance** for the difference, in accordance with the parkland dedication requirement under section 51.1 of the Planning Act.

**Conditions to be met prior to the issuance of a building permit**

69. All **Stage 1 Services** are to be constructed to the satisfaction of the City Engineer.
70. The Developer shall provide the City with written confirmation from the Engineering Department of **Guelph Hydro** that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.
71. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all **fill** placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable zoning bylaw 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.
72. 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 in accordance with applicable provisions contained in the Ontario Building Code.

**AGENCY CONDITIONS:**

73. 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 Report entitled, "Stormwater Management Practices Planning and Design Manual". This report should include geotechnical information addressing the infiltration potential on the site. In addition, a storm servicing plan for the site should be included.
  - b. An erosion and siltation control plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on site throughout all phases of grading and construction.
  - c. Detailed lot grading and drainage plans showing existing and proposed grades.
  - d. An Environmental Implementation Report (EIR) to the satisfaction of the Grand River Conservation Authority in consultation with the City. The EIR should include the above noted reports, monitoring and mitigation outlined in these reports.
  - e. A Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit under Ontario Regulation 150/06 for any proposed works within the regulated area.

74. 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 73.
75. The Owner shall be required to grant **CN an environmental easement** for operational noise emissions, registered on title to lots within 300 metres of the railway property line.
76. The Developer shall ensure that all **telephone service and cable TV service** in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
77. The Developer and the **Wellington Catholic School Board** shall reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
78. 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.
79. The Developer agrees to **supply and erect a chain link fence**, at the developer's expense and according to the Board's specifications, where future residential lots/blocks abut land owned by the **Upper Grand District School Board**.
80. 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
81. 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 prospective residents that students may be directed to schools outside the neighbourhood.
82. Prior to the registration of the first phase of development, the Developer shall pay the **Upper Grand District School Board** the costs of opening the chain link fence along the boundary of the William C. Winegard Public School property where it abuts Street B to provide pedestrian access to the school site from Street B.
83. Subject to the approved phasing of the subdivision, the Developer shall pay the City costs of installing and maintaining temporary hard surface walkways within the necessary road allowances in the subdivision to allow future students to access the adjacent school site, to the satisfaction of the City and the **Upper Grand District School Board**.
84. 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.

**NOTES:** That this **Draft Plan Approval shall lapse** at the expiration of 3 years from the date of issuance of Draft Plan approval.

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 65 and 66 have been satisfied.

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 69 has been satisfied.

That prior to the registration of all or any portion of the plan, **Upper Grand District School Board** shall advise the City in writing how conditions 70-75 have been satisfied.

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 53 and 62 have been satisfied.

That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 76 has been satisfied.

That prior to the registration of all or any portion of the plan, the **Ministry of Citizenship, Culture and Recreation** shall advise the City in writing how condition 18 has been satisfied.

AND

**PART B: ZONING REGULATIONS**

“That the Zoning By-law amendment application be approved and that City Staff be instructed to prepare the necessary amendment to Zoning By-law Number (1995)-14864, as amended, to transfer the subject lands from the R.3A-57 (Specialized Cluster Townhouse) Zone to the R.3B (On-Street Townhouse) Zone, R.1D-47 (Specialized Residential Single Detached) Zone to the R.3B (On-Street Townhouse) Zone, the R.3B (On-Street Townhouse) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, R.2 (Residential Semi-Detached/Duplex) Zone to the R.1D-47 (Specialized Residential Single Detached) Zone, the R.1C-27 (Specialized Residential Single Detached) Zone to the R.1D-47 (Specialized Residential Single Detached Residential) Zone and to modify the zoning regulations of the R.3A-57 Zone, as follows:

LOTS/BLOCKS	LAND USE	ZONING
Future Development Block 138	<b>Single Detached Residential</b> Min Lot Frontage - 9 m	R.1D
Lots 1-2, 33-50, 53-126	<b>Single Detached Residential</b> Min Lot Frontage - 9 m	R.1D-47
Lots 3-32,	<b>Single Detached Residential</b> Min Lot Frontage – 12 m	R.1C-27

Lots 51-52 Future Development Blocks 139-141	<b>Semi-Detached/Single Detached Residential</b> Min Lot Frontage – 9.5 m	R.2-6
Blocks 128, 129	<b>On-Street Townhouse Residential</b> Min Lot Frontage – 6 m	R.3B
Block 130	<b>Multiple Unit Residential</b>	Modified R.3A-57
Block 131, 132	<b>Multiple Unit Residential</b>	Modified R.4A-48
Blocks 135, 140	<b>Neighbourhood Park</b>	P.2
Block 125	<b>Conservation Land</b>	P.1
Block 137	<b>Wetland</b>	WL

**Blocks 221-223, registered Plan 61M-18 (Silurian Drive/Starwood Drive)  
Recommended Zoning**

The property affected by the Zoning By-law Amendment application is legally described as Blocks 221, 222 and 223 in Registered Plan 61M-18.

**PROPOSED ZONING**

The following zoning is proposed for the subject site:

**R.2-6 (Residential Semi-Detached/Duplex) Zone**

In accordance with Section 5.2.3.6 of Zoning By-law (1995)-14864, as amended.