

Council Caucus Room
July 4, 2011 6:30 p.m.

A meeting of Guelph City Council.

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

Absent: Councillors Laidlaw, Burcher and Mayor Farbridge

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Ms. D. Jaques, General Manager of Legal Services/City Solicitor; Ms. S. Smith, Associate Solicitor; Mr. J. Riddell, General Manager of Planning and Building Services; Ms. T. Agnello, Acting City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

Councillor Kovach chaired the meeting.

1. Moved by Councillor Piper
Seconded by Councillor Hofland
THAT the Council of the City of Guelph now hold a meeting that is closed to the public with respect to:

Potential Litigation Matter

S. 239 (2) (e) Litigation or Potential Litigation, including matters before Administrative Tribunals.

Potential Litigation Matter

S. 239 (2) (e) Litigation or Potential Litigation, including matters before Administrative Tribunals.

Carried

The meeting adjourned at 6:31 o'clock p.m.

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Acting Chair

.....
Acting Clerk

Council Caucus Room
July 4, 2011 6:32 p.m.

A meeting of Guelph City Council closed to the public.

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

Absent: Councillor Laidlaw and Mayor Farbridge

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Ms. D. Jaques, General Manager of Legal Services/City Solicitor; Ms. S. Smith, Associate Solicitor; Mr. J. Riddell, General Manager of Planning and Building Services; Ms. T. Agnello, Acting City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There were no declarations.

S. 239 (2) (e) Litigation or Potential Litigation

The General Manager of Legal Services/City Solicitor provided information on a litigation matter.

S. 239 (2) (e) Litigation or Potential Litigation

The Associate Solicitor provided the Committee with information on a proposed settlement.

1. Moved by Councillor Wettstein
Seconded by Councillor Furfaro
THAT Council rise and report in open session, the following resolution:

THAT the Mayor and Clerk be authorized to execute Minutes of Settlement on behalf of the City, in respect of Ontario Municipal Board File No. PL100687, 23 Fairview Boulevard, Guelph, subject to the final wording of the Minutes of Settlement being satisfactory to the City Solicitor and the General Manager, Planning and Building Services;

AND THAT City staff be directed to participate in any upcoming hearing events at the Ontario Municipal Board in support of the Minutes of Settlement.

PASSED IN COUNCIL
BY SPECIAL
RESOLUTION

Carried

The meeting adjourned at 6:50 o'clock p.m.

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Acting Chair

.....
Acting Clerk

Council Chambers
July 4, 2011

Council reconvened in formal session at 7:00 p.m.

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

Absent: Mayor Farbridge

Staff Present: Mr. H. Loewig, Chief Administrative Officer; Mr. J. Riddell, General Manager of Planning and Building Services; Ms. T. Agnello, Acting City Clerk; and Ms. J. Sweeney, Council Committee Co-ordinator

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

There was no declaration of pecuniary interest.

PLANNING PUBLIC MEETING

Councillor Kovach 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 Councillor asked if there were any delegations in attendance with respect to planning matters listed on the agenda.

DELEGATIONS

139 Morris Street – Proposed Zoning By-law Amendment (File ZC1110) – Ward 1

Al Hearne, Senior Development Planner highlighted the location of the application and the surrounding land uses. He advised that the applicant wishes to amend the zoning

to permit a 64 unit townhouse development and a small mixed use building.

Ray Ferraro was present on behalf of the applicant and provided a brief history on the proposal. He advised that great thought went into the design of the proposal and suggested that this development would increase the value of the neighbouring properties. He further suggested that future owners can see the existing factory and should be aware of that use prior to purchasing their unit.

Shawn Kreplin expressed concerns of the residents on Morris Street south of Alice Street. He advised that they are not opposed to the conversion of the building from industrial to residential but are concerned with the following:

- proposed density;
- building design lends itself to rental use and transient tenants and not to the surrounding neighbourhood;
- proposed building height is a lot higher than the existing residences;
- small green space which would be viewed by only a few of the units;
- Parking and associated traffic issues – suggested that parking be closer to the units and limit parking on Morris Street;
- Size and location of garbage bins and snow removal/storage needs to be considered.

Maria Pezzano, Chair of The Ward Residents' Association advised that the Association is not against development but are a proponent of good development which fits into their neighbourhood. She advised that they encourage the developer to incorporate mixed use residential to satisfy the needs of a variety of demographics and to consider the heights of the surrounding buildings. She advised that other developments in the neighbourhood were built with a sensitivity to the area. She asked that the developer recognize the importance of the Biltmore Hat Company to the community and to honour it by incorporating the façade along York Road and the railway into their vision. She asked that the City organize a facilitated meeting with the applicant, Planners and the Ward Residents' Association.

Staff were asked to take into consideration:

- Proximity and development adjacent to rail line
- Compatibility of industrial/residential uses
- Consider allow more mixed use on the site

- Sight lines in the interior of the development
- Waste collection and having receptacles on site
- Overnight parking

Dr. J. Laird
Mr. J. Riddell

1. Moved by Councillor Burcher
Seconded by Councillor Furfaro
THAT Report 11-60 dated July 4, 2011, regarding a Zoning By-law Amendment application to allow the development of townhouses and an associated mixed-use building for the property municipally known as 139 Morris Street, and legally described as Lots 21-30 inclusive on Registered Plan 322 and Part 1 on Plan 61R-2664, City of Guelph, from Planning & Building, Engineering and Environment be received.

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

VOTING AGAINST (0)

Carried

CONSENT AGENDA

The following items were extracted from the July 4, 2011 Consent Agenda to be voted on separately:

- A-1- 340 Clair Road East – Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment
- A-4- 58-78 Fleming Road Subdivision – request for an extension of draft plan approval
- A-7- Downtown Façade Improvement Grant & Feasibility Study Grants

2. Moved by Councillor Furfaro
Seconded by Councillor Piper
THAT the balance of the July 4, 2011 Council Consent Agenda as identified below, be adopted:

- a) **Requests for the Extension of Draft Plan Approval for J.E. Ingram/Artifax Construction Limited /Northern Heights Subdivision – 596 & 700 Victoria Road North (File 23T-01501) – Ward 2; and Northview Estates (Guelph) Limited Subdivision – 595 Victoria Road North (File 23T-01502) – Ward 2**

Ms. N. Shoemaker
Dr. J. Laird
Mr. J. Riddell

THAT Report 11-56 dated July 4, 2011 regarding a request for the Draft Plan Approval extensions for the Ingram Subdivision (23T-01501) and the Northview

Ms. S. Aram
Mr. D. McCaughan

Estates Subdivision (23T-01502) from Planning & Building, Engineering and Environment, be received;

AND THAT the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of J. E. Ingram/Artifax Construction Limited and Northview Estates (Guelph) Limited for a Draft Plan Approval extension for the Ingram Subdivision (23T-01501) located at 596 and 700 Victoria Road North and the Northview Estates Subdivision (23T-01502) located at 595 Victoria Road North, both on lands legally described as Part of Broken Front Lots 'G' and 'H', Division 'F' and Part of Lots 1 and 2, Concession 7, Division 'C', City of Guelph, be approved, to an extended 3 year lapsing date of September 6, 2014 for the Ingram Plan and an extended 1 year lapsing date of September 6, 2012 for the Northview Plan, subject to the existing conditions of draft plan approval outlined in Schedule 1, attached.

b) **32 Watson Parkway South: Proposed Zoning By-law Amendment (File ZC1103) – Ward 1**

Ms. A. Clos
Dr. J. Laird
Mr. J. Riddell
Ms. S. Aram
Mr. D. McCaughan

THAT Report 11-46 dated July 4, 2011 regarding a Zoning By-law Amendment for property municipally known as 32 Watson Parkway South from Planning & Building, Engineering and Environment be received;

AND THAT the application by Astrid J. Clos Planning Consultants for a Zoning By-law Amendment from the Industrial (B.1) Zone to a Specialized Industrial (B.3-?) Zone affecting the property municipally known as 32 Watson Parkway South and legally described as Part 4, Plan 61R-10856, City of Guelph, be approved in accordance with the regulations set out in Schedule 2 attached;

AND 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 32 Watson Parkway South as set out in Report 11-46 from Planning & Building, Engineering and Environment dated July 4, 2011.

c) **31-33 Farley Drive: Proposed Zoning By-law Amendment (File ZC1104) – Ward 6**

Ms. S. Frasson
Dr. J. Laird
Mr. J. Riddell
Ms. S. Aram
Mr. D. McCaughan

THAT Report 11-63 dated July 4, 2011 regarding a Zoning By-law Amendment for property municipally known as 31-33 Farley Drive from Planning & Building, Engineering and Environment be received;

AND THAT the application for a Zoning By-law Amendment (File: ZC1104) from the Specialized Institutional (I.1-13) Zone to a Specialized Community Commercial (CC-?) Zone to permit additional commercial uses for property municipally known as 31-33 Farley Drive, and legally described as Block 70, 61M-65, City of Guelph, from Planning & Building, Engineering and Environment, be approved in accordance with the regulations set out in Schedule 3 attached;

AND 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 31-33 Farley Drive as set out in Planning & Building, Engineering and Environment Report 11-63, dated July 4, 2011.

d) 381 Woolwich Street: Proposed Zoning By-law Amendment (File ZC1105) – Ward 2

Ms. A. Clos
Dr. J. Laird
Mr. J. Riddell
Ms. S. Aram
Mr. D. McCaughan

THAT Report 11-57 dated July 4, 2011 regarding a Zoning By-law Amendment for the property municipally known as 381 Woolwich Street from Planning & Building, Engineering and Environment be received;

AND THAT the application by Astrid J. Clos Planning Consultants for a Zoning By-law Amendment from the Convenience Commercial (C.1) Zone to the Office Residential (OR) Zone affecting the property municipally known as 381 Woolwich Street and legally described as Part of Lot 18, Registered Plan 18, City of Guelph, be approved in accordance with the permitted uses and regulations set out in Schedule 4 attached.

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

VOTING AGAINST (0)

Carried

340 Clair Road East – Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (File 23T-02502 / ZC1009) – Ward 6

3. Moved by Councillor Laidlaw
Seconded by Councillor Hofland

Mr. A. Artinger
Dr. J. Laird

THAT Report 11-59 dated July 4, 2011 regarding a Residential Draft Plan of Subdivision and associated

Mr. J. Riddell
Ms. S. Aram
Mr. D. McCaughan

Zoning By-law Amendment application applying to Part 1 of Phase 5 of the Westminister Woods East Subdivision (File 23T-02502/ ZC1009) on land municipally known as 340 Clair Road East, City of Guelph, from Planning & Building, Engineering and Environment be received;

AND THAT the application by Westminister Woods Limited for approval of a Residential Draft Plan of Subdivision to permit Part 1 of Phase 5 of the Westminister Woods East Plan of Subdivision on land legally described as Part of Lot 10, Concession 8, formerly Township of Puslinch, City of Guelph, be approved in accordance with Schedule 5 attached;

AND THAT the application by Westminister Woods Limited for approval of an associated Zoning By-law Amendment to rezone the lands from the 'Agriculture' Zone under the Puslinch Township Zoning By-law 19/85, to the R.1D (Single-Detached Residential) Zone, to implement Part 1 of Phase 5 of the Westminister Woods East Residential Draft Plan of Subdivision, be approved, as outlined in Schedule 5 attached;

AND THAT the application by Westminister Woods Limited for approval of an associated Zoning By-law Amendment to rezone the lands from the 'Agriculture' Zone under the Puslinch Township Zoning By-law 19/85, to the R.1D (Single-Detached Residential) Zone, to implement Part 1 of Phase 5 of the Westminister Woods East Residential Draft Plan of Subdivision, be approved, as outlined in Schedule 5 attached;

AND THAT in accordance with Section 34(17) of The Planning Act, City Council has determined that no further public notice is required with respect to the minor modifications to the proposed Residential Draft Plan of Subdivision and Zoning By-law Amendment application (File 23T-02502/ ZC1009) as set out in the Planning & Building, Engineering and Environment Report 11-59 dated July 4, 2011.

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

VOTING AGAINST (0)

Carried

58-78 Fleming Road Subdivision (23T-03502) – Request for an Extension of Draft Plan Approval – Ward 1

Mr. J. Dunnink
Dr. J. Laird
Mr. J. Riddell
Ms. S. Aram
Mr. D. McCaughan

4. Moved by Councillor Findlay
Seconded by Councillor Laidlaw
THAT Report 11-62 dated July 4, 2011 regarding a request for a Draft Plan Approval extension for the subdivision at the property municipally known as 58-78 Fleming Road (23T-03502) from Planning & Building, Engineering and Environment, be received;

AND THAT the application by Dunnink Homes Limited for a two (2) year extension to the Draft Plan Approval of the subdivision at 58-78 Fleming Road (23T-03502) applying to lands legally described as Part of Lots 16, 17 and 18, Registered Plan 468, City of Guelph, be approved to an extended two (2) year lapsing date of July 14, 2013, subject to the conditions contained in Schedule 6 attached;

AND THAT the proposed residential units meet or exceed energy star ratings.

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

VOTING AGAINST (0)

Carried

Downtown Façade Improvement Grant & Feasibility Study Grants – 2011 (First Round)

Mr. I. Panabaker
Ms. S. Aram

5. Moved by Councillor Bell
Seconded by Councillor Van Hellemond
THAT the Downtown Renewal report, dated July 4, 2011, regarding the Downtown Community Improvement Plan Façade Improvement Grants & Feasibility Study Grants, be received;

AND THAT the first round of Downtown Façade Improvement Grants and Feasibility Study Grants for 2011 be awarded as listed in Schedule 7 attached, for a total City of Guelph commitment of \$121,855.98 towards 12 applications.

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

VOTING AGAINST Councillor Kovach (1)

Carried

SPECIAL RESOLUTIONS

Councillor Furfaro's notice of motion for which notice was given June 27, 2011.

6. Moved by Councillor Furfaro
Seconded by Councillor Van Hellemond
WHEREAS Market Square is nearing completion and the area is starting to look ahead at promotional and marketing opportunities;

AND WHEREAS City Hall would like to recognise and thank our neighbours on Carden, Wilson and Wyndham (between Carden and MacDonnell) for their patience through this unprecedented period of construction;

BE IT RESOLVED THAT Staff develop and provide options to Council for promoting the Market Square area, the options to include potential programs, initiatives and partnerships with our neighbours, and that the program use \$175,000 as a guideline budget limit.

AND THAT this request be referred to the CAFES Committee with a direction that Staff bring these options back for review by Council in September 2011.

7. Moved in Amendment by Councillor Bell
Seconded by Councillor Guthrie
THAT reference to "Wilson and Wyndham Streets" be removed.

VOTING IN FAVOUR: Councillors Bell and Guthrie (2)

Amended by Resolution #2 of July 25, 2011

VOTING AGAINST Councillors Burcher, Dennis, Findlay, Furfaro, Hofland, Kovach, Laidlaw, Piper, Van Hellemond and Wettstein (10)

Defeated

Mr. I. Panabaker
Ms. S. Aram

8. Moved by Councillor Furfaro
Seconded by Councillor Van Hellemond
WHEREAS Market Square is nearing completion and the area is starting to look ahead at promotional and marketing opportunities;

AND WHEREAS City Hall would like to recognise and thank our neighbours on Carden, Wilson and Wyndham (between Carden and MacDonnell) for their patience through this unprecedented period of construction;

BE IT RESOLVED THAT Staff develop and provide options to Council for promoting the Market Square area, the options to include potential programs, initiatives and partnerships with our neighbours, and that the program use \$175,000 as a guideline budget limit.

AND THAT this request be referred to the CAFES Committee with a direction that Staff bring these options back for review by Council in September 2011 taking into consideration:

- differentiation and weighting of businesses
- if the funding can be found in the current budget
- highlighting if any of the delays were beyond the City's control.

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

VOTING AGAINST Councillor Kovach (1)

Carried

Councillor Bell's notice of motion for which notice was given June 27, 2011.

9. Moved by Councillor bell
Seconded by Councillor Furfaro

Mr. D. McCaughan

WHEREAS the transportation master plan of 2005 shows bike lanes on Grange Road between Victoria Road and Watson Road;

AND WHEREAS the city promotes public involvement in the decision making process;

BE IT RESOLVED THAT the matter of Bike Lanes on Grange Road be referred to the next Operations and Transit Committee meeting for direction to staff.

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

VOTING AGAINST (0)

Carried

23 Fairview Boulevard – Ontario Municipal Board Hearing

Ms. D. Jaques
Mr. J. Riddell

10. Moved by Councillor Wettstein
Seconded by Councillor Burcher

THAT the Mayor and Clerk be authorized to execute Minutes of Settlement on behalf of the City, in respect of Ontario Municipal Board File No. PL100687, 23 Fairview Boulevard, Guelph, subject to the final wording of the Minutes of Settlement being satisfactory to the City Solicitor and the General Manager, Planning and Building Services;

AND THAT City staff be directed to participate in any upcoming hearing events at the Ontario Municipal Board in support of the Minutes of Settlement.

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

VOTING AGAINST (0)

Carried

NOTICE OF MOTION

Councillor Van Hellemond advised that he would be presenting a notice of motion at the July 25, 2011 Council meeting to reconsider the decision Council made on February 28, 2011 regarding Council's intention to designate 80 Simmonds Drive (the Wilson Farmhouse) pursuant to the Ontario Heritage Act.

MAYOR'S ANNOUNCEMENTS

The Chair advised that Councillors Bell and Furfaro will be holding a Ward 1 town hall meeting on July 28, 2011 at 7 p.m. at the Community Room at the Victoria Road Recreation Centre.

ADJOURNMENT

The meeting adjourned at 8:30 o'clock p.m.

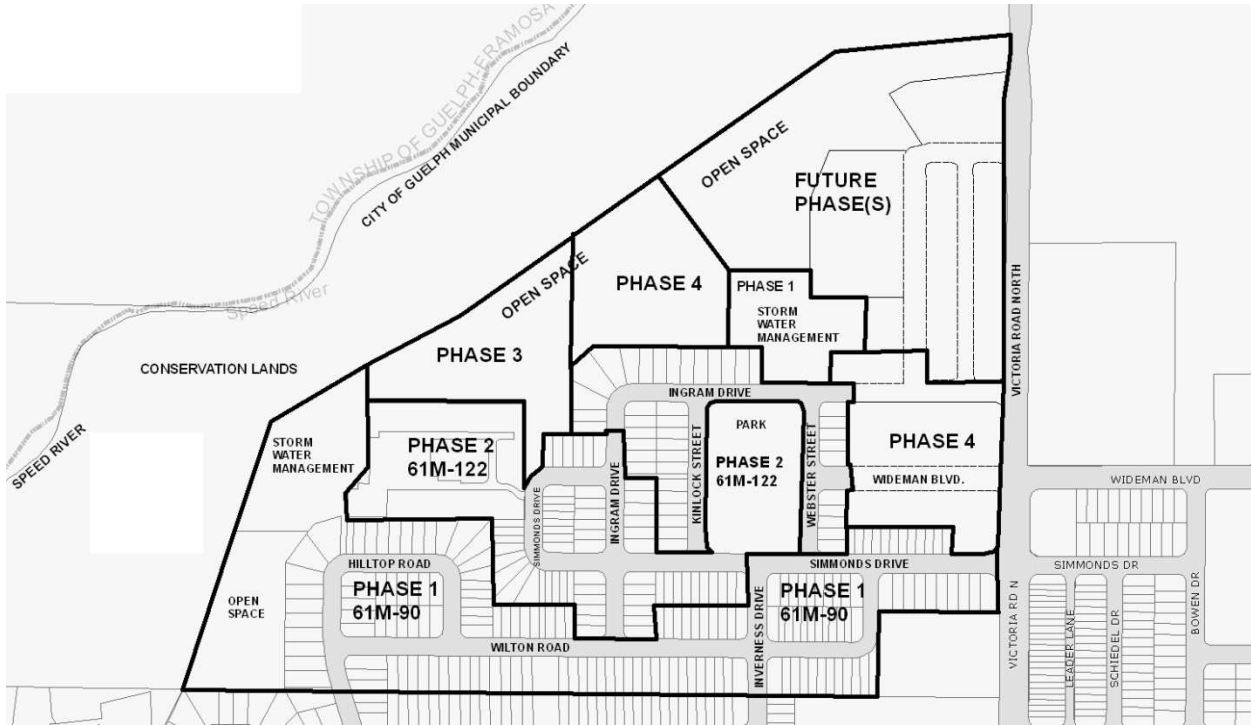
Minutes read and confirmed July 25, 2011.

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Acting Chair

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Acting Clerk

July 4, 2011
Schedule 1

Information regarding Ingram Subdivision (File 23T-01501)



Conditions of Draft Plan Approval – Ingram Subdivision (File 23T-01501)

"That the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of J. E. Ingram and Artifax Construction Limited for approval of a Residential Draft Plan of Subdivision (23T-01501) and associated Zoning By-law Amendment (ZC0101) on lands described as Part of Broken Front Lots 'G' and 'H', Division 'F' and Part of Lots 1 and 2, Concession 7, Division 'C', being approximately 43.1 hectares of land at the north-easterly boundary of the City of Guelph, to permit a mixed density residential subdivision be approved, subject to the following conditions:

CITY CONDITIONS

1. That this approval applies only to a draft plan of subdivision prepared by Black, Shoemaker, Robinson & Donaldson Limited, Drawing 00-3057-5, dated September 4, 2001, subject to the following revisions:
 - a) addition of a 0.3 metre reserve along the Victoria Road frontage of Blocks 112, 113, 114, 115, 116 and 117; and
 - b) addition of a 0.3 metre reserve along the east side of Block 118, adjacent to Street 12.

Conditions to be met prior to grading and site alteration

2. That the Developer enters into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.
3. That the developer prepare a **site drainage and grading plan** for the entire subdivision, satisfactory to the City Engineer.
4. That the developer constructs, installs and maintains **erosion and sediment control** facilities, satisfactory to the City Engineer, prior to any grading or construction on the subdivision lands in accordance with a plan that has been submitted to and approved by the City Engineer. Furthermore, the developer shall provide a qualified **Environmental Inspector**, satisfactory to the City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures, and compliance with the Environment Impact Study on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
5. That the developer shall prepare and follow an **Environmental Implementation Report** based on Terms of Reference prepared by the

applicant and approved by the City and the Grand River Conservation Authority which includes a monitoring program to assess the performance of the storm water management facilities, mitigation of impacts and enhancements where feasible. Further, the report shall address the information and implementation process to provide details to the homeowners concerning the storm sewer, storm water management process and the natural condition of the open space blocks. Furthermore, the report shall describe how all Victoria Road North Secondary Plan Urban Design Policies outlined in Section 3.6.32.3, policy #s 1 to 13 and the Greenlands Strategy outlined in Section 7.13.11, policy #s 1 to 7 of the Official Plan for the City of Guelph, have been addressed.

6. That the developer shall at its expense implement and address all recommendations contained in the latest **Environmental Impact Study** that has been approved by the City, for the subdivision, and the developer shall address each recommendation to the satisfaction of the Grand River Conservation Authority and the City.
7. That 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. All damage or maintenance required to surrounding streets as a result of such traffic shall be at the developers cost.
8. That the developer shall submit a detailed **Stormwater Management Report and Plans** to the satisfaction of the City Engineer which show how stormwater will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quality in accordance with recognized best management practices and Provincial Guidelines.
9. That 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 subdivision agreement on the block/lot so disturbed.
10. That 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.
11. That any **domestic wells and boreholes** for hydrogeological or geotechnical investigations be properly abandoned in accordance with the current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.

12. That the developer shall complete a **tree and hedgerow inventory and conservation plan** satisfactory to the General Manager, Planning and Building Services.

Conditions to be met prior to execution of the subdivision agreement

13. That the Developer agrees to pay the costs related to the installation of 1-second order, second level **Geodetic Benchmarks** in locations within the proposed subdivision to the satisfaction of the City Engineer.
14. That the developer is responsible for the total cost of the design and construction of any **road works, including sidewalks, boulevards and curbs**, within or surrounding the plan of subdivision, including sidewalk on Hilltop Road.
15. That the developer pays the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
16. That the developer pays to the City the flat rate charge established by the City per metre of road frontage to be applied to **tree planting** within the proposed subdivision.
17. That the developer is responsible for the total **cost of the design and construction of all services** required to service all of the lands within the plan of subdivision, including sanitary, storm and water facilities, the distance and alignment to be determined by the City of Guelph, with such cost to include services required to service the subdivision which are located outside the limits of the subdivision. The subdivision shall not be registered until such time as funding for Victoria Road improvements have been secured to the satisfaction of the City Engineer.
18. That the developer pays the cost of all **existing services** within and abutting the proposed subdivision, as determined by the City Engineer.
19. That the developer makes arrangements, satisfactory to the City Engineer concerning the **scheduling of the development** and the developer's payment of costs for services within the subdivision.
20. The developer shall build Street Nos. 1, 2, 3, 5, 6, 7 and 9 with a roadway having a **minimum pavement width** of 10 metres and sidewalks to the satisfaction of the City Engineer.
21. The developer shall **phase** the subdivision to the satisfaction of the City. Such phasing shall conform with the current Development Priorities Plan (DPP).

Conditions to be met prior to registration

22. That the Developer enters into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
23. That the developer shall pay any **outstanding debts** owed to the City, prior to the registration of the plan.
24. That the registration of the plan, or any part thereof, shall require approval of the City with respect to **adequate water supply and sewage treatment capacity** being available, prior to the registration of the plan.
25. That the developer be responsible for the cost of constructing a **sewage pumping station** and forcemain to service the lands to the satisfaction of the City Engineer.
26. That the registration of the plan, or any part thereof, shall require approval of the City with respect to adequate **sanitary sewer capacity** being available in the Arthur Street Trunk Sanitary Sewer.
27. The developer shall be responsible for paying to the City, the City's estimate of the **cost of maintaining and operating the sewage pumping station** in perpetuity.
28. The developer shall pay **development charges** to the City in accordance with the City's Development Charges By-law, 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.
29. That all **easements and rights-of-way** required within or adjacent to the proposed subdivision be granted to the satisfaction of the City of Guelph, Guelph Hydro and other Guelph utilities.
30. 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.
31. That the **road allowances** included in the draft plan and the road widening, shown as Block 160, be dedicated 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", with the exception of the width of Street Nos. 8 and 12.

32. That 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.
33. That the developer **deeds to the City** any lands required by the City for Storm Water Management Facilities, Sewage Pumping Station and Open Space, including Blocks 156, 157, 158, 159 and 164. Furthermore, the developer shall demarcate and fence (living and/or chain link) the boundaries of any lands conveyed to the City in accordance with the policies of the City.
34. That the developer shall **dedicate Block 155 for parks purposes** in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof.
35. Prior to the release of building permits for any Phase containing a Park or Open Space, the developer shall **demarcate** the boundary of the Park and Open Space Blocks in accordance with the "City of Guelph Property Demarcation Policy". This shall include submitting drawings for approval, identifying the concrete markers and living fences, to the satisfaction of the General Manager, Planning and Building Services. The developer shall be responsible for the cost of design and development of the living fence and property demarcation. Further, the developer shall notify all purchasers of properties adjacent to the Open Space Blocks that while the blocks are owned by the City, the City intends to leave these blocks in a natural state and there will be minimal maintenance performed on these blocks by the City.
36. Prior to the release of building permits for any Phase containing a Park, the developer shall be responsible for the cost and development of the **"Basic Park Development"** as per the City of Guelph Parks Division's "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding to the satisfaction of the General Manager, Planning and Building Services. The developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of the 'basic' parkland improvements and works for the Park Block to the satisfaction of the General Manager, Planning and Building Services.
37. The developer shall **dedicate the Ingram Farm House** (596 Victoria Road North) on Park Block 155 to the City for community use. The City shall be responsible for a structural and feasibility study and/or a Built Heritage Resource Impact Assessment to determine the appropriateness of retaining the house for public and community use.

38. That the developer shall be responsible for the design, cost and development of the **trail system** connecting the subdivision to the existing Speed River Section of the Royal Recreational Trail. This shall include submitting drawings for approval, identifying the trail system, interpretative signage and trail design details, to the satisfaction of the General Manager, Planning and Building Services.
39. That any dead ends and open sides of road allowances created by this draft plan, or the phasing thereof, be terminated in **0.3 metres reserves** which shall be conveyed to the City.
40. That the developer shall **erect signs** at the entrances to the subdivision showing the proposed land uses and zoning of all 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 and Building Services, City Hall".
41. That the developer acknowledges that the suitability of the land for the proposed uses is the responsibility of the landowner. The developer shall retain a properly qualified consultant to prepare a **Phase 1 Environmental Site Assessment** (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination.
42. That the developer agrees to place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and in the City's subdivision agreement to be registered on title:
- "All prospective purchasers and homeowners in the subdivision are advised that all or parts of Street Nos. 1, 2, 3, 5, 6, 7 and 9 could be used as part of a **transit route** to provide public transit service through the subdivision from the early stages of development."
 - "All prospective purchasers and homeowners of Lot 79, Blocks 112 to 117 inclusive and the unit of Block 127 that has flankage on Victoria Road North that Victoria Road North may be used as a **truck route**".
 - "All purchasers that **sump pumps** will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a design by a Professional Engineer. Furthermore, the developer shall ensure that all sump pumps are discharged to the storm

sewer and the developer shall notify all purchasers that the discharge shall be to the storm sewer”.

43. Prior to the registration of the subdivision plan or any part thereof, the developer agrees to eliminate the use of any covenants that would restrict the use of **clotheslines** and the developer’s lawyer shall certify to the General Manager, Planning and Building Services that there are no restrictive covenants which restrict the use of clotheslines.

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

44. 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.
45. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases** (radon and methane) in the plan of subdivision in accordance with applicable provisions contained in the Ontario Building Code.
46. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official **certifying all fill** placed below proposed building locations. All fill placed within the allowable zoning by-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information: lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.

AGENCY CONDITIONS:

47. That all telephone service and cable TV service in the plan be underground and the developer shall enter into a servicing agreement with **Bell Canada** providing for the installation of underground telephone service prior to registration of the plan of subdivision.
48. The Owner agrees to meet all requirements of **Guelph Hydro** including the relocation of existing hydro services and the installation of new hydro services and shall enter into any agreements required by Guelph Hydro in order to fully service the said lands with hydro facilities to the satisfaction of Guelph Hydro, prior to the registration of the plan.
49. The developer shall pay to the City the cost of installing bus stop pads in the subdivision at the locations to be determined with **Guelph Transit**, prior to the registration of the plan.

50. That the developer and the **Wellington Catholic School Board** reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
51. That the developer agrees to provide the **Upper Grand District School Board** with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
52. That the developer agrees in the subdivision agreement to **advise all purchasers** of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:
- "Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside the area, and further, that students may in future have to be transferred to another school.
53. That the developer and the **Upper Grand District School Board** shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood.
54. The developer shall satisfy all requirements and conditions of **Canada Post** including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.
55. That prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the **Grand River Conservation Authority**:

- a) A detailed storm water management report and plans in accordance with the 1994 Ministry of Environment and Energy Report entitled, Stormwater Management Practices Planning and Design Manual.
- b) Detailed Lot Grading and Drainage Plans.
- c) An erosion and sediment control plan and plan in accordance with the Grand River Conservation Authority's Guidelines on Erosion and Sediment Control for construction sites, including the means whereby erosion will be minimized and sediment maintained on site throughout all phases of grading and construction, including a monitoring and maintenance plan and provisions for timely revegetation of the site.
- d) That the subdivision agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with approved plans and reports noted above.
- e) That the owner of the subdivision, obtain permission of the Grand River Conservation Authority under Ontario Regulation 149, as amended, for grading within the Speed River Scheduled Area (Schedule 18) and for any required works associated with Blocks 157 and 164, subject to this regulation.
- f) That the owner of this subdivision, provide confirmation of an agreement with the Grand River Conservation Authority for acceptance of a stormwater outlet onto the Grand River Conservation Authority lands.

56. 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.

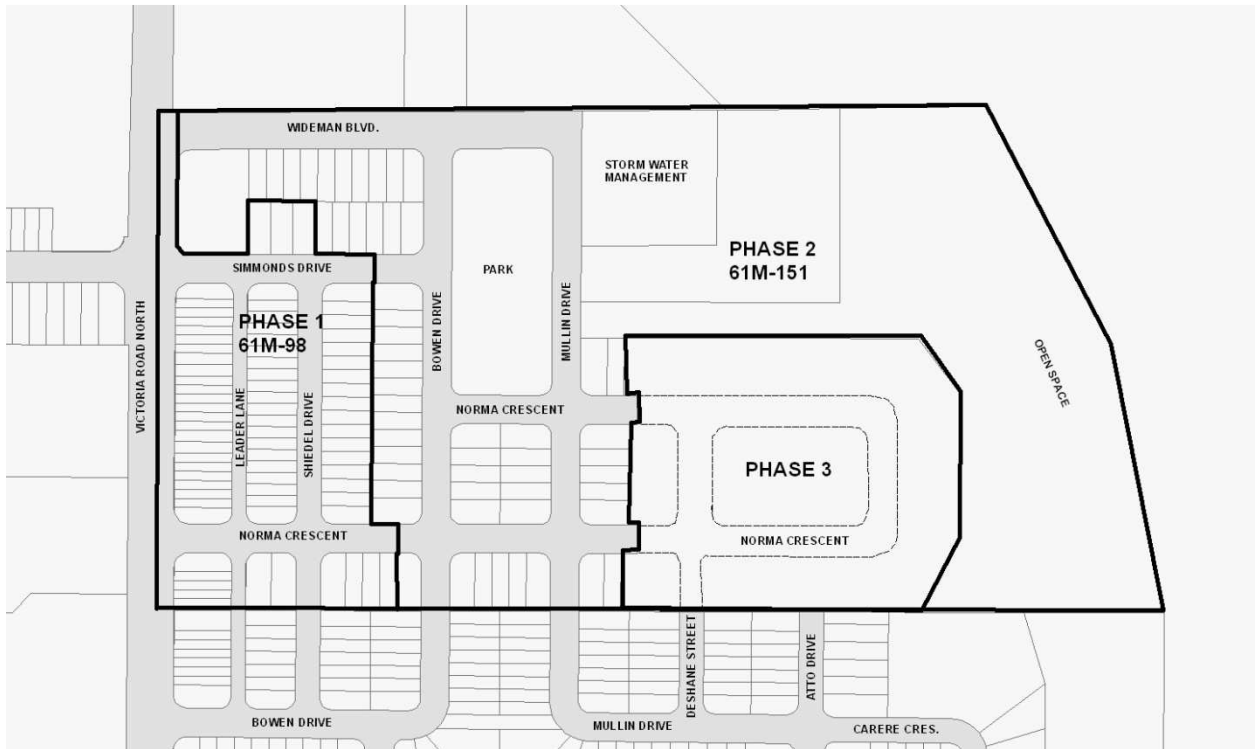
57. That the registration of the final phase or phases of the plan shall achieve a minimum of 78 lots for detached dwellings and townhouse and apartment blocks large enough to yield 32 On-street townhouse dwellings, 39 cluster townhouse dwellings and 50 apartment dwellings.

58. That prior to the registration of all or any portion of the plan, **Bell Canada** shall advise the City in writing how condition 47 has been satisfied.

58. 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 50 has been satisfied.

59. 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 51, 52 and 53 have been satisfied.
60. 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 29 and 48 have been satisfied.
61. That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 54 has been satisfied.
62. That prior to the registration of all or any portion of the plan, the **Grand River Conservasion Authority** shall advise the City in writing how conditions 5, 6 and 55 have been satisfied.
63. 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 56 has been satisfied.
64. That this **Draft Plan Approval shall lapse** at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.
65. The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to an ENERGY STAR standard that promotes energy efficiency standards in order to comply with the **Community Energy Initiative**, to the satisfaction of the City.

Information regarding Northview Subdivision (File 23T-01502)



Conditions of Draft Plan Approval – Northview Subdivision

"That the application by Black, Shoemaker, Robinson & Donaldson Limited on behalf of Northview Estates (Guelph) Ltd. for approval of a Residential Draft Plan of Subdivision (23T-01502) and associated Zoning By-law Amendment (ZC0102) on lands described as Part of Lots 1 and 2, Concession 7, Division 'C', being approximately 21.93 hectares of land at the north-easterly boundary of the City of Guelph, to permit a mixed density residential subdivision be approved, subject to the following conditions:

CITY CONDITIONS:

1. That this approval applies only to a draft plan of subdivision prepared by Black, Shoemaker, Robinson & Donaldson Limited, Drawing 00-3057-5, dated September 4, 2001, subject to the following revisions:
 - a) addition of a 0.3 metre reserve along the Victoria Road frontage of Blocks 105, 106, 107, 108, and 111; and
 - b) addition of a 0.3 metre reserve along the west side of Blocks 101 and 104, adjacent to Street 16.

Conditions to be met prior to grading and site alteration

2. That the Developer enters into an **Engineering Services Agreement** with the City, satisfactory to the City Engineer.
3. That the developer prepare a **site drainage and grading plan** for the entire subdivision, satisfactory to the City Engineer.
4. That the developer constructs, installs and maintains **erosion and sediment control** facilities, satisfactory to the City Engineer, prior to any grading or construction on the subdivision lands in accordance with a plan that has been submitted to and approved by the City Engineer. Furthermore, the developer shall provide a qualified **Environmental Inspector**, satisfactory to the City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures, and compliance with the Environment Impact Study on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
5. That the developer shall prepare and follow an **Environmental Implementation Report** based on Terms of Reference prepared by the applicant and approved by the City and the Grand River Conservation Authority which includes a monitoring program to assess the performance of the storm

water management facilities, mitigation of impacts and enhancements where feasible. Further, the report shall address the information and implementation process to provide details to the homeowners concerning the storm sewer, storm water management process and the natural condition of the open space blocks. Furthermore, the report shall describe how all Victoria Road North Secondary Plan Urban Design Policies outlined in Section 3.6.32.3, policy #s 1 to 13 and the Greenlands Strategy outlined in Section 7.13.11, policy #s 1 to 7 of the Official Plan for the City of Guelph, have been addressed.

6. That the developer shall at its expense implement and address all recommendations contained in the latest **Environmental Impact Study** that has been approved by the City, for the subdivision, and the developer shall address each recommendation to the satisfaction of the Grand River Conservation Authority and the City.
7. That 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. All damage or maintenance required to surrounding streets as a result of such traffic shall be at the developers cost.
8. That the developer shall submit a detailed **Stormwater Management Report and Plans** to the satisfaction of the City Engineer which show how stormwater will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quality in accordance with recognized best management practices and Provincial Guidelines.
9. That 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 subdivision agreement on the block/lot so disturbed.
10. That 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.
11. That any **domestic wells and boreholes** for hydrogeological or geotechnical investigations be properly abandoned in accordance with the current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer.
12. That the developer shall complete a **tree and hedgerow inventory and conservation plan** satisfactory to the General Manager, Planning and Building Services.

Conditions to be met prior to execution of the subdivision agreement

13. That the Developer agrees to pay the costs related to the installation of 1-second order, second level **Geodetic Benchmarks** in locations within the proposed subdivision to the satisfaction of the City Engineer.
14. That the developer is responsible for the total cost of the design and construction of any **road works, including sidewalks, boulevards and curbs**, within or surrounding the plan of subdivision.
15. That the developer pays the cost of supplying and erecting **street name and traffic control signs** in the subdivision, to the satisfaction of the City.
16. That the developer pays to the City the flat rate charge established by the City per metre of road frontage to be applied to **tree planting** within the proposed subdivision.
17. That the developer is responsible for the total **cost of the design and construction of all services** required to service all of the lands within the plan of subdivision, including sanitary, storm and water facilities, the distance and alignment to be determined by the City of Guelph, with such cost to include services required to service the subdivision which are located outside the limits of the subdivision. The subdivision shall not be registered until such time as funding for Victoria Road improvements have been secured to the satisfaction of the City Engineer.
18. That the developer pays the cost of all **existing services** within and abutting the proposed subdivision, as determined by the City Engineer.
19. That the developer makes arrangements, satisfactory to the City Engineer concerning the **scheduling of the development** and the developer's payment of costs for services within the subdivision.
20. The developer shall **phase** the subdivision to the satisfaction of the City. Such phasing shall conform to the current Development Priorities Plan (DPP).

Conditions to be met prior to registration

21. That the Developer enters into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
22. That the registration of the plan, or any part thereof, shall require the Ingram Subdivision (23T-01501) being developed to the satisfaction of the City Engineer

to provide the required **sanitary sewer outlet** for this draft plan, prior to the registration of the plan.

23. That the registration of the plan, or any part thereof, shall require the Ingram Subdivision (23T-01501) being developed to the satisfaction of the City Engineer to provide a **secondary watermain feed** for this draft plan, prior to the registration of the plan.
24. That the developer shall pay any **outstanding debts** owed to the City, prior to the registration of the plan.
25. The developer shall build Street Nos. 13, 14, 17 and 20 with a roadway having a minimum pavement width of 10 metres and sidewalks to the satisfaction of the City.
26. That the lots on Blocks 89 and 98, abutting Street No. 18 be **deeded to the City** and held until Street No. 18 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
27. That the lots on Blocks 98 and 99, abutting Street No. 19 be **deeded to the City** and held until Street No. 19 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
28. That the lots on Blocks 99 and 100, abutting Street No. 14 be **deeded to the City** and held until Street No. 14 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
29. That the lots on Blocks 100 and 101, abutting Street No. 15 be **deeded to the City** and held until Street No. 15 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer.
30. That the lots on Block 101, abutting Street No. 16 and Block 105 be **deeded to the City** and held until Street No. 16 can be constructed and extended southerly beyond the terminus of the road as shown on the draft plan, to the satisfaction of the City Engineer
31. That the registration of the plan, or any part thereof, shall require approval of the City with respect to **adequate water supply and sewage treatment capacity** being available, prior to the registration of the plan.

32. That the registration of the plan, or any part thereof, shall require approval of the City with respect to adequate sanitary sewer capacity being available in the **Arthur Street Trunk Sanitary Sewer**.
33. The developer shall pay **development charges** to the City in accordance with the City's Development Charges By-law, 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.
34. That all **easements and rights-of-way** required within or adjacent to the proposed subdivision be granted to the satisfaction of the City of Guelph, Guelph Hydro and other Guelph utilities.
35. 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.
36. That the **road allowances** included in the draft plan and the road widening, shown as Block 161, be dedicated 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", with the exception of the width of Street Nos. 15, 16 and 18.
37. That 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.
38. That the developer **deeds to the City** any lands required by the City for Storm Water Management Facilities and Open Space, including Blocks 152 and 153. Furthermore, the developer shall demarcate and fence (living and/or chain link) the boundaries of any lands conveyed to the City in accordance with the policies of the City.
39. That the developer shall dedicate Block 154 for **parks purposes** in accordance with the provisions of City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof.
40. Prior to the release of building permits for any Phase containing a Park or Open Space, the developer shall **demarcate** the boundary of the Park and Open Space Blocks in accordance with the "City of Guelph Property Demarcation Policy". This shall include submitting drawings for approval, identifying the

concrete markers and living fences, to the satisfaction of the General Manager, Planning and Building Services. The developer shall be responsible for the cost of design and development of the living fence and property demarcation. Further, the developer shall notify all purchasers of properties adjacent to the Open Space Blocks that while the blocks are owned by the City, the City intends to leave these blocks in a natural state and there will be minimal maintenance performed on these blocks by the City.

41. Prior to the release of building permits for any Phase containing a Park, the developer shall be responsible for the cost and development of the "**Basic Park Development**" as per the City of Guelph Parks Division's "Specifications for Parkland Development", which includes clearing, grubbing, topsoiling, grading and sodding to the satisfaction of the General Manager, Planning and Building Services. The developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of the 'basic' parkland improvements and works for the Park Block to the satisfaction of the General Manager, Planning and Building Services.
42. That any dead ends and open sides of road allowances created by this draft plan, or the phasing thereof, be terminated in **0.3 metres reserves** which shall be conveyed to the City.
43. That the developer shall **erect signs** at the entrances to the subdivision showing the proposed land uses and zoning of all 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 and Building Services, City Hall".
44. That the developer acknowledges that the suitability of the land for the proposed uses is the responsibility of the landowner. The developer shall retain a properly qualified consultant to prepare a **Phase 1 Environmental Site Assessment** (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination.
45. That the developer agrees to place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and in the City's subdivision agreement to be registered on title:
 - The developer shall notify all prospective purchasers and homeowners in the subdivision that all or parts of Street Nos. 13, 14, 17 and 20 could be used

as part of a transit route to provide public transit service through the subdivision from the early stages of development.

- The developer shall notify all prospective purchasers and homeowners of Blocks 106 to 108 inclusive, Block 111 and the unit of Block 105 that has flankage on Victoria Road North that Victoria Road North may be used as a truck route.
- "All purchasers that **sump pumps** will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a design by a Professional Engineer. Furthermore, the developer shall ensure that all sump pumps are discharged to the storm sewer and the developer shall notify all purchasers that the discharge shall be to the storm sewer".

46. Prior to the registration of the subdivision plan or any part thereof, the developer agrees to eliminate the use of any covenants that would restrict the use of **clotheslines** and the developer's lawyer shall certify to the General Manager, Planning and Building Services that there are no restrictive covenants which restrict the use of clotheslines.

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

47. 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.

48. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of **soil gases** (radon and methane) in the plan of subdivision in accordance with applicable provisions contained in the Ontario Building Code.

49. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official **certifying all fill** placed below proposed building locations. All fill placed within the allowable zoning by-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information: lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.

AGENCY CONDITIONS:

50. That all telephone service and cable TV service in the plan be underground and the developer shall enter into a servicing agreement with **Bell Canada** providing for the installation of underground telephone service prior to registration of the plan of subdivision.

51. The Owner agrees to meet all requirements of **Guelph Hydro** including the relocation of existing hydro services and the installation of new hydro services and shall enter into any agreements required by Guelph Hydro in order to fully service the said lands with hydro facilities to the satisfaction of Guelph Hydro, prior to the registration of the plan.
52. The developer shall pay to the City the cost of installing bus stop pads in the subdivision at the locations to be determined with **Guelph Transit**, prior to the registration of the plan.
53. That the developer and the **Wellington Catholic School Board** reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
54. That the developer agrees to provide the **Upper Grand District School Board** with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
55. That the developer agrees in the subdivision agreement to **advise all purchasers** of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:
 - "Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside the area, and further, that students may in future have to be transferred to another school.
56. That the developer and the **Upper Grand District School Board** shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood.
57. The developer shall satisfy all requirements and conditions of **Canada Post** including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer

shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.

58. 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 and plans in accordance with the 1994 Ministry of Environment and Energy Report entitled, Stormwater Management Practices Planning and Design Manual.
- b) Detailed Lot Grading and Drainage Plans.
- c) An erosion and sediment control plan and plan in accordance with the Grand River Conservation Authority's Guidelines on Erosion and Sediment Control for construction sites, including the means whereby erosion will be minimized and sediment maintained on site throughout all phases of grading and construction, including a monitoring and maintenance plan and provisions for timely revegetation of the site.
- d) That the subdivision agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with approved plans and reports noted above.
- e) That the owner of this subdivision, provide confirmation of an agreement with the Grand River Conservation Authority for acceptance of a stormwater outlet onto the Grand River Conservation Authority lands.

59. 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.

60. That the registration of the final phase or phases of the plan shall achieve a minimum of 55 lots for detached dwellings.

61. That prior to the registration of all or any portion of the plan, **Bell Canada** shall advise the City in writing how condition 50 has been satisfied.

62. That prior to the registration of all or any portion of the plan, the **Wellington Catholic District School Board** shall advise the City in writing how condition 53 has been satisfied.
63. 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 54, 55 and 56 have been satisfied.
64. 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 35 and 51 have been satisfied.
65. That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 57 has been satisfied.
66. 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 5, 6 and 58 have been satisfied.
67. 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 59 has been satisfied.
68. That this **Draft Plan Approval shall lapse** at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.
69. The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to an ENERGY STAR standard that promotes energy efficiency standards in order to comply with the **Community Energy Initiative**, to the satisfaction of the City.”

July 4, 2011
Schedule 2

Regulations and Conditions – 32 Watson Parkway South

Specialized B.3-? (Industrial) Zone

32 Watson Parkway South

As shown on Defined Area Map Number 58 of Schedule "A" of the By-law.

Permitted Uses

In accordance with the uses listed in Section 7.1.2.

Regulations

In accordance with Section 7.3 of the By-law, as amended, with the following exceptions and additions:

Maximum Front Yard Building Setback

20 metres

Buffer Strips

A landscaped buffer strip a minimum of 3 metres in width shall be provided along the front property line adjacent to Watson Parkway South to screen any off-street parking areas in the required front yard

Building Entrances

Principle unit building entrances shall be located facing Watson Parkway South

CONDITION

Condition imposed to be satisfied prior to issuance of a building permit

1. Prior to issuance of a building permit, the owner shall provide the City with written confirmation that the buildings on the subject site 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 and Building Services.

July 4, 2011
Schedule 3

The properties affected by this Zoning By-law Amendment are municipally known as 31-33 Farley Drive.

The following zoning is proposed:

Specialized CC-? (Community Shopping Centre) Zone

Permitted Uses

Dwelling Units with permitted commercial Uses in the same Building

Art Gallery	Restaurant (take-out)
Artisan Studio	Retail Establishment
Club	Vehicle Gas Bar
Day Care Centre	Veterinary Service
Dry Cleaning Outlet	Amusement Arcade
Financial Establishment	Commercial Entertainment
Group Home	Commercial School
Laundry	Funeral Home
Library	Garden Centre
Medical Clinic	Public Hall
Medical Office	Recreation Centre
Office	Rental Outlet
Personal Service Establishment	Tavern
Religious Establishment	Taxi Establishment
Restaurant	
Accessory Uses in accordance with Section 4.23	
Occasional Uses in accordance with Section 4.21	

Prohibited Uses

A drive-through use shall not be permitted

For the purposes of this Zone, a Drive-through use shall be defined as: A use which involves or is designed to encourage a customer to remain in a vehicle receiving a service, obtaining a product or completing a business transaction.

Regulations

In accordance with Section 6.2.2 of Zoning By-law (1995) - 14864, as amended with the following exception:

Minimum Off-Street Parking

The minimum off-street parking required shall be 1 space per 23 square metres of gross floor area

Conditions

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

1. The Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, which includes the existing building at 31 Farley Drive, indicating the location of buildings, landscaping, parking, circulation, access, lighting, grading and drainage and servicing on the said lands to the satisfaction of the General Manager of Planning & Building and the City Engineer, prior to the issuance of a building permit, and furthermore the Owner agrees to develop the said lands in accordance with the approved plan.
2. Prior to issuance of a building permit, the owner shall provide the City with written confirmation that the buildings on the subject site 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 and Building Services.

July 4, 2011
Schedule 4

The property affected by this Zoning By-law Amendment is municipally known as 381 Woolwich Street and legally described as Part of Lot 18, Registered Plan 18.

The following zoning is proposed:

Office Residential (OR) Zone

Regulations

For the OR Zone:

Permitted Uses

In accordance with the uses permitted by Section 6.5.1 (Office Residential Zone) of Zoning By-law (1995)-14865, as amended.

Regulations

In accordance with Section 4 (General Provisions) and Section 6.5.2 and Table 6.5.2 (Office Residential Zone Regulations) of Zoning By-law (1995)-14864, as amended.

Conditions

No conditions of approval are recommended

SUBDIVISION

CITY CONDITIONS

1. That this approval applies to the draft plan of subdivision prepared by Design Plan Services Inc., dated May 18, 2011, further revised by the City as outlined in Schedule 2 of the Planning & Building, Engineering and Environment Report 11-59 dated July 4, 2011, known as Part 1 of Phase 5 of the Westminister Woods East Subdivision, identifying 56 single-detached lots on Lots 1-56.

Conditions to be met prior to grading and site alteration

2. The Developer shall complete a **tree inventory and conservation plan**, satisfactory to the City Engineer in accordance with City of Guelph Bylaw (1986)-12229 prior to any grading, tree removal or construction on the site. (Engineering)
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 and the GRCA.
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 and the GRCA.
9. The Developer shall provide a qualified **environmental inspector**, satisfactory to the General Manager Planning and Building Services, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures, and compliance with the Environment Impact Study. The environmental inspector shall report on

their findings to the City as recommended by the Environmental Impact Study. (Planning)

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 plan 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.
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 ensure that the **height of any proposed retaining wall** does not exceed 1.0 metre to the satisfaction of the City Engineer.
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.

Conditions to be met prior to execution of subdivision agreement

14. 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.
15. That 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. In addition, the Developer will be required to pay the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses.
16. The Developer shall pay to the City a share of the **cost of all existing services** abutting the subdivision as determined by the City Engineer including, but not limited to, a share of the cost of the existing watermain on Clair Road and Victoria Road and a share of the cost of road improvements on Clair Road and Victoria Road. (Engineering)

17. 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.
18. 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.
19. The Developer shall prepare a **street tree planting plan** and implement such plan at its cost, to the satisfaction of the City.
20. The Developer shall pay to the City the cost of installing **bus stop pads** at locations to be determined by Guelph Transit.
21. The Developer shall provide an **On-Street Parking Plan** for the subdivision to the satisfaction of the City Engineer.
22. The site plans for all **corner building lots**, as determined by the City, shall be submitted to the City for approval of driveway location.
23. 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.
24. The Developer shall phase the subdivision to the satisfaction of the City of Guelph. Such **phasing** shall conform to the current Development Priorities Plan.
25. The Developer shall provide the General Manager Planning and Building Services with a **digital file** in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, street network, grades/contours and existing vegetation.

Conditions to be met prior to registration of the plan

26. 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.
27. 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 Person (QP) as defined in Ontario Regulation 153/04 to prepare and submit a **Phase 1 Environmental Site Assessment** (and any other subsequent phases required), to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, a Qualified Person shall certify that all properties to be conveyed to the City are free of contamination.
28. Prior to the City accepting any real property interests, if contamination is found, the Developer shall:

- 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 Manager of Reality Services;
 - 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
 - file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City.
29. The Developer shall enter into a **Subdivision Agreement**, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
30. 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" and that the Street A centre line is aligned with the Megan Place centre line.
31. The Developer shall provide a **Noise Impact Assessment** to the satisfaction of the City, addressing potential noise impacts from Clair Road and implement the recommendations of the Assessment to the satisfaction of the City.
(Engineering)
32. 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.
33. The Developer shall pay any **outstanding debts** owed to the City.
34. The Developer shall pay **development charges** to the City in accordance with By-law Number (2004) - 17361, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto.
35. 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 and Building Services, City Hall". Further, the signs shall be resistant to weathering and vandalism.

36. 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.
37. 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.
38. 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.
39. 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 and Building Services that there are no restrictive covenants which restrict the use of clotheslines.
40. 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:
 - "Purchasers and/or tenants of all 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."
 - "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 or guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling."
 - "Purchasers and/or tenants of all lots or units are advised that a transit route may be installed on Goodwin Drive at the discretion of the City. The location of such route and bus stops will be determined based on the policies and requirements of the City. Such bus stops may be located anywhere along the route, including lot frontages."
 - "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for

residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic”.

- “Purchasers and/or tenants of all lots or units adjacent to Clair Road and Victoria Road are advised that Clair Road and Victoria Road may be used as a permitted truck route.”

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

41. 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.
42. 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.
43. All **Stage 1 Services** are to be constructed to the satisfaction of the City Engineer.
44. 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.
45. The owner shall, to support the **Community Energy Initiative** to the satisfaction of the General Manager Planning and Building Services, prior to the issuance of site plan approval, provide the City with evidence that:
 - a) The owner shall participate with the City and Guelph Hydro Electric Systems Inc. to explore and demonstrate building energy efficiency options for the development that will further contribute to the peak reduction of electrical power in the subdivision.
 - b) The Owner acknowledges and agrees that the dwelling units in the subdivision will be constructed to the ENERGY STAR standard that promotes energy efficiency to comply with the Community Energy Plan, to the satisfaction of the City.
 - c) The owner shall participate in a study to review the possibilities for neighbourhood energy integration at or including the subdivision lands to the satisfaction of the City.

AGENCY CONDITIONS:

46. 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.
47. 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.
48. 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.
49. 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.
50. The Developer shall satisfy all requirements and conditions of **Canada Post** including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/home owner is advised in writing by the developer/subdivider/builder that Canada Post has selected the municipal easement to their lot for a Community Mail Box installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes. The concrete pads are to be poured at the time of curb installation within each phase of the subdivision.
51. That this **Draft Plan Approval shall lapse** at the expiration of 3 years from the date of issuance of the extension of Draft Plan approval.
52. That prior to the registration of all or any portion of the plan, the **Wellington District Catholic District School Board** shall advise the City in writing how condition 47 has been satisfied.
53. 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 48 and 49 have been satisfied.

54. 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 condition 44 has been satisfied.

55. That prior to the registration of all or any portion of the plan, **Canada Post** shall advise the City in writing how condition 50 has been satisfied.

56. That prior to the registration of all or any portion of the plan, the **GRCA** shall advise the City in writing how conditions 3 and 8 have been satisfied.

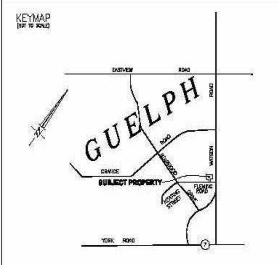
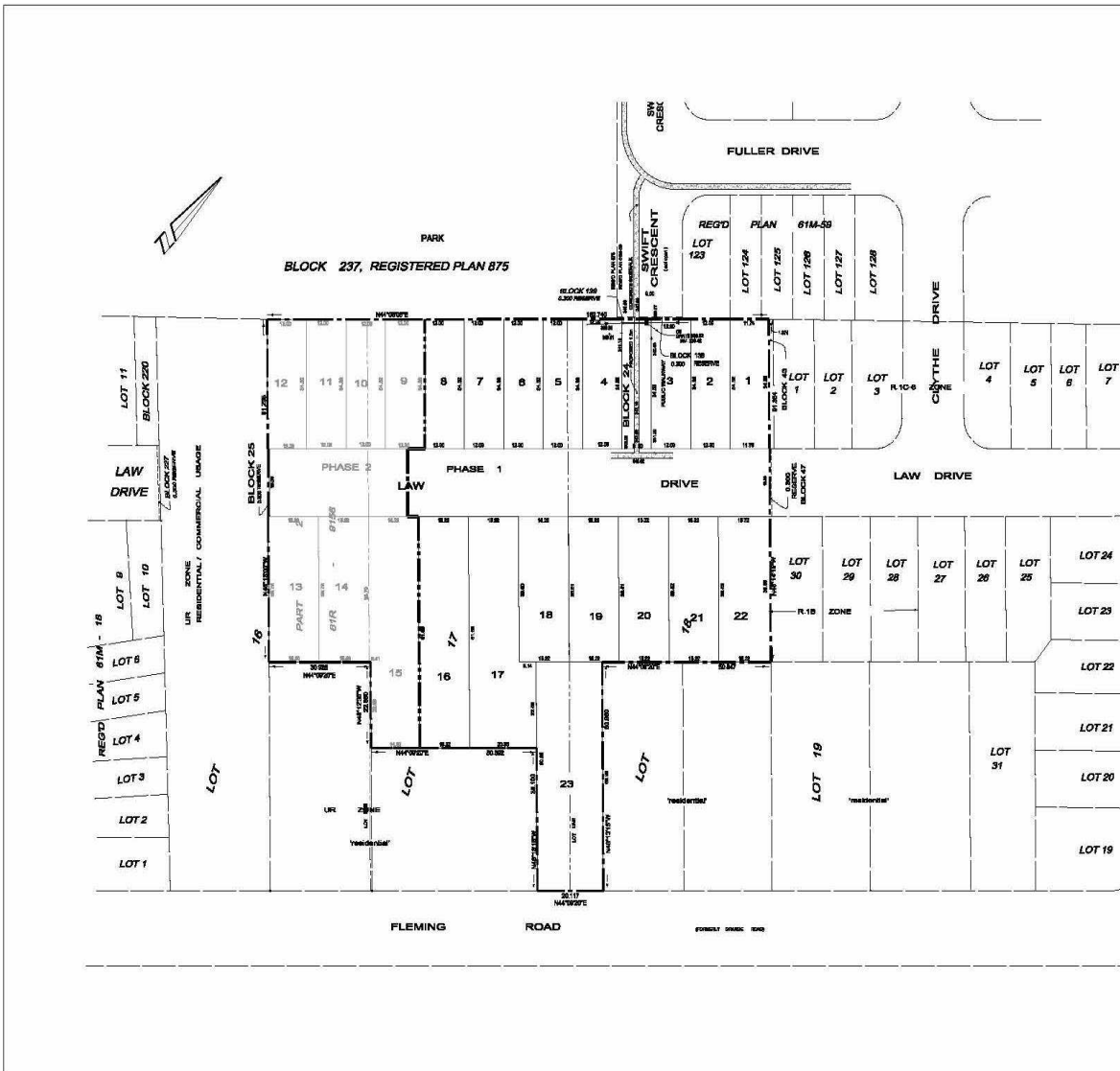
AND

ZONING

“That the Zoning By-law amendment application be approved by the City as outlined in Schedule 2 of the Planning & Building, Engineering and Environment Report 11-59 dated July 4, 2011 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 to the following zoning categories:

Lots / Blocks	Land Use	Zoning
Lots 1-56	Single Detached Residential Min. Frontage of 9 metres	R.1D

Approved Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 16, 17 AND 18
REGISTERED PLAN 468
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1 = 500

WIN HARTEN SURVEYING INC.

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF SECTION 31 OF THE PLANNING ACT, 1997
APPROVED BY THE SURVEYOR GENERAL, TO BE SHOWN ON THIS PLAN ARE CORRECT.

DATE: OCTOBER 6, 2008

WIN HARTEN SURVEYING INC.
AUTHORISED BY SPECIAL DRAFT PLAN

JOHN DUBREK

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AS SHOWN ON
THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LOTS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATE: DECEMBER 4, 2009

L. VAN HARTEN, O.L.S.

SCHEDULE: REC. SECTION 31 - THE PLANNING ACT.

- (A) AS SHOWN
- (B) AS SHOWN
- (C) AS SHOWN
- (D) AS SHOWN
- (E) AS SHOWN
- (F) AS SHOWN
- (G) AS SHOWN
- (H) AS SHOWN
- (I) AS SHOWN
- (J) AS SHOWN
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- (L) AS SHOWN
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- (O) AS SHOWN
- (P) AS SHOWN
- (Q) AS SHOWN
- (R) AS SHOWN
- (S) AS SHOWN
- (T) AS SHOWN
- (U) AS SHOWN
- (V) AS SHOWN
- (W) AS SHOWN
- (X) AS SHOWN
- (Y) AS SHOWN
- (Z) AS SHOWN

ADDITIONAL INFORMATION:

SITE AREA: 1.825 Ha
LOTS 23
DENSITY: 14.1 ha
PROPOSED CORRIDOR LOTS 1-12 R1.C
LOTS 13-23 R.1B

Van Harten SURVEYING INC.
LAND SURVEYORS AND ENGINEERS
43 BRUNNEN STREET - GUELPH, ONTARIO
PHONE: 519-833-2222 FAX: 519-833-2223
WWW.VANHARTEN.COM

PROJECT NO: 1008-02 DATE FILE: 08/07/2010
SHEET NO: 1 OF 1 SHEET TOTAL: 1
DRAWN BY: L.V.H. CHECKED BY: L.V.H.

Approved Draft Plan of Subdivision Details

LAND USE SCHEDULE

LOTS/BLOCKS	LAND USE
PHASE 1	
Lots 1-8 Lots 16-23	Single-Detached Residential
Block 24	Pedestrian Walkway
PHASE 2	
Lots 9-15	Single-Detached Residential
TOTAL AREA 1.625 hectares	

Recommended Façade Improvement Grants & Feasibility Study Grant
June 2011

	#	Street	Proposed Improvement	Construction Total	Grant Request	Score (%)
1	26	Douglas St	New storefront redesign - extend limestone columns, new door, , install wood soffit	\$44,131.15	\$10,000.00	85%
2	24-26	Wilson St	Repainting, Restoration of stonework & wood facade, Replace windows, new awnings, new lighting	\$47,366.60	\$20,000.00	79%
3	24	Douglas St	Redesign of storefront - remove all existing stone/brick knee wall, Remove metal canopy & vinyl siding	\$28,789.15	\$10,000.00	76%
4	9	Douglas St	Refinish door, Paint/Repair windows, Install storm windows	\$6,367.55	\$3,183.78	75%
5	112-114	Wyndham St N	Feasibility Study for back part of property which is vacant	\$11,300.00	\$5,000.00	70%
6	55	Wyndham St N	Signage, new facade on Macdonell	\$171,000.00	\$20,000.00	67%
7	41	Quebec St	New Signage	\$26,327.87	\$10,000.00	67%
8	20	Carden St	New Signage, repair and wash brick	\$14,985.11	\$7,492.55	65%
9	24	Wilson St	New signage	\$1,342.40	\$671.20	62%
10	6	Carden St	New Signage and lighting	\$6,416.50	\$3,208.25	59%
11	37	Quebec St	New Signage	\$9,900.50	\$4,950.25	57%
12	2	Quebec St	New Awnings	\$80,000.00	\$30,000.00	56%
			TOTALS Investment Ratio (Private : City dollars)	\$447,926.83 2.6 : 1	\$124,506.03	