

Attachment 3 – Recommended Zoning Regulations and Conditions

3A – Zoning Regulations

The following zone is proposed on the subject site as shown in the proposed zoning map in Attachment 6:

“Residential Semi-Detached/Duplex” (R.2) Zone

The regulations are set out in Section 5.2 and Table 5.2.2 for the “Residential Semi-Detached/Duplex” (R.2) Zone of Zoning By-law (1995)-14864, as amended shown in Attachment 6.

3B – Proposed Conditions of future Consent:

The following conditions are provided as information to Council and will be imposed through future Consent to Sever applications.

1. The Owner commits and agrees that the details of the layout and design for the development of the subject lands shall be generally in conformance with the development plan attached in Attachment 7 of the September 13, 2021 Planning Recommendation Report 2021-256;
2. The Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 51.1 and s. 53(13) of the Planning Act and in accordance with the official Plan policies, prior to the issuance of the Certificate of Official.
3. The amount of payment in lieu of parkland would be calculated at a rate of 5% of the appraised property value in accordance with s. 51.1 and s. 53(13) of the Planning Act and in accordance with Official Plan policies.
4. Prior to the issuance of the Certificate of Official, the Owner shall provide to the Deputy CAO of Public Services or their designate, a satisfactory narrative appraisal report for the severed portion of the property, prepared for The Corporation of the City of Guelph for the purposes of calculating the amount for payment in lieu of conveyance of parkland pursuant to s.51.1 and s.53 (13) of the Planning Act. The narrative appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services or their designate. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, acting reasonably, the City reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.
5. That Educational Development Charges shall be collected prior to the issuance of a building permit(s).

Attachment 3 – Recommended Zoning Regulations and Conditions (continued)

6. That prior to issuance of a Certificate of Official, the Owner/Developer shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.
7. That the Owner/Developer shall pay all Development Charges prior to the issuance of any building permits.
8. That prior to issuance of a Certificate of Official, the Owner/Developer shall demonstrate compliance with the City's Waste Management By-law (2011)-19199.