

Attachment 13:

Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Engineering*		√	<ul style="list-style-type: none"> - Recommend Holding Provision (H) on zoning - Filing of RSC with MOECP - Functional noise study to be completed - Willow Road and Silvercreek Parkway North road widenings to be taken at site plan
Urban Design*		√	<ul style="list-style-type: none"> - Zoning regulation for maximum building length (91 metres) - Update site Master Plan - Pedestrian level wind study to be completed - Landscaping along Silvercreek Parkway North and Willow Road
Environmental Planning	√		
Parks Planning*			<ul style="list-style-type: none"> - Cash-in-lieu of parkland dedication
Zoning	√		
Heritage Planning	√		
Transit		√	<ul style="list-style-type: none"> - Construction activities to not interfere with existing transit stop on Willow Road - Community Bus stop currently on site (No Frills); developer to coordinate with Guelph Transit if a detour plan is required
Canada Post		√	<ul style="list-style-type: none"> - Buildings with more than 100 apartment units to have interior rear loading mailbox and secure mailroom
Upper Grand District School Board*		√	<ul style="list-style-type: none"> - Education Development Charges - Posting of info sign for schools in area

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Grand River Conservation Authority (GRCA)	√		
Guelph Police Service (GPS)	√		
Fire Services		√	- Surface parking area above any underground parking garage to structurally accommodate fire trucks
Enbridge	√		
Mississaugas of the Credit First Nation (MCFN)	√		

*Memo or letter attached

Attachment 13 (continued): Departmental and Agency Comments

Internal Memo



Date August 25, 2022
To **Michael Witmer**
From Ethan Barrand
Service Area Infrastructure, Development and Enterprise Services
Department Engineering
Subject 111-193 Silvercreek Parkway North (OZS20-17)

This application is for an Official Plan Amendment and Zoning By-law Amendment to permit the development of a 6 storey mixed use building.

The staff comments below are in response to the review of the following plans & reports:

- Functional Servicing Report and Stormwater Management (FSR) – Stantec Consulting Ltd. (August, 2022);
- Supplemental Geotechnical Investigation & Phase 1 ESA – Stantec Consulting Ltd. (April 2022);
- Environmental Noise Feasibility Study – Valcoustics Canada Ltd. (April 2022);
- Traffic Geometric Plans & Traffic impact Study – Paradigm Transportation Solutions Ltd. (April 2022);
- Site Plan – Petroff Partnership Architects (Revision #5, dated August 25, 2022).

Transportation Services:

Transportation Services staff have reviewed the latest submission, staff are supportive of the traffic geometric plans and the sustainable transportation recommendations outlined in the TIA.

Source Water Protection:

Source Water Protection staff have reviewed the application and have no comments.

Municipal Services:

Water Capacity

It has been confirmed that adequate water capacity is available to service the development as conceptually proposed.

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The provided information for the proposed development was assessed in the City of Guelph's water model. Based on the model results, the water system was able to provide adequate pressures for servicing the site. The pressures were within the preferred operating range specified in the 2009 Master Plan and available fire flows ranged from 235-298 L/s, exceeding the calculated FUS requirement of 100 L/s.

Sanitary Sewer Capacity

It has been confirmed that adequate sanitary capacities are available in the current downstream sanitary sewers to service the development as conceptually proposed.

The City's wastewater collection system's ability to accommodate flow from the planned redevelopment of the Willow West Mall was also analyzed within the City's wastewater model. The model results suggest the local sewer on Willow Rd currently flows at 1% (dry weather flows - DWF) to 3% (wet weather flows - WWF) of its full capacity. The sewer is projected to flow at 47% (DWF) to 48% (WWF) of its full capacity post-development as proposed. Looking downstream along Margaret Greene Park, the receiving trunk sewer is projected to flow at 12% (DWF) to 29% (WWF) of its full capacity post-development, which is an increase from the 10% (DWF) and 27% (WWF) which it flows at currently under existing conditions.

Stormwater Management:

Engineering staff have reviewed the FSR and engineering plans provided in support of the rezoning application. At this time, staff can confirm that stormwater quantity and quality control have been sufficiently addressed in the FSR to support this rezoning application.

Environmental:

Environmental Engineering staff have reviewed the Phase 1 ESA and Supplemental Geotechnical Investigation.

As the proposed development would alter the Site use from commercial to residential the applicant must submit proof of Record of Site Condition (RSC) filing with the Ministry of the Environment, Conservation and Parks (MECP). The applicant shall also provide all associated environmental reports prepared in accordance with O. Reg. 153/04, as amended, for RSC filing (i.e., a Phase One ESA, Phase Two ESA [if required], etc.). These requirements are discussed in more detail in the City of Guelph Guidelines for Development of Contaminated or Potentially Contaminated Sites 2016. As such, Engineering staff have recommended that this application have a holding provision until such time that proof of Record of Site Condition is filed with the Ministry of the Environment, Conservation and Parks, is provided.

Environmental Noise:

Engineering staff have reviewed the Feasibility Noise Study. The report recommends application of a Class 4 to the residential portions of the property, which staff support pending updates to the study.

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The applicant is in the process of reviewing these updates with their consultant, and Engineering staff have recommended that this application have a holding provision until this is completed.

Staff Recommendations

Zoning By-Law Amendment Application

Engineering supports approval of the Zoning By-law amendment application subject to the two Holding Provisions below. To ensure that the development of the subject lands does not proceed until the following conditions are met to the satisfaction of the City Engineer/General Manager:

The Developer/Owner shall provide the City with proof that the Record of Site Conditioning is filed with the Ministry of the Environment, Conservation and Parks to the satisfaction of the City.

The Developer/Owner shall provide the City with an updated Feasibility Noise Study, to the satisfaction of the City.

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

1. The Owner shall apply to the City for site plan approval in accordance with Section 41 of The Planning Act. The application shall include submitting detailed site plan, indicating such items as proposed servicing, grading and drainage, erosion and sediment control, access, parking and traffic circulation of the General Manager/City Engineer. Such plans shall be certified by a Professional Engineer. All applications for a building permit shall be accompanied by a plan that shows that the proposed building, grading and drainage is in conformance with the approved overall drainage and grading plan.
2. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to site plan approval the Owner shall review the stormwater management strategy and determine whether it is possible to further limit flows exiting the site to aid in alleviating existing storm sewer surcharging conditions surrounding the intersection of Willow Road and Silvercreek Parkway North.
4. Prior to site plan approval the Owner shall ensure that Civil plans completed by Stantec, dated August 2022, match that of the Site Plan shared by Petroff, dated August 2022.

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5. Prior to site plan approval, the Owner shall work with City of Guelph staff to incorporate the following features into the design.
 - Include high quality residential and visitor bike parking exists at this development in order to meet the active transportation objectives outlined in the Planning Report and Urban Design Brief. Based on a review of the Architectural Drawing Set and comment response matrix it is evident some thought has been put to accommodating active transportation already. Please include a bicycle parking ratios table with the first site plan submission.
 - Special attention will need to be paid to turning movements of cyclists at the Willow Road and Silvercreek plaza exits. Bi-directional cycleways will need to accommodate left and right turns onto both Willow and Silvercreek's uni-directional cycling facilities.
 - Ensure future submissions capture all bus stops in the area – existing southbound bus stop on Willow is not shown on several of the drawings.
 - Urban Planning will provide additional commentary on Active Transportation connectivity within the site.
 - Staff recommend unbundling parking, per Section 6.1.4 of the TIS.
 - The provision of electric vehicle charging stations is strongly encouraged to support residents and visitors who own Electrical Vehicles.
 - For the existing right-in/right-out/left-in driveway on Willow Road, we want to see the improvements to the existing channelized island with narrower lanes and acute angle to discourage left-out traffic.
 - Traffic geometric plan provided for semi-trailer truck is required to complete unsmooth maneuvers at the proposed new access on Greengate Road.
 - Traffic geometric plan is to be revised to reflect the restricted left out movement at the Willow Road access.
 - Sufficient daylight triangle to be provided for the intersection of Willow Road at Silvercreek Parkway. The consultant to use the criteria set out in City's Development Engineering Manual (6.3.4.1 Sight Triangles) to confirm a sufficient daylight triangle is provided.
 - Identify the sight line triangles (4m X 5m) at the driveways as per the zoning by-law.
 - No Structure, building and parking shall be permitted within the sight triangles.
 - The concept plan shared in the latest submission by Petroff partnership Architects, submitted August 25, 2022, is in general support and the entrance details will be further reviewed at the site plan stage.
6. Prior to site plan approval, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following

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10. The Owner shall pay to the City the actual cost of the design and construction including the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to approval of the plans and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
11. The Owner shall grade, develop and maintain the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.
12. The Owner shall ensure that any existing domestic wells as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.
13. Prior to demolition of the existing buildings, the Owner shall locate the position of any existing sanitary sewer, storm sewer, water service laterals and septic systems serving the existing houses. The Owner shall be responsible for the entire cost of removing the existing service laterals from the said lands satisfactory to the City, and removal of any existing septic systems satisfactory to the City.
14. The Owner acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
15. The Owner 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).
16. The Owner shall make satisfactory arrangements with Guelph Hydro/Alectra and phone and cable providers for the servicing of the lands as well as provisions for any easements and/or rights-of-way for their plant.
17. The Owner shall make satisfactory arrangements with Union Gas for the servicing of the lands as well as provisions for any easements and/or right-of-way for their plant, prior to site plan approval and prior to any construction or grading on the lands.
18. The Owner shall pay the estimated and the actual cost for decommissioning and removal of any services as determined by the General Manager/City Engineer.

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19. The Owner shall provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through the site plan agreement.
20. The Owner shall provide assurance of proper operation and maintenance of the infiltration galleries through the site plan agreement.
21. The Owner agrees to maintain a log for perpetual cleaning / maintenance of oil-grit-separator (OGS) unit(s), Stormwater management facility, and infiltration galleries and agrees to submit the maintenance log for audit purposes to the City and other agencies upon request through the site plan agreement.
22. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.

Original signed by:

Ethan Barrand, E.I.T.
Development Engineer

Original signed by:

Mary Angelo, P. Eng.
Manager of Development and Environmental Engineering

Attachment 13 (continued): Departmental and Agency Comments

Internal Memo



Date August 12, 2022
To **Michael Witmer, Senior Development Planner**
From David de Groot, Senior Urban Designer
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **111-193 Silvercreek Parkway North: Zoning By-law Amendment Application – OZS20-017**
Urban Design Comments

Introduction

Urban Design staff has the following comments based on the:

- Revised Site Updated by Petroff Partnership Architects revised August 4, 2022;
- Planning Justification Report & Urban Design Brief by Astrid J. Clos Planning Consultant dated April 2022;
- Master Plan by Petroff Partnership Architects – April 2022;
- Master Plan Active Transportation by Petroff Partnership Architects-- April 2022; and,
- Sun Shadow Study and Analysis by Petroff Partnership Architects – April 2022.

Staff has also reviewed the Architect Drawing Set by Petroff Partnership Architects dated April 202 and Landscape Rezoning Drawings by Studio tla dated April 2022.

Background

Urban Design policies from the Official Plan were reviewed. In addition, City Council has approved the Built Form Standards for Mid-rise Buildings and Townhouses and Commercial Built Form Standards. The comments below reflect the review of these documents.

Urban Design Comments

- Generally Urban Design staff is supportive of the approach to the design of the site shown on the concept plan submitted in August 2022.

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- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan has been improved.
- Staff support the following changes that have been made:
 - Generally achieving a 6m front yard setback as per urban design standards;
 - Adding principal entrances that are street facing, with secondary entrances provided from the parking lot;
 - Adding entrances at regular intervals facing the street that incorporate ground floor units with 'front doors' that face the adjacent streets;
 - Conformance with angular plane regulations;
 - 3m landscaped buffers provided around parking lot edges;
 - Including approximately 25% Landscape Open Space in Phase 1 of the proposal; and,
 - Provision of green roofs.
- Urban Design staff recommend that a maximum building length be included in Zoning Bylaw.

Site Plan Issues

As part of the site plan process further detailed comments will be discussed including reviewing and finalization of building materials, landscaping materials and other site plan-level design elements will be completed through the site plan process. This includes:

- Updating and Revising the Conceptual Master Plan and Active Transportation Master Plan to:
 - Show how cyclist movement will be prioritized in accessing the site in the future including a north-south cycling facility that bisects the site (i.e. connecting Willow Road and Greengate Road) and one that is oriented east-west and connects to Silvercreek Parkway. As outlined in the Commercial Built Form Standards, it is important to also prioritize cyclist connections from the public right-of-way to primary building entrances, and throughout the site (9.3.1).
 - As part of future phase and full redevelopment of this site, an urban square should be included in conformance with the Official Plan policies (OP Policy 8.20).
 - As part of future phasing the full development of this site, a continuous 3m planted setback along Willow Road will be required to buffer any proposed surface parking.
- Refining the intersection right-of-way property dedication to "feather out" the new property line and allow the sidewalk to smoothly transition away from the roadway while providing space for cycling-related intersection improvements and a treed boulevard.
- As outlined in the Built Form Standards, buildings over 75 metres are generally not supported to encourage pedestrian scale buildings and reduce shadow impacts. While the combination of building length and height is not creating undue shadow impacts, further work should be made to break-up the façade along Silvercreek Parkway. Further mark the corner (in conformance with the directions of the Official Plan (8.6.6) and urban design

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standards). For example, introduce a narrower (e.g. 3-bay) punched window element (perhaps with an extended parapet) as shown in the precedent photos.

- Building materials will be further reviewed. High-quality materials for façade design are encouraged to promote visual diversity in texture and colour, reflecting varied built form materials used in Guelph, including brick and stone. Generally, natural materials are encouraged at the base of the building (e.g. stone, brick) while manufactured products should be above the pedestrian level.
- When developing the overhead clearances for the garbage trucks using the City's standards for municipal pick-up as per the Waste Collection Guidelines For Multi-residential Developments.
 - <https://guelph.ca/wp-content/uploads/Guidelines-for-Solid-Waste-Collection.pdf>
- A Pedestrian Level Wind Study (letter of opinion) will be required because the proposed buildings is 6 storeys. Terms of reference for the study can be found at <https://guelph.ca/wp-content/uploads/Terms-of-Reference-for-Wind-for-the-City-of-Guelph-Guidelines-19-05-27.pdf>
- Details around building signage will need to be further refined, keeping in mind the City's Sign bylaw.
- Adding a retail building entrance facing Silvercreek Parkway.
- Ensuring clear glazing (rather than spandrel) is provided along the ground floor of the commercial unit facing Silvercreek Parkway.
- Continuing to explore active transportation connections through the site.
- Providing barrier free parking spaces in the basement parking level for residents of the building. Please make clear provisions for barrier-free parking (Type A and B stalls preferred) underground that are close to and have easy access to elevator lobbies. Also please ensure the accessible parking spaces under the building overhang (i.e. by the retail unit) meet the overhead clearance for these vehicles.
- Using large canopy deciduous trees and native species across the site to support the Urban Forest Management Plan.
- Providing trees within the parking fields (one tree/8 stalls) to help break up hard surfaces and minimize the heat island effect. Minimum soil volume requirements as per the City's Tree Technical Manual (TTM). Look for efficiencies in parking layout to avoid proposing islands that are too small and/or void of trees (e.g. don't have an island of sod or concrete only). Planting islands within parking field are to be a minimum 3 metres wide and 11m long.
- Adequate soil volumes for trees over the underground parking is critical. Consideration of alternative technologies (Silva Cell) to achieve soil volumes, especially in areas where there is competing need for hard pavement, is strongly encouraged. Ensuring the parking deck has been engineered to accommodate for trees. This is especially important in the Common Amenity and along main pedestrian corridors where medium/large canopy trees will be required. Reference the City's Tree Technical Manual (TTM) to ensure appropriate soil volumes are achieved.

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- Providing consistent landscaping along the frontage of the buildings including room for trees to be incorporated to soften the foundation and create a consistent streetwall.
- Providing large trees along the street edge given the absence of above ground hydro and to support the Council-approved Urban Forest Management's goal of increasing our urban tree canopy along street corridors while helping screening surface parking.
- Requiring a more detailed TIPP as per the City TTM will be required as a condition of Site Plan Approval.
- Given the ground floor common amenity area will be heavily shaded, ensuring that programing and planting responds to micro-climate conditions.
- Utility meters, including transformers, should be located during the early design phases and placed on the side of buildings, out of view from the street level and/or incorporated into the building footprint.
- Exploring moving the underground parking garage air shaft internal to the site and away for the ROW.
- The proposed bike only ramp flanking the vehicular ramp to the underground garage is appreciated, but consideration to minimize slope to ensure inclusive use for all ages and abilities will be important to develop through the detailed design phase.
- Continuing to refine the pedestrian circulation through the parking areas. Pedestrian walkways should be flanked by plantings and trees to provide shade and help break up parking fields. For example, Pedestrian connectivity across the south side of the north-south drive aisle, in concert with planted islands, to be explored in an effort to strengthen circulation throughout the site.
- Provide a detail for pedestrian level lighting and street lighting for the internal streets.
- Street furniture such as bicycle parking, benches etc.
- Keep in mind bird-friendliness strategies in the design of the elevations.
- Rooftop mechanical screening details.
- Architectural details.

Prepared by:

David de Groot

Senior Urban Designer

519.822.1260 ext. 2358

David.deGroot@guelph.ca

Attachment 13 (continued): Departmental and Agency Comments

Internal Memo



Date June 3, 2022

To Michael Witmer, Senior Development Planner

From Mallory Lemon, Park Planner

Service Area Public Services

Department Park and Trail Development

Subject 111-193 Silvercreek Parkway North - Proposed Zoning By-law Amendment – OZS20-017

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment including the Notice of Complete Application dated May 6, 2022, and offers the following comments:

Zoning Bylaw Amendment

Park and Trail Development has no objection to the proposed Zoning By-Law Amendment to add apartments to the existing 'Specialized Community Shopping Centre' (CC-9) Zone. The proposed development includes 160 apartment units and a commercial unit in one 6 storey building. The City's Parkland Dedication Bylaw requirements would need to be addressed prior to issuance of any building permits as follows:

Parkland Dedication

Park and Trail Development recommends payment in lieu of conveyance of parkland for the development.

Payment in lieu of parkland conveyance will be required for this development in accordance with City of Guelph Official Plan Policy 7.3.5.6 and the City of Guelph Parkland Dedication By-law (2019)-20366 as amended by By-law (2019) 20380 or any successor thereof.

Section 17.(c) of By-law (2019)-20366 states that the rate will be the greater of the equivalent of Market Value of 1 hectare per 500 dwelling units; or 5% of the total Market Value of the Land.

For this development the 1 hectare per 500 dwelling unit rate is greater so the payment in lieu of parkland dedication is currently 5.14% of the market value of the subject property.

A narrative appraisal report of the subject property will be required to determine the Payment in lieu of Parkland amount, prior to submission of any building permit applications, at least a month in advance. As per Section 21 of Bylaw (2019)-20366, the appraisal is only considered valid for one (1) year. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The

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property owner is responsible for the cost and to arrange for the appraisal. We recommend submitting the appraisal two months ahead of the building permit application to avoid delays.

The amount of cash in lieu of parkland dedication will depend on the details of the approved development, parkland dedication rate in effect at the time of the issuance of the first building permit and the estimated market value of the land a day before issuance of the first building permit.

Conditions of development

I recommend the following development approval conditions:

1. The Owner shall be responsible for **payment in lieu of conveyance of parkland** to the City to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 42 of the Planning Act and in accordance with the City's Parkland dedication By-law (2019)-20366 as amended by (2019)-20380 or any successor thereof, prior to issuance of any building permits.
2. Prior to the issuance of the first building permit, the Owner shall provide to the Deputy CAO of Public Services or their designate, **a satisfactory narrative appraisal report** 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.42 of the Planning Act. The value of the land shall be determined as of the day before the day the first building permit is issued. 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.
3. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, the City, acting reasonably, reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.

Summary

The above comments represent Park & Trail Development's review of the proposed development. Based on the current information provided, I would support the proposed development subject to the conditions outlined above.

Regards,

Mallory Lemon, Park Planner
Parks,
Public Services

T 519-822-1260 x 3560
Mallory.lemon@guelph.ca

Attachment 13 (continued): Departmental and Agency Comments



**UPPER GRAND
DISTRICT SCHOOL
BOARD**

PLANNING DEPARTMENT

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: municipal.circulations@ugdsb.on.ca

Tel: 519-822-4420 ext.821 or Toll Free: 1-800-321-4025

30 May 2022

Michael Witmer
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Mr. Witmer:

Re: **OZS20-017, 111-193 Silvercreek Parkway North, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted revised application for a Zoning Bylaw Amendment to permit one, six (6) storey apartment building with a total of 160 residential units.

Planning staff previously provided a response to the original circulation of this application. Board's previous conditions have since been amended to reflect the Zoning Bylaw Amendment application.

Please be advised that the Planning Department **does not object** to the proposed application, subject to the following conditions:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
- It is recommended that an advisory sign be erected at the development site informing prospective residents about schools in the area.

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Upper Grand District School Board

• Linda Busuttill; Chair
• Barbara Lustgarten Evoy; Vice-Chair

• Mark Bailey
• Mike Foley

• Jolly Bedi
• Martha MacNeil

• Gail Campbell
• Robin Ross

• Jen Edwards
• Lynn Topping

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111-193 Silvercreek Parkway North

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30 May 2022

Adam Laranjeiro
Planning Technician

PLN: 22-052
File Code: R14

Upper Grand District School Board

• Linda Busuttli; Chair	• Mark Bailey	• Jolly Bedi	• Gail Campbell	• Jen Edwards
• Barbara Lustgarten Evoy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping