

Attachment-4 Recommended Zoning Regulations and Conditions

4A – Zoning Regulations

The following two zones are proposed on the subject property as shown in the proposed zoning map in Attachment-7: "Conservation Land" (P.1) Zone and a "Specialized Educational, Spiritual and Other Services" (I.1-17) Zone.

Site-specific regulations recommended for the "Specialized Educational, Spiritual and Other Services" (I.1-17) Zone include:

In addition to the regulations set out in Table 8.2 "Educational, Spiritual and Other Services" (I.1) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulation will apply:

Maximum Front and Exterior Side Yard

Despite Table 8.2, Row 4, the maximum Front and Exterior Side Yard shall be 15 metres.

4B – Proposed Conditions of Site Plan Approval

The following conditions are provided as information to Council and will be imposed through site plan approval, pursuant to Section 41 of the Planning Act:

1. That the Owner/Developer 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 to the satisfaction of the General Manager of Planning and Building Services and 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. That the Owner/Developer commits and agrees that the details of the layout and design for the development of the subject property shall be generally in accordance with the current conceptual site plan in Attachment-9 of Decision Report 2022-286.
3. That the Owner/Developer shall enter into an agreement with the City, 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.
4. That prior to site plan approval the Owner/Developer shall grant to the City a road widening dedication of 4m along the frontage of the subject lands on Victoria Road South and 5m along the frontage of the subject lands on Arkell Road in accordance with the City's Official Plan (section 5.13).
5. That prior to site plan approval the Owner/Developer shall grant to the City a daylight road widening at the intersection of Arkell Road and Victoria Road South in accordance with the City's Official Plan (section 5.13). The size of the lands will be determined during review of the Functional Design of the municipal roads and intersection improvements (Arkell Road and Victoria Road South) to be provided at the time of formal Site Plan submission.
6. That prior to site plan approval the Owner/Developer will grant to the City an easement for a future sanitary sewer within the subject site, at a location that will be mutually agreed upon and registered on title.

7. That prior to site plan approval, the Owner/Developer shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer. The cost related to preparation and implementation of such studies, plans and reports shall be borne by the Owner/Developer.
 - An updated FSR certified by a Professional Engineer in accordance with the City's Development Engineering Manual (DEM) and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual". The report must be updated to reflect the future EIR submission, comments from other staff disciplines, monthly water balance and the findings of the insitu permeameter soil testing.
 - Detailed Grading, Drainage and Servicing Plan prepared by a Professional Engineer for the site.
 - A Detailed Erosion and Sediment Control Plan, certified by a Professional Engineer.
 - Completed ECA submission, including all fees, reports, design sheets, pipe data forms and plans for the upsized storm sewer on Victoria Road South.
 - An updated Traffic Impact Study reflecting detailed staff comments provided in the memo from Engineering, dated July 27, 2022.
 - Functional design for the traffic improvements on Arkell Road and Victoria Road South.
 - Traffic geometric plans.
8. That prior to site plan approval the Owner/Developer shall provide the following to the satisfaction of the General Manager of Planning and Building Services:
 - i. An Environmental Implementation Report (EIR) based on an approved Terms of Reference that includes:
 - An assessment of the location of the sanitary easement for consistency with the policy test of maintaining or enhancing the functionality and connectivity of the Ecological Linkage (Official Plan policy 4.1.3.9.10).
 - Recommendations for increasing evapotranspiration and filtration in the parking lot design to support the design of a filtration facility sized for the 5mm event in Catchment 205.
 - An assessment of detailed grading plans for the proposed track, retaining wall and trail for consistency with permitted uses in Natural Heritage System and the policy test of no negative impact.
 - ii. An updated Tree Inventory and Preservation Plan undertaken by a qualified arborist in accordance with the requirements of the City's Tree Technical Manual.
 - iii. A detailed Vegetation Compensation Plan that demonstrates fulfillment of tree compensation requirements in accordance with the City's Tree Technical Manual.
 - iv. Cash-in-lieu compensation for any trees to be removed that are regulated by the City's Private Tree Protection By-law, are in fair to excellent condition, and cannot be compensated through proposed vegetation compensation plantings.
9. That prior to site plan approval, the Owner/Developer shall be responsible for the cost of design and development of the demarcation of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the

submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services. The Owner shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services or their designate.

10. That prior to site plan approval, the Owner/Developer shall be responsible for the cost of design and implementation of the Open Space Works and Restoration according to the City approved landscape plans and detailed design and 'Environmental Implementation Report' to the satisfaction of the Deputy CAO of Public Services or their designate. This shall include the submission of drawings for approval and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architects (OALA) full member to the satisfaction of the Deputy CAO of Public Services or their designate. The Owner/Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services or their designate.
11. That prior to site plan approval, the Owner/Developer shall be responsible for the cost of design of the Pedestrian Trail System in the Open Space Block. This shall include obtaining any required permits, submitting drawings for approval, identifying the trail system, interpretative signage, and trail design details, to the satisfaction of the Deputy CAO of Public Services and the City Engineer. This shall include the submission of drawings completed by an Ontario Association of Landscape Architects (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services.
12. That prior to site plan approval, the Owner/Developer shall provide Public Services with a digital file in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, development layout and trail design, grades/contours and landscaping.
13. That Parks staff recommends that the trail block be dedicated to the City and zoned P.1. The City and Owner (Upper Grand District School Board) will finalize ownership through the site plan approval process. If lands are to remain in the ownership of the UGDSB, then the UGDSB shall provide an easement in favour of the City in perpetuity on the subject property to allow the City's full use of the trail. The minimum width of the trail block shall be 10 metres and the registered plan for the trail parcel shall be to the satisfaction of the Deputy CAO of Public Services. If an easement is agreed upon, the easement agreement for the trail parcel shall be to the satisfaction of the Deputy CAO of Public Services.
14. That prior to site plan approval, 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.
15. That as part of the site plan approval process the Owner/Developer shall develop the elevations including materials and colours, provide rooftop mechanical screening details, provide architectural details, and finalize landscaping materials.