

Attachment-4 Recommended Zoning Regulations and Conditions

4A – Zoning Regulations

The following Zone is proposed on the subject property as shown in the proposed zoning map in Attachment-7.

“Specialized Office Residential” (OR-57) Zone

Permitted Use

In addition to the permitted uses set out in Section 6.5.1 “Office Residential” (OR) Zone of Zoning By-law (1995)-14864, as amended, the following additional use is permitted:

- Medical Clinic

Regulations

In addition to the regulations set out in Section 6.5.2 “Office Residential” (OR) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations will apply:

Location of Off-Street Parking

A maximum of 2 parking spaces shall be permitted in the front yard, whereas Section 6.5.2.2 of the Zoning By-law does not permit off-street parking in the front yard. The 2 parking spaces in the front yard shall be located a minimum of 3 metres from the front lot line and be screened with landscaping.

Off-Street Parking

Despite Table 6.5.2, Row 12 and Section 4.13.4.2 of the By-law, the minimum off-street parking required shall be 18 spaces for a medical clinic use.

Planting Area

A landscaped strip of land a minimum of 3 metres in width shall be maintained adjacent to the street line, except for those areas required for entry ramps.

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 a detailed site plan, indicating items such as: proposed access, parking, landscaping, fencing 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.
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 2022-339.
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 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:

- Salt Management Plan
 - Waste Survey Report
 - Traffic Geometric Plan
5. That the Owner/Developer 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.
 6. That prior to the issuance of the first building permit, the Owner/Developer 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.
 7. That 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.
 8. 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.