

Attachment-11 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Engineering*		√	- Revised SWM Brief/letter, servicing & grading plans required
Urban Design	√		
Environmental Planning	√		
Park & Trail Development*		√	- Payment in lieu of parkland
Zoning	√		
Heritage Planning	√		
Transit	√		
Grand River Conservation Authority*		√	- GRCA permit required - Provide detailed plans demonstrating that the proposed development meets GRCA and City of Guelph Special Policy Area floodplain policies.
Canada Post	√		
Upper Grand District School Board (UGDSB)	√		- Collection of Education Development Charges required prior to the issuance of a building permit
Guelph Police Service (GPS)	√		
Fire Services	√		
Enbridge	√		
Alectra	√		
Mississaugas of the Credit First Nation (MCFN)	√		

*Memo or letter attached

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MEMO

TO: Kelley McCormick
FROM: Development and Environmental Engineering
DEPARTMENT: Engineering and Transportation Services
DATE: August 17, 2023
SUBJECT: 25 Alice St – Zoning By-law Amendment (OZC23-004)

Engineering and Transportation Services have prepared comments in response to the review of the following plans & reports:

- Civil Functional Servicing and Stormwater Management Letter- March 9 2023
- Civil Grading and Servicing Plan-March 23 -2023
- Environment Phase I ESA-March 21-2023

Municipal Services

The property is serviced via municipal storm, water, and sanitary sewers on the Alice St ROW. Servicing will be reviewed in greater detail at the severance/building permit stage.

Stormwater Management:

The functional servicing letter was received and will be reviewed in greater detail at the consent/building permit stage. The report identifies a minor increase in runoff. As per the 2022 Stormwater Management Master Plan, control post-development flows up to the 100-year event to the 2-year pre-development flows is required in the ward area. Prior to severance/building permit approval the owner shall submit a revised letter/Brief that demonstrates control of post-development flows up to the 100-year event to the 2-year pre-development flows.

Grading:

The grading and drainage plan was received and will be reviewed in greater detail at the consent/building permit stage. Prior to severance/building permit approval, the owner shall revise the grading plan to show how runoff will be mitigated on site. The grading plan shall be designed in accordance with the Development Engineering Manual, to the satisfaction of the City Engineer.

Servicing:

Engineering and Transportation Services
Infrastructure, Development & Enterprise

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engineering@guelph.ca

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MEMO

The servicing plan was received and will be reviewed in greater detail at the severance/building permit stage. Prior to severance/building permit approval, the owner shall revise the plan to make the following changes:

The existing 19mm water line under the Alice St ROW shall be replaced with 25mm. As per DGSSMS the minimum size of water service must be 25mm.

Services shall be located away from driveways as per section 5.2.3 of the DEM. (note: as per City of Guelph LIS Standard 3-56, Y connections to services are permissible on Semi-Detached lots.)

General:

None

Environmental: (as per email from Kyle VanderMeer on August 17, 2023)

A Phase I ESA and "Reliance Letter" was submitted and reviewed by the City of Guelph's Environmental Engineer and no concerns were noted.

Traffic: (as per email from Munshif Muccaram on July 13, 2023)

No comments

Source Water Protection (as per email from Peter Rider on July 27, 2023)

No further comments

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MEMO

Staff Recommendations:

Engineering supports the approval of the zoning by-law amendment.

Future Planning Approval Conditions

1. Prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a stormwater management brief for the proposed development that demonstrates control of post-development flows up to the 100-year event to the 2-year pre-development flows as per the SWMMP, satisfactory to the General Manager/City Engineer.
2. Prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a grading and drainage plan for the site, satisfactory to the General Manager/City Engineer.
3. Prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a site servicing plan for the site, satisfactory to the General Manager/City Engineer.
4. That the owner constructs the new dwelling at such an elevation that the lowest level of the building can be serviced with a gravity connection to the sanitary sewer. If the Owner(s) satisfactorily demonstrates to the General Manager/City Engineer that a below-grade gravity connection is not achievable, the building's below-grade level may be allowed to pump sewage, in accordance with the Ontario Building Code, to the property line, and have a gravity connection from the property line to the City's sanitary sewer.
5. The Owner agrees to pay the estimated cost of all proposed works within the city's right-of-way to the severed and retained lands to the satisfaction of the General Manager/City Engineer. The Owner further agrees to pay the actual costs of all proposed works within the City's right-of-way to the severed and retained lands to the satisfaction of the General Manager/City Engineer.
6. The Owner shall construct, install, and maintain erosion and sediment control facilities satisfactory to the General Manager/City Engineer, according to a plan submitted to and approved by the General Manager/City Engineer.

Engineering and Transportation Services
Infrastructure, Development & Enterprise

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MEMO

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

Louis de Jong, C.Tech
Engineering Technologist III

Engineering and Transportation Services
Infrastructure, Development & Enterprise

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Internal Memo



Date	August 04, 2023
To	Kelley McCormick, Senior Development Planner
From	Stefan Ilic, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	25 Alice Street (OZS23-004) Proposed Zoning By-law and Official Plan Amendment

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law and Official Plan Amendment including Notice of Complete Application and Public Meeting Notice dated June 21, 2023, and the following plans and reports:

- Cover Letter dated May 2023
- Planning Justification Report dated May 2023
- Site Plan dated April 2023
- Elevation Plans dated April 2023
- Functional Servicing and Stormwater Management Letter dated March 2023
- Grading and Servicing Plan dated March 2023
- Phase 1 Environment Site Assessment dated March 2023
- Survey dated August 2022

Zoning Bylaw Amendment and Official Plan Amendment:

Park & Trail Development has no objection to rezone the subject lands from "Specialized Residential" (R.1B-10) to "Specialized Residential" (R.2-XX) to permit the development of a semi-detached dwelling.

Parkland Dedication

Payment in lieu of conveyance of parkland will be required for this development in accordance with Official Plan Policy 7.3.5.6 and [Section 17.(c) of Bylaw Number (2022)]

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20717 or any successors thereof. Final payment in lieu of parkland conveyance will be collected in accordance with the rate that is in effect at the time of the issuance of the building permit.

In accordance with Section 19. of Parkland Dedication Bylaw Number (2022) 20717, the developer may elect to have the Market Value of the Land calculated using Schedule A of the Bylaw or may elect to submit a narrative appraisal report to determine the CIL amount.

The narrative appraisal would be required to be submitted at least a month in advance of the submission of any building permit applications. As per Section 21 of the By-law appraisals are considered valid a period of up to 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 property owner is responsible for the cost and to arrange for the appraisal.

Draft Conditions of Development

Prior to Site Plan approval

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 (2022) 20717 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. 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,

Stefan Ilic, Park Planner
Park & Trail Development
Public Services
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E stefan.ilic@guelph.ca

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Departmental and Agency Comments



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

July 6, 2023

via email

GRCA File: OZS23-004 - 25 Alice Street

Kelley McCormick, Senior Development Planner
Planning and Building Services
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Kelley McCormick,

Re: Zoning By-law Amendment Application OZS23-004
25 Alice Street, City of Guelph
Mario Cotroneo and Anthony Cotroneo/Claudio Balbinot

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Zoning By-law Amendment application to rezone the subject lands from "Specialized Residential" (R.1B-10) to "Specialized Residential" (R.2-XX) to permit the development of a semi-detached dwelling.

Recommendation

The GRCA has no objection to the proposed Zoning By-law Amendment. Please note a GRCA permit will be required, including detailed plans demonstrating that the proposed development meets GRCA and City of Guelph Special Policy Area floodplain policies. Please see comments below.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application:

- Notice of Complete Application and Public Meeting (City of Guelph, February 9 2023);
- Cover Letter (Agora Research Group, May 24 2023);
- Elevations (BJC architects inc., April 4 2023);
- Grading and Servicing Plan (GM BluePlan, March 2023);
- Site Plan (BJC architects inc., April 10 2023); and
- Survey (Van Harten Surveying Inc., August 5 2022).

GRCA staff have previously provided comments on pre-consultation application PRE22-008D (November 2, 2022) and have also had discussion and provided feedback to the agent (via email June 2023) regarding design requirements for this proposed development.

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GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that a portion of the subject property is within the floodplain of the Speed River. A copy of our resource mapping is attached.

Due to the presence of the floodplain, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any future development or site alteration within the regulated area on the subject property will require a GRCA permit.

The subject property is also partially designated as Special Policy Area floodplain within the City of Guelph Official Plan. Any development or site alteration within this area must meet GRCA and City of Guelph Special Policy Area floodplain policies.

We understand that the development proposal includes removing the existing single detached dwelling and separate garage building to construct a semi-detached dwelling on the subject property. We also understand that a severance application will be forthcoming to sever the existing lot into two lots to accommodate the semi-detached development.

GRCA has no objection to the proposed Zoning By-law Amendment to permit a semi-detached dwelling. However, a GRCA permit will be required, and it must be demonstrated through detailed plans that the proposed development will meet the SPA floodplain policies of the City of Guelph and the GRCA, including the following requirements:

- All buildings or structures are floodproofed to an elevation no lower than one metre below the regulatory flood level (RFE). The RFE for this property is 315.1 metres (CGVD28).
- The habitable floor space is constructed to an elevation no lower than one metre below the regulatory flood level;
- Mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level;
- Basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing; and
- Access is available to the site at an elevation no lower than one metre below the safe access level.

Given that the subject property is located within the City of Guelph SPA, Section 3.1.4a) of the Provincial Policy Statement applies. GRCA has been advised that the Ministry of

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Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry have an interest in reviewing applications where changes or modifications to official plan policies, land use designations or boundaries applying to Special Policy Areas are proposed. The applicant should consult with the City of Guelph to discuss conformance with this policy and the associated Technical Guide – River and Stream Systems: Flooding Hazard Limit (2009).

Consistent with GRCA's 2023 approved fee schedule, this is considered a 'minor' Zoning By-law Amendment application and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review. A separate fee will also apply for a future GRCA permit application.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at jconroy@grandriver.ca or 519-621-2763 extension 2230.

Sincerely,



Jessica Conroy
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

Copy: Claudio Balbinot, Agora Research Group Inc. – Agent (via email)

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