

Attachment-3 Recommended Zoning Regulations and Conditions

3A – Zoning Regulations, Zoning By-law (1995)-14864

That the Zoning By-law Amendment application be approved, and that City staff be instructed to prepare the necessary amendment to Zoning By-law (1995)-14864, as amended, to transfer the subject lands from the current specialized "Residential Single Detached" (R.1B-10) zone to the following:

"Specialized Residential Semi-Detached/Duplex" (R.2-31) Zone

The R.2-31 zone is recommended to be applied to the subject lands as shown in the proposed Zoning Map in Attachment-7 and in accordance with Section 4 (General Provisions), Section 5.2 and Table 5.2.2 (Semi-Detached/Duplex Provisions), and Sections 12.3 and 12.4 (Floodplain Lands Provisions) of Zoning By-law (1995)-14864, as amended, with the following site-specific exceptions:

Maximum Lot Coverage

- Notwithstanding Table 5.2.2, Row 11, the maximum Lot Coverage shall be 47%.

Minimum Lot Frontage

- Notwithstanding Table 5.2.2, Row 3, the minimum Lot Frontage shall be 7.5 metres for each unit.

3B – Proposed Consent Conditions

The following conditions are provided as information to Council and will be imposed through a consent to sever application, pursuant to Section 53 of the Planning Act:

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.
7. The 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.
8. 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.
9. 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.