

Attachment-9 Departmental and Agency Comments

Table 1: Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Planning	No objection	√	See attachment-8 Staff Review and Planning Analysis
Engineering	No objection*	√	See attachment-9 Engineering and Transportation Services Comments below
Urban Design and Landscape Planning	No objection	N/A	N/A
Environmental Planning	No objection	N/A	N/A
Parks Planning	No objection*	N/A	No comments
Canada Post	No Objection	N/A	No comments
Upper Grand District School Board (UGDSB)	N/A	N/A	N/A
The Mississaugas of the Credit First Nation (MCFN)	No objection*	√	See attachment-9 The Mississaugas of the Credit First Nation Comments below
Grand River Conservation Authority	No Objection*	N/A	The subject property is not regulated by the GRCA and/or contains areas of interest (See attachment-9 Attached map). As such, the GRCA has no comments/concerns regarding the approval of this application.

*Memo or letter attached

Internal Memo



Date March 10, 2026
To **Kanchan Ghadje**
From Michelle Thalen, C.Tech
Engineering Technologist III
Service Area Infrastructure, Development and Environment
Department Engineering and Transportation Services
Subject 81 College Ave W
OZS26-005

The proposed rezoning application will permit a new three storey place of worship (Chabad) which will include an accessory day care facility, and a two-story residential dwelling unit with an attached nanny suite.

The comments below are a compilation from various city staff and departments, and are based on the following plans & reports:

- Functional Servicing and Stormwater Management Report (FSR) – prepared by Van Harten; dated December 2025
- Conceptual Grading Plan - prepared by Van Harten; dated December 10, 2025
- Conceptual Servicing Plan - prepared by Van Harten; dated December 10, 2025
- Geotechnical Investigation & Hydrogeological Assessment – prepared by Stonecairn Consulting; dated July 3, 2025
- Phase 1 Environmental Site Assessment – prepared by Stonecairn Consulting; dated December 1, 2025
- Detailed Noise Study – prepared by HGC ; dated August 8, 2025
- Swept Path Analysis – prepared by RC Spencer & Associates; dated February 12, 2025

Development Engineering:

Municipal Services:

Water capacity

The Functional Servicing Report (FSR) provided calculations for both the water demand and fire flow requirements of the site in accordance with the Development Engineering Manual (DEM) and the MECP "Design Guidelines for Drinking Water

The Functional Servicing Report (FSR) provided calculations for both the water demand and fire flow requirements of the site in accordance with the Development Engineering Manual (DEM) and the MECP "Design Guidelines for Drinking Water Systems". It was noted in the FSR that the mechanical engineer and the architect will complete a detailed fire flow analysis at the time of building permit to ensure all fire suppression criteria are met.

Wastewater capacity

The capacity of the downstream sanitary sewers was assessed using the City's wastewater model when the additional flows from the proposed development were added to the existing condition. The modelling results suggest that the additional flow from the proposed development would cause no surcharge in the sanitary sewers between the subject site and the Wastewater Treatment Plant and that the downstream receiving sanitary sewer had sufficient capacity to manage the flows.

Site Servicing:

The subject lands are proposed to be serviced from College Avenue West with a singular 100mm diameter water service that will require a bulk water meter in a chamber in keeping with the City Bulk Water Meter policy.

The proposed 100mm diameter sanitary service for the site will connect to the preserviced stub that was installed during the recent reconstruction of College Avenue West by the City of Guelph. The existing sanitary connection within the easement located in the rear yard will be disconnected and removed in accordance with the OBC.

Stormwater Management:

Water balance

The SWM criteria includes retention of the first 5mm of precipitation with infiltration and/or evapotranspiration for the site. The engineer has included permeable pavers for the rear portion of the site and an infiltration tank for the rooftop drainage. The proposed infiltration features will provide sufficient capacity to meet the water balance capacity criteria in a post development condition.

The Hydrogeological Assessment has provided information for the required four seasons of data and the seasonal high groundwater levels (SHGL) are between 5.1 and 5.3 below grade. The future detailed design of the infiltration tank would need to ensure that a minimum of 1m separation is between the bottom of the tank and the SHGL. Further, at the time of site plan an in-situ permeameter test will be performed in accordance with section 5.7.8 of the DEM to confirm the permeability of the soils underlying the proposed infiltration features (both the tank and the pavers).

Quality control

The FSR has identified the inclusion of an oil-grit separator in the site design that will achieve the 80% removal of the total suspended solids (TSS) in accordance with the criteria set by the MECP.

The SWM design had to ensure that the peak flows from the site and the external catchment areas do not exceed predevelopment conditions for all storm events (2yr to 100yr). The FSR demonstrates that quantity control can be met with the inclusion of on-site storage (underground tank) and an orifice to restrict the flows to the storm service post development.

Grading:

The grading of the site shown on the Grading Plan demonstrates that the post development conditions will reflect the predevelopment drainage patterns.

Environmental Noise:

Development Engineering staff have reviewed the detailed noise study provided and have no comments or conditions for the application.

Environmental Engineering:

Environmental Engineering staff have reviewed the Phase I Environmental Site Assessment (ESA) report prepared by Stonecairn Consulting Inc. and have confirmed that the requirements of the City's Guidelines for the Development of Contaminated or Potentially Contaminated Sites has been met.

Traffic Engineering:

Traffic Engineering staff have reviewed the submitted information identified above and will require the following updates at the time of site plan submission.

- Swept paths for a Median Single Unit truck in the Traffic Geometrics Plan.
- Inclusion within the right-of-way cost estimate for all costs associated with the relocation of the existing bus pad.

Staff Recommendations:

Engineering supports approval of the Official Plan and Zoning By-Law amendment application.

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

1. That the Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
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 and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General

- i. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the Site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - ii. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
 - iii. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
 - iv. a construction traffic access and control plan for all phases of servicing and building construction;
 - v. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
 - vi. an updated traffic geometrics plan that includes the swept path for a median single unit truck.
 - vii. a cost estimate for the work within the right-of-way that includes the cost associated with the relocation of the existing bus pad on College Avenue West.
 - viii. Soil permeameter tests in keeping with the DEM, section 5.7.8 for all infiltration features.
4. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 4 i) to 4 vi) inclusive.
5. The Owner shall obtain a site alteration permit in accordance with City By-law (2016)-20097 to the satisfaction of the General Manager/City Engineer if grading or earthworks is to occur prior to site plan approval.
6. Prior to any construction or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Owner shall provide a qualified environmental inspector, satisfactory to the General Manager/City Engineer, to inspect the Site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
7. 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).

8. The Owner shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the General Manager/City Engineer. Any costs related to the implementation of such a plan be borne by the Owner.
9. The Owner shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval 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.
10. The Owner shall pay to the City the actual cost of construction of municipal services within the City's right-of-way including such items as sanitary, water and storm laterals, driveways, curb cuts and/or curb fills, sidewalk. Prior to approval of the plans, the Owner shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.
11. The Owner agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands currently using or draining into the existing watermain, sanitary and storm sewer.
12. 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.
13. The Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
14. The Owner shall confirm that the basements will have a minimum 0.5 metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual.
15. The Owner shall construct the new buildings at such an elevation that the lowest level of the buildings can be serviced with a gravity connection to the sanitary sewer.
16. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable Zoning By-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
17. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

18. The Owner 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.
19. The Owner shall service, grade, develop and maintain the Site in accordance with the plans that have been approved by the City through the site plan approval. The Owner shall have the Professional Engineer who designed the servicing certify to the City that they supervised the construction of the servicing and that the as-built servicing is functioning properly as designed. The Owner shall have the Professional Engineer who designed the site grading and drainage submit an as-built grading and drainage plan to the City.
20. The Owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer certifying that the fine grading and sodding/vegetation of the Site is complete and that the elevation of the building foundation(s) and the grading of the Site is in conformity with the approved grading and drainage plan. Any variance from the approved plans has received the prior approval of the City Engineer.
21. 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 approved by the City and that it is functioning properly.
22. The Owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.
23. The Owner provides assurance of proper operation and maintenance of the Stormwater management facility and oil-grit-separator (OGS) unit(s) through site plan agreement.
24. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement.
25. 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 site plan agreement.
26. All applications for a building permit shall be accompanied by a plot plan that shows that the proposed building, grading and drainage are in conformance with the approved overall site drainage and grading plan.
27. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner pay the engineering on-site works inspection fee to the satisfaction of the City.

February 20, 2026

Project Name: 81 College Avenue West, Guelph
DOCA Project Number: 2026-0146
Proponent: Dr. Jeff & Lisa White
Project Location: 81 College Avenue West, Guelph



Dear Adwoa Achireko,

This letter is to confirm receipt of the project-related correspondence sent by the City of Guelph, on February 18, 2026, regarding 81 College Avenue West, Guelph.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has reviewed the project-related correspondence identified above, in addition to any associated documentation. The following DOCA Units have completed a review and their questions and comments have been included below.

Consultation Unit

Primary Reviewer: Abby Lee, MCFN DOCA- Acting Consultation Specialist

Questions and Comments: *The Mississaugas of the Credit First Nation (MCFN), Department of Consultation and Accommodation (DOCA), will waive the requirement for a Stage 1 Archaeological Assessment for this project. Please note, however, that if any archaeological potential is identified during ground-disturbing activities, all work must cease immediately. MCFN DOCA must be contacted at your earliest convenience to assess the situation and determine appropriate next steps.*

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Abby (LaForme) Lee
Acting Consultation Specialist
Department of Consultation and Accommodation
Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



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- Legend**
- Regulation Limit (GRCA)
 - Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
 - Slope Erosion (GRCA)
 - Sleep
 - Oversteep
 - Toe
 - Slope Valley (GRCA)
 - Sleep
 - Oversteep
 - Regulated Watercourse (GRCA)
 - Regulated Waterbody (GRCA)
 - Wetland (GRCA)
 - Lake Erie Flood (GRCA)
 - Lake Erie Shoreline Reach (GRCA)
 - Lake Erie Dynamic Beach (GRCA)
 - Lake Erie Erosion (GRCA)
 - Parcel - Assessment (MPAC/MNRF)
 - Conservation Area Boundary (GRCA)

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 Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
 The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

