

Attachment 3 – Recommended Zoning Regulations and Conditions

3A – Zoning Regulations

The following zone is proposed on the subject site as shown in the proposed zoning map in Attachment 6:

“Residential Single Detached” (R.1D(H)) Zone

The regulations are set out in Table 5.1.2 for the “Residential Single Detached” (R.1D) Zone of Zoning By-law (1995)-14864, as amended shown in Attachment 6.

Holding Provision

Purpose: To ensure that development of the subject lands does not proceed until the following conditions have been met to the satisfaction of the City related to the subject development:

Conditions:

1. A mandatory RSC filing is not required; however, as per the recommendation of the Phase Two ESA and to comply with the City’s *“Guidelines for the development of contaminated or Potentially Contaminated Site (2016)”*; the applicant must prove (via remediation and/or risk assessment) that the metal impacts in soil do not pose threat to the human health and the environment.
2. The qualified person(s) (QP) must submit a “Reliance Letter” to indicate that despite any limitations or qualifications included in the reports, the City is authorized to rely on all information and opinion provided in the reports.

3B – Proposed Conditions of future Consent:

The following conditions are provided as information to Council and will be imposed through future Consent to Sever applications.

1. The Owner commits and agrees that the details of the layout and design for the development of the subject lands shall be generally in conformance with the development plan attached in Attachment 7 of the August 10, 2020 Planning Recommendation Report 2020-01;
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 stormwater management brief for the proposed development, satisfactory to the General Manager/City Engineer.
3. 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.
4. 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.
5. The Developer shall pay to the City the actual cost of the construction of the new driveways including the required curb cut and/ or fill and furthermore, prior to any severance of the lands and prior to any construction or grading on the

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6. lands, the Developer shall pay to the City the estimated cost for constructing the the new driveways including the required curb cut and/or fill, as determined by the General Manager/City Engineer.
7. The Developer shall pay to the City the actual cost of constructing, installing or removal of any service laterals required and furthermore, prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall pay to the City the estimated cost of constructing, installing or removal of any service laterals, as determined by the General Manager/City Engineer.
8. The Developer will ensure that all domestic wells, boreholes and monitoring wells installed for hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to any construction or grading on the lands.
9. That the Developer constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
10. The Developer 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.
11. Prior to any construction or grading on the lands, the Developer 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.
12. That the Developer shall make arrangements satisfactory to the Technical Services Department of Alectra Utilities for the installation of an underground hydro service to the proposed new dwellings, prior to the issuance of a building permit.
13. That the Developer makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
14. The Developer shall ensure that all telephone service and cable TV service on the lands shall be underground. The owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services, prior to the issuance of any building permits.
15. Prior to the issuance of a certificate, the Developer shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, covering the conditions/warning clauses noted above and to develop the site in accordance with the approved plans. The Developer agrees to include the above mentioned conditions/warning clauses (from Noise Study Review) on title on the retained and the future severed lands and noise measures are to be specifically identified on the approved permit drawings.
16. The Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Deputy CAO of Public Services or their designate,
17. pursuant to s. 42 of the Planning Act and in accordance to 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.

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18. That Educational Development Charges shall be collected prior to the issuance of a building permit(s).
19. That prior to issuance of a building permit, 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.
20. That prior issuance of a building permit, the Owner/Developer shall pay to the City, the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
21. That the Owner/Developer shall pay all Development Charges prior to the issuance of any building permits.
22. That prior to issuance of a building permit, the Owner/Developer shall demonstrate compliance with the City's Waste Management By-law (2011)-19199.