THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20327

A By-law to repeal By-law Number (2012)-19407 and to adopt Amendment No. 48 to the Official Plan for the City of Guelph concerning the Five Year Official Plan Update addressing consistency with the 2005 Provincial Policy Statement and concerning policies for land use and urban design and policies to support and manage growth and development as amended through the Ontario Municipal Board appeal. (OMB file#140042)

WHEREAS the City adopted Amendment 48 (OPA 48) to the City of Guelph Official Plan pursuant to sections 17, 21 and 26 of the Planning Act, R.S.O. 1990, c.P.13, constituting the Five Year Official Plan Update on June 25, 2012;

AND WHEREAS the Ministry of Municipal Affairs and Housing approved OPA 48 on December 11, 2013;

AND WHEREAS the approval of OPA 48 was subsequently appealed to the Ontario Municipal Board pursuant to s. 17 (36) of the Planning Act in December 2013;

AND WHEREAS Ontario Municipal Board issued Orders PL140042 on November 20, 2015, July 10, 2017, October 5, 2017 and December 28, 2017 to amend the Official Plan pursuant to sections 17(50), 21 and 26 of the Planning Act, R.S.O. 1990, c.P.13;

NOW THEREFORE THAT THE FOLLOWING BE ENACTED:

1. By-law (2012)-19407 is hereby repealed

2. Official Plan Amendment No. 48 to the Official Plan for the City of Guelph consisting of the text and mapping contained within Schedule 'A' attached to and forming part of this By-law is hereby adopted as approved by the Ontario Municipal Board. The Ontario Municipal Board Orders are attached hereto.

IN FORCE AND EFFECT BY THE ONTARIO MUNICIPAL BOARD ORDER PL140042 ON THE 5TH DAY OF OCTOBER, 2017.

SCHEDULE 1

AMENDMENT NUMBER 48 TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE CITY OF GUELPH:
ENVISION GUELPH: OFFICIAL PLAN UPDATE PHASE 3

PART A - THE AMENDMENT

Explanatory Note

1. The following policies remain under site specific appeal and are noted in the amendment and outlined with a text box:

    i. Loblaws Properties Limited: policies 3.11.5, 3.11.6, 3.11.7, 8.6.1, 8.6.2, 9.4.2.2, 9.4.2.3, 9.4.2.6.

    ii. Silvercreek Guelph Developments Limited, D Four Guelph Developments Limited and Fieldgate Guelph Developments Limited: policies 3.11.3, 3.11.7, 8.6.1, 8.6.2, 8.6.10, 8.6.13, 8.6.14, 8.10.3(i), 8.12.2, 8.13.6, 8.23.2 and 9.4.2.6.

2. The following policies remain under appeal and are noted in the amendment and outlined with a text box:

    i. 7.3.7.1 and 7.3.7.2

Details of the Amendment

ITEM 1: The purpose of 'ITEM 1' is to delete the existing Section 1, entitled "Introduction" and replace it with a new Chapter 1, entitled "Introduction".

Section 1 of the Official Plan, entitled 'Introduction' is hereby deleted in its entirety and replaced with the following:

1 Introduction

1.1 Purpose of the Official Plan

This document constitutes the Official Plan for the City of Guelph. It may be referred to as the "Official Plan" or the "Plan."

This Plan has been prepared and enacted in accordance with the provisions of the *Planning Act.* This Plan updates the previous Official Plan for the City of Guelph, which was adopted by City Council on November 1, 1994, approved by the Minister of Municipal Affairs on December 20, 1995 and comprehensively updated by the City on December 17, 2001. In addition, the Plan includes the detailed provisions required to ensure conformity with the *Growth Plan for the Greater Golden Horseshoe*, consistency with the *Provincial Policy Statement* and applicable Provincial legislation.

The Official Plan:

a) Establishes a vision, guiding principles, strategic goals, objectives and policies to manage future land use patterns that have a positive effect on the social, economic, cultural and natural environment of the City.

b) Promotes long-term community sustainability and embodies policies and actions that aim to simultaneously achieve social well-being, economic vitality, cultural conservation and enhancement, environmental integrity and energy sustainability.

c) Promotes the public interest in the future *development* of the City and provides a comprehensive land use policy basis which will be implemented through the *Zoning By-law* and other land use controls.

d) Guides decision making and community building to the year 2031.

1.2 Plan Organization

The Official Plan consists of written text, figures and tables within the text, schedules and definitions.

The Official Plan is composed of thirteen parts including Schedules.

Part One, 'Introduction', establishes the context for the Official Plan. This section sets out the purpose and provides a description of how the Plan is structured and how it should be read and interpreted.

Part Two, 'Strategic Directions', establishes the Vision, Mission, Guiding Principles and Strategic Goals of the Plan.

Part Three, 'Planning a Complete and Healthy Community', provides an overview of the City's urban structure, establishes a Growth Management Strategy and sets out general policies that are intended to provide an overall guiding framework for the detailed policies of subsequent sections of the Official Plan.

Part Four, 'Protecting What is Valuable', establishes policies and *development* criteria that address natural heritage protection, cultural heritage conservation, water resource protection, energy conservation measures and health and safety provisions aimed at ensuring a diverse, healthy environment.

Part Five, 'Movement of People and Goods – An Integrated Transportation System', provides policies for the City's transportation system to facilitate efficient, safe, convenient and energy efficient movement of goods and people throughout the City.

Part Six, 'Municipal Services', provides policies for municipal services including water, wastewater, solid waste and stormwater.

Part Seven, 'Community Infrastructure', sets out a policy framework for the efficient and adequate provision of physical and social infrastructure to sustain and support growth and quality of life.

Part Eight, 'Urban Design', provides detailed policy on how the City will be built. It sets out objectives and policies that focus on creating adaptable and well-designed infrastructure networks, buildings, sites, neighbourhoods and open spaces.

Part Nine, 'Land Use' sets out objectives, policies, permitted uses and design and *development* criteria for land use designations within the City as set out on Schedule 2.

Part Ten, 'Implementation', provides the operational framework and tools necessary to achieve the goals and objectives and implement the policies of this Plan.

Part Eleven, 'Glossary' provides definitions for words that are *italicized* in the text of this Plan. A list of acronyms used in the Plan is also provided.

Part Twelve, 'Secondary Plans', lists the Secondary Plans that have been adopted by Council and form part of the Official Plan.

Part Thirteen, 'Schedules', contains maps that correspond to policies within the Plan.

The Appendices are not part of the Plan but provide important background to the Plan.

1.3 Interpretation

1. The Plan must be read in its entirety as a comprehensive policy framework to be used in land use evaluation and decision making by Council, committees appointed by Council, Boards and Commissions having jurisdiction within the City, and by staff and the public, including the Ontario Municipal Board.

2. All schedules form part of the Plan and must be read in conjunction with the text of the Plan.

3. Words that are italicized in the text are either defined in the Glossary or are the title of a report, plan, legislation or regulation.

4. This Plan consists of text, tables, figures and schedules. Diagrams, appendices and photographs are provided for descriptive purposes and are not part of the Plan.

5. In the event of a conflict between a general and an area specific policy, the area specific policy shall prevail.

6. In this Plan words used in the singular number shall include the plural and words used in the plural number shall include the singular.

Boundaries

7. The boundaries of the designations on the Schedules to the Plan shall be considered approximate, except where they coincide with roads, railways, former township lots and concession lines, major water courses or other

well defined natural or physical features. Where the general intent of the Plan is maintained, minor boundary adjustments will not require an amendment to this Plan.

8. In the case of discrepancy between the maps and related text policy, the policies will take precedence.

Symbol

9. Where the designations on the Schedules to the Plan are delineated by symbols, their extent and location are to be considered flexible and interpreted in accordance with the policies of this Plan. Minor adjustments in their location will not require an amendment to this Plan.

Permitted Uses

10. Permitted uses are intended to indicate the possible range and types of uses permitted and are not intended to be all encompassing. Uses that are not listed but are considered similar to those listed and conform to the objectives and policies of the land use designation may be recognized as a permitted use. However, specific uses that are not listed and cannot reasonably be interpreted to be similar to a permitted use will not be considered a permitted use.

Numerical Provisions

11. Numerical provisions in this Plan are approximate, except where they refer to minimum setbacks from the *Natural Heritage System*. Minor variations from other numerical figures will not require an amendment to this Plan where it can be demonstrated that the objectives of the Plan will be met.

Amendments to the Plan

12. Where a goal, objective, policy, land use designation or a schedule is proposed to be changed, added, deleted or the meaning of which is significantly altered, an amendment to this Plan shall be required.

13. Changes to the text, tables, figures or schedules to this Plan to correct grammatical, spelling or reference errors or updates, punctuation, formatting, numbering or sequencing or modification of illustrations may be made without an amendment to this Plan.

14. When considering an application to amend the Official Plan, Council shall consider the following matters:

    i) the conformity of the proposal to the strategic directions of this Plan and whether the proposal is deemed to be in the overall interests of the City;
    ii) consistency with applicable provincial legislation, plans and policy statements;
    iii) suitability of the site or area for the proposed use, particularly in relation to other sites or areas of the City;
    iv) *compatibility* of the proposed use with adjacent land use

designations;

v) the need for the proposed use, in light of projected population and employment targets;

vi) the market feasibility of the proposed use, where appropriate;

vii) the extent to which the existing areas of the City designated for the proposed use are developed or are available for *development*;

viii) the impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the *Natural Heritage System*;

ix) the financial implications of the propo*sed development*;

x) other matters as deemed relevant in accordance with the policies of this Plan.

Provincial Plans and Legislation

15. Where any legislation, *Provincial Plan*, policy or regulation or portion thereof is referred to in this Plan, such reference shall be interpreted to refer to any subsequent renaming or amendment(s) to these documents or successors thereof.

By-laws

16. No By-law may be passed, and no public work may be undertaken, which does not conform to this Plan.

1.4 Planning Area

The Plan applies to all lands within the corporate boundary of the City of Guelph.

ITEM 2: The purpose of 'ITEM 2' is to delete Sections 2.1, 2.2 and 2.3 and replace with the following new Chapter 2 Strategic Directions:

Sections 2.1 Introduction, 2.2 Plan Operating Principles and 2.3 Major Goals of the Official Plan are hereby deleted and replaced with the following:

2 Strategic Directions

2.1 Introduction

The Official Plan is a future oriented document that sets out a course for the desired development of Guelph to 2031. It recognizes that future objectives can only be achieved through a strategic vision, policies and actions. Ultimately, the Official Plan establishes a framework to retain and improve the quality of life for residents of the City of Guelph. The high quality of life in the City has historically been recognized as one of its greatest strengths and is a characteristic that sets this community apart from others. The high quality of life in the City is related to a healthy natural ecosystem, community services and facilities, educational and employment opportunities, the availability of infrastructure supportive of alternative forms of transportation, the community's relative safety, the vibrancy of its neighbourhoods and the character of its downtown. A high quality of life is the key to the enjoyment of city living and is necessary to assure continued competitiveness in an increasingly globalized economy.

Vision
The integration of energy, transportation and land use planning will make a difference in the environmental sustainability, cultural vibrancy, economic prosperity and social well-being of Guelph.

Connecting with our Past
Guelph is a historic city, founded in 1827 and originally planned by John Galt. The City was initially designed in a fan shape, radiating outward from the Speed River. The rivers and topography influenced the design of the City and allowed for scenic views and focal points particularly within the downtown. Many of the City's early buildings were constructed of locally quarried limestone providing visual unity to the older areas of the City and a rich legacy to protect.

The City's future depends on carefully balancing yesterday's legacy, today's needs and tomorrow's vision. This balance can be achieved by respecting the history that enriches local architecture and culture, enhancing the integrity of natural systems and promoting an atmosphere of innovation and creativity. Protecting Guelph's existing character while introducing innovative development is part of creating a vibrant city.

Planning in the 21st Century

Development in Guelph over the next 20 years will be significantly different from that which occurred in the post World War II era. A shift in focus to creating a *complete community* sets the tone for the policies of this Official Plan. Planning has experienced significant change at the provincial level in recent years with the introduction of the *Growth Plan* for the Greater Golden Horseshoe. The *Growth Plan* implements the Government of Ontario's vision for building stronger, prosperous communities by better managing growth to the year 2031.

This vision is shared by the City of Guelph and had its origins in the SmartGuelph community consultation process that commenced in 2001. SmartGuelph was the City's response to the emerging Smart Growth concept which preceded Places to Grow at the provincial level. SmartGuelph recognized the relationship between patterns of development, quality of life and economic competitiveness. City Council along with a group of concerned citizens conducted extensive consultations with the community to plan for the future direction of growth in the City. The process culminated in 2003 with Council's adoption of a set of principles. The SmartGuelph principles provided background guidance to the City's growth management policy program that ultimately informed the policies of this Official Plan.

Toward 2031

Guelph in 2031 will be a community of approximately 175,000 people and 92,000 jobs. The city will manage population growth within its current boundaries in a manner that ensures water supply and wastewater treatment are sustainable. New development will respect the existing character of Guelph and retain the qualities that set Guelph apart from its neighbours. The City will continue to diversify its employment base and will continue to be recognized as a leader in agri-food and innovation, advanced manufacturing and environmental technologies.

SmartGuelph Principles

The SmartGuelph principles serve as touchstones to constantly remember what is important and guide community building discussions that will shape the future of the City. Each of the Guiding Principles presents key descriptive words that are followed by a brief explanation of the principle.

a) Inviting and Identifiable

A distinctively appealing city, scaled for people, with a strong sense of place and a pervasive community spirit which respects and welcomes diversity.

b) Compact and Connected

A well-designed city with a vital downtown core and a commitment to mixed-use and higher density *development*; a safe community conveniently connected for walkers, cyclists, users of public transit and motorists.

c) Distinctive and Diverse

A culturally diverse city with a rich mix of housing, unique neighbourhoods, preserved heritage architecture, attractive common spaces, and educational and research institutions integrated into city life; with an abundance of recreational choices and art, ethnic and cultural events.

d) Clean and Conscious

A city with a healthy and sustainable environment, vigilantly demonstrating environmental leadership; a citizenry that values environmental and social advocacy, participation and volunteerism.

e) Prosperous and Progressive

A city with a strong and diverse economy, a wealth of employment opportunities, robust manufacturing, a thriving retail sector and the good sense to invest a meaningful portion of its prosperity in research and *development* and the advancement of education, training, wellness, art and culture.

f) Pastoral and Protective

A horticulturally rich city where gardens abound; a city that preserves and enhances its significant natural features, rivers, parks and open spaces and makes the planting and preservation of trees a priority; a city committed to the preservation of nearby agricultural farmland.

g) Well-Built and Well-Maintained

A city willing and able to invest in high-quality infrastructure and public buildings, ensuring they are beautifully designed and maintained,

engineered to last and civilizing in their effect on the community.

h) Collaborative and Cooperative

A city with an effective and collaborative leadership that consults with citizens and other municipalities, manages growth based on the "quadruple bottom line" (environmental, cultural, economic, social), and makes decisions about *development*, city services and resource allocation consistently in keeping with these core principles.

2.2 Strategic Goals of the Plan

The following Strategic Goals are general statements of intent that describe a desired future condition. The goals are consistent with the principles set out in Section 2.1 and provide a broad framework for more specific Official Plan policy that will inform planning and *development* within the City. The strategic goals are focused on sustainability and supportive of the quadruple bottom line – ecological, social, cultural and economic – in decision making. The Strategic Goals are themed to align with the Chapters of the Official Plan.

The following are the strategic goals of the Official Plan:

1. Planning a Complete and Healthy Community:

a) Utilize an interdisciplinary approach to planning whereby decisions are made with an understanding of the ecological, social, cultural and economic interrelationships and implications for any particular course of action.

b) Ensure an appropriate range and mix of employment opportunities, local services, *community infrastructure*, housing including *affordable housing* and other land uses are provided to meet current and projected needs to the year 2031.

c) Provide for urban growth and land use patterns that ensures efficient use of public expenditures and municipal financial sustainability over the long term.

d) Ensure that *development* is planned to meet the goals, objectives and policies of this Plan.

e) Encourage steady and diverse economic growth while striving to achieve a balanced tax assessment ratio and a wide range of employment opportunities.

f) Promote opportunities for employment in the emerging high-tech "knowledge based" sectors including environmental management and technology and agri-food technology.

g) Foster sustainable local food systems.

h) Preserve and enhance a safe, liveable and healthy community.

2. Protecting what is Valuable

a) Ensure that land use planning provides for a diverse and inclusive city.

b) Protect, maintain, enhance and restore *natural heritage features* and functions and biodiversity of the City's *Natural Heritage System* to the greatest extent possible and support linkages between and among such systems and features within the City and beyond.

c) Enhance the visual identity of the City through protecting and celebrating the City's *cultural heritage resources*.

d) Establish and implement policies and actions that will contribute to achieving the targets of the City's Community Energy Plan.

e) Support an integrated approach to meeting the energy needs of the community by designing places and buildings in a way that minimizes consumption of energy and water and production of waste whereby supporting an increasingly low carbon footprint.

f) Promote opportunities for the use and generation of renewable and *alternative energy systems*.

g) Decouple energy consumption from population growth.

h) Advance innovation by building on the synergies between infrastructure, built form and climate change imperatives.

3. Transportation

a) Develop a safe, efficient, convenient and sustainable transportation system that provides for all modes of travel including cycling and walking to support sustainable land use patterns.

4. Municipal Services

a) Direct *development* to those areas where full municipal services and related *infrastruct*ure are existing or can be made available, while considering existing land uses, *natural heritage* systems, *development* constraints, fiscal sustainability, *development* costs and related factors.

b) Protect, maintain, enhance and sustainably manage the finite *groundwater* and surface water resources that are needed to support the City's existing and planned growth and natural systems.

c) Promote the effective management of waste to ensure protection of the natural and built environment.

5. Community Infrastructure

a) Ensure an accessible, connected open space, park and trail system and sustainable network of recreational facilities necessary to promote a physically active and healthy community that meets resident needs for active and passive recreation activities.

b) Provide an appropriate supply and distribution of community facilities to meet the social, health and education needs of existing and future residents in a manner that maximizes accessibility.

c) Recognize the Speed and Eramosa Rivers as a vibrant and dynamic component of the City, along with their designation as a Canadian Heritage River which highlights their cultural and recreational opportunities.

d) Ensure that an adequate supply, range and geographic distribution of housing types including *affordable housing, special needs housing* and supporting amenities are provided to satisfy the needs of the community.

6. Urban Design

a) Preserve, enhance and protect the distinct character of the City and the sense of a community of neighbourhoods.

b) Build a compact, mixed-use and *transit-supportive* community.

c) Plan and design an attractive urban landscape that reinforces and enhances Guelph's sense of place and identity while encouraging innovative design and *development* opportunities.

d) Encourage *intensification* and *redevelopment* of existing urban areas that is *compatible* with existing built form.

7. Downtown

a) Strengthen the role of the *Downtown* as a major area for investment, employment and residential uses such that it functions as a vibrant focus of the City.

8. Implementation

a) Promote informed public involvement and engagement in a user-friendly planning and *development* process.

ITEM 3: The purpose of 'ITEM 3' is to rename and renumber Section 2.4 Growth Management to Chapter 3 Planning a Complete and Healthy Community.

Section 2.4 Growth Management is hereby renamed and renumbered to Chapter 3 Planning a Complete and Healthy Community.

ITEM 4: The purpose of 'ITEM 4' is to delete the heading 2.4.1 Introduction, incorporate the Introduction as the first paragraph under the new Chapter 3 heading and amend the text.

The heading for Section 2.4.1 is hereby deleted and the text is amended as follows:

3 Planning a Complete and Healthy Community

~~**2.4.1 Introduction**~~

The *Growth Plan for the Greater Golden Horseshoe* (*Growth Plan*) was released on June 16, 2006 in accordance with the *Places to Grow Act*, 2005. The *Growth Plan* establishes a framework for implementing the Provincial Government's vision for building stronger more prosperous communities by managing projected growth to the year 2031. The following objectives, policies and Schedule 1~~B~~, entitled "Growth Plan Elements", constitute an integrated approach to implementing the *Growth Plan* ~~and reflects the City of Guelph's commitment to the salient components of the Growth Plan planning framework.~~ **while reflecting the City's vision for the development of a healthy and liveable *complete community* to the year 2031.**

ITEM 5: The purpose of 'ITEM 5' is to remove the section number for the Objectives and amend the text to introduce new objectives related to energy, goods movement and urban agriculture.

Section 2.4.2 Objectives is hereby amended as follows:

~~2.4.2~~ Objectives

The City aims to build a compact, vibrant, and *complete community* for current and future generations that meet**s** the following objectives:

a) **To p**~~P~~rovide~~s~~ for a sufficient supply of land within the City's *settlement area* boundary to accommodate projected growth to the year 2031.
b) **To d**~~D~~irect~~s~~ growth to locations within the *built-up area* where the capacity exists to best accommodate the expected population and employment growth.
c) **To p**~~P~~lan~~s~~ the *greenfield area* to provide for a diverse mix of land uses at *transit-supportive* densities.
d) **To m**~~M~~aintain~~s~~ a healthy mix of residential and employment land uses at approximately 57 jobs per 100 residents;
e) **To m**~~M~~aintain~~s~~ a strong and competitive economy by preserving existing employment areas and identifying areas for future employment uses.
f) **To s**~~S~~upport~~s~~ a *multi-modal* transportation network and efficient public transit that links the City's *Urban Growth Centre* to the rest of the community and surrounding municipalities.
g) To reduce overall energy demand with an integrated approach to planning.
h) ~~g)~~ **To p**~~P~~lan~~s~~ for *community infrastructure* to support growth in a compact and efficient form.
i) ~~h~~) **To e**~~E~~nsure~~s~~ **that** sustainable energy, water and wastewater services are available to support existing *development* and future growth.

j) ~~i)~~ **To p**~~P~~Promote~~s~~ protection and enhancement of the City's ~~identified~~ **N**~~*n*~~*atural* ***H***~~*h*~~*eritage* ***S***~~*s*~~*ystem*.
k) ~~j)~~ **To s**~~S~~Support~~s~~ the protection and/or conservation of water, energy, air quality and *cultural heritage resources*, as well as innovative approaches to waste management.
l) ~~k)~~ **To s**~~S~~Support~~s~~ transit, walking and cycling for everyday activities.
m) To promote opportunities to increase movement of goods by rail.
n) To support *urban agriculture* in appropriate locations throughout the City as a means of encouraging local food production and distribution, reducing transportation needs and fostering community spirit.

ITEM 6: The purpose of 'ITEM 6' is to add a new Section 3.1 Complete and Healthy Community to provide further policy support for the creation of a complete and healthy community.

The following new Section 3.1 entitled Complete and Healthy Community is hereby added to the Official Plan.

3.1 Complete and Healthy Community

1. Planning for a *complete community*, as a central theme to this Plan, is focused on the achievement of a well-designed, compact, vibrant city that provides convenient access to:

   i) an appropriate mix of employment opportunities;
   ii) a range of housing options;
   iii) local services and *community infrastructure* including *affordable housing*, schools, recreation and open space; and
   iv) public transportation and options for safe, non-motorized travel.

2. This Plan recognizes that components of land use planning influence human health, activity and social well-being. The policies of this Plan are collectively aimed at designing the built environment in a manner that will promote sustainable, healthy, active living.

ITEM 7: The purpose of 'ITEM 7' is to renumber section 2.4.3 to Section 3.2 and delete the footnote to this section.

Section 2.4.3 Population and Employment Forecasts is hereby amended as follows:

~~**2.4.3**~~ **3.2** Population and Employment Forecasts

1. By the year 2031, Guelph is expected to be a city of approximately 175,000[1] people. Growth will be planned to be moderate, steady, and managed to maintain a compact and human-scale city for living, working, shopping, and recreation.

~~2.4.3.1~~ **2.** The city will accommodate growth by:
~~a)~~ **i)** planning for a population forecast of 175,000 people by the year 2031;

~~b)~~ **ii)** promoting a steady rate of growth equivalent to an average population growth rate of 1.5% annually, which will allow growth to keep pace with the planning of future *physical infrastructure* and *community infrastructure*; and

~~c)~~ **iii)** ensuring the employment growth in the City is planned to keep pace with population growth by planning for a minimum of 92,000 jobs by the year 2031.

~~[1] The City's Local Growth Management Strategy plans for a population target of 169,000. To maintain consistency among documents, the Official Plan will plan for a population target of 175,000 by 2031, which reflects the Growth Plan method of calculating projected growth and includes the undercount, which is a statistical calculation that accounts for those individuals not counted through the census.~~

ITEM 8: The purpose of 'ITEM 8' is to renumber section 2.4.4 to Section 3.3 and amend the text to update a schedule reference and terminology.

Section 2.4.4 entitled Settlement Area Boundary is hereby amended as follows:

~~2.4.4~~ 3.3 Settlement Area Boundary

1. The City's future *development* to the year 2031 will be accommodated with the City's *settlement area* boundary identified on Schedule 1~~B~~ of this Plan.

~~2.4.4.1~~ **2.** The City will meet the forecasted growth within the *settlement area* through:

~~a~~ i) promoting *compact urban form*;

~~b~~ ii) intensifying generally within the b*uilt-up area*, with higher densities within Downtown ~~Guelph~~, the community mixed**-**use nodes and within the identified *intensification corridors*; and

~~c~~ iii) planning for a minimum density of 50 residents and jobs per hectare in the *greenfield area*.

~~2.4.4.2~~ **3.** A *settlement area* boundary expansion is not planned for before 2031.

ITEM 9: The purpose of 'Item 9' is to add a new Section 3.4 Non-Settlement Area to provide a policy context to the non-settlement areas identified on Schedule 1 of the Official Plan.

The following new Section 3.4 entitled Non-Settlement Area is hereby added to the Plan.

3.4 Non-Settlement Area

1. *Non-settlement areas* are identified on Schedule 1. For the purposes of this Plan, these lands are identified as not being available for urban development and are not included in determining the City's achievement of the *greenfield area density targets*.

ITEM 10: The purpose of 'ITEM 10' is to add a new Section 3.5 Urban-Rural Interface: Planning Coordination.

The following new Section 3.5 entitled Urban-Rural Interface: Planning Coordination is hereby added to the Plan.

3.5 Urban-Rural Interface: Planning Coordination

Objective

a) To promote a clear demarcation between the urban uses within the *settlement area* boundary of the City and the agricultural/rural lands within the surrounding townships.

Policies

1. The City will review and provide comments on *development* applications processed by the County of Wellington, the Townships of Guelph-Eramosa and Puslinch within the County of Wellington Official Plan's "Urban Protection Area" (generally considered being within one kilometre of the City of Guelph boundary).

2. The City will rely upon the provisions of the County of Wellington's Official Plan and the Provincial Policy Statement and applicable *Provincial Plans*, regulations and guidelines to discourage *development* within the "Urban Protection Area" of the surrounding Townships.

3. Consultation between the City and the County of Wellington will be encouraged to prepare a co-ordinated planning approach in dealing with issues which cross municipal boundaries including:

    i) river, watershed, subwatershed and source water protection issues;
    ii) transportation, trails, infrastructure and other *public service facilities*;
    iii) connectivity with the *Natural Heritage System* within the City; and
    iv) other land use planning matters requiring a co-ordinated approach.

ITEM 11: The purpose of 'ITEM 11' is to add a new Section 3.6 Housing Supply which provides policies in accordance with the Provincial Policy Statement 2005.

The following new Section 3.6 entitled Housing Supply is hereby added to the Plan.

3.6 Housing Supply

1. To provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents, the City shall:

    i) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and on lands which are *designated and available* for residential development; and

ii) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of *residential units* available through lands suitably zoned to facilitate *residential intensification* and *redevelopment* and land in draft approved and registered plans.

ITEM 12: The purpose of 'ITEM 12' is to renumber Section 2.4.5 to Section 3.7 and amend to update schedule numbers, policy references and terminology.

Section 2.4.5 Built-up Area and General Intensification is hereby renumbered and amended as follows:

~~**2.4.5**~~ **3.7** *Built-up Area* and General Intensification

1. To ensure development proceeds in accordance with the objectives of Section ~~2.4.2~~ **3.1** and to achieve the ~~Growth Plan~~ *intensification targets* **of this Plan**, significant portions of new residential and employment growth will be accommodated within the *built-up areas* ~~-~~through *intensification*.

2. The *built-up area* is identified on Schedule 1~~B~~ of this Plan. The b*uilt-up area* has been delineated in accordance with Section 2.2.3.~~4~~**5** of the Growth Plan and is based on the limits of the developed urban area as it existed on June 16, 2006. The *built-up area* will remain fixed in time for the purpose of measuring the *density* and *intensification targets* of the Growth Plan and the Official Plan.

~~2.4.5.1~~ **3.** Within the b*uilt-up area* the following general intensification policies shall apply:

~~a~~ **i**) ~~B~~by 2015 and for each year thereafter, a minimum of 40% of the City's annual residential development will occur within the City's *built-up area* as identified on Schedule 1~~B~~. Provisions may be made for the fulfillment of this target sooner than 2015.

~~b~~ **ii**)~~T~~the City will promote and facilitate *intensification* throughout the *built-up area*, and in particular within the *urban growth centre* (Downtown), the community mixed-use nodes and the *intensification corridors* as identified on Schedule 1~~B~~ "Growth Plan Elements".

~~c~~ **iii**) ~~V~~vacant or underutilized lots, *greyfield*, and *brownfield sites* will be revitalized through the promotion of *infill development*, *redevelopment* and expansions or conversion~~s~~ of existing buildings.

~~d~~ **iv**) ~~T~~the City will plan and provide for a diverse and compatible mix of land uses, including residential and employment uses to support vibrant communities.

~~e~~ **v**)~~A~~a range and mix of housing will be planned, taking into account affordable housing needs and encouraging the creation of ~~secondary suites~~ **accessory apartments** throughout the *built-up area*.

~~f~~ **vi**)~~I~~*intensification* of areas will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.

~~g~~ **vii**) ~~T~~the City will plan for high quality public open space with site design and urban design standards that create attractive and vibrant spaces.

~~h~~ **viii**) ~~D~~development will support transit, walking, cycling for everyday activities.

~~i~~ **ix**)~~T~~the City will identify the appropriate type and scale of development within *intensification areas* and facilitate *infill development* where appropriate.

ITEM 13: The purpose of 'ITEM 13' is to renumber Section 2.4.6 Urban Growth Centre (Downtown Guelph) to Section 3.8 and amend to modify terminology for Downtown.

Section 2.4.6 Urban Growth Centre (Downtown Guelph) is hereby renumbered and amended as follows:

~~2.4.6~~ **3.8** Urban Growth Centre (Downtown ~~Guelph~~)

1. The *Urban Growth Centre* is Downtown ~~Guelph~~ as identified on Schedule 1~~B~~. The precise boundary of the *Urban Growth Centre* will be clearly defined through ~~a~~ **the** detailed secondary plan **for Downtown. The Urban Growth Centre is hereafter referred to as Downtown**.

2. Downtown ~~Guelph~~ will continue to be a focal area for investment in office-related employment, commercial, recreational, cultural, entertainment~~,~~ and institutional uses while attracting a significant share of the City's residential growth.

3. ~~The~~ **D**~~d~~owntown will be maintained and strengthened as the heart of the community and will be the preferred location for *major office* and **major** institutional uses as well as major transit infrastructure including a major transit station.

~~2.4.6.1~~ **4.** Downtown ~~Guelph~~ will be planned and designed to:

~~a)~~ i)~~ A~~achieve a minimum *density target* of 150 people and jobs combined per hectare by 2031, which is measured across the entire Downtown;

~~b)~~ ii)~~ S~~serve as a high density major *employment area* that will attract provincially and potentially nationally and internationally significant uses;

~~c)~~ iii)~~ P~~provide for additional residential *development*, including *affordable housing*, *major offices*, commercial and appropriate institutional development in order to promote *live/work* opportunities and economic vitality in ~~the~~ Downtown;

~~d)~~ iv)~~ M~~maintain, enhance and promote *cultural heritage resources*, the *natural heritage system*, unique streetscapes and landmarks within ~~the~~ Downtown;

~~e)~~ v)~~ D~~develop additional public *infrastructure* and services; public open space; and tourist, recreational, entertainment, and cultural facilities within ~~the~~ Downtown; and

~~f)~~ vi)~~ A~~accommodate a major transit station and associated *multi modal* transportation facilities within ~~the~~ Downtown, which facilitates both inter and intra-city transit service.

ITEM 14: The purpose of 'ITEM 14' is to renumber section 2.4.7 Major Transit Station Area to Section 3.9 and amend to remove the definition from the policy.

Section 2.4.7 Major Transit Station Area is hereby renumbered and amended as follows:

~~**2.4.7**~~ **3.9** Major Transit Station Area

1. In keeping with the vision for a complete and transit supportive community, ~~a portion of~~ Downtown ~~Guelph~~ is identified as a *major transit station area*. The *major transit station area* will support both inter-city transit service as well as local transit service and function as the central hub providing connections within and outside the City.

~~2.4.7.1~~ **2.** The *major transit station area* ~~is defined generally as the area within approximately 500 m, or a 10 minute walk from a transit station or major bus depot. Within this area, development~~ will generally be planned and designed to:

~~a)~~ **i)** achieve increased residential and employment densities that support and ensure the viability of existing and planned transit infrastructure and service;

~~b)~~ **ii)** achieve **a** mix of residential, office, institutional and commercial *development*, where appropriate; and

~~c)~~ **iii)** provide access from various transportation modes to the transit facility including consideration of pedestrians, bicycle parking and commuter pick-up/drop-off areas.

ITEM 15: The purpose of 'ITEM 15' is to renumber section 2.4.8 Intensification Corridors to section 3.10 and amend to provide a new policy providing direction for development within the corridors.

Section 2.4.8 Intensification Corridors is hereby renumbered and amended as follows:

~~**2.4.8**~~ **3.10** Intensification Corridors

1. *Intensification Corridors* are identified on Schedule 1~~B~~ of this Plan and will be planned to provide for mixed-use development in proximity to transit services at appropriate locations.

~~2.4.8.1~~ **2.** *Intensification corridors* will be planned to achieve:

~~a)~~ **i)** increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;

~~b)~~ **ii)** a mix of residential, office, institutional, and commercial development where appropriate; and

~~c)~~ **iii)** a range of local services, including recreational, cultural and entertainment uses where appropriate.

3. *Development* within *intensification corridors* identified on Schedule 1 will be directed and oriented toward arterial and collector roads.

ITEM 16: The purpose of 'Item 16' is to renumber Section 2.4.9 Community Mixed Use Nodes to Section 3.11, amend spelling and terminology, and add new subsections 3.11.3 to 3.11.7 to address the long-term evolution of the nodes and the requirements for concept plans for new major development.

Section 2.4.9 Community Mixed Use Nodes is hereby renumbered and amended as follows:

~~**2.4.9**~~ **3.11** Community ~~m~~**M**ixed**-** ~~u~~**U**se Nodes

1. Community ~~m~~**M**ixed**-** ~~u~~**U**se ~~notes~~ **Nodes** are identified on Schedule 1~~B~~. These areas will be planned for higher density mixed**-**uses including residential and employment uses, as well as a wide range of retail, service, entertainment, recreational **and** commercial uses that serve the local and wider community.

~~2.4.9.1~~ **2.** The ~~c~~**C**ommunity ~~m~~**M**ixed**-** ~~u~~Use ~~n~~**N**odes will be planned and designed to:

~~a)~~ **i)** be well served by transit and facilitate pedestrian and cycling traffic;

~~b)~~ **ii)** provide a mix of commercial, offices and residential development in a higher density *compact urban form* that supports *walkable communities* and *live/work* opportunities; and

~~c)~~ **iii)** allow complementary uses such as open space, institutional, cultural and educational uses, hotels and *live/work* studios.

3. Community Mixed-use Nodes are intended to realize, in the long term, an urban village concept through a mix of uses in a compact urban form with a *Main Street area* and attractive private and public open spaces, such as urban squares.

Note: Policy 3.11.3 is under appeal only as it relates to the following properties: 35 and 40 Silvercreek Parkway South. This policy is in effect for all other affected lands.

4. Community Mixed-use Nodes will evolve over the Plan horizon and beyond through *intensification* and *redevelopment* to provide a compact built form.

5. New major *development* within areas identified as Community Mixed-use Nodes will demonstrate through concept plans how the proposed *development* meets the policies and objectives of this Plan.

6. Concept plans will be developed by the City or by a *development* proponent in consultation with the City prior to the approval of new major *development* proposals within Community Mixed-use Nodes. The concept plan will include but not be limited to the following:

- **i) linkages between properties, buildings and uses of land both within and adjacent to the Node;**
- **ii) identification of an appropriate location for a Main Street area;**
- **iii) locations of new public and/or private streets and laneways;**
- **iv) locations of open space on the site such as urban squares;**
- **v) general massing and location of buildings that**

establish a transition to the surrounding community;

vi) pedestrian, cycling and transit facilities; and

vii) *heritage attributes* to be retained, conserved and/or rehabilitated.

Note: Policy 3.11.5 and 3.11.6 are under appeal only as they relate to the following properties: 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 Kortright Road West, and 98 Farley Drive.
These policies are in effect for all other affected lands.

7. Applications for *Zoning By-law* amendments and site plans, or any phases thereof, for properties subject to a concept plan shall demonstrate to the City's satisfaction that the proposed *development* is generally consistent with the concept plan.

Note: Policy 3.11.7 is under appeal only as it relates to the following properties: 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 Kortright Road West, and 98 Farley Drive and 35 and 40 Silvercreek Parkway South.
This policy is in effect for all other affected lands.

ITEM 17: The purpose of 'Item 17' is to renumber section 2.4.10 Greenfield Areas to Section 3.12 and amend to update a schedule reference and correct spelling.

Section 2.4.10 Greenfield Areas is hereby renumbered and amended as follows:

~~**2.4.10**~~**3.12** Greenfield Area~~s~~

1. The *greenfield area* is identified on Schedule 1~~B~~ of this Plan. The *greenfield area* will be planned and designed in a manner which will contribute to the City's overall vision of a diverse and *complete community*. *Development* within the *greenfield area~~s~~* must be compact and occur at densities that support *walkable communities*, cycling and transit and promote *live/work* opportunities.

~~2.4.10.1~~ **2.** The *greenfield area* will be planned and designed to:

~~a)~~ **i)** achieve an overall minimum *density* target that is not less than 50 residents and jobs combined per hectare in accordance with the

Growth Plan policies. The density target will be measured in accordance with the provisions of subsection 2.2.7.3 of the *Growth Plan* over the entire designated *greenfield area* to be developed;

~~b)~~ **ii)** ensure that new *development* is designed to promote energy conservation, *alternative* and/or *renewable energy systems*~~,~~ and water conservation;

~~c)~~ **iii)** create street configurations, densities~~,~~ and an urban form that support**s** walking, cycling~~,~~ and the early integration and sustained viability of transit services;

~~d)~~ **iv)** provide a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;

~~e)~~ **v)** create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling;

~~f)~~ **vi)** promote, where appropriate through secondary planning**,** the development of identifiable, pedestrian oriented neighbourhood scale 'urban villages' through the use of medium and high density, street-related built form that contains a mix of commercial, residential and employment uses, as well as supporting *live/work* opportunities. These centres will be designed around active public spaces and street**s** and pedestrian access that is well-linked to the surrounding neighbourhood through walking, cycling and public transit; and

~~g)~~ **vii)** develop and implement policies, including phasing policies and other strategies to achieve the *intensification* and *density targets* of this Plan.

ITEM 18: The purpose of 'Item 18' is to renumber Section 2.4.11 Affordable Housing to Section 3.13 and amend the numbering of the subsections.

Section 2.4.11 Affordable Housing is hereby renumbered as follows:

~~**2.4.11**~~**3.13** Affordable Housing

1. In order to maintain and enhance a healthy and *complete community*, the City will make provisions for an adequate range of housing type and affordability options by:

~~a)~~ **i)** establishing and implementing minimum housing targets for the provision of housing that is affordable to *low and moderate income households*, in consultation with the County of Wellington; and

~~b)~~ **ii)** permitting and facilitating all forms of housing required to meet social, health and well**-**being requirements, including *special needs* requirements of current and future residents.

ITEM 19: The purpose of 'Item 19' is to renumber Section 2.4.12 Employment Lands to Section 3.14 and amend to update references to policy numbers and add policies related to regeneration areas and Greenfield area density targets.

Section 2.4.12 Employment Lands is hereby renumbered and amended as follows:

~~**2.4.12**~~**3.14** Employment Lands

1. As part of fostering a complete and healthy community, the City shall promote economic development and competitiveness and ensure that there is an adequate supply of land for a variety of employment uses to accommodate the forecasted growth ~~in Section 2.4.3~~ of this Plan by:

~~a)~~ **i)** planning to accommodate the employment growth forecast of a minimum of 92,000 jobs city wide by the year 2031;

~~b)~~ **ii)** providing for an appropriate mix and range of employment uses including, industrial, commercial, and institutional uses to meet long term needs;

~~c)~~ **iii)** providing opportunities for diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and *ancillary* uses and take into account the needs of existing and future businesses;

~~d)~~ **iv)** planning for, protecting, and preserving *employment areas* for current and future uses;

~~e)~~ **v)** ensuring the necessary infrastructure is provided to meet current and future employment needs;

~~f)~~ **vi)** directing *major office* and appropriate **major** institutional uses **primarily locate** ~~to~~ Downtown ~~Guelph~~ **or in areas with existing frequent transit service or existing or planned higher order transit service**; and

~~g)~~ **vii)** planning for~~,~~ and facilitating the development of~~,~~ employment lands that are *transit-supportive*, **are** compact **in** built form~~,~~ and minimize surface parking.

~~2.4.12.1~~ **2. To ensure that adequate land is available to meet future employment needs, t**~~T~~he conversion of lands within *employment areas*~~,~~ ~~which are not *Downtown*,~~ to *non-employment use(s)* may only be permitted through a *municipal comprehensive review* where it has been demonstrated that:

i) there is a need for the conversion at the proposed location on the basis that there are no alternative location(s) within the City where the use could be accommodated in conformity with the Official Plan;
ii) the conversion will not compromise the City's ability to meet the employment forecasts of **this Plan** ~~Section 2.4.3~~;
iii) the conversion will not adversely affect the overall viability of the *employment area* and achievement of the *intensification target* ~~set out in Section 2.4.5.1 a)~~, density targets ~~set out in Sections 2.4.6.1 a) and 2.4.10.1 a),~~ and other policies of this Plan;
iv) there is existing or planned infrastructure to accommodate the proposed conversion;
v) the lands are not required over the long term for the employment purposes for which they are designated; and
vi) cross-jurisdictional issues have been considered.

~~2.4.12.2~~ **3.** For the purposes of policy **3.14.2,** ~~2.4.12.1~~ *major retail uses* are non-employment uses.

~~2.4.12.3~~ **4.** Policy ~~2.4.12.1~~ **3.14.2 only applies** ~~does not apply~~ to *employment areas* that are ~~located within the~~ **not** *Downtown* **or regeneration areas**. For employment areas that are ~~located within the~~ *Downtown* **or regeneration areas**, Policy 1.3.2 of the Provincial Policy Statement**, 2005** applies.

5. **Regeneration areas are areas where a transition of use from industrial to another use is anticipated during the planning horizon of this Plan. Typically, these areas consist of isolated or fragmented sites outside of established or proposed industrial or business parks. The transition of use may be desirable to support improved land use compatibility or to promote reinvestment in underutilized areas of the City. The City may conduct planning studies to determine appropriate future uses for regeneration areas.**

6. **Employment lands within the *greenfield area* will be planned to contribute toward the achievement of the overall *density target* for the *greenfield area* over the long term. The following *density targets* have been established for monitoring purposes:**

    i) **Lands designated as Industrial within the *greenfield area* will be planned to achieve a *density target* of 36 jobs per hectare;**
    ii) **Lands designated Corporate Business Park within the *greenfield area* will be planned to achieve a *density target* of 70 jobs per hectare;**
    iii) **An overall average *density target* for employment lands within the *greenfield area* of 46 jobs per hectare.**

7. **Employment lands within the *greenfield area* will be designated to permit a range and mix of uses which support the achievement of the *density targets* identified in policy 3.14.6.**

8. **Employment uses that generate low job densities are generally encouraged to locate on appropriately designated lands within the *built-up area* of the City where there is convenient access to provincial highways or rail lines.**

ITEM 20: The purpose of 'Item 20' is renumber section 2.4.13 Transportation to Section 3.15 and amend to provide clarity to policy 3.15.4.

Section 2.4.13 Transportation is hereby renumbered and amended as follows:

~~**2.4.13**~~**3.15** Transportation

1. The City's transportation system will be planned and managed to:

~~a)~~ **i)** provide connectivity among transportation modes for moving people and goods;
~~b)~~ **ii)** offer a balance of transportation choices that reduces reliance upon any single mode and promotes transit, cycling and walking;
~~c)~~ **iii)** be sustainable, by encouraging the most financially and environmentally appropriate mode for trip-making;
~~d)~~ **iv)** offer *multi-modal* access to jobs, housing, schools, cultural and recreational opportunities~~,~~ and goods and services;

~~e)~~ **v)** provide for the safety of system users; and
~~f)~~ **vii)** ensure coordination between transportation system planning, land use planning~~,~~ and transportation investment.

~~2.4.13.1~~ **2.** In planning for the development, optimization, and/or expansion of new or existing transportation infrastructure the City will:
- ~~a)~~ **i)** consider increased opportunities for moving people and moving goods by rail, where appropriate;
- ~~b)~~ **ii)** consider separation of modes within *transportation corridors*, where appropriate;
- ~~c)~~ **iii)** use transit infrastructure to shape growth and planning for high residential and employment densities that ensure the efficiency and viability of existing and planned transit service levels;
- ~~d)~~ **iv)** place priority on increasing the capacity of existing transit systems to support *intensification areas*;
- ~~e)~~ **v)** expand transit service to areas that have achieved, or are planned to achieve, *transit-supportive* residential and employment densities, together with a mix of residential, office, institutional and commercial development wherever possible;
- ~~f)~~ **vi)** facilitate improved linkages from nearby neighbourhoods to Downtown ~~Guelph~~, and other *intensification areas*; and
- ~~g)~~ **vii)** increase the *modal share* of transit.

~~2.4.13.2~~ **3.** The City will develop and implement ~~t~~**T**ransportation ~~d~~**D**emand ~~m~~**M**anagement (TDM) policies within this Plan and other transportation planning documents with the objective to reduce trip distance and time, and increase the *modal share* of alternatives to the automobile.

~~2.4.13.3~~ **4.** Public transit will be the first priority for **vehicular** transportation infrastructure planning **and transportation investments**.

~~2.4.13.5~~ **5.** The City will ensure that pedestrian and bicycle networks are integrated into transportation planning to:
- ~~a)~~ **i)** provide safe, comfortable travel for pedestrians and ~~bi~~cyclists within existing communities and new *development*; and
- ~~b)~~ **ii)** provide linkages between *intensification areas*, adjacent neighbourhoods, and transit stations, including dedicated lane space for bicyclists on the major street network where feasible.

Item 21: The purpose of 'Item 21' is to renumber section 2.4.14 Natural Heritage System to Section 3.16 Natural Heritage System.

Section 2.4.14 entitled Natural Heritage System is hereby renumbered to Section 3.16.

ITEM 22: The purpose of 'Item 22' is to renumber section 2.4.15 Culture of Conservation to section 3.17 and amend to remove details of energy conservation which are addressed through a new section.

Section 2.4.15 Culture of Conservation is hereby renumbered and amended as follows:

~~**2.4.15**~~**3.17** Culture of Conservation

1. The City will develop and implement policies and other strategies in support of the following conservation objectives:

~~a)~~ **i)** ~~W~~**w**ater conservation including water demand management for the efficient use of water and water recycling to maximize the reuse and recycling of water.

~~b)~~ **ii)** ~~A~~**a** sustainable groundwater supply and waste~~-~~water system that ensures water quality and quantity is protected, improved, or restored.

~~c)~~ **iii)** ~~E~~**e**nergy conservation~~, including:~~

~~i) energy conservation for municipally owned facilities;~~

~~ii) identification of opportunities for *renewable energy* generation and distribution;~~

~~iii) energy demand management to reduce energy consumption; and~~

~~iv) land use patterns and urban design standards that encourage and support energy-efficient buildings and opportunities for cogeneration.~~

~~d)~~ **iv)** ~~P~~**p**rotection of air quality, including the reduction of emissions~~.~~**;**

~~e)~~ **v)** ~~I~~**i**ntegrated waste management to enhance waste reduction, composting and recycling and the identification of new opportunities for source reduction, reuse~~,~~ and diversion where appropriate~~.~~**; and**

~~f)~~ **vi)** ~~Cultural heritage conservation, including~~ conservation of *cultural heritage* and *archaeological resources*, where feasible.

ITEM 23: The purpose of 'Item 23' is to add a new section 3.18 Energy Sustainability to provide policy details with respect to energy conservation.

The following new section 3.18 entitled Energy Sustainability is hereby added to the Plan.

3.18 Energy Sustainability

1. The City will reduce energy consumption and promote *renewable* and *alternative energy systems* by developing policies and programs for:

   i) implementing energy conservation for municipally owned facilities;
   ii) identifying and implementing opportunities for renewable and alternative energy generation and distribution;
   iii) developing and implementing energy demand management to reduce energy consumption;
   iv) establishing land use patterns and urban design standards that encourage and support energy-efficient buildings and opportunities for *district energy*; and
   v) conserving energy by encouraging renovation and efficient design of buildings and *development*.

ITEM 24: The purpose of 'Item 24' is to renumber section 2.4.16 Water and Wastewater Systems to Section 3.19.

Section 2.4.16 entitled Water and Wastewater Systems is hereby renumbered to Section 3.19 as follows:

~~**2.4.16**~~ **3.19** Water, Wastewater and Stormwater Systems

1. Development will be planned and coordinated relative to a program for infrastructure planning, asset management and infrastructure investment that is focused on the orderly extension, repair and upgrading of municipal trunk storm and sanitary sewers and watermains.

2. Construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met:

~~a)~~ **i)** strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and

~~b)~~ **ii)** plans for expansion or for new services are to serve growth in a manner that supports achievement of the *intensification* and *density targets* of this Plan.

ITEM 25: The purpose of 'Item 25' is to renumber section 2.4.17 Community Infrastructure to section 3.20 and amend wording of one statement.

Section 2.4.17 Community Infrastructure is hereby renumbered and amended as follows:

~~**2.4.17**~~**3.20** Community Infrastructure

~~2.4.17.~~1**.** Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement ~~development~~ **the objectives of this Plan**.

~~2.4.17.~~2**.** Planning for growth will take into account the availability and location of existing and planned *community infrastructure* so that *community infrastructure* can be provided efficiently and effectively.

~~2.4.17.~~3**.** An appropriate range of *community infrastructure* should be planned to meet the needs resulting from population changes and to foster a *complete community*.

~~2.4.17.~~4**.** Services planning, funding and delivery sectors are encouraged to develop a *community infrastructure* strategy to facilitate the co-ordination and planning of *community infrastructure* with land use, infrastructure and investment through a collaborative and consultative process.

ITEM 26: The purpose of 'Item 26' is to renumber policies 2.4.14.3 and 2.4.14.4 to add them to the new Section 3.20 Community Infrastructure.

Policies 2.4.14.2 and 2.4.14.4 are hereby renumbered and amended as follows:

~~2.4.14.3~~ **5.** The City will work with the Grand River Conservation Authority, non-governmental organizations~~,~~ and other interested parties to encourage and develop a system of publicly accessible parkland, open space and trails, including shoreline areas that:

~~a)~~ **i)** clearly demarcate~~s~~ where public access is and is not permitted;

~~b)~~ **ii)** is based on a co-ordinated approach to trail planning and development; and

~~c)~~ **iii)** is based on good land stewardship practices for public and private lands.

~~2.4.14.4~~ **6.** The City will encourage an urban open space system that may include rooftop gardens, **urban squares,** communal courtyards~~,~~ and public parks.

ITEM 27: The purpose of 'Item 27' is to add a new Section 3.21 Managing Growth. This new section updates and revises policies related to Staging of Development and the Development Priorities Plan.

Section 3.21 entitled Managing Growth is hereby added to the Plan.

3.21 Managing Growth

Objectives

a) To ensure that *development* is planned in a logical and economical manner in keeping with the City's growth management objectives outlined in Section 2.2.1 and Chapter 3 of this Plan entitled Planning a Complete and Healthy Community.

b) To manage the rate and timing of growth and monitor the achievement of the City's growth management objectives as outlined in Chapter 3 of this Plan through an annual growth monitoring report and Development Priorities Plan.

3.21.1 Policies

1. The City will determine the rate and direction of *development* in accordance with the goals, objectives and policies of this Plan in particular the City's growth targets, population and employment projections, municipal fiscal sustainability, the logical and planned expansion and provision of municipal services and *community infrastructure*.

2. Within the *built-up area*, priority for the upgrading of municipal services will be given to Downtown and *intensification areas*.

Growth Monitoring

3. The City will prepare a Growth Management Monitoring report on an annual basis to:

   i) Monitor *development* activity for consistency with population and employment forecasts, *intensification* targets for the *built-up area* and *density targets* for the *greenfield area* and *urban growth centre*; and

   ii) Track the supply of available *residential units* and the ability to accommodate residential growth in accordance with the housing supply policies of this Plan.

Development Priorities Plan

4. The City will prepare a *Development Priorities Plan* (DPP) on an annual basis to manage and direct growth and to define and prioritize the rate, timing and location of *development* in the City. Generally, the DPP:

   i) sets an annual target for the creation of potential *dwelling units* from registered *plans of subdivision*; and
   ii) assists with the integration of financial planning of growth related capital costs with land use planning and the timing of development.

5. The Development Priorities Plan will set out specific criteria for determining priorities for the rate, timing and location of development. The criteria will, at a minimum, address the following:

   i) the realization of the goals, objectives and policies of the Official Plan;
   ii) servicing capacity and availability of servicing;
   iii) co-ordination and orderly provision of municipal services and community facilities;
   iv) the City's financial considerations;
   v) an effective and efficient growth pattern in both new and older, established areas of the City;
   vi) achievement of the *density targets* for the *greenfield area*;
   vii) achievement of the *intensification target* for the *built-up area*;
   viii) provision of a mix of housing types and densities including *affordable housing*; and
   ix) satisfaction of sustainability criteria and goals of the Community Energy Plan.

ITEM 28: The purpose of 'Item 28' is to delete Section 3: General Development in its entirety which includes the following subsections:

3.1: Introduction,
3.2 Community Form Statement
3.3 Urban Form Policies
3.4 Community Facilities
3.5 Cultural Heritage Resources
3.6 Urban Design
3.7 Barrier Free Environment
3.8 Energy Conservation and Climate Change Protection
3.9 Urban Fringe Areas
3.10 Urban/Rural Boundary.

These subsections have been replaced by updated and/or new policies in other sections of the Plan.

Section 3 entitled General Development is hereby deleted in its entirety.

Item 29: The purpose of 'Item 29' is to delete the following subsections from Section 4: Municipal Services:

4.1 Introduction
4.2 Staging of Development
4.3 Water Resources
4.4 Wastewater Treatment
4.5 Solid Waste Management
4.6 Other Servicing Considerations

These subsections have been replaced by updated and/or new policies in other sections of the Plan.

Subsections 4.1, 4.2, 4.3, 4.4, 4.5 and 4.6 of Section 4: Municipal Services are hereby deleted.

Item 30: The purpose of 'Item 30' is to renumber subsection 4.7 Community Improvement to section 10.3 Community Improvement.

Subsection 4.7 Community Improvement is hereby renumbered to 10.3 Community Improvement.

Item 31: The purpose of 'Item 31' is to delete the Section 5: Development Constraints in its entirety which includes the following subsections:

5.1 Introduction
5.2 Flood Plains
5.3 Steep Slope, Erosion Hazard Lands and Unstable Soils
5.4 Mineral Aggregate Resource Areas
5.5 Landfill Constraint Areas
5.6 Potentially Contaminated Properties
5.7 Arkell Springs Water Resource Protection Area

These subsections have been replaced by updated and/or new policies in other sections of the Plan.

Section 5 Development Constraints, including subsections 5.1 – 5.7, is hereby deleted in its entirety.

Item 32: The purpose of 'Item 32' is to add a new Chapter 4 entitled Protecting What is Valuable including section 4.1 (reserved for future use), section 4.2 (reserved for future use) and section 4.3 Watershed Planning and Water Resources which updates and replaces the former policies related to watershed planning, water resources protection and conservation and source protection.

The following new Chapter 4 entitled Protecting What is Valuable and Sections 4.1, 4.2 and Section 4.3 Watershed Planning is hereby added to the Official Plan:

4 Protecting What is Valuable

4.1

4.2

4.3 Watershed Planning and Water Resources

Protection, conservation and enhancement of the City's water resources are integral to sustaining the environmental, social and economic well-being of the community. The City employs a *watershed*/subwatershed based planning approach to inform broader scale natural heritage, land use and infrastructure planning policy. The City emphasizes water resource protection and conservation, ensuring long term safety and security through the identification of potential quality and quantity threats to surface water and *groundwater* resources. Additional measures to protect the City's existing and future sources of water supply are anticipated through the development and implementation of a Source Protection Plan.

Objectives

a) To use a *watershed*/subwatershed planning systems approach to inform the identification, evaluation and protection of the natural environment.

b) To protect, improve or restore the quality and quantity of the City's surface water and *groundwater* resources through municipal initiatives and community stewardship.

c) To practice and encourage effective management of stormwater drainage in order to maintain or enhance the water resources of the City.

d) To use stormwater management to assist in regulating the quantity and quality of stormwater run-off to receiving natural watercourses, wetlands and recharge facilities.

e) To work with the Grand River Conservation Authority and Lake Erie Source Protection Committee to develop a Source Protection Plan.

4.3.1 Watershed Planning

1. The City will use *watershed*/subwatershed planning as a basis for environmental, land use and infrastructure planning. Subwatershed planning informs the *Natural Heritage System* and may serve as a comprehensive *Environmental Impact Study* framework but will not replace the need for detailed *Environmental Impact Studies* required in support of *development* applications.

2. The City will work with the Grand River Conservation Authority, stakeholders and other agencies to develop and implement *watershed*, subwatershed, master drainage and Stormwater Management Plans.

3. *Watershed*/subwatershed studies will be used:

    i) to identify *surface water features*, *groundwater features*, *hydrologic functions* and *natural heritage features* and linkages which are necessary for the ecological and

hydrological integrity of the *watershed*;

ii) to ensure linkages and related functions among *surface water features*, *groundwater features*, *hydrologic functions* and *natural heritage features* are maintained;

iii) as the basis for stormwater management plans, augmenting *natural heritage feature* protection, *restoration* and enhancement where applicable and the requirements for major municipal *infrastructure*;

iv) to provide guidance for monitoring, mitigation measures and alternative development approaches within the *watershed* with the intended purpose of maintaining and enhancing the health and quality of *surface water* and *groundwater features*, *natural heritage features* and associated *ecological and hydrological functions* within the subwatershed; and

v) to inform and assist in the land use planning process.

4. Planning studies and *development* applications will take into account the recommendations of *watershed*/subwatershed studies and related master plans. Schedule 4A displays the *surface water features* of the City including its rivers, creeks and wetland areas.

5. The City will establish environmental monitoring programs within *watershed* and subwatershed planning areas of the City, with community partners and appropriate government agencies including the Grand River Conservation Authority. These monitoring programs will:

   i) assess impacts on *natural heritage features* and *ecological functions* during construction;

   ii) assess longer term impacts on *natural heritage features* and *ecological functions* through benchmarking studies; and

   iii) assist in identifying corrective or mitigation measures in instances where *negative impacts* to *natural heritage features* and *ecological functions* have been identified.

6. The findings and recommendations of *watershed*/subwatershed studies and *Environmental Impact Studies* may be used for initial benchmarking for monitoring and implementation of mitigation measures.

7. Through the *development* review process for lands within *watershed* and subwatershed planning areas, the City will encourage *development* proponents to prepare information devices including signage, homeowner brochures and other similar means that will assist in explaining the ecosystem approach used to protect the City's *Natural Heritage System*.

4.3.2 Water Resource Protection and Conservation

1. The City will protect, improve or restore the quality and quantity of water by:

i) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
ii) implementing necessary restrictions on *development* and *site alteration* to protect all municipal drinking water supplies and designated *vulnerable* areas;
iii) promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and
iv) ensuring stormwater management practices minimize stormwater volumes and contaminant loads.

2. Reduction in water consumption will be encouraged through upgrading/retrofitting of existing buildings and facilities. The City may require a Water Conservation Efficiency Study in conjunction with new *development*.

3. Landscaping and maintenance practices that minimize water consumption and reduce the use of potable water for irrigation associated with *development* are encouraged.

4. The use of potable water for outdoor watering is discouraged.

5. The City will increase the use of low maintenance and drought tolerant landscaping at municipal facilities.

6. The City will encourage and implement *Low Impact Development* (LID) where appropriate.

7. Alternative water supply and demand management systems such as rain water harvesting and grey water reuse is encouraged throughout the city and in all new *development*.

8. The City will ensure, through consultation with the Province and the Grand River Conservation Authority, that all *development* meets provincial water quality and quantity objectives for surface water and *groundwater*.

9. The City will ensure that *development* activities do not impair the future ability of the area's *groundwater* and surface water resources to provide a quality water supply to satisfy the residential and business needs of the city and to sustain the area's natural ecosystem.

10. *Development* shall be restricted in or near *sensitive surface water features* and *sensitive groundwater features* and tributaries such that these features and their related *hydrologic functions* and water quality functions shall be protected, improved or restored. Mitigative measures and/or alternative *development* approaches may be required to protect, improve or restore *sensitive surface water features*, *sensitive groundwater features* and their *hydrologic functions*.

11. The City will implement the recommendations of the Water Conservation and Efficiency Strategy Update (2009) or successor thereto.

4.3.3 Source Protection

Source protection planning is designed to protect existing and future sources of municipal drinking water thereby safeguarding human health and the environment. A Source Protection Plan is being developed by the Lake Erie Source Protection Committee. The Source Protection Plan will place restrictions on land use activities within Wellhead Protection Areas, Intake Protection Zones and Issues Contributing Areas. Once approved by the Ministry of the Environment, the Source Protection Plan policies will be incorporated into this Plan through amendment. In the interim, the City will continue to place restrictions on land use activities that have the potential to impact the City's water supply and may implement risk management measures required by the *Clean Water Act*.

1. The entire City area is considered to be a recharge area for municipal drinking water supply. To protect this valuable water resource, the City will introduce conditions of *development* approval that:

    i) protect wetlands and other areas that make significant contributions to *groundwater* recharge;
    ii) ensure that stormwater management systems protect water quality and quantity;
    iii) require all storage of liquid waste, petroleum, fuels, solvents, fertilizers and related chemicals be provided for in properly designed and engineered containment areas in accordance with all applicable policies, guidelines, technical standards and legislation;
    iv) restrict the placement of underground chemical/fuel storage tanks;
    v) require impact studies and risk management plans where proposed *development* has the potential to affect the quantity or quality of *groundwater* resources;
    vi) require that contaminated properties be restored to the appropriate condition in compliance with applicable Provincial legislation and regulations;
    vii) place restrictions on land use in areas of greatest risk to contamination of *groundwater* resources. Uses that may be restricted include, but are not limited to: industrial landfills, lagoons, waste disposal facilities, asphalt and concrete batching plants not associated with *mineral aggregate operations*, the storage or processing of chemical products, gasoline or oil depots and service stations, and vehicle salvage, maintenance, service yards and other activities identified as significant drinking water threats; and
    viii) may require risk management measures for specific land uses and prescribed drinking water threat activities, in Wellhead Protection Areas A, B and C identified on Schedule 7.

2. The City's Wellhead Protection Areas, Intake Protection Zones and Issues Contributing Areas extend into the County of Wellington and the Region of Halton. The City will work co-operatively with the upper and lower tier municipalities within Wellington County and Halton Region to develop source protection policies to ensure the long-term protection of the water resources of all these municipalities.

3. The City may require that technical studies be prepared by a qualified professional to assess and mitigate the potential impacts of a proposed *development* application within the City's wellhead protection areas as part of a complete application. These studies may include but are not limited to a Disclosure Report, detailed Hydrogeological Study and a Spill Prevention and Contingency Plan.

4. Interim Risk Management Plans may be required to reduce the risk of significant drinking water threat activities identified through the Assessment Reports or by other means.

Item 33: The purpose of 'Item 33' is to add a new section 4.4 Public Health and Safety which updates and replaces the former policies related to floodplains, erosion hazards and hazardous sites, landfill constraint areas, potentially contaminated properties and noise and vibration.

The following new Section 4.4 Public Health and Safety is hereby added to the Official Plan:

4.4 Public Health and Safety

Natural and human-made hazards pose threats to human health, safety and well-being. *Natural hazards* are naturally occurring processes that create unsafe conditions for *development* generally identified as flooding, erosion and unstable soils. Human-made hazards are the result of human activities on the landscape and include contaminated sites and *mineral aggregate operations*. *Development* on or adjacent to former *landfill sites* or potentially contaminated sites must be carefully managed to reduce risks to human and environmental health.

Natural and human made hazards may result in constraints to *development* on affected and *adjacent lands.* Precautionary and proactive policy that directs and manages *development* within or adjacent to these areas is intended to ensure safety and prevent loss of life, reduce property damage, limit social disruption and minimize public and private expenditures.

4.4.1 Floodplains

Development or *redevelopment* is not permitted within the *regulatory floodplain* because of inherent dangers, such as loss of life, property damage and social disruption, should flooding occur, except in special circumstances where the general prohibition of new *development* or *redevelopment* in *floodplain* areas of historic communities is not practical. The One Zone area is used in those instances where the City prohibits

development within the entire *floodplain* area. The One Zone areas are identified in association with rivers and creeks throughout the City where buildings/structures generally do not currently exist within the *floodplain*.

Two Zone and Special Policy Area provisions may be selectively applied where *development*, *redevelopment* and rehabilitation of buildings and structures in these areas is considered vital to the continued economic and social viability of the City. The Province, in co-operation with the Grand River Conservation Authority and the City, has established Two Zone and Special Policy Areas within the City. In Two Zone and Special Policy Areas, the *floodway* and *flood* fringe areas are clearly delineated and the policies allow for *development* and *redevelopment* provided it meets the specific area *flood* proofing requirements.

Objectives

a) To minimize conditions which may be hazardous to human life or may cause significant property damage due to flooding.

b) To prevent the creation of new hazards caused by *development* within *floodplains* in new growth areas of the city and ensure existing hazards are not aggravated.

c) To recognize existing *development* within the *floodplain,* and where *flooding hazards* will not be aggravated, provide for infill and *redevelopment* within the approved Two-Zone and Special Policy Areas.

Policies

1. Lands adjacent to rivers and streams within the City may be subject to flooding conditions. The areas subject to flooding are defined by the *Regulatory Flood* and delineated by the Grand River Conservation Authority as identified One Zone, Two Zone and Special Policy *flood plain* areas on Schedule 3.

2. The One Zone policy for *floodplain* management will be applied to all *flood plains* except where a Two Zone policy or Special Policy Area is designated through this Plan.

3. *Development* within *floodplain* areas shall be consistent with the *flood plain* and riverine *flooding hazard* policies and regulations of the Grand River Conservation Authority, as amended from time to time as well as the provisions of this Plan.

4. *Development* shall generally be directed to areas outside *hazardous lands* adjacent to rivers, streams and inland lake systems which are impacted by *flooding hazards* and/or *erosion hazards* except as provided for in the Two Zone and Special Policy Area policies.

5. *Development* within a *floodway* shall not be permitted regardless of whether the area of inundation contains high points of land not

subject to flooding, except as provided for in the Two Zone and Special Policy Area policies.

6. This Plan recognizes special circumstances in the older, established areas of the City. Where the Two Zone and Special Policy Area policies have been approved by the Province, the Grand River Conservation Authority and the City, *development* and *redevelopment* may be allowed within portions of the *floodway* and the *flood fringe*, subject to the provisions of this Section.

7. The following uses shall not be permitted within the *Regulatory Floodplain* including the Two Zone and Special Policy Areas:

   i) institutional uses associated with hospitals, *nursing homes*, pre-school, school nurseries, child care centres and schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, the failure of *floodproofing* measures and/or protection works, and/or erosion;

   ii) *essential* emergency service such as that provided by fire, police and ambulance stations and electrical substations which would be impaired during an emergency as a result of flooding, the failure of *floodproofing* measures and/or protection works, and/or erosion; and

   iii) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

8. Existing *essential* services, such as, fire, police and ambulance services that wish to expand or renovate will be encouraged to relocate to a site outside of the *floodplain* area.

9. The City and the Grand River Conservation Authority will give consideration to a program of structural improvements, as well as other *flood* control works, to reduce the risk of *flood* within the *floodplains*.

10. Council shall maintain its Emergency Response Plan to ensure a prompt response and the co-ordination of all required services in the event of a *flood* emergency.

11. The City will continue to co-operate with the Grand River Conservation Authority in the operation of the Grand River *watershed flood* warning system.

12. The *floodlines*, that delimit the *floodplains* of this Plan, may be revised by amendment to this Plan where more current mapping becomes available or where *flood* control or other works alter or eliminate the *flood* prone area.

13. Notwithstanding policy 4.4.1.12, minor refinements to the *regulatory floodlines* can be made without an amendment to this

Plan.

One Zone Floodplain

14. No *development* is permitted within the One Zone Floodplain areas of the City.

15. Notwithstanding policy 4.4.1.14, minor additions or alterations to existing residential, industrial, commercial and institutional buildings or structures and non-habitable accessory buildings or structures may be permitted in accordance with the Grand River Conservation Authority regulations made under the *Conservation Authorities Act*, and the provisions of this Plan.

16. The following passive uses may be permitted in the One Zone Floodplain subject to the applicable provisions of this Plan:

    i) outdoor recreation, excluding buildings and structures;
    ii) open space and conservation areas;
    iii) wildlife sanctuaries;
    iv) nurseries and forestry; and
    v) *urban agriculture*, excluding buildings and structures.

17. This Plan does not imply that One Zone Floodplain lands are open to the general public or that such lands will be purchased by the City, or any other public agency.

Two Zone Floodplain

The Two Zone *floodways* of the Speed and Eramosa Rivers are defined as a component of the Significant Natural Areas designation. For a more specific definition of their extent, reference can be made to Schedule 3 where the *floodway* is illustrated.

18. No *development* is permitted within the *floodway*; however, existing buildings/structures within the *floodway* will be recognized as *legal non-conforming*.

19. The *floodway* may be used for:

    i) outdoor recreation, including small, municipal ancillary buildings and structures (e.g. picnic shelters) provided that damage potential is minimized and proposed structures will not affect the hydraulic characteristics of the *floodplain*;
    ii) open space and conservation areas;
    iii) wildlife sanctuaries;
    iv) nurseries and forestry; and
    v) *urban agriculture*, excluding any buildings and structures

20. This Plan does not imply that *floodway* lands are open to the general public or that such lands will be purchased by the City or any other public agency.

21. *Floodway* lands will be zoned in an appropriate hazard category in the implementing *Zoning By-law*.

22. In spite of policies 4.4.1.18 and 4.4.1.19, the use of lands described as Part of Lots 1 and 2, Concession 2, Division "D", more particularly described as Parts 7, 8, 9, 10, 11 and 12, Reference Plan 61R-5491, being lands located on the north side of Woodlawn Road East and along the west side of the Speed River, shall be extended to include three additional land uses as follows: a private road; a day use parking area at the existing grade; a dry land access road bed to service the senior citizen's residential project located to the east.

23. The Two Zone *flood fringe* for the Speed and Eramosa Rivers is defined as the lands that lie outside the *floodway* but within the *regulatory floodlines* as identified on Schedule 3.

24. *Development*/*redevelopment* may be permitted within the *flood fringe* subject to the use, building and/or structure being *floodproofed* to the *regulatory flood level* as required by the Grand River Conservation Authority.

25. The permitted uses established for the Land Use designations on Schedule 2 may be permitted within the *flood fringe* subject to the Two Zone and Special Policy Area policies and the general prohibitions outlined in policy 4.4.1.7 within the *regulatory floodplain*. These lands will be zoned in the appropriate categories of the implementing *Zoning By-law.*

Special Policy Area (S.P.A.) Floodplain

26. Within the 'Special Policy Area (S.P.A.) Floodplain', identified on Schedule 3 of this Plan, the City, the Grand River Conservation Authority and the Province of Ontario have agreed to accept a higher *flood* risk than would normally be acceptable. This higher *flood* risk permits the *development* of a limited amount of new buildings and structures on these lands.

27. The permitted uses within the 'S.P.A. Floodplain' are established by the land use designations shown on Schedule 2, subject to the prohibited uses outlined above in the General Floodplain policies. In addition, policy 4.4.1.7 is applicable within the 'S.P.A. Floodplain'.

28. *Development/redevelopment* is not permitted within the *floodway*.

29. Within the 'S.P.A. Floodplain' hotels and motels may only be permitted if the use can be *floodproofed* to the *regulatory flood level* and *safe access* can be provided.

30. Within the 'S.P.A. Floodplain' service stations, gas bars and other uses involving the manufacture, disposal, consumption or storage

of chemical, flammable, explosive, toxic, corrosive or other dangerous materials shall not be permitted.

31. Within the 'S.P.A. Floodplain' parking facilities shall be designed to the satisfaction of the City and the Grand River Conservation Authority so as to minimize *flood* damage and potential *flood* flow interference.

32. The City's implementing *Zoning By-law* will outline specific use and building regulations for lands within the 'S.P.A. Floodplain'.

33. *Floodproofing* shall be required for all forms of building activity within the 'S.P.A. Floodplain' to the satisfaction of the City and the Grand River Conservation Authority. The following will give guidance to the *floodproofing* requirements:

    i) any new building or structure shall be designed such that its structural integrity is maintained during a *regulatory flood*. In spite of the lower minimum levels specified by the policies of this subsection, every attempt should be made to *floodproof* buildings and structures to the *regulatory flood level*;
    ii) various forms of *floodproofing*, as specified by the Province, may be used to achieve the necessary *floodproofing* requirements of this Plan; and

    iii) the replacement of a building or structure on the footprint of a previous structure which has been destroyed or demolished by fire or natural causes will be permitted, provided the building or structure is not located within the *floodway.*

Floodproofing Requirements for Residential Uses within the 'S.P.A. Floodplain'

34. In addition to the requirements of policy 4.4.1.33, the following policies apply to the *renovation* of, intensification of, *conversion* to, *development* and *redevelopment* of residential uses.

    1. *Renovation* of existing residential buildings may be permitted provided any new *habitable floor space* is no lower than the elevation of the existing ground floor level.

    2. *Residential intensification*, comprising the building of a new single/semi/duplex on an existing vacant lot, or adding an *accessory apartment* to an existing single/semi/duplex building or the creation of a new lot by *consent* for a single/semi/duplex dwelling, may be permitted provided that the new building or structure is *floodproofed* to an elevation no lower than one metre below the *regulatory flood level*; and:

        i) the *habitable floor space* is constructed to an elevation equal to, or greater than the ground floor elevation of

adjacent buildings, but in no case lower than one metre below the *regulatory flood level*;
ii) mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*;
iii) 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
iv) access is available to the site at an elevation no lower than one metre below the *safe access* level.

3. Conversion of a non-residential building to a residential use may be permitted provided the building is *floodproofed* to an elevation no lower than one metre below the *regulatory flood level*:

i) the *habitable floor space* elevation of any new *residential unit* is located at an elevation no lower than one metre below the *regulatory flood level*;
ii) mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*; and
iii) access is available to the site at an elevation no lower than one metre below the *safe access* level.

4. *Development*/*redevelopment* of new *residential units*, excluding forms of *residential intensification* noted in policy 4.4.1.34.2 may be permitted provided that the new building and related structures are *floodproofed* to the *regulatory flood* level; and:

i) the *habitable floor space* of any new *residential unit* is constructed to an elevation equal to or greater than the *regulatory flood* level;
ii) windows, doors and other building openings for any new *residential unit* will be located above the *regulatory flood level*;
iii) mechanical, electrical and heating equipment for any new *residential unit* will be located above the *regulatory flood level*;
iv) access is available to the site at an elevation no lower than one metre below the *safe access* level; and
v) unenclosed parking facilities shall be located at or above an elevation of the *100 year flood* level and enclosed facilities shall be *floodproofed* to the *regulatory flood level*.

Floodproofing Requirements for Non-Residential Uses within the 'S.P.A. Floodplain'

35. In addition to the requirements of policy 4.4.1.33 the *renovation* of, *conversion* to and *development/redevelopment* of non-residential uses may be permitted provided that:

i) the building or structure is *floodproofed* to a minimum elevation no lower than one metre below the *regulatory flood level*; and
ii) the minimum elevation of any floor area is at or above the *100 year flood* level.

Other General Policies Applicable to the Two Zone Floodplain and the 'Special Policy Area Floodplain'

36. Prior to a building permit being issued by the City for construction within the *flood fringe* of the Two Zone Floodplain or the 'Special Policy Area Floodplain', a permit from the Grand River Conservation Authority, pursuant to regulations made under the *Conservation Authorities Act* will be required.

1. Building permit applications will be administered in phases, including a foundation permit and a building permit.

2. Upon completion of any foundation, the City will require a certificate from an Ontario land surveyor or a professional engineer, verifying that the *habitable floor space* elevation is located above the required *flood* level, prior to issuance of the building permit.

3. Upon completion of the building or structure, the City will require a letter of compliance by a professional engineer, verifying that the *floodproofing* measures have been implemented as required, and are in conformity with the policies of this Plan.

4.4.2 Erosion Hazards and Hazardous Sites

The City promotes safe *development* conditions throughout the City. There may be situations within the City where the topography, soil or bedrock composition can compromise safety if not taken into account at the building/property development design stage.

The City's *Natural Heritage System* identified on Schedule 4 incorporates those *erosion hazards*, steep slopes and unstable soils that are delineated and mapped by the Grand River Conservation Authority. Additional *erosion hazards* and steep slopes may be identified according to the policies of this Section.

Objectives

a) To identify situations where human life safety and the protection of property may be jeopardized due to erosion, steep slopes or *hazardous sites*.

b) To promote proper design for *development* that reduces the potential for building/property damage or the creation of unsafe conditions.

Policies

1. *Development* will generally be directed outside *erosion hazards*, steep slopes or *hazardous sites*.

2. *Development* within *erosion hazards,* steep slopes or *hazardous sites* may only be permitted where a site-specific Geotechnical Report, Soils Stability and Geotechnical Analysis, or engineering assessment based on established provincial guidelines or engineering standards and an appropriate factor of safety against slope failure or slipping establishes a more precise hazard limit, and where it can be demonstrated to the satisfaction of the City and the Grand River Conservation Authority, where applicable, that:

   i) there is no reasonable alternative to avoiding the hazard;
   ii) the proposed *development* is not subject to erosion or flooding*;*
   iii) there is no impact on existing and future slope stability;
   iv) the risk of creating new *hazards* related to flooding or erosion or aggravating existing *hazards* is negligible;
   v) the potential of increased loading forces on the top of the slope is addressed through appropriate structural design;
   vi) the potential for surficial erosion is addressed by a drainage plan;
   vii) vehicles and people have a way of safely entering and exiting the areas during times of flooding, erosion and other emergencies; and
   viii) no adverse environmental effects will result.

3. The Geotechnical Report or Soils Stability and Geotechnical Analysis shall identify the slope hazard and the design/engineering works required to ensure slope stability, positive stormwater drainage and public safety and shall be prepared by a qualified geotechnical engineer, to the satisfaction of the City and the Grand River Conservation Authority, where applicable.

4. Setbacks from *erosion hazards*, steep slopes or *hazardous sites* will be determined through required technical studies to the satisfaction of the City and the Grand River Conservation Authority, where applicable, in accordance with regulations made under the *Conservation Authorities Act*, as amended from time to time.

5. Certain lands in low-lying areas of the City may have unstable soils, such as organic (muck) soils or peat. These unstable soil land areas are usually associated with wetland areas. *Development* shall not be permitted in these areas except as permitted by the

provisions of the *Natural Heritage System* Section of this Plan. For lands outside the *Natural Heritage System*, hazards associated with unable soils shall be addressed in accordance with policies 4.4.2.2, 4.4.2.3 and 4.4.2.4.

6. Updated or more detailed mapping of *erosion hazards*, steep slopes or *hazardous sites* may be prepared from time to time by the Grand River Conservation Authority and will be incorporated through amendment to this Plan.

7. The extent of *hazardous sites* may be required to be field verified and staked as part of study in support of *development*, to the satisfaction of the City, in consultation with the Grand River Conservation Authority, as applicable. Once confirmed in the field, and approved by the City, boundaries of *erosion hazard*, steep slopes and unstable soils shall be required to be accurately surveyed and illustrated on all plans submitted in support of *development*. Such boundary interpretations will not require an amendment to this Plan. Minor refinements to the boundaries may be made on the basis of Grand River Conservation Authority's criteria for identification without an amendment to this Plan.

8. Areas within the built up portion of the City with slopes greater than 20% may also be required to prepare a Soils Stability and Geotechnical Analysis or engineering assessment by a qualified geotechnical engineer, that ensures slope stability, positive storm drainage and public safety are addressed, to the satisfaction of the City and the Grand River Conservation Authority.

4.4.3 Landfill Constraint Area

The former Eastview Landfill site and lands containing landfill or affected by abandoned *landfill sites* are identified as a Landfill Constraint Areas on Schedule 3. Should additional former *landfill sites* be identified, the policies of this section shall apply.

Objectives

a) To identify former *landfill sites* and to establish policies that acknowledge the potential adverse environmental effects of these sites while encouraging remediation and re-use, where feasible.

b) To restrict or control *development* on lands containing landfill (solid waste) or adjacent to these areas.

c) To ensure surface and *groundwater* resources are protected from contamination from existing or former *landfill sites*.

Policies

1. Notwithstanding the designated land use identified on Schedule 2, future *development* may be restricted or controlled on lands on, or adjacent to lands identified as Landfill Constraint Areas.

2. Lands which were used for waste disposal within the past twenty-five years require an approval from the Minister of the Environment, pursuant to Section 46 of the Environmental Protection Act to enable the land to be used for another purpose. Adequate technical assessment must accompany a request for such approval to demonstrate that the future use will neither pose a health and safety hazard nor adversely affect the natural environment. Required approvals pursuant to the *Planning Act* will not be issued unless a Section 46 approval is granted.

3. Where *development* is proposed within 500 metres of the fill area of the Eastview Landfill site:

   i) the Ministry of the Environment shall be consulted regarding actions necessary to identify and mitigate any potential adverse environmental effects; and
   ii) where appropriate, evidence shall be provided to the City that *development* can safely take place. This applies to, but is not limited to the construction of buildings, structures, underground utilities and services, as well as hard surface paving.

4. Where necessary, *development* proposals will incorporate measures, including technical controls, buffering or rehabilitation, as required by the City, to prevent any adverse environmental effects emanating from a *landfill site*.

5. *Development* and land uses on the Eastview Sanitary Landfill Site shall be in compliance with the Eastview Sanitary Landfill Site Closure Plan (May 2003) and the Certificate of Approval pursuant to the *Environmental Protection Act*.

6. Portions of the Eastview Landfill Site may be incorporated into the City's Open Space and Parks.

4.4.4 Potentially Contaminated Properties

Potentially contaminated sites are properties where the environmental condition may have potential to cause *adverse effects* on human health, ecological health or the natural environment. To reduce potential risks associated with these sites, it is important to identify these properties and ensure that they are suitable or have been made suitable for the proposed land use(s) in accordance with provincial legislation, regulations and standards.

The policies in this section should not be interpreted as a commitment on the part of the City to identify all contaminated properties. Rather, these policies should be regarded as an effort to responsibly use available information in the *development* application review process to help ensure that *development* takes place only on properties where the environmental conditions are suitable for the proposed use of the property.

Objectives

a) To encourage and facilitate safe *redevelopment* of contaminated sites.

b) To establish requirements for the assessment of known and potentially contaminated properties.

c) To establish requirements for the remediation of known contaminated properties.

d) To ensure that contaminated properties are remediated to appropriate Provincial generic or risk-based standards allowing *development* only to take place on properties where the environmental conditions are suitable for the proposed use.

e) To promote the *redevelopment*, restoration and revitalization of land and buildings located on potentially contaminated sites.

f) To identify known and potentially contaminated properties that are eligible for financial assistance for environmental site assessment(s) and remediation through the City's Brownfields Redevelopment Community Improvement Plan.

g) To protect, improve or restore the quantity and quality of the City's *groundwater* resources.

Policies

1. The following list represents current or past activities on a property that may cause or that may have caused environmental contamination:

    i) activities involved with the elimination of waste and other residues, including but not limited to *landfill sites* and waste management sites;
    ii) industrial and commercial activities involving the treatment, storage, disposal or use of *hazardous substances*, including but not limited to petroleum (fuel and oil), pesticides, herbicides, metals, chemicals and solvents; and
    iii) sites formerly used for transportation or utility purposes.

2. To assist in the determination of the potential for site contamination, the City may require proponents of *development* to document previous uses of a property or properties that are subject to a *development* application and/or properties that may adversely impact a property or properties that are the subject to a development application.

3. The City may require proponents of *development* to submit a Phase I and/or Phase II Environmental Site Assessment for a property or properties that are subject to a *development* application. The environmental site assessment(s) will be

prepared:

i) in accordance with provincial legislation, regulations and standards and signed by a qualified person as defined by provincial legislation and regulations, as amended from time to time; or
ii) to the City's satisfaction.

4. The City will use all available information during the *development* application review process to identify potentially contaminated properties and to help ensure that *development* takes place only on properties where the environmental conditions are suitable or have been made suitable for the proposed use of the property.

5. Prior to any *development* approval being given on a property identified by the City as potentially contaminated, the City will:

i) require as a condition of *development* approval, written verification to the satisfaction of the City from a Qualified Person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation, regulations and standards, including where required by the City or provincial legislation and/or regulations, filing of a Record of Site Condition (RSC) signed by a Qualified Person in the Environmental Site Registry, and submission to the City of written acknowledgement from the Ministry of Environment specifying the date that said RSC was filed in the Environmental Site Registry; or
ii) establish conditions of approval for *development* applications to ensure that satisfactory verification of suitable environmental site condition is received as per policy 4.4.4.5 i).

6. The City may use the holding provisions of this Plan to ensure that satisfactory verification of suitable environmental site condition is received as per policy 4.4.4.5 i).

7. Where the City determines that an independent peer review of the Environmental Site Assessment(s) is required, the City shall retain a qualified professional to undertake this review at the expense of the proponent.

8. It is the intent of the City that all RSCs filed in relation to Policy 4.4.4.5 i) meet the generic soil and water quality standards for potable *groundwater* conditions as set out by the Ministry of the Environment in the document entitled Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, as amended from time to time, and where a risk assessment approach is used for the purposes of filing a RSC in relation to Policy 4.4.4.5 i), the risk assessment must demonstrate that the City's raw drinking water sources for its drinking water

system are adequately protected such that there is no potential for *an adverse effect*.

9. Where the City is deeded land for public highways, road widenings, parkland, stormwater management, *easements* or for any other use, the City may require, as a condition of the transfer, verification to the satisfaction of the City from a Qualified Person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation, regulations and standards, including where required by the City or provincial legislation and/or regulations, filing of a RSC signed by a Qualified Person in the Environmental Site Registry, and submission to the City of written acknowledgement from the Ministry of the Environment specifying the date that said RSC was filed in the Environmental Site Registry.

10. The policies of this section are not intended to apply to the closure of *landfill sites* or other facilities that are required to meet closure conditions of a Certificate of Approval issued under the *Environmental Protection Act*.

11. The City will continue to encourage investigation, remediation and *redevelopment* of contaminated sites through implementation of the City's Brownfield Redevelopment Community Improvement Plan.

4.4.5 Noise and Vibration

It is the policy of the City to minimize land use conflicts between *sensitive land uses* and uses that create noise and vibration. The guidelines of the Ministry of Environment will be applied to promote compatible development between *sensitive land uses* and uses that create noise and vibration.

Specific land uses including but not limited to: rail yards, railways, highways, *transportation corridors* and *employment areas* may create noise and vibration. The following policies apply to both proposed new stationary sources of noise or vibration in proximity to *sensitive land uses* and to new *sensitive land uses* in proximity to an existing source of noise or vibration.

Objective

a) To minimize and mitigate land use conflicts caused by noise and vibration between *sensitive land uses* and railways, highways, *employment areas* and stationary sources in accordance with all applicable Provincial and City regulations and guidelines.

Policies

1. The City may require a Noise Impact Study or Vibration Study for *development* applications that propose to establish or expand *sensitive land uses* in proximity to existing or planned sources of noise or vibration including *transportation corridors*, certain

industrial facilities or aggregate operations.

2. Any *development* application to establish or expand a use that generates a stationary source of noise or vibration that could impact existing or planned *sensitive land uses* may be required to undertake a Noise Impact Study or Vibration Study.

3. Where required, a Noise Impact Study shall:

   i) be prepared by qualified professional(s);
   ii) identify the total noise impact on the site from all sources;
   iii) demonstrate whether noise control measures are needed to meet all applicable guidelines and standards; and
   iv) be prepared to the satisfaction of the City, in consultation with the Ministry of the Environment.

4. As a condition of *development* approval, and where a Noise Impact Study shows a need, a *development* proponent shall have a detailed Acoustical Design Study prepared and submitted to the City for approval. In the review of acoustical design studies, the City may consult with the Ministry of the Environment and the owners or operators of the adjacent *transportation corridor* or stationary source. The City may require conditions to a subdivision or *development* agreement to address the recommendations of the Acoustical Design Study.

5. Consideration will be given to adequate vibration attenuation required to buffer *sensitive land uses* including residential, residential care and other institutional uses within 75 metres of a railway line.

6. A Vibration Study, prepared by a qualified professional(s), will be submitted with all *development* applications that may be impacted by vibration. The study shall be submitted to the City and shall indicate any vibration impact and the mitigation measures to be applied.

7. Where the Vibration Study identifies a need, attenuation measures acceptable to the City shall be provided for in a subdivision or *development* agreement. In the review of vibration studies, the City may consult with the Ministry of the Environment.

8. In addition to any noise and vibration impact mitigation measures, other mitigation and buffering measures such as set-backs, intervening berms and security fencing may be required as a condition of subdivision approval or other *development* approval.

9. Where a noise or vibration level excess may marginally persist in spite of attenuation measures, provision will be made in any subdivision agreement or other *development* agreement or offer to purchase contract for the preparation of a warning clause regarding the existence of potential impact of noise and vibration.

10. New technologies may provide opportunities for innovative noise and vibration abatement techniques not yet available on the market. The City encourages the use of new, proven and innovative techniques, where feasible.

11. Guelph Junction Railway will be consulted on *development* applications that may be impacted by normal railway operations. *Development* approval conditions will be required to meet the noise and vibration requirements of the Guelph Junction Railway, where applicable.

Item 34: The purpose of 'Item 34' is to add a new section 4.5 Mineral Aggregate Resources which updates and replaces the former policies related to mineral aggregate resources.

The following new Section 4.5 Mineral Aggregate Resources is hereby added to the Official Plan:

4.5 Mineral Aggregate Resources

The City recognizes that mineral aggregates are valuable non-renewable resources that are required for most types of construction. Within the corporate boundaries of the City there are limited *deposits of mineral aggregate resources* remaining. These limited deposits are however, generally small, isolated and/or already constrained by existing and approved land uses and therefore do not warrant protection from incompatible *development*. However, the City encourages the recovery and use of these resources, where feasible, in conjunction with *development* of the lands.

There are high quality aggregates in areas outside the City boundary that are being extracted and will continue to be extracted in the future. The County of Wellington and Region of Halton Official Plans both identify and protect *mineral aggregate resources* in proximity to the City. The City will work with the Province, neighbouring municipalities and the mineral aggregate industry to ensure that *mineral aggregate operations* are planned in a manner that protects and maintains *natural heritage systems*, water resources including the City's drinking water supply, public health and the City's cultural heritage resources.

Objectives

a) To encourage the recovery of *mineral aggregate resources* in conjunction with *development*.

b) To ensure that *mineral aggregate operations* in neighbouring municipalities protect the natural environment and the public health and safety of Guelph and will not impact existing or planned development.

Policies

1. The City supports and encourages the recovery of *mineral aggregate resources* in conjunction with *development*, where feasible.

2. The City recognizes that a licensed *mineral aggregate operation* exists partially within the City, south of the Speed River, west of the Hanlon

Expressway and north of College Avenue. The lands within the City are designated Reserve Lands on Schedule 2.

3. Several existing *mineral aggregate operations* are located in proximity to the City. The City will work with the licence holders, neighbouring municipalities and the Province to ensure that these sites are operated in a manner that protects City interests including matters of water supply, public health, safety and environmental impact.

4. The City will monitor, review and comment on applications for new or expanded *mineral aggregate operations* in neighbouring municipalities that are in proximity to the City. The following matters will be considered:

   i) the impact on adjacent land uses, residents and public health and safety;
   ii) the impact on the physical environment;
   iii) the impact on the capabilities for other land uses to be established by the policies of this Plan;
   iv) the impact on the transportation system;
   v) the impact on any existing or potential *groundwater* resource areas and on any existing or potential drinking water sources;
   vi) the possible effect on the water table or surface drainage patterns;
   vii) the manner in which the operation is proposed to be carried out including the estimated time for completion of the extraction work;
   viii) the nature of rehabilitation work and that the proposed after use of the property is compatible with surrounding existing and planned land uses;
   ix) the effects on *natural heritage features* and *cultural heritage resources;* and
   x) any other matters deemed relevant by the City.

5. Asphalt plants, concrete plants, aggregate transfer stations and similar related uses not associated with *mineral aggregate operations* shall not be permitted within the City of Guelph.

6. *Wayside pits and quarries*, *portable asphalt plants* and *portable concrete plants* used on public authority contracts are allowed without the need for an Official Plan Amendment, rezoning or development permit in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

7. The City encourages the recycling and reuse of aggregates where appropriate.

Item 35: The purpose of 'Item 35' is to add a new section 4.6 Climate Change to provide policies in support of the City's Community Energy Plan and Initiative.

The following new Section 4.6 Climate Change is hereby added to the Official Plan:

4.6 Climate Change

It is widely acknowledged that human activities are a significant contributor to global climate change. Foremost among these activities is the emission of greenhouse gasses when energy is generated from fossil fuels. Climate change is predicted to have significant negative impacts on human health and safety, property, the natural and cultural environment and the economy.

Addressing climate change requires two complementary sets of strategies: mitigation and adaptation. Mitigation involves actions to reduce greenhouse gas emissions and actions to reduce or delay climate change. Guelph's approach to mitigation is embedded throughout the City's Community Energy Plan (CEP) and throughout this Plan including policies addressing the *natural heritage system*, transportation, urban structure, urban design and land use.

Adaptation involves actions to minimize vulnerabilities to the impacts of climate change and includes planning and strategic decisions that anticipate changes in temperature, precipitation, severe weather and increased variability in these both globally and locally. Among other issues, climate adaptation is particularly important to infrastructure planning, *flood* protection, emergency management and planning for secure access to water and food.

Objective

a) To increase community resiliency to climate change.

Policies

1. The City will establish policies and undertake programs to target reducing annual greenhouse gas emissions by 60% from 2007 levels to 7 tonnes of carbon dioxide (equivalent) per capita by 2031.

2. The City shall work with partners in the community and other levels of government to prepare a comprehensive climate change adaptation strategy.

3. The City will implement urban design and development standards to reduce climate change impacts on public works and *infrastructure* including roads, bridges, water and wastewater systems and energy distribution systems.

Item 36: The purpose of 'Item 36' is to add a new section 4.7 Community Energy to provide policies in support of the City's Community Energy Plan and Initiative.

The following new Section 4.7 Community Energy is hereby added to the Official Plan:

4.7 Community Energy

In 2007 the City adopted the Community Energy Plan (CEP). The CEP outlines the City's path to climate change mitigation through reductions in energy consumption and greenhouse gas emissions while ensuring that Guelph has reliable, sustainable and affordable energy that will attract quality investment to the City. The

Community Energy Initiative (CEI) encompasses Guelph's ongoing commitment to policy and programs to achieve the CEP.

This Plan, in conjunction with the Community Energy Plan (CEP), uses an integrated systems approach to create an over-arching vision and structure that demonstrates low carbon energy opportunities, viable sustainable transportation routes and nodes, potential for expanding open space and *employment areas* and appropriate housing densities. This integrated approach is essential to achieving many of the long-terms goals of this Plan including climate change mitigation.

The CEP establishes progressive targets for both energy conservation and reduction in greenhouse gas emissions. Community energy, energy efficiency, environmental design and increasing the supply of energy through *renewable energy systems* and *alternative energy systems* will all contribute to achieving these goals. The CEP also recognizes that water conservation is a key contributor to meeting the City's energy goals. Policies regarding water conservation are addressed in Section 4.3 Watershed Planning and Water Resources.

4.7.1 Corporate Leadership

Objectives

a) To reduce the amount of energy used in the City.

b) To demonstrate corporate leadership in energy conservation, innovation and renewable energy generation and distribution.

c) To develop tools that assist in integrating land use, transportation and energy planning.

Policies

1. The City will establish policies and undertake programs to target reducing Guelph's overall energy use by 50% from 2007 levels to 34 megawatt hours (equivalent) per capita by 2031.

2. Working with community partners, the City will plan to achieve the goals of the CEP by integrating land use, energy and transportation planning to address the four following interconnected areas of focus:

   - Local Renewable and Alternative Energy Generation;
   - Local Sustainable Transmission – *District Energy*;
   - Building End-Use Efficiency; and
   - Transportation – Urban Form/Density.

3. The City will consider how municipally funded investments contribute to meeting the goals of the CEP.

4. The City will support energy efficiencies by ensuring that municipal facilities are designed to demonstrate leadership in energy efficiency.

5. The City will aim to conserve energy through implementing programs including but not limited to those that:

   i) establish minimum energy efficiency standards for new municipal facilities and major renovations to existing buildings.
   ii) support infrastructure renewal and operational efficiencies within water and wastewater treatment and conveyance;
   iii) undertake marketing and education initiatives;
   iv) make suggestions for changes to the Ontario Building Code and regulations that accelerate and support energy efficiency standards in all built forms; and
   v) establish green purchasing and sustainable green fleet procedures.

6. The City will set targets for, plan for, implement and monitor improvements in energy efficiency and greenhouse gas emissions associated with municipal assets.

7. The City will explore, develop and implement an integrated energy mapping tool that considers built form; the type, mix, density and distribution of land uses; the transportation system; energy supply planning and opportunities for *district energy*. It is anticipated that this tool will assist in understanding the interrelationships between land use, transportation and energy systems. It can be used to inform planning and contribute to achieving the goals of the CEP and this Plan.

8. The City will monitor its ongoing progress toward achievement of its community energy and climate change objectives including but not limited do:

   i) CEP related investment in our economy;
   ii) the reliability and cost of diverse energy, water and transportation services available to Guelph's residents and businesses; and
   iii) energy and water use and greenhouse gas emissions.

4.7.2 Local Renewable and Alternative Energy Generation

The CEP establishes progressive targets for renewable and low or no carbon energy sources. To meet these targets, the City must enable and encourage *renewable energy systems* and *alternative energy systems* such as a combined heat and power systems or cogeneration systems which increase efficiencies by minimizing transmission losses and by using otherwise wasted heat for domestic water and space heating.

The *Green Energy and Green Economy Act* (GEGEA) streamlined approvals for most renewable energy projects and *exempts* them from *Planning Act* approvals. *Exempt* projects are managed through a Provincial approval process. Policies of this Plan that relate to *exempt* projects are not intended to prevent, restrict or regulate these systems or projects other

than where certain provisions of the *Planning Act*, *Ontario Heritage Act* or other legislation under the City's jurisdiction are deemed to apply.

Objective

a) To encourage and facilitate local generation through *renewable energy systems* and *alternative energy systems*.

Policies

1. The City will encourage the development of *renewable energy systems* and *alternative energy systems* including combined heat and power plants subject to the policies of this Plan.

2. The City will establish policies and undertake programs that target meeting:

   i) at least one quarter of Guelph's total energy needs from local renewable sources by 2021; and
   ii) at least 30% of Guelph's electricity requirements with Combined Heat and Power by 2031.

3. The City will work jointly with the Province and public and private partners to investigate the feasibility, implications and suitable locations for *renewable energy systems* and *alternative energy systems*.

4. When consulted on *exempt* energy projects, the City will consider the goals of the CEP, the goals and objectives of this Plan and the City's wider strategic objectives in determining its position.

5. Prior to the development of *non-exempt Renewable Energy Systems* or *Alternative Energy Systems,* and in addition to any other requirements of this Plan, studies may be required to demonstrate to the satisfaction of the City how the proposal addresses potential impacts including: the natural environment, noise and vibration, water quality and quantity, cultural and natural heritage resources, shadows, land use compatibility and public health and safety.

4.7.3 Local Sustainable Transmission - District Energy

A typical centralized energy generation facility that is far from the community it serves is inefficient since much of the energy is lost to the atmosphere as heat and to long distance transmission. *District Energy* systems address these areas of inefficiency. A *district energy* system ties together distributed energy generation through a local supply loop. For Guelph, this is envisioned as a thermal *district energy* system that distributes hot water from local thermal generation plans, such as combined heat and power system or biomass boilers to thermal energy users.

A *district energy* system depends on having heat users that are: close to the plant, of sufficient density and mix of customer types to balance the demand for heat throughout the day. Existing or planned areas of the City with these characteristics are candidates for establishing *district energy* systems. Alongside natural gas and electricity, *district energy* is a key component of the City's vision for an energy distribution architecture that allows fuel choices for the majority of residents and businesses to optimize cost and availability and reduce environmental impacts long into the future.

Objective

a) To facilitate efficient energy generation and distribution systems including *district energy*.

Policies

1. The City will support the application of *district energy* through:

    i) developing guidelines and technical standards to assess the feasibility of and implement *district energy* using a combination of *renewable energy systems* and *alternative energy systems*, including combined heat and power;
    ii) considering combined heat and power systems and *district energy* through secondary planning processes;
    iii) exploring initiatives including public-private partnerships for the implementation of *district energy;* and
    iv) planning for high density and mixed-uses in appropriate locations that improve the viability of *district energy.*

2. The City will work with appropriate partners to develop *district energy* systems where feasible including but not limited to areas within Downtown, the University of Guelph, Guelph General Hospital and the Hanlon Creek Business Park.

3. Where the feasibility of *district energy* has been demonstrated, the City in consultation with appropriate partners may identify potential *district energy* areas. New *development* in these potential *district energy* areas shall be designed to be *district energy* ready subject to the City establishing *District Energy* Ready Guidelines.

4. Where a *district energy* system is in place, new *development* will be encouraged and may be required to connect to the *district energy* system and new municipal buildings will connect to the *district energy* system.

5. As part of a *development* application, the City may require the submission of a study, developed in consultation with the City, to determine the feasibility of a *district energy* system.

6. The optimization of electrical and natural gas infrastructure is encouraged to support the energy supply system thereby ensuring reliability and system efficiency.

7. Utility providers are encouraged to adapt to emerging technologies such as the incorporation of smart power grids, smart metering and advanced telecommunications.

8. The City encourages utilities including *renewable energy systems* and *alternative energy systems* to be located within shared corridors to minimize land requirements; increase the efficiency of utility construction and maintenance; and to minimize future disruption and costs.

9. Existing and future utility corridors shall be protected from incompatible development that would preclude or negatively affect their intended use.

4.7.4 Building End-Use Energy Efficiency

Objectives

a) To reduce energy demand within the built environment.

b) To promote sustainable development through conservation, efficiency and design.

c) To promote urban and building design that facilitates efficient delivery of energy and optimizes opportunities for walking, cycling and transit use.

Policies

1. All new *development* shall achieve the energy performance criteria of the Ontario Building Code. The City will use the development approvals process, implementation tools included in Chapter 10 of this Plan such as community improvement and site plan control, to ensure that new residential, commercial and institutional development include sustainable design features which, among other objectives, strive to achieve an improvement of 1.5% per year over the 2012 Ontario Building Code energy efficiency requirements.

2. Applications for Official Plan amendments, *Zoning By-law* amendments or *plans of subdivision* may be required to demonstrate, to the satisfaction of the City, how the *development* supports the goals and targets of the CEP through the completion of the Sustainability Checklist and the submission of appropriate studies. Such studies may include, but are not limited to, an Energy Conservation Efficiency Study, a Renewable/Alternative Energy Feasibility Study and *District Energy* Feasibility Study.

3. The City will encourage and support energy efficient *development* by:

    i) promoting street and lotting patterns that are oriented to maximize opportunities for solar gain;

ii) working with the development industry to determine, understand, publicize and implement the techniques required to achieve the energy targets for buildings established by the CEP;
iii) encouraging and facilitating designs that incorporate or allow for efficient future use of *renewable energy systems, alternative energy systems* or *district energy* systems;
iv) encouraging and promoting designs that use Energy Star, *LEED* Building Standards or equivalent building rating systems that reference Canada's Natural Resources EnerGuide rating system for new *development* and retrofits;
v) encouraging opportunities to reduce the need for building cooling through green or reflective roofs where appropriate, insulation, reduced or efficient glazing and effective shade landscaping;
vi) encouraging designs that support and facilitate energy efficient transportation, including active transportation, transit and energy conserving vehicles and transportation programs;
vii) supporting the use of reclaimed, environmentally friendly and locally sourced building materials, where appropriate;
viii) investigating tools to achieve higher levels of energy efficiency than required by the Ontario Building Code, particularly in higher density built forms and larger buildings, e.g. apartments;
ix) supporting and promoting a building energy *performance labelling* scheme for all buildings; and
x) establishing a monitoring program to measure energy efficiency to assist the City in meeting the Community Energy Plan goals and targets.

4. The City will investigate tools and incentives to encourage the retrofit of existing buildings to improve energy efficiency.

Item 37: The purpose of 'Item 37' is to add a new section 4.8 Cultural Heritage Resources which updates and replaces the former policies related to cultural heritage resources.

The following new section 4.8 Cultural Heritage Resources is hereby added to the Official Plan:

4.8 Cultural Heritage Resources

Cultural heritage resources are the roots of the community. They may include tangible features, structures, sites or landscapes that either individually or as a part of a whole are of historical, architectural, scenic or archaeological value. *Cultural heritage resources* may also represent intangible heritage such as customs, ways of life, values and activities. These resources may represent local, regional, provincial or national heritage interests and values. They include *built heritage resources, cultural heritage landscapes* and *archaeological resources*.

Cultural heritage resources paint the history of the city and provide identity and character while instilling pride and contributing to economic prosperity.

Objectives

a) To maintain and celebrate the heritage character of the city, including *built heritage resources, cultural heritage landscapes and archaeological resources*.

b) To identify, evaluate, *list*, *conserve* and protect *cultural heritage resources* through the adoption and implementation of policies and programs including partnerships amongst various public and private agencies and organizations.

c) To enhance the culture of conservation city-wide by promoting cultural heritage initiatives as part of a comprehensive environmental, economic and social strategy where *cultural heritage resources* contribute to achieving a sustainable, healthy and prosperous city.

d) To ensure that all new *development*, *site alteration*, building *alteration* and additions are contextually appropriate and maintain the integrity of all in situ *cultural heritage resources* or *adjacent protected heritage property*.

e) To promote and foster the preservation, rehabilitation and adaptive re-use or restoration of *built heritage resources* and *cultural heritage landscapes* so that they remain in active use.

f) To promote public and private awareness, appreciation and enjoyment of the City's *cultural heritage resources* through public programs and activities, heritage tourism and guidance on appropriate conservation practices.

g) To maintain a municipal register of properties of *cultural heritage value or interest* in accordance with the *Ontario Heritage Act.*

h) To identify, designate and *conserve built heritage resources* and *cultural heritage landscapes* in accordance with Part IV of the *Ontario Heritage Act*.

i) To identify, designate and *conserve Heritage Conservation Districts* under Part V of the *Ontario Heritage Act*.

j) To identify, evaluate and *conserve heritage trees* which satisfy the criteria for determining *cultural heritage value or interest* as prescribed by regulation under the *Ontario Heritage Act*.

k) To identify, evaluate and *conserve archaeological resources* and *areas of archaeological potential* in accordance with the *Ontario Heritage Act*.

4.8.1 Policies

1. *Cultural heritage resources* shall be *conserved* in accordance with this Plan and all other relevant legislation.

2. *Built heritage resources* and *cultural heritage landscapes* may be designated and/or *listed* on the *Municipal Register of Cultural*

Heritage Properties.

3. A register of *property* situated in the City that is of *cultural heritage value or interest* shall be maintained and kept up to date by the City, in consultation with Heritage Guelph, according to Section 27 of the *Ontario Heritage Act*. The *Municipal Register of Cultural Heritage Properties* (or *Heritage Register*) will *list designated cultural heritage resources* and non-designated *built heritage resources* and *cultural heritage landscape resources*.

4. The City recognizes that properties within the city that have been identified in the Couling Building Inventory may also have *cultural heritage value or interest*. The properties identified in the Couling Building Inventory may be considered by Council for *listing* in the *Heritage Register* and designation under the *Ontario Heritage Act.*

5. Guidelines for *Cultural Heritage Resource Impact Assessments, Cultural Heritage Conservation Plans* and *Cultural Heritage Reviews* may be established by the City. *Cultural Heritage Resource Impact Assessments* and *Cultural Heritage Conservation Plan*s will be used when evaluating *development* and *redevelopment* in association with designated and non-*designated properties* in the *Municipal Register of Cultural Heritage Properties*. *Cultural Heritage Reviews* will be used to assess non-*designated properties listed* on the *Municipal Register of Cultural Heritage Properties*.

6. *Built heritage resources* and *cultural heritage landscapes* are required to be maintained with appropriate care and maintenance that conserves their *heritage attributes* in accordance with:

   i) the City's *Property Standards By-law*, the Tree By-law and the *Site Alteration* By-law; and
   ii) prescribed federal and provincial standards and guidelines.

7. The ongoing maintenance and care of individual *built heritage resources* and *cultural heritage landscapes* and the properties on which they are situated together with associated features and structures is required in accordance with City standards and by-laws and, where appropriate, the City will provide guidance on sound conservation practices.

8. Proper conservation and maintenance of *built heritage resources* and *cultural heritage landscapes* should be recognized and encouraged as a viable and preferred means of reducing energy consumption and waste.

9. Harmful disruption or disturbance of known *archaeological sites* or *areas of archaeological potential* should be avoided. Under the Ontario Heritage Act, it is illegal to alter a known archaeological site(s) without an archaeological license.

10. The City will encourage *property* owners to seek out and apply for funding sources available for *conservation* and restoration work.

11. The City may establish financial incentives to promote the *conservation* of *cultural heritage resources*.

12. The City will ensure the *conservation* and protection of *cultural heritage resources* in all planning and *development* matters including site alteration, transportation, servicing and infrastructure projects.

13. The City may require, as a condition of approval of a *development* proposal within which a *cultural heritage resource* is situated or which is adjacent to a *protected heritage property*, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City, in order to conserve the *cultural heritage resource*.

14. It is preferred that *cultural heritage resources* be conserved in situ and that they not be relocated unless there is no other means to retain them. Where a *cultural heritage resource* cannot be *conserved* in situ or through relocation and approval for demolition or removal is granted, the City in consultation with Heritage Guelph will require the proponent to provide full documentation of the *cultural heritage resource* for archival purposes, consisting of a history, photographic record and measured drawings, in a format acceptable to the City.

15. The proponent shall provide and deliver to the City all or any part of the demolished *cultural heritage resource* that the City, in consultation with Heritage Guelph, considers appropriate for re-use, archival, display, or commemorative purposes, at no cost to the City. The City may use or dispose of these *artifacts* as it deems appropriate in accordance with the Ontario Heritage Act and any applicable regulations or guidelines.

16. Council may pass by-laws providing for the acquisition by purchase, lease or otherwise of any real *property* or part thereof, designated under Part IV of the *Ontario Heritage Act*.

17. The City may dispose by sale, lease, or otherwise of any real *property* or interest therein acquired under policy 4.8.1.16, upon such terms and conditions as Council, in consultation with Heritage Guelph, may consider appropriate.

18. The predominant *built heritage resources* in the periphery of the city are the farmsteads. While there have historically been strong cultural, economic, social and political links between the City of Guelph and its rural neighbours, it is the farming history which sets this area apart from the more heavily urbanized parts of the City. In many cases, the farmsteads are linked to pioneer settlers and other important persons, technologies, architectural styles and developments, or represent the historical development of Guelph and Wellington County. Many are intact examples of early

settlement patterns in Wellington County, which survive as a testament to the prosperity and history of this area. These *built heritage resources* are most deserving of preservation and careful incorporation into *developments* in accordance with the provisions of this Plan.

19. The farmhouse at 80 Simmonds Drive will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use.

4.8.2 Heritage Designation

1. Council, in consultation with Heritage Guelph, may designate by by-law, properties of *cultural heritage value or interest* in accordance with Part IV of the *Ontario Heritage Act*. Properties of *cultural heritage value or interest* must, in Council's opinion, meet one of the prescribed criteria as established by regulation under the *Ontario Heritage Act.* Such properties shall be *listed* as *designated properties* in the *Municipal Register of Cultural Heritage Properties*.

2. *Development*, *redevelopment*, and *site alteration* affecting a *designated property* or other *protected heritage property,* where the works are likely to affect the *property*'s *heritage attributes*, shall not be permitted unless written *consent* is received from the City.

3. Applications for any *alteration* affecting or likely to affect the *heritage attributes* of a *designated property* or other *protected heritage property* shall be required to demonstrate, to the satisfaction of the City, in consultation with Heritage Guelph, through a *Cultural Heritage Resource Impact Assessment* and/or a *Cultural Heritage Conservation Plan* how the *heritage attributes* will be *conserved*, protected and integrated, where appropriate, into the *development* plans.

4. *Development, redevelopment* and *site alteration* of *designated properties* or other *protected heritage property* shall be designed to integrate the property's *heritage attributes* into the proposed design and ensure *compatibility* with the *heritage attributes* and values through such measures as:

    i) maintaining the original location and orientation to the street and lot pattern;
    ii) conserving the *cultural heritage landscape* or setting;
    iii) ensuring the height, bulk, form, massing, materials, fenestration and/or facade treatments do not detract from the *heritage attributes*; and
    iv) maintaining the general scale and pattern of the streetscape.

5. *Development*, *redevelopment* and *site alteration* of *designated properties* or other *protected heritage property* shall ensure that the proposed *development, redevelopment* or *site alteration conserves* or enhances the context in which the *cultural heritage resource* is situated.

6. *Heritage attributes* shall be *conserved*, unless it has been demonstrated to the satisfaction of the City, in consultation with Heritage Guelph, that the *heritage attributes* or the designation of the property no longer meet the criteria for determining *cultural heritage value or interest* established by provincial regulation. The repeal of a heritage designation will be undertaken in accordance with the Ontario Heritage Act and its regulations or guidelines.

4.8.3 Heritage Conservation Districts

1. Council, in consultation with Heritage Guelph, may initiate for examination any area of the City for possible designation as a *Heritage Conservation District,* in accordance with Part V of the *Ontario Heritage Act*.

2. Prior to the designation of a *Heritage Conservation District*, the City shall:

   i) identify its intent to define and investigate an area;
   ii) undertake a study of the area to determine if the area should be *conserved* as a *Heritage Conservation District*;
   iii) examine and make recommendations on the boundaries of the study area;
   iv) evaluate the area's *cultural heritage value or interest*;
   v) recommend the objectives, policies and contents of the *Heritage Conservation District Plan*; and
   vi) determine *development* control measures that will be required to *conserve* the cultural heritage of the area and any other matters deemed necessary.

3. Pursuant to the *Ontario Heritage Act*, and in consultation with Heritage Guelph, Council may, by by-law designate any area within the City as a *Heritage Conservation District.*

4. Once approved by Council, a *Heritage Conservation District Plan* will guide public infrastructure, *development* and *site alteration* within the *Heritage Conservation District*.

5. Properties within an approved *Heritage Conservation District* shall be *listed* in the *Heritage Register*.

4.8.4 Development and Site Alteration Adjacent to Protected Heritage Property

1. *Development* and *site alteration* may be permitted on *adjacent lands* to *protected heritage property* where the proposed *development* and *site alteration* has been evaluated and it has

been demonstrated, to the satisfaction of the City, in consultation with *Heritage Guelph*, that the *heritage attributes* of the *protected heritage property* will be *conserved*. *Mitigation* or *avoidance* measures may be required to *conserve* the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*.

2. *Development* or *site alteration* on *adjacent lands* to a *protected heritage property* shall require a *Scoped Cultural Heritage Resource Impact Assessment* to evaluate and demonstrate, to the satisfaction of the City in consultation with Heritage Guelph, that the *heritage attributes* of the *designated heritage property* will be *conserved.*

3. *Development* and *site alteration* on *adjacent lands* to *protected heritage property* shall be designed to *avoid or mitigate* impact on the identified *heritage attributes* of the *protected heritage property*, and should be designed to be *compatible* with the immediate context on the street.

4. *Adjacent lands* guidelines may be developed by the City to guide the consideration of *development* adjacent to *designated heritage properties* or other *protected heritage property* and to set out the detailed requirements for a *Scoped Cultural Heritage Resource Impact Assessment*.

5. Architectural design guidelines may be developed by the City to guide *development* and *site alteration* adjacent to *designated heritage properties* or other *protected heritage property*.

4.8.5 Heritage Register

1. A *Heritage Register* shall be maintained and kept up to date by the City that *lists designated and* non-*designated properties* that Council believes to be of *cultural heritage value or interest*.

2. Council, in consultation with Heritage Guelph, may remove non-*designated properties* from the *Heritage Register*, provided it has been demonstrated to the satisfaction of Council, through a *Cultural Heritage Review* or an appropriate alternative review process, that the *property* is no longer of *cultural heritage value or interest*.

3. Properties may be added to the *Heritage Register* where Council, in consultation with Heritage Guelph, believes the *property* to be of *cultural heritage value or interest*.

4. *Non-designated built heritage resources* or *cultural heritage landscapes listed* in the *Heritage Register* shall not be demolished or removed without the owner providing at least 60 days notice in writing to the City of the intent to demolish in conjunction with an application for a demolition permit. Council, in consultation with Heritage Guelph, will assess requests for demolition to determine

the significance of the *built heritage resources* and *cultural heritage landscapes* affected. Council may refuse to issue the demolition permit and determine that the *property* is of sufficient *cultural heritage value or interest* that it should be designated under the *Ontario Heritage Act*.

5. Council, in consultation with Heritage Guelph, may determine that a *property listed* in the *Heritage Register* has no *cultural heritage value or interest*, and in such instances, demolition may be permitted.

6. *Built heritage resource*s and *cultural heritage landscapes* that have been *listed* in the *Heritage Register* shall be considered for *conservation* in *development* applications initiated under the *Planning Act,* unless the applicant demonstrates to Council in consultation with Heritage Guelph, through a *Cultural Heritage Resource Impact Assessment*, *Scoped Cultural Heritage Resource Impact Assessment* or *Cultural Heritage Review*, that the *built heritage resource* or *cultural heritage landscape* is not of *cultural heritage value or* interest and, therefore, does not meet the criteria for designation under the *Ontario Heritage Act*.

7. Where a non-designated *built heritage resource* or *cultural heritage landscape* is *listed* in the *Heritage Register*, the City may require, as a condition of approval of a *development* application under the *Planning Act*, a building permit, a partial demolition or change of use, that the proponent enter into agreements to *conserve* and/or permit to be designated, by the City, in consultation with Heritage Guelph, the *built heritage resource* or *cultural heritage landscape.*

8. The City may require the proponent to prepare a *Cultural Heritage Conservation Plan* as a condition of approval for a *development* application, a building permit, including partial demolition, and/or a change in use that has the potential to impact a non-designated *built heritage resource* or a *cultural heritage landscape listed* in the *Heritage Register*.

4.8.6 Archaeological Resources

1. The City recognizes that there are archaeological remnants of precontact and early historic habitation within the City. The Archaeological Master Plan – Planning Report (January 2001) identified lands that have the potential for the discovery of *archaeological resources.* Additional areas may be identified by the City on the basis of the definition for *areas of archaeological potential* as defined in this Plan and in relevant provincial standards and guidelines as amended.

2. Where *archaeological resources* or *areas of potential archaeological resources* have been identified or have the potential to be present on lands proposed for *development* or *site alteration*, the City shall require the preparation of an *Archaeological Assessment* by a

consultant archaeologist holding a valid professional license as per Section 48 of the Ontario Heritage Act.

3. *Development* and *site alteration* shall only be permitted on lands containing *archaeological resources* or *areas of potential archaeological resources* if it has been demonstrated that the *significant archaeological resources* have been *conserved* by removal and documentation, or by preservation on site. Where *significant archaeological resources* must be preserved on site, only *development* and *site alteration* which maintains the integrity of the *archaeological resource* may be permitted.

4. *Development and site alteration* shall not commence on lands containing *archaeological resources* or *areas of potential archaeological resources* until an *Archaeological Assessment*, prepared to the satisfaction of the Province and the City, has been completed that:

   i) identifies the affected *areas of archaeological potential* and *archaeological resources;*
   ii) *assesses the archaeological significance* of the subject land;
   iii) recommends *conservation* and/or preservation measures required to retain the heritage value, attributes and integrity of the resource; and
   iv) meets the *Standards and Guidelines for Consultant Archaeologists,* as amended, the *Ontario Heritage Act* and its regulations.

5. Six Nations of the Grand River and the Mississaugas of the New Credit shall be notified at such time that City of Guelph Council commences an Archaeological Master Plan and shall be invited to participate in the process.

6. Six Nations of the Grand River and Mississaugas of the New Credit shall be provided notification in regards to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.

4.8.7 Heritage Guelph

1. Heritage Guelph is the City's municipal heritage committee, and will be consulted, as appropriate, on matters associated with the identification, evaluation, *listing*, *conservation*, restoration, protection and enhancement of *cultural heritage resources*.

2. Heritage Guelph will advise and assist Council in the identification and prioritization of *cultural heritage resources* within the City in accordance with the criteria for determining *cultural heritage value or interest* established by Provincial regulation.

3. Heritage Guelph will provide advice to Council on the designation of properties under Part IV of the *Ontario Heritage Act* and the delineation and designation of *Heritage Conservation Districts*

under Part V of the *Ontario Heritage Act*.

4. Heritage Guelph will provide advice on *cultural heritage value or interest* on all matters referred to it by Council.

5. All properties identified on the Couling Building Inventory that have not been *listed* on the *Municipal Register of Cultural Heritage Properties* (e.g. buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1927, but not limited to those constructed prior to 1927) shall be considered as potential *built heritage resources* until considered otherwise by the Heritage Guelph.

6. The City will promote good communication between Heritage Guelph and City departments, local heritage groups and applicable government agencies.

7. The City, in conjunction with Heritage Guelph, will encourage and foster public education, awareness, participation in, and appreciation of the conservation of *cultural heritage resources* by installation of plaques, *conservation* awards, publication of literature, assistance to the media and other means considered appropriate by Council.

8. The City may use government or non-government funding programs to assist in the implementation of the heritage *conservation* policies of this Plan.

9. The City shall co-ordinate its heritage *conservation* plans and programs with other levels of government.

4.8.8 Heritage Trees

1. The City shall identify, evaluate and *conserve heritage trees* which satisfy one of the criteria for determining *cultural heritage value or interest* as prescribed by regulation under the *Ontario Heritage Act*.

2. Where *heritage trees* have been identified by the City, they will be protected through appropriate measures under the Ontario Heritage Act while having regard to the health of the tree and public safety.

4.8.9 Cultural Heritage Resource Impact Assessment

1. The City may require a *Cultural Heritage Resource Impact Assessment* or a *Scoped Cultural Heritage Resource Impact Assessment* as part of a complete *development* application for the following *development* application types if the subject *property* has been designated under the *Ontario Heritage Act* or has been *listed* as a non-*designated property* in the *Heritage Register*:

    - Official Plan Amendment (when combined with a *Zoning By-*

law Amendment or a Plan of Subdivision)
- *Consent*
- *Zoning By-law* Amendment
- Plan of Subdivision
- Minor Variance
- Site Plan Control.

2. A *Cultural Heritage Resource Impact Assessment* or a *Scoped Cultural Heritage Resource Impact Assessment* shall be carried out to the satisfaction of the City, in consultation with Heritage Guelph.

3. The *Cultural Heritage Resource Impact Assessment* shall include, but is not limited to the following:

   i) a description of the proposed *development*, *redevelopment or site alteration*, including a location map showing proposed buildings, existing land uses, site survey, architectural drawings, detailed conceptual façade renderings, interior architectural details where the *heritage attributes* are identified within a building or structure and other details as specified by the City;
   ii) a detailed description of the *built heritage resource(s), cultural heritage landscape* features, *heritage attributes*, sources of research and conclusions regarding the significance of the *cultural heritage resource* with respect to their *cultural heritage value or interest*;
   iii) a description of the existing regulations if any, affecting the proposal (e.g. *flood* or fill regulation);
   iv) a description of *cultural heritage resources* and *heritage attributes* that may be directly or indirectly affected by the proposal;
   v) a description of the impacts that may reasonably be caused to the *cultural heritage resource* or *heritage attributes* and how the impacts may affect the value or interest of the resource or attribute;
   vi) an evaluation of alternative *conservation* and avoidance or *mitigation* measures and their effectiveness in conserving the *cultural heritage resource* or *heritage attributes*. Such evaluation shall be based on established principles, standards and guidelines for heritage *conservation* and include an assessment of the advantages and disadvantages of each;
   vii) an implementation and monitoring plan shall be required and include a reporting structure for the implementation of the recommended actions as *development* and *site alteration* proceeds; and
   viii) any other information required by the Province or the City, in consultation with Heritage Guelph that is considered necessary to evaluate the proposal.

4. The *Cultural Heritage Resource Impact Assessment* shall be conducted by professional(s) qualified in the field of *cultural heritage resources* and in accordance with the City's *Cultural Heritage Resource Impact Assessment Guidelines.*

5. Heritage Guelph may assist in the review of *Cultural Heritage Resource Impact Assessments* or *Scoped Cultural Heritage Resource Impact Assessments* and provide recommendations to Council. The conservation and/or designation of any *cultural heritage resource* identified through the assessment may be a condition of a *development* approval by the City.

4.8.10 Scoped Cultural Heritage Resource Impact Assessment

1. The requirements for a *Scoped Cultural Heritage Resource Impact Assessment* may be scoped to the satisfaction of City staff and Heritage Guelph.

2. A *Scoped Cultural Heritage Resource Impact Assessment* may be prepared in instances where the proponent can demonstrate*,* to the satisfaction of the City, in consultation with Heritage Guelph, that a particular proposal can proceed without *negative impact* on any *cultural heritage resources* or *heritage attributes*.

3. The *Scoped Cultural Heritage Resource Impact Assessment* shall be conducted by a professional(s) qualified in the field of *cultural heritage resources* and according to the City's *Cultural Heritage Resource Impact Assessment Guidelines.*

4. Heritage Guelph may assist in the review of *Cultural Heritage Resource Impact Assessments* or *Scoped Cultural Heritage Resource Impact Assessments* and provide recommendations to Council. The *conservation* and/or designation of any *cultural heritage resource* identified through the assessment may be a condition of a *development* approval by the City.

4.8.11 Cultural Heritage Conservation Plan

1. A *Cultural Heritage Conservation Plan* shall be required as part of, or separate from, the *Cultural Heritage Resource Impact Assessment*, and shall describe the recommended actions necessary to prevent, change and/or *mitigate*, remedy or *avoid* expected impacts upon *the cultural heritage resources or heritage attributes*. The *Cultural Heritage Conservation Plan* may also describe how the *heritage attributes* will be integrated into or commemorated within the new *development*.

4.8.12 Cultural Heritage Review

1. A *Cultural Heritage Review* is required when requests are made to modify a description of non-*designated properties listed* in the *Heritage Register* or to *list* or remove non-*designated properties* in the *Heritage Register*.

2. A *Cultural Heritage Review* will be conducted in accordance with the *Cultural Heritage Review* Guidelines.

4.8.13 Implementation Policies

1. Pursuant to the *Planning Act*, the *Municipal Act*, the *Building Code Act* and other relevant legislation, the City may pass by-laws or implement other tools to ensure and facilitate the *conservation* of *built heritage resources* and *cultural heritage landscapes*, including but not limited to the following:

    i) Using a range of implementation tools to achieve the objectives for *built heritage resources* and *cultural heritage landscapes,* including *Site Plan Control* to require exterior design drawings which address matters such as: the character, massing, scale, appearance and design features of buildings; relationship of the proposed building to adjacent buildings and the street; interior walkways; stairs; elevators, etc. that are accessible to the general public; and impacts on the design elements within the municipal right-of-way.

    ii) Regulating *development* so that it is sympathetic in height, massing, location and character with *built heritage resources* and *cultural heritage landscapes*, where character includes, but is not limited to, form and massing, materials, fenestration, facade treatments, building orientation, existing scale and pattern and existing landscape and streetscape qualities.

    iii) Controlling demolition of *built heritage resources* and *cultural heritage landscapes* in a defined area.

    iv) Providing financial incentives to encourage the retention and *conservation* of *built heritage resources* and *cultural heritage landscapes*.

    v) Considering reductions or alternatives to standards (e.g. minor variances, parking and building height) as part of a *development* application.

    vi) Entering into *cultural heritage conservation easement agreements* with the owner of any real *property* pursuant to the provisions of the *Ontario Heritage Act* for the purpose of:

        a. *conserving*, protecting and maintaining the heritage features of the *property* in perpetuity;
        b. preventing any demolition, construction, *alteration*, addition or any other action which would adversely affect the heritage features of the *property*; and
        c. establishing criteria for the approval of any *development* affecting the *cultural heritage resource*.

Item 38: The purpose of 'Item 38' is to delete Section 8: Transportation in its entirety and replace it with a new Chapter 5: Movement of People and Goods - An Integrated Transportation System which provides updates and revisions to the transportation policies.

Section 8 Transportation of the Official Plan is hereby deleted in its entirety and replaced by the following Chapter 5 entitled Movement of People and Goods – an Integrated Transportation System:

5 Movement of People and Goods – An Integrated Transportation System

The transportation system will be designed to serve the existing and proposed land use pattern and to facilitate efficient, safe, convenient and energy efficient movement of goods and people throughout the City. The Official Plan recognizes the relationship between land use and all modes of transportation.

Transport accounts for 30% of energy used and 45% of greenhouse gas emissions in Guelph. The Community Energy Plan recommends reducing energy from transportation through measures such as improving public transportation and using *transit-supportive development* and a *compact urban form* to reduce auto trips.

An integrated transportation system contributes to a *complete community*. A balanced, integrated transportation system will contribute to vibrant streets designed to ensure pedestrians and cyclists comfortably and safely co-exist with motor vehicles, thus improving health and quality of life.

Objectives

a) To provide a transportation system, involving all transport modes, to move people and goods safely, efficiently and economically while contributing positively to the social, cultural and natural environments of the City.

b) To ensure that the transportation system is accessible and meets the needs of all members of the community.

c) To ensure that the transportation system is planned, implemented and maintained in a financially sustainable manner.

d) To encourage and support walking and cycling as healthy, safe and convenient modes of transportation all year round and ensure that the design of pedestrian and cycling networks are integrated with other modes of transportation.

e) To place a priority on increasing the capacity of the existing transit system and facilitate its efficient expansion, where necessary and feasible, to areas that have achieved, or are planned to achieve, *transit-supportive* residential and employment densities.

f) To aim to increase non-auto *mode shares*.

g) To develop and maintain an appropriate hierarchy of roads to ensure the desired movement of people and goods within and through the City.

h) To work in co-operation with Federal, Provincial and other local governments, to create a transportation system that accommodates current and anticipated regional transportation movements.

i) To reduce the amount of energy used for transportation.

5.1 Transportation System

1. The City will plan, implement and maintain a transportation system to facilitate:

   i) increasing non-auto *mode shares* for average daily trips to 15% for transit, 15% for walking and 3% for cycling; and
   ii) reducing the amount of energy used for transportation by 25% from 2007 levels by 2031.

2. The City shall maintain the existing transportation system and ensure its continued sustainability while at the same time planning for new *infrastructure* development.

3. *Transportation infrastructure* planning, land use planning and transportation investment will be coordinated and integrated to implement the growth objectives and planned urban structure of this Plan.

4. It is the policy of the City to limit new *development* to areas where adequate transportation facilities can be provided without undue financial burden to the Municipality.

5. Public transit will be an integral component in planning for new development areas.

6. The City, in consultation with the Province and nearby municipalities shall plan, develop and implement inter-city transit projects in conjunction with Provincial transportation projects to achieve a balanced transportation system.

7. A *multi-modal* approach will be used in planning and implementing transportation improvements and in encouraging the increased use of non-auto travel modes.

5.2 Barrier Free Transportation

1. The City's transportation system shall be developed to be inclusive of the needs of persons with disabilities, seniors, children and those with reduced mobility by:

   i) ensuring that new transit facilities, transit stops and vehicles are accessible and use barrier free design principles in accordance with the *Accessibility for Ontarians with Disabilities Act*;
   ii) ensuring that sidewalks are accessible and accommodate people with impaired or reduced mobility;
   iii) encouraging the use of voice signals at crosswalks;
   iv) modifying existing transportation facilities over time to enhance

accessibility;
v) requiring minimum off-street parking spaces for persons with disabilities through the *Zoning By-law*; and
vi) taking accessibility considerations into account in the design of the transportation system.

5.3 Transportation Demand Management (TDM)

1. *TDM* is an essential part of an overall integrated and sustainable transportation system. *TDM* measures shall be evaluated in all transportation related studies and new *development* plans including the degree to which they contribute towards the achievement of the transportation objectives of this Plan.

2. *TDM* measures may include, but are not limited to:

   i) including provisions for *active transportation* in association with *development* and capital projects including secure bicycle storage facilities and pedestrian and cycling access to the road network;
   ii) supporting transit through reduced parking standards for some land uses or locations, where appropriate, and making provisions for parking spaces for car share vehicles through the *development* approval process where appropriate; and
   iii) encouraging carpooling programs, preferential parking for carpoolers, transit pass initiatives and flexible working hours.

3. The City will encourage shorter trip distances primarily through the development of a more *compact urban form* with additional opportunities for mixed-use development and live/work opportunities.

4. The City will promote *TDM* measures that promote *active transportation,* public transit and increased vehicle occupancy where appropriate.

5.4 Active Transportation – Walking and Cycling

Active transportation which includes pedestrian movement, cycling and any non-motorized modes of transportation is a component of achieving the City's transportation, sustainability, community energy and healthy community objectives.

1. The City supports walking and cycling as priorities when designing the transportation system with a focus on connecting land uses to meet the community's mobility needs.

2. The City supports the ongoing enhancement of a pedestrian and bicycle system that is convenient, safe and pleasant, serves both commuter and recreational purposes and provides access throughout the City.

3. *Active transportation* measures will be promoted in accordance with the following provisions:

   i) ensure that streets, spaces and public facilities are designed to be safe and comfortable for pedestrians and cyclists;

ii) require, provide and maintain infrastructure that maximizes safe and convenient passage for pedestrians and cyclists through the City;
iii) ensure that bikeways and pedestrian walkways are integrated into and designed as part of new road and other infrastructure projects in the City. Special consideration will be given to matters such as bike lanes, physically separated bikeways and provisions for a comfortable pedestrian environment which may include shade trees, street furniture, bicycle racks, lighting, signed and safe street crossings and other traffic controls;
iv) require minimum provisions for on-site parking and storage for bicycles and other personal transportation devices in the *Zoning By-law* for uses such as employment and commercial, schools, high and medium density residential *development* and transportation terminals;
v) implement design and maintenance standards which can reduce the risk of collisions and injuries;
vi) provide for unobstructed pedestrian movement by using ramped sidewalk facilities and by providing crossings at reasonable intervals across major barriers such as rivers and railway lines, and priority crossing at high activity signalized intersections, wherever possible; and
vii) provide linkages between *intensification areas*, adjacent neighbourhoods and transit stations.

4. The City will prepare a Bicycle Transportation Plan that will identify a Bicycle Network of off-road and on-road bicycle facilities as well as other network improvements.

5. The City will implement the Bicycle Transportation Plan through the *development* process as well as City projects and will give further consideration to the incorporation of improvements and expansions to the Bicycle Network when undertaking road infrastructure works or when *development* proposals are being considered.

6. If rail lines within the City become abandoned or opportunities for multiple-use of rail corridors become available, the City will actively promote the provision of bicycle and pedestrian paths along these corridors, where appropriate.

7. In new *developments*, including *employment areas* and where public transit service is intended, sidewalks shall be provided on both sides of all streets wherever feasible with the exception of the following situations:

i) residential streets with a right-of-way less than 18 metres where sidewalks shall be required on only one side of the street;
ii) rear laneways, where no sidewalks will be required;
iii) roads where a rural cross-section is being maintained and paved shoulders are provided; or
iv) adjacent to the *Natural Heritage System* where a trail with a high level of service may be provided instead of a sidewalk.

5.5 Public Transit

1. The City shall continue to increase connectivity and integration between public transit and other modes of travel through measures such as installing bicycle racks on buses, including bicycle parking at transit terminals, designing for pedestrian and cyclist access to terminals and providing for ”park and ride” opportunities.

2. To ensure that public transit is an attractive, energy efficient and convenient means of travel the City will:

   i) plan for a *compact urban form* by promoting mixed and *transit-supportive* land uses, urban intensification, a strong Downtown and urban structure of nodes and corridors as identified on Schedule 1;
   ii) consider public transit as a high priority for *transportation infrastructure* planning, second only to *active transportation*;
   iii) ensure the creation of a road network that permits reasonable walking distances to and from transit stops for a majority of residences, jobs and other activities in the area;
   iv) ensure that the phasing of new development allows for the provision of transit service in the early phases of new development so that using transit is a viable option for the first occupants;
   v) require *development* proponents to plan for the provision of transit in an integrated and comprehensive manner including the location of transit routes and facilities, where appropriate; and
   vi) consider the impacts on transit when planning the locations for higher density housing, commercial and employment centres.

3. In addition to *transit-supportive* land use development, a high level of service, reliability and amenities are needed to attract riders. The City will promote greater use of transit by:

   i) maintaining efficient transit service through improvements to travel time, reliability, overall routes and regularity of service, especially for those routes that link areas of population and employment concentrations;
   ii) providing transit priority measures to lessen delays on transit vehicles caused by traffic congestion and traffic control signals, where appropriate;
   iii) ensuring that bus stops are provided at regular intervals, generally within 400 metres of every residence and business, to promote accessibility to all areas;
   iv) providing adequate facilities to improve rider amenities such as bus stop shelters and routes and schedule information; and
   v) facilitating access to public transit for persons with disabilities by providing special equipment and services where warranted, designing stops, shelters and terminals for accessibility and taking other actions that facilitate improved access to transit services.

4. In the review of *development* applications that involve major traffic generators and of facilities potentially used by transit riders, the City may require the provision of on-site or off-site facilities, such as transit user amenities or road improvements that will facilitate public transit service as appropriate.

5.6 Road Network

An efficient road network will accommodate all modes of travel including vehicular traffic at a reasonable level of service.

1. Road right-of-ways will be planned and designed to enable safe and comfortable use by all users including pedestrians, cyclists, motorists and transit riders of all ages and abilities.

2. The design and development of new transportation facilities will be subject to the applicable provisions of this Plan.

3. Generally, private roads shall be discouraged. Where permitted they shall generally be designed to be publicly accessible.

4. A variety of design mechanisms and operational techniques will be used by the City to promote the efficient utilization of the City's road grid system; for example, requirement for shared driveways in commercial strips and synchronized traffic signals.

5. Where necessary, traffic calming measures shall be incorporated into the design of the street network in accordance with the City's Neighbourhood Traffic Management Policy, or successor thereto.

5.7 Functional Hierarchy of Roads

The functional hierarchy of roads is identified on Schedule 5.

5.7.1 Expressway

1. Expressways are Provincial highways that are intended to move very large volumes of traffic over medium to long distances within and through the City. They are designed as high speed, multi-lane, divided roadways with access restricted to grade-separated interchanges.

2. Expressways include "staged expressways" where the right-of-way is protected, but only two lanes and/or controlled access may be provided at grade, normally at signalized intersections for an interim period of time.

5.7.2 Arterial Roads

1. Arterial roads are intended to move moderate to large volumes of traffic over moderate distances within the City and to collect traffic and direct it to the Provincial highway system.

2. Arterial roads are designed for medium speed, having capacity for 2 to 6 lanes, usually undivided, with access generally restricted, wherever possible, to at-grade road intersections with other arterial and collector roads.

3. Arterial roads are meant to accommodate a high level of transit

service.

4. Direct access from local roads and individual properties shall be limited to avoid interference with the primary function of the roadway.

5. On-street parking may be permitted in certain instances in conjunction with street-oriented development to achieve urban design objectives and functions of this Plan. In these instances, special design provisions will be incorporated within the street right-of-way to ensure safe passage of traffic for pedestrians, cyclists, transit users and motorists while also permitting motor vehicle movement.

6. The desirable right-of-way width shall range from 26 metres to 36 metres with additional widths as required at intersections and to incorporate on-street parking or transit priority measures.

7. It is recognized that arterial roads of less than 26 metres presently exist and widening to achieve the desirable minimum may not be practical.

5.7.3 Collector Roads

1. Collector roads are intended to move low to moderate volumes of traffic within specific areas of the City and collect local traffic for distribution to the arterial or Provincial highway system.

2. Collector roads are designed for moderate speed, having capacity for 2 to 4 lanes, usually undivided.

3. Direct access to private property may be controlled to avoid traffic hazards.

4. Parking may be permitted in instances where parking needs have been identified and can be safely accommodated in conjunction with abutting land uses.

5. The desirable right-of-way width shall range from 23 metres to 26 metres with additional widths as required at intersections and to incorporate transit priority measures and on-street parking.

6. It is recognized that collector roads of less than 23 metres exist and widening to achieve the desirable minimum may not be practical.

5.7.4 Local Roads

1. Public roads not otherwise identified in the functional hierarchy shall be considered local roads.

2. Local roads will provide for low volumes of traffic and access to abutting private property.

3. Local roads are designed for low speed, having capacity for two lanes of undivided traffic, with through traffic discouraged.

4. Parking may be permitted, where appropriate.

5.8 Road Design

1. The City will ensure any impacts on the *Natural Heritage System* and *cultural heritage resources* are addressed in the design process for road capital projects in accordance with the provisions of this Plan.

2. The City shall have regard for and, when necessary, will require measures to mitigate any *negative impacts* on *cultural heritage resources*, especially the character of landscapes, streetscapes, tree lines, bridges, views and points of scenic interest and the prevailing pattern of settlement, when considering the construction of new roads and road improvements, including road re-alignment and road widening.

3. The road system in new development areas will be connected to the existing road network and facilitate linkages between existing and future developments and will ensure continuity of sidewalks, bicycle facilities and bus routes. Road network design will minimize travel distances for pedestrians, cyclists and transit and shall generally be in the form of a modified grid.

4. The City will promote the creation of an arterial-collector grid road system in the *greenfield area* of the City to assist in the dispersion of traffic and to provide appropriate walking distances to transit services on the main roads.

5. The design of roads will incorporate streetscape and design elements determined through the road design processes that are consistent with the Urban Design policies of this Plan where appropriate based on the planned function of the road.

6. To control future land uses that would increase traffic unnecessarily on the arterial-collector grid and at intersections, the City will:

   i) restrict strip commercial development along arterial roads; and
   ii) locate *service commercial* development in designated areas along only one side of the arterial road.

7. The City will require the submission of traffic impact studies for *development* proposals that are considered as significant traffic generators along arterial and collector roads to determine whether the *development* would compromise the planned function of the road.

8. The design and construction of roads will incorporate trail components located within the road right-of-way as recommended in the Guelph Trail Master Plan (2005) or any successor thereto, where appropriate.

9. The City shall consider road designs that are innovative in terms of

environmental considerations and that support pedestrians, cycling and transit.

10. When developing road cross section designs as part of alternative development standards, the City will consider all modes of transportation and how to develop a strong pedestrian realm in accordance with the Urban Design objectives of this Plan.

11. Main Streets may be identified Downtown or in areas of existing or planned high density including *Intensification Corridors* and Community Mixed-use Nodes. Where identified, specific road segments may be designed as Main Streets to reflect their planned function as focal points for shopping, offices and community interaction and will be develop based on the adjacent land use context. Main Streets will provide a safe, functional and attractive pedestrian, cycling and transit-oriented environment that is balanced with an acceptable level of motor vehicular traffic. If necessary, the City may accept a level of service which is less than optimum for vehicular traffic in return for a more pedestrian, cycling and transit-oriented environment. On-street parking will be permitted, where appropriate, and a strong pedestrian realm will be developed in accordance with the Urban Design policies of this Plan.

12. The City will consider the impact on existing utility *infrastructure* and opportunities for enhancement or replacement as part of road improvement or maintenance projects through discussion with utility providers.

5.9 Trucking and Goods Movement

1. The City will coordinate with the Province, Wellington County and neighbouring municipalities on the planning and design of an efficient goods movement system that minimizes community and traffic impacts.

2. Truck use will be regulated through a permissive truck route system and regulations, pertaining to heavy trucks, which is contained in the City's Traffic By-law, as amended from time to time.

3. It is the policy of the City to minimize the impact of trucks upon residential areas.

    i) Truck routes may be used to restrict through truck traffic on certain residential streets. In the consideration of this restriction, truck routes, if provided, will be designed to maximize accessibility to commercial and industrial areas of the City.

    ii) The City will restrict the location of land uses, activities and home occupations that generate truck traffic.

5.10 Railways

1. The City recognizes the importance of the rail system and supports and encourages the enhanced role of rail transportation for goods and passenger movement.

2. The City will facilitate the provision of rail freight service to *employment areas*, where feasible, including the continued support of the City-owned Guelph Junction Railway Company.

3. The City will support the future use of the Guelph Junction Railway for potential passenger rail service as illustrated on Schedule 5.

4. The City will encourage the continued provision of passenger rail service.

5. To minimize road/rail conflict wherever possible, the City has identified the following location for a road/rail grade separation:

   i) Silvercreek Parkway and CNR grade separation as part of the reconnection of Silvercreek Parkway south of Paisley Road.

6. Proponents of *development* in proximity to a railway:

   i) must demonstrate, to the satisfaction of the City, that applicable safety requirements can be satisfied;
   ii) meet the requirements of the Noise and Vibration policies of this Plan; and
   iii) implement other mitigation and buffering measures such as set-backs, intervening berms and security fencing as may be required as a condition of subdivision approval or other *development* approval.

7. Where *development* cannot reasonably achieve standard safety measures, the City, in consultation with the affected railway, may consider a site specific risk management approach to meeting safety and security requirements.

5.11 Parking

1. The City will ensure that adequate parking facilities are provided to meet the parking demands generated by various land uses.

2. The City shall specify off-street parking requirements and may establish maximum parking requirements in the *Zoning By-law*, where appropriate.

3. Off-street parking areas and facilities shall be provided through zoning and site plan requirements.

4. The City may acquire, develop and operate parking facilities.

5. Cash-in-lieu of required parking may be considered in accordance with the *Planning Act*.

6. Reduced parking requirements may be considered as part of a Parking Study, particularly within Downtown, Community Mixed-use Nodes and *Intensification Corridors,* or for *affordable housing*, or where high levels of transit exist or are planned.

7. The City may develop zoning regulations for shared parking arrangements

between multiple facilities to optimize the staggered nature of demand for parking on a time-of-day, weekday/weekend and monthly basis.

8. The City may encourage managing the supply of parking as a *TDM* measure.

5.12 Transportation Networks

The City's road network is integrated into the Provincial Highway system and ties into the County/Township transportation network. Provincial Highways 6 and 7 are both major routes to and through the City while Wellington Road 124 is an important regional connection.

1. The City will work with Wellington County, the Region of Waterloo, the Region of Halton and the Provincial and Federal Governments, as appropriate, to co-ordinate *transportation infrastructure* planning and implementation within the City and surrounding areas. This co-ordination will include participation in *Environmental Assessment* processes and undertaking joint transportation planning studies.

2. Schedule 5 identifies future transportation projects identified through *Environmental Assessments* and council approved studies. *Development* in proximity to these proposed improvements will be designed and integrated such that it does not preclude or negatively affect the proposed transportation network improvement.

3. All *development* proposals adjacent to or in the vicinity of a Provincial Highway within the Ministry of Transportation's permit control area are subject to approval of the Ministry of Transportation. Any areas in the City that are identified for future development that are located within the Ministry of Transportation's permit control area will be subject to provincial policies, standard and requirements. These requirements are in addition to the road design standard requirements of the City. Direct access to provincial highways will be discouraged and often prohibited.

4. The Transportation Master Plan will be updated on regular intervals, generally every 5 years. Studies on specific aspects of the transportation system may be completed from time to time by various government levels and may address specific elements of the transportation system. Information from these studies will help to inform the updates to the City's Transportation Master Plan.

5.13 Road Widenings and Intersection Improvements

Table 5.1 lists right-of-ways that are planned for widening. Table 5.2 lists intersections that are planned to be improved or widened to accommodate on-street parking. As a condition of *development* approval, the City may require that a portion of lands be dedicated to the City for road widening or intersection improvement without compensation. However, these tables are not intended to specify that such roads will necessarily be widened or intersections improved.

1. Land for possible road widening and intersection improvements as described in Tables 5.1 and 5.2, will be dedicated to the City at no

expense, as a condition of approval for the following:

i) a draft plan of subdivision;
ii) a *consent* by the *Committee of Adjustment*; and
iii) a site plan approval.

2. Generally, road widenings will be taken equally from each side of the right-of-way to ensure uniform road widths unless otherwise specified in Table 5.1.

3. Road widenings in excess of the ultimate widths listed in Table 5.1 may be required at intersections listed in Table 5.2 for traffic operation and safety improvements such as sidewalks, bike lanes, daylight triangles, turn lanes, channelization, transit priority measures, grade separations, on-street parking or where topographic challenges exist.

4. Where an approved *Environmental Assessment* identifies a right-of-way width that is different than the ultimate widths listed in Table 5.1, the larger width may be applied.

5. Where existing development, road alignments, topographic features or other factors make it impractical to obtain the desired road widening, or road intersection improvements, road right-of-way alterations will be designed to minimize the impact on abutting properties.

6. Plans for future widenings, intersection improvements or road alterations will have consideration for land use, environmental and visual streetscape matters.

Item 39: The purpose of 'Item 39' is to delete Table 8.1 Road Widening Dedications and replace it with Table 5.1 Road Widening Dedications which provides updates to required road widenings.

Table 8.1 of the Official Plan is hereby deleted and replaced by the following:

Table 5.1 Road Widening Dedications

	ROAD	**ULTIMATE RIGHT-OF-WAY**	**WIDENING SPECIFICATION**
1.	Alice Street	15 m	5 m south side between Morris Street and Huron Street
2.	Arkell Road	30 m	5 m both sides from Gordon Street to Victoria Road
3.	Cardigan Street	15 m	5 m east side, London Road East to Marcon Street
4.	Church Lane	12 m	3 m both sides, Norfolk Street to eastern end of lane
5.	Clair Road	30 m	5 m both sides, Hanlon Expressway to east City Limit
6.	College Ave	30 m	2–5 m both sides, Hanlon Expressway to Victoria Road
7.	Crimea Street	20 m	2 m south side, Edinburgh Road to Alma Street
8.	Downey Road	36 m	8 m both sides, from 100 m south of Teal Drive to Forestell Road
9.	Dufferin Street	20 m	4 m west side, London Road to Kerr Street
10.	Eastview Road	30 m	5 m both sides, Mountford Drive to east City Limit
11.	Edinburgh Road	26 m	2–3 m both sides, College Avenue West to Suffolk Street West
		30 m	2–5 m both sides, Suffolk Street West to Woodlawn Road
		26 m	2-5 m both sides, Rodgers Road to Gordon Street
12.	Elizabeth Street	24 m	Up to 2 m, both sides, Arthur Street South to Garibaldi Street
		30 m	2–5 m both sides, Garibaldi Street to York Road

	ROAD	**ULTIMATE RIGHT-OF-WAY**	**WIDENING SPECIFICATION**
13.	Elmira Road	36 m	5 m east side, Massey Road to Woodlawn Road 8 m west side, Speedvale Avenue West to Massey Road
14.	Emma Street	20 m	5 m south side, Speed River to Delhi Street
		20 m	2–5 m both sides, Delhi Street to Stevenson Street North
15.	Eramosa Road	23 m	1-2 m, both sides, Woolwich Street to Metcalfe Street
		30 m	2–5 m both sides, Metcalfe Street to Meyer Drive
		26 m	3 m both sides, Meyer Drive to Victoria Road North
		30 m	2-5 m both sides, Victoria Road North to north City Limit
16.	Exhibition Street	18 m	5 m east side, Division Street to Verney Street
		15 m	2–5 m both sides, Verney Street to Speedvale Avenue West
17.	Fife Road	30 m	4 m both sides, Wellington Street West to west City Limit
18.	Forestell Road	30 m	5 m both sides, west City Limit to Phelan Drive
19.	Gordon Street	30 m	5 m west side, Wellington Street to Speed River
		24 m	Up to 2 m, both sides, Speed River to College Avenue
		26 m	1–3 m both sides College Avenue to Stone Road
		30 m	3–5 m both sides, Stone Road to Clair Road
		30 m	5 m both sides, Clair Road to Maltby Road

	ROAD	**ULTIMATE RIGHT-OF-WAY**	**WIDENING SPECIFICATION**
20.	Grange Road	30 m	5 m both sides, Victoria Road North to Watson Pkwy North
21.	Grange Street	20 m	3 m both sides, Arthur Street North to Victoria Road North
22.	Hyland Road	20 m	2–3 m both sides, Eleanor Court to eastern end of Hyland Road
23.	Janefield Avenue	26 m	6 m east side, College Avenue West to Scottsdale Drive
24.	Kathleen Street	15 m	5–10 m west side, Division Street to Speedvale Avenue West
25.	Laird Road	36 m	4 m both sides from Downey Road to Hanlon Expressway
26.	Maltby Road	30 m	5 m both sides, west City Limit to east City Limit
27.	Neeve Street	20 m	1 m both sides, C.N.R. to York Road
28.	Nicklin Road	26 m	2 m east side, Brentwood Drive to Woodlawn Road
29.	Paisley Road	23 m	2 m both sides, Edinburgh Road North to Silvercreek Pkwy
		30 m	5 m both sides, Silvercreek Pkwy to west City Limit
30.	Palmer Street	15 m	2–3 m both sides, Queen Street to Stevenson Street
31.	Queen Street	20 m	2–3 m both sides, Arthur Street to Palmer Street
32.	Raglan Street	19.8 m	1.5 m south side, Edinburgh Road South to Omar Street
33.	Raymond Street	20 m	5 m east side, Bristol Street to 70 m south
34.	Regent Street	23 m	3 m east side, Rose Street to Grange Street
35.	Roland Street	20 m	3–5 m both sides, Waterloo Avenue to Bristol Street

	ROAD	**ULTIMATE RIGHT-OF-WAY**	**WIDENING SPECIFICATION**
36.	Silvercreek Pkwy	30 m	5 m both sides, Wellington Street to north City Limit
37.	Speedvale Avenue	30 m	2–5 m both sides, West City Limit to East City Limit
38.	Stevenson Street	26 m	3 m both sides, York Road to Lane Street
		30 m	5 m both sides, Lane Street to Eramosa Road
39.	Stone Road	36 m	3–8 m south side, College Ave West to Victoria Road South
		36 m	5 m both sides, Victoria Road South to Watson Parkway South
40.	Suffolk Street	18.3 m	3 m north side, Edinburgh Road North to North Street
41.	Surrey Street	20 m	2.2 m on south side between Grant Street and Wyndham Street South
42.	Victoria Road	30 m	2–5 m both sides, Woodlawn Road East to York Road
		26 m	3 m both sides, York Road to Eramosa River
		30 m	2–5 m both sides, Eramosa River to Stone Road East
		36 m	8 m both sides from Stone Road East to the south City Limit
43.	Watson Road	30 m	5 m both sides, Watson Pkwy North to C.N.R.
		30 m	5 m both sides, C.N.R. to Watson Pkwy South
44.	Watson Pkwy.	30 m	5 m both sides, south City Limit to north City Limit
45.	Wellington Street	36 m	10 m south side, Imperial Road South to west City Limit
46.	Woodlawn Road	36 m	2–8 m both sides, Hanlon Expressway to west City Limit

	ROAD	**ULTIMATE RIGHT-OF-WAY**	**WIDENING SPECIFICATION**
		30 m	2 m both sides, Hanlon Expressway to Woolwich Street
		30 m	5 m south side, Woolwich Street to Victoria Road North
47.	Woolwich Street	24 m	Up to 2 m both sides, London Road to Speedvale Avenue
		30 m	5 m both sides, Speedvale Avenue to north City Limit
48.	Wyndham Street	30 m	3 m both sides, Wellington Street East to York Road
49.	York Road	30 m	2–5 m both sides, Victoria Road South to Watson Road South
		24 m	Up to 2 m both sides Wyndham Street South to Victoria Road

Item 40: The purpose of 'Item 40' is to delete Table 8.2 Intersection Improvements and replace it with a new Table 5.2 Intersection Improvements which provides updates to intersection improvements.

Table 8.2 of the Official Plan is hereby deleted and replaced by the following:

Table 5.2: Intersection Improvements

ROAD	**INTERSECTION IMPROVEMENT**
Alma Street	At Paisley Road
Arkell Road	At Gordon Street At Victoria Road
Arthur Street	At Elizabeth Street
Clair Road	At Laird Road At Victoria Road
College Avenue	At Edinburgh Road At Gordon Street At Victoria Road
Dawson Road	At Speedvale Avenue West

ROAD	**INTERSECTION IMPROVEMENT**
	At Woodlawn Road
Delhi Street	At Speedvale Avenue East
Downey Road	At Laird Road At Forestell Road
Dunlop Drive	At Watson Parkway
Eastview Road	At Watson Parkway At Victoria Road
Edinburgh Road	At College Avenue At Gordon Street At London Road West At Suffolk Street At Willow Road At Water Street At Waterloo Avenue At Woodlawn Road
Elizabeth Street	At Arthur Street At Stevenson Street At Victoria Road At York Road
Eramosa Road	At Metcalfe Street At Meyer Drive
Forestell Road	At Downey Road
Grange Road	At Victoria Road At Watson Parkway
Gordon Street	At Arkell Road At Edinburgh Road At Wellington Street At James Street At Maltby Road At College Avenue
James Street	At Gordon Street
Kathleen Street	At Speedvale Avenue W.
Laird Road	At Clair Road At Downey Road
London Road	At Edinburgh Road At Woolwich Street

ROAD	**INTERSECTION IMPROVEMENT**
Maltby Road	At Gordon Street At Southgate Drive At Victoria Road
Metcalf Street	At Eramosa Road
Meyer Drive	At Eramosa Road
Nicklin Road	At Woodlawn Road
Niska Road	At Pioneer Trail
Paisley Road	At Alma Street At Silvercreek Parkway At Yorkshire Street
Pioneer Trail	Niska Road
Regal Road	At Woodlawn Road
Southgate Drive	At Maltby Road
Silvercreek Parkway	At Paisley Road At Willow Road At Speedvale Avenue W. At Woodlawn Road
Speedvale Avenue	At Dawson Road At Delhi Street At Kathleen Street At Silvercreek Parkway At Woolwich Street At Watson Parkway
Starwood Drive	At Watson Parkway
Stevenson Street	At Elizabeth Street At York Road At Guelph Junction Railway crossing
Stone Road	At Victoria Road At Watson Parkway
Suffolk Street	At Edinburgh Road
Victoria Road	At Eastview Road At Grange Road At Elizabeth Street At York Road

ROAD	**INTERSECTION IMPROVEMENT**
	At College Avenue At Maltby Road At Stone Road At Arkell Road At Clair Road
Waterloo Ave	At Edinburgh Road
Watson Parkway North	At Eastview Road At Grange Road At Speedvale Avenue At Starwood Drive At Watson Road North
Watson Parkway South	At Stone Road At Dunlop Drive At Watson Road South
Watson Road North	At Watson Parkway North
Watson Road South	At Watson Parkway South At York Road
Willow Road	At Edinburgh Road At Silvercreek Parkway
Woodlawn Road	At Dawson Road At Edinburgh Road At Nicklin Road At Regal Road At Silvercreek Parkway At Woolwich Street
Woolwich Street	At London Road At Speedvale Avenue At Woodlawn Road
Wyndham Street S.	At York Road At Wellington Street
Water Street	At Edinburgh Road
Wellington Street	At Gordon Street At Wyndham Street
York Road	At Elizabeth Street At Stevenson Street At Victoria Road At Watson Road At Wyndham Street

ROAD	**INTERSECTION IMPROVEMENT**
Yorkshire Street	At Paisley Road

Item 41: The purpose of 'Item 41' is to add a new Chapter 6 Municipal Services and Infrastructure which provides updates and revisions to policies related to water supply, wastewater treatment, stormwater management, solid waste management, site alteration, termite control and electrical transmission lines and pipelines.

The following new Chapter 6 entitled Municipal Services is hereby added to the Official Plan:

6 Municipal Services and Infrastructure

The provision of *infrastructure*, including drinking water, wastewater, stormwater and waste management, electrical and telecommunication services all support *development*. Provision of these services will be financially viable and manage demand and optimize existing infrastructure in order to reduce the need for new facilities. The City is not responsible for providing all of these services, but plays a collaborative role in ensuring that these are provided efficiently. In addition, this Chapter includes provisions for controlling the spread of termites and for controlling *site alteration.*

Objectives

a) To encourage the efficient use of municipal services and utilities.

b) To ensure full municipal services are provided for all forms of *development*.

c) To ensure *groundwater* resources, on which Guelph's water supply is based and which sustain the area's natural environment, are respected, protected and conserved.

d) To promote the retention, repair and upgrading of *infrastructure* in the older parts of the City.

6.1 Policies

1. The City will ensure the provision of *infrastructure* and utilities in a fiscally sustainable manner in accordance with recognized standards for urban *development*.

2. The City will ensure there is an adequate supply of serviced land and *intensification* opportunities to meet future *development* needs.

3. The provision and extension of full municipal services and utilities to all new *development* will be required. Full municipal services shall include facilities for:

    i) sanitary sewage disposal;

ii) water supply;
iii) stormwater management;
iv) solid waste management;
v) electrical power; and
vi) transportation networks including public transit and pedestrian and cycling networks.

4. The City will plan for the inclusion of *district energy* infrastructure within municipal right-of-ways where appropriate.

5. Where feasible, electrical and cabled services within new *development* shall be located underground. Upon replacement, providers are encouraged to relocate electric and cabled services underground.

6. Prior to permitting a *development* proposal, the City shall ensure there is adequate provision for overall *municipal water*, wastewater treatment, and solid waste and stormwater management facilities to accommodate the *development*.

7. The City will coordinate with utility providers to facilitate the efficient provision of services.

8. City Council may pass by-laws and enter into agreements, including financial arrangements with property owners for the installation of municipal services.

9. The City will consider the use of alternative development standards to provide municipal services where the effectiveness and efficiency of the service is retained, and when *development* cost savings and energy efficiencies may be realized.

10. The City will guide the direction, location, scale and timing of *development* to ensure compact, orderly *development* and to minimize the cost of municipal services and related *infrastructure*.

11. The City will ensure full utilization of existing municipal services and utilities and conservation measures as appropriate.

12. The City will ensure that *infrastructure* is provided in a coordinated, efficient, integrated and cost-efficient manner to meet current and projected needs, including:

    i) the optimization of existing *infrastructure*, where feasible, before giving consideration to new *infrastructure* or facilities; and
    ii) the strategic location of *infrastructure* to support effective and efficient delivery of emergency management services.

13. The City will ensure that *sewage and water service systems* are financially viable and comply with regulatory requirements, can be sustained by the City's water resources, and protect human health and the natural environment.

14. The City's servicing requirements for planned development and projected growth will be monitored to ensure that the sustainable water and wastewater system capacities are not exceeded and to provide sufficient lead time for the planning, design, approval, financing and construction of new facilities as required.

15. The City will specify procedures for the allocation of water supply and wastewater treatment capacity for *development* applications approved under the *Planning Act*. Such procedures will include reserve capacity allocations for the following:

    i) residential infill and *intensificatio*n *development* within the *built-up area*;
    ii) residential *development* within the *greenfield area*; and
    iii) non-residential *development* in both the existing *built-up* and *greenfield area*.

16. The City will discourage non-residential *development* that requires high volumes of water use and/or wastewater discharge if the *development* has the potential to compromise the City's ability to service existing and planned levels of population and employment, or where the *development* would require unduly costly water and/or wastewater system upgrades.

17. The City will develop guidelines for non-residential water consumption and wastewater discharge to assist in the evaluation of development applications.

18. Where the City has permitted non-residential *development* that requires high volumes of water use and/or wastewater discharge, the allocation of water supply and wastewater treatment capacities will be subject to review and approval by the City. As a condition of *development* approval, the applicant/owner will be required to enter into a consumption and discharge agreement with the City. The agreement will specify the terms and conditions that are to be met by the applicant/owner in order to receive the requested capacity allocation.

19. *Development* on private services is prohibited except as provided for in policy 6.1.20 to avoid sprawl, premature municipal servicing and potential *negative impacts* on the City's water resources and *natural heritage features*.

20. The City will not permit *development* on *partial services* except where necessary to address a failed *individual on-site water service* or *individual on-site sewage services* on an existing lot of record and only where municipal services are not available or are not expected to be available within 2 years.

6.2 Water Supply

The City relies primarily on *groundwater* resources for its potable water including the Arkell Spring Grounds, located in Puslinch Township which is a significant source of supply for the City. Numerous municipal wells within the City boundary and immediately adjacent to the City also contribute to the City's overall water

supply. These policies outline the City's approach to supplying safe high-quality drinking water. Additional policies can be found in Section 4.3 Watershed Planning and Water Resources.

Objectives

a) To provide a safe, high quality water supply to meet the needs of residents and businesses, now and in the future through an emphasis on conservation, protection and sustainable *development*.

b) To promote water conservation and efficiency measures to sustain the City's valuable water resources.

Policies

1. The City will implement water supply and water servicing master plans that identify how growth on lands designated for urban use will be serviced. Implementation elements of these plans will include:

   i) identifying current and future water demand and supply areas;
   ii) investigating sources of long-term potable water supply;
   iii) identifying major water supply infrastructure improvements (including servicing capacity calculations) required to accommodate population growth as projected by this Plan; and
   iv) developing programs and policies to conserve water and to reduce requirements for additional water supply and treatment, including the implementation of the Water Conservation Efficiency Strategy - (2009) or successor thereto.

6.3 Wastewater Treatment

The treated effluent from the City's wastewater treatment facility discharges to the Speed River which consists of a riverine ecosystem as well as a source of water for municipalities further downstream from Guelph.

Objective

a) To protect, maintain or restore the quality and quantity of water upstream and downstream of the City's wastewater treatment facility.

Policies

1. The City will continue to implement a wastewater treatment strategy that promotes proactive industrial wastewater management practices, encourages wastewater reduction and on-going upgrades to the City's wastewater treatment facility to protect and improve the water quality of the Speed River.

2. The City will implement the Wastewater Treatment Master Plan (2009) to ensure continued optimization of the wastewater plant and the incorporation of new technologies from time to time. The Plan will generally be updated at 5 year intervals.

3. The City will facilitate a reduction in energy consumption for the construction and servicing requirements of subdivisions and other *development* by requiring gravity feed sanitary sewers.

6.4 Stormwater Management

Objectives

a) To protect, maintain, enhance and restore the quality and quantity of surface water and *groundwater* resources through sound stormwater management.

b) To implement an integrated *watershed* planning approach in the design of stormwater management such that *Watershed Plans*, S*ubwatershed Plans* and Stormwater Management Master Plans serve to guide site-specific *development*.

c) To implement stormwater management practices that: maintain the pre-*development* hydrologic cycle; maintain or enhance the quantity and quality of stormwater runoff discharged to receiving natural watercourses, wetlands and infiltration facilities; and minimize erosion, flooding, wildlife and fisheries impacts.

d) To recognize stormwater runoff as an important resource rather than a waste product.

e) To ensure S*ubwatershed Plans* for the various subwatersheds of the City are kept up to date.

Policies

The City will use the *watershed* planning process to handle stormwater from urban development. This process comprises a hierarchy of plans including *Watershed Plans*, *Subwatershed Plans* and stormwater management plans. Information from this process will set the criteria for site specific development. Additional policies addressing the relationship of *Subwatershed Plans* to stormwater management are found in Section 4.3 Watershed Planning and Water Resources.

1. All *development* shall occur in accordance with *Subwatershed Plans* or Stormwater Management Master Plans, as approved by the City of Guelph and the Grand River Conservation Authority.

2. Where *Subwatershed Plans* have not been completed or approved, the City may, in limited situations, consider *development* proposals where:

    i) a stormwater management plan is prepared to address impacts to water quantity, quality, water balance, major and minor conveyance system (both on and off-site), grading and drainage, erosion and sediment control; and
    ii) a *Scoped Environmental Impact Study* is prepared to address potential *negative impacts* of the proposed *development*, including but not limited to impacts to water temperature, base flow, wildlife and *fisheries habitat* and mitigation measures.

3. *Development* shall require the preparation of a detailed Stormwater Management and Engineering Report in accordance with policies 6.4.1 or 6.4.2 above, to the satisfaction of the City and the Grand River Conservation Authority, where applicable, that addresses the following matters and other issues as may be required by the City:

   i) demonstrate how the design and construction of the stormwater management facility will protect, improve or restore the quality and quantity of surface and *groundwater* resources;
   ii) demonstrate how the proposed stormwater management design will be consistent with and implement the recommendations of the appropriate *watershed*, subwatershed or Stormwater Management Master Plans, as approved by the City for the subject area;
   iii) geotechnical and hydrogeologic information to identify soil infiltration rates, depths to the seasonally high water table and deeper regional *aquifers* beneath the site and in the surrounding area;
   iv) information on the potential impacts in terms of quality and quantity of any proposed stormwater management techniques on the City's *groundwater* resources; and
   v) demonstration that pre-*development* stormwater flows from the site match post-*development* stormwater flows for a given storm event.

4. The City will require appropriate use of on-site infiltration measures, within the stormwater management design.

5. The City encourages the use of landscape-based stormwater management planning and practices (also referred to as *Low Impact Development*) including rainwater harvesting, green roofs, bioretention, permeable pavement, infiltration facilities and vegetated swales in the design and construction of new *development* where site conditions and other relevant technical considerations are suitable.

6. The City encourages approaches to stormwater management that include a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect water quality and quantity and minimize erosion and *site alteration* and flooding impacts.

7. All *development* shall be required to adhere to any approved City policies, guidelines and standards including the Stormwater Management Master Plan (2011) and the Design Principles for Stormwater Management (1996). These plans and guidelines are intended to augment the Ontario Ministry of the Environment's Stormwater Management Practices Planning & Design Manual, as amended from time to time and are intended to achieve the highest level of utilization, aesthetics, environmental benefits and ease of maintenance for stormwater management facilities.

8. Stormwater management facilities are permitted in all land use designations on Schedule 2. The City will generally discourage detention and retention facilities in municipal parks except where identified in the Stormwater Management Master Plan (2011). Detention and retention

facilities are not permitted in *natural heritage features* or in *buffers* to *natural heritage features*, except as provided for under the *Natural Heritage System* policies of this Plan. The City recognizes that controlled discharge from stormwater facilities to receiving wetlands and watercourses is required to ensure the water quality and quantity of the receiving waterbody is maintained or enhanced.

9. Watercourses regulated by the Grand River Conservation Authority should be left in an open and natural state unless approval to alter the watercourse is obtained from the Grand River Conservation Authority. The enclosure of open watercourses or their channelization into open concrete channels will be prohibited.

10. The City will explore opportunities to restore watercourses that have been enclosed or channelized to open and natural watercourses.

11. Approvals from the City, Grand River Conservation Authority and other relevant agencies shall be required prior to the alteration of any watercourse, the design and construction of any stormwater management facility or the commencement of any grading or filling.

6.5 Solid Waste Management

Objectives

a) To provide solid waste management facilities to accommodate the needs of existing and projected residents and businesses.

b) To show environmental leadership in using a waste management system that facilitates, encourages and promotes the minimization of waste generation.

Policies

1. The City will provide solid waste management facilities to handle the waste generated by residents and businesses of Guelph. Waste management involves a comprehensive three-stream system of waste handling.

2. The City will implement the Solid Waste Management Plan (2008) that outlines mechanisms to address waste minimization, diversion and disposal targets with an overall goal of reducing the City's ecological footprint. The plan will be updated from time to time, generally at 5 year intervals.

3. The City strongly encourages three stream waste separation city-wide in all buildings to improve diversion of waste from landfill.

4. All waste management systems will be located and designed in accordance with Provincial Legislation and standards and the policies of this Plan.

6.6 Site Alteration

Objective

a) To preclude premature or undesirable alterations of the natural landscape prior to *development*.

Policy

1. The City will regulate *site alteration* prior to *development*, through the *Site Alteration* By-law, in an effort to: maintain significant landforms; preserve topsoil; minimize impacts on watercourses; minimize flooding or ponding; and preserve vegetation.

6.7 Termite Control

Objective

a) To prevent the spread of termites and ultimately eradicate them within the City.

Policies

1. The City will enforce the Termite Control By-law in areas that are infested with termites and in areas that are in proximity to infested areas. The by-law, among other matters, authorizes the Termite Control Officer to prescribe methods to eradicate termites from building refuse and soil as well as measures for the safe disposal of this material and methods for new construction.

2. As a condition of *development* approval or issuance of a demolition permit, the City may require that building refuse and soil be disposed of in a manner that minimizes the threat of spreading termite infestation.

6.8 Electrical Transmission Lines and Pipelines

Objective

a) To ensure that any future high voltage transmission lines or major pipelines are located to protect the health and safety of the community.

Policies

1. The location of new electrical transmission lines, associated facilities and pipelines will be evaluated in accordance with the *Environmental Assessment Act* and will minimize any adverse social, land use, visual, environmental or safety impacts.

2. Future high voltage transmission lines and major pipelines will be encouraged to locate along existing utility corridors or other right-of-ways, such as roads and railways, in order to minimize the fragmentation of properties.

3. Future high voltage transmission lines and major pipelines will avoid existing and future residential areas, areas within the *Natural Heritage System* and Open Space and Parks designated lands, to the extent possible.

Item 42: The purpose of 'Item 42' is to rename the section heading for Section 7 Land Use to Chapter 9 Land Use and to delete and replace the introductory paragraph.

Section 7 Land Use is hereby renamed Chapter 9 Land Use and the introductory paragraph is hereby deleted and replaced as follows:

9 Land Use

This Chapter establishes the objectives, policies and permitted uses for each of the land use designations identified on Schedule 2. The land use designations and policies provide direction for *development* and the basis for decision-making involving applications under the *Planning Act.*

Secondary Plans, adopted through amendment to this Plan, may require more detailed policies and land use schedules for the areas to which they apply.

Schedule 2 establishes the pattern of land use in the City by establishing the following Land Use Designations:

RESIDENTIAL
Low Density Residential
Low Density Greenfield Residential
Medium Density Residential
High Density Residential

EMPLOYMENT
Industrial
Corporate Business Park
Institutional Research Park
Mixed Business

COMMERCIAL and MIXED-USE
Community Mixed-use Centre
Mixed-use Corridor
Neighbourhood Commercial Centre
Service Commercial
Mixed Office / Commercial

NATURAL HERITAGE SYSTEM
Significant Natural Areas
Natural Areas

OTHER
Major Institutional
Open Space and Parks
Major Utility
Special Study Area
Reserve Lands

Item 43: The purpose of 'Item 43' is to add a new Chapter 7 entitled Community Infrastructure including an introductory paragraph and the following sections:
7.1 Community Facilities
7.2 Affordable Housing

The following new Chapter 7 entitled Community Infrastructure and sections 7.1 and 7.2 are hereby added to the Official Plan as follows:

7 Community Infrastructure

Community infrastructure includes the services that are integral to the social, health, educational, cultural and recreational needs of the City. These services contribute to the quality of life for existing and future residents of all ages, abilities, interests, cultural background or income level.

7.1 Community Facilities

Objective

a) To promote the maintenance and development of sustainable neighbourhoods by providing community facilities that supports a high quality of life standard for all residents.

Policies

1. The City will encourage the adequate provision of community facilities in conjunction with new residential growth. For the purposes of this Plan, community facilities include, but are not limited to such things as municipal recreational facilities, institutional health care facilities, schools, police, fire, library and museum services, religious and educational facilities.

2. Community facilities should be strategically located to support the effective and efficient delivery of emergency management services. Where feasible, community facilities should be co-located to promote cost-effectiveness and facilitate service integration.

3. The City recognizes that, because a significant portion of community facility provision is not within the jurisdiction of the City's administration, co-ordination between the City and public boards and agencies is essential. This Plan promotes dialogue and informed decision making between all agencies and boards active within the Guelph community.

4. Regarding the provision of school facilities within the community, this Plan promotes the adequate distribution and supply of school spaces to meet the community's educational needs.

5. Within new growth areas of the City, this Plan encourages the provision of new schools within a reasonable time of the construction of new housing in the area.

6. The City may require residential development proposals to be phased where it is determined, in consultation with the School Board(s) there is not an adequate supply of school spaces within the community.

7. Community facilities in the older established areas of the City add to the stability of neighbourhoods and should be retained.

8. The City will develop a cultural policy that clarifies the City's role in providing and facilitating access to cultural facilities and experiences.

9. Cultural facilities, including museums, art galleries, performing arts

facilities, private facilities and managed historical sites are supported as an integral part of the social and cultural fabric of the City.

10. New cultural facilities that serve the City or larger region are encouraged to locate Downtown.

7.2 Affordable Housing

The City recognizes the importance of housing, including *affordable housing*, in meeting the needs of the City's existing and future residents.

Objectives

a) To encourage and support the development of *affordable housing* throughout the City by planning for a range of housing types, forms, tenures and densities.

b) To actively participate in, encourage and promote *affordable housing* opportunities funded by Provincial and/or Federal programs in conjunction with the *Consolidated Municipal Service Manager* (*Service Manager*) to ensure a supply of new *affordable housing* within the City.

c) To encourage and support education and awareness programs with private, public and local community stakeholders to highlight the economic and social advantages of *affordable housing*.

d) To recognize the role of existing housing and *accessory apartments* in providing choices for a full range of housing, including *affordable housing*.

e) To protect the existing supply of affordable rental housing by regulating demolitions and the *conversion* of existing rental properties to *condominiums* or co-ownership housing.

f) To promote innovative housing types and forms to ensure *affordable housing* for all socio-economic groups throughout the city.

g) To establish and implement minimum targets for *affordable housing* through new *development* applications.

h) To ensure that an adequate supply, geographic distribution and range of housing types including *affordable housing* and supporting amenities, are provided to satisfy the needs of the community and to support an affordable lifestyle.

7.2.1 Affordable Housing Targets

1. An *affordable housing* target will be implemented through new *development* applications city-wide. The *affordable housing* target is based on the method outlined in the City of Guelph's December 2009 Affordable Housing Discussion Paper and will be implemented through the use of various planning tools (e.g., planning policy, development approvals, financial incentives, partnerships, community education and monitoring).

2. The annual *affordable housing* target requires that an average of 30% of new residential development constitute *affordable housing.* The target is to be measured city-wide. The target includes an annual target of 27% affordable ownership units and an annual target of 3% affordable rental housing units.

3. The City will support the *Service Manager* in the achievement of the development of *social housing*.

4. While not part of the annual *affordable housing* target, the creation of approximately 90 accessory apartment units annually will be encouraged.

7.2.2 General Policies

1. The City will develop a housing strategy that will set out a plan, including policies for the Official Plan and implementation strategies, to meet the needs of all residents, including the need for *affordable housing* – both home ownership and rental housing. The housing strategy will include the planning and development of a range of housing types and densities to support the achievement of the *intensification target* and *density targets*.

2. As part of the *development* approval process, City Council may require the identification of lands for *affordable housing*.

3. City Council shall consider giving priority, through the Development Priorities Plan, to *development* applications that provide the type, size and tenure of housing required to meet the social and economic needs of the City's residents.

4. City Council may establish alternative development standards for *affordable housing*, *residential intensification*, *redevelopment* and new residential development which minimizes the cost of housing and facilitates *compact urban form*. This may include setting maximum unit sizes or reducing parking requirements.

5. City owned land that is surplus to City needs and appropriate for residential development shall be given priority for sale or lease for the development of *affordable housing*.

6. Investment in new *affordable housing* shall be encouraged through a coordinated effort from all levels of government and appropriate partnerships with non-government organizations and through the implementation of a range of strategies including effective taxation, regulatory and administrative policies and incentives.

7. The City shall identify, promote and where appropriate, participate in *affordable housing* opportunities funded by senior levels of government and presented by non-government organizations.

8. The City may require the submission of an Affordable Housing Report as a part of a *development* application, demonstrating to the satisfaction of the City how the application addresses *affordable housing* needs including the provision of a range of *affordable housing* prices.

9. *Affordable housing* will be provided throughout all areas of the City to ensure an adequate supply, range and geographic distribution of all housing types.

10. *Affordable housing* is encouraged to locate where served by transit, and other services such as, shopping, parks and other community facilities. Housing proposed in Downtown and Mixed-use designations is strongly encouraged for *affordable housing* because of the availability of nearby services and opportunity to support an affordable lifestyle.

11. The City will undertake a review of municipal implementation tools that could be used to support and implement *affordable housing*.

12. The City recognizes that since *social housing* is not within the jurisdiction of the City's administration, co-ordination between the City and the *Service Manager* is necessary. This Plan promotes dialogue and informed decision making between the City and the *Service Manager*.

7.2.3 Retention of Existing Housing

1. The City's existing housing stock represents a significant component of *affordable housing*. To promote its retention, in instances where it is not required for *intensification* efforts, the housing should be maintained and updated to reflect current building standards and energy conservation efforts.

2. The City will use the provisions of the *Property Standards By-Law* under the *Municipal Act* and Demolition Control provisions of the *Planning Act* to protect and promote the continued useful life of existing housing.

7.2.4 Retention of Existing Rental Housing

1. The retention of the existing rental housing stock will be promoted as an important *affordable housing* source providing choice for residents who prefer to rent rather than own.

2. The following provisions will be implemented to promote the retention, maintenance and upkeep of the existing rental housing stock:

    i) the *condominium conversion* policies as outlined in Section 7.2.5;
    ii) the demolition control provisions of this Plan;
    iii) the use of the City's *Property Standards By-law* for

maintenance and upkeep; and

iv) the promotion of the use of senior government rehabilitation programs.

Item 44: The purpose of 'Item 44' is to delete subsection 7.1 All Land Use Designations

Subsection 7.1 All Land Use Designations is hereby deleted.

Item 45: The purpose of 'Item 45' is to delete subsection 7.2 Residential, Objectives a through n, Policies 7.2.1 through 7.2.13.

Subsections 7.2 Residential, Objectives a through n, Policies 7.2.1 through 7.2.13 are hereby deleted.

Item 46: The purpose of 'Item 46' is to renumber and revise policies 7.2.14 and 7.2.15.

Policies 7.2.14 and 7.2.15 are hereby renumbered and revised as follows:

7.2.5 Condominium/Co-ownership Housing Conversion **from Rental**

~~7.2.14~~ **1.** A *condominium*/*co-ownership* conversion will refer to any change in the tenure status of an existing residential housing development from rental to *condominium* or *co-ownership* housing tenureship Existing rental housing refers to projects containing any dwelling units occupied by residential tenants or last occupied by residential tenants and currently vacant.

~~7.2.15~~ **2.** The conversion of rental accommodation to *condominium* or *co-ownership* housing tenureship will be considered on the merits of each proposal.

3. Conversion of rental accommodation to *condominium* or *co-ownership* housing may only be permitted where a Rental Conversion Report has been submitted demonstrating to the satisfaction of the City that no adverse impacts will result on the supply or range of rental housing provided, including its geographic distribution. Applicants may include a supplementary *vacancy rate* survey supplementing the *vacancy rates* reported by the Canada Mortgage and Housing Corporation (CMHC).

~~1.~~ **4.** The City will discourage the conversion of existing rental units to *condominium* or *co-ownership* housing when the *vacancy rate* for rental accommodation is below 3%, and will prohibit such conversions when the *vacancy rate* is below 1.5%. The *vacancy rate* shall be defined as the average *vacancy rate* of the latest two vacancy surveys conducted in Guelph by the Canada Mortgage and Housing Corporation. The City may conduct supplementary *vacancy rate* surveys and modify the *vacancy rates* reported by C.M H.C in accordance with its own findings.

~~2. The policies of the City's approved "Municipal Housing Statement" will be used to outline the general requirements of the Municipality to permit a *condominium* or *co-ownership* housing conversion.~~

~~3.~~ **5.** The City will utilize agreements setting out the specific conditions and standards for a *condominium* or *co-ownership* housing conversion.

~~4.~~ **6.** When considering applications for *condominium* or *co-ownership* housing conversion, Council will have regard for:

~~a)~~ **i)** The number of units included in the conversion application;

~~b)~~ **ii)** The number of rental units under construction at the time of application for conversion;

~~c)~~ **iii)** The impact of the conversion on the rental housing market (i.e., anticipated change**s** in *vacancy rates*).

Item 47: The purpose of 'Item 47' is to add a new subsection 7.2.6 Affordable Housing Implementation Policies

The following new subsection 7.2.6 Affordable Housing Implementation Policies is hereby added to the Plan.

7.2.6 Affordable Housing Implementation Policies

A variety of tools and techniques may be used to assist in the development of new *affordable housing*.

1. The City will undertake a review of municipal tools for the implementation of *affordable housing* to develop an appropriate approach for the City to meet identified *affordable housing* targets. The implementation strategy will include administration, communication and monitoring approaches.

Administration

2. In conjunction with the *Service Manager,* the City shall actively identify and promote *affordable housing* opportunities within the City to facilitate proponents of *affordable housing* in receiving funding from senior levels of government for the development of new *affordable housing*.

3. *Social housing* will be developed in conjunction with the *Service Manager.*

4. The City will support and assist the *Service Manager* in the preparation of a housing strategy to meet the housing needs of the most vulnerable in the City. The City will support and facilitate the provision of affordable rental housing through the Guelph Non-Profit Housing Corporation.

5. The City will explore the feasibility of developing a 'land banking' program whereby lands may be held in public ownership until senior government *affordable housing* funding becomes available.

Communication

6. The City, in conjunction with the *Service Manager*, will continue to promote and educate the public on current federal/provincial housing and financial assistance programs.

7. The City will promote and where appropriate establish on-going partnerships with both federal/provincial governments for surplus land and/or buildings.

8. The City will continue to advocate to senior levels of government for additional funding and tax incentives for low-income households and clearer legislative authority to implement *affordable housing*.

Monitoring

The City will develop and maintain an *affordable housing* monitoring system. Monitoring will include details on the *affordable housing* developments planned and constructed over the year and will set the new *affordable housing benchmark* prices for ownership and rental housing for the upcoming year. The information collected may be used to inform the prioritization and assignment of development proposals in the City's Development Priorities Plan.

9. The *affordable benchmark* price for ownership and rental housing will be monitored and established annually to reflect changing market conditions.

10. The *affordable housing* target will be reviewed as part of the Five Year Official Plan review.

11. The City will annually monitor:

    i) the number and types of *affordable housing* produced through new residential *development* and *intensification* efforts;
    ii) the number and types of *affordable housing* lost through demolition and condominium conversion;
    iii) ownership and rental house prices;
    iv) rental *vacancy rates*; and
    v) achievement of the *affordable housing* targets of this Plan.

12. Based on monitoring results, priorities may be set among the various *affordable housing* needs.

Item 48: The purpose of 'Item 48' is to add section 7.3 Open Space System: Trails and Parks which updates and replaces policies related to the open space system in the Official Plan.

The following Section 7.3 Open Space System: Trails and Parks is hereby added to the Official Plan.

7.3 Open Space System: Trails and Parks

The City's open space system accommodates a variety of recreational pursuits while having regard for and complementing the City's natural areas. The open space system consists of parks, trails and open space areas that are not part of but may be interconnected with or supportive of the *natural heritage system* and conservation lands as illustrated on Schedule 6. The open space system plays an important role in defining the character of the City and promoting community health and wellness.

This Plan sets out policies that protect and enhance the open space system for current and future generations.

Objectives

a) To develop a connected open space system of trails and parks that provides residents with exposure to, awareness of and interaction with nature and contributes to community health and wellness.

b) To develop a cohesive and comprehensive city-wide trail system that will connect people and places through a network that is off-road, wherever possible, and supported by on-road links where necessary.

c) To create a hierarchy of open space, trails and parks based on size, function and population to be served.

d) To provide a sufficient open space system of parks and trails to meet the active and passive recreational needs of residents that is accessible to all residents.

e) To accommodate the unique and growing park and trail needs created by *residential intensification* with an emphasis on walkability.

f) To reduce parkland deficiencies within City neighbourhoods.

g) To encourage the use of the City's parks as '*living community centres'* that provide animated spaces serving as activity hubs for neighbourhoods and the community at large in accordance with the Recreation, Parks and Culture Strategic Plan.

h) To protect and enhance, trails, parks and open spaces for current and future generations.

i) To create and promote tourism attractions in the City's open space system.

j) To encourage indigenous biological diversity, naturalization and environmental enhancement in appropriate open space and park locations.

k) To ensure that urban forestry is a key component of park design.

l) To plan for appropriate interconnections, protection and enhancement opportunities between the open space system and the *natural heritage*

system.

7.3.1 Trail Network

The City's Trail Network is based on the Guelph Trail Master Plan which provides the vision for a comprehensive network of off-road trails and on-road links that connect people and places throughout Guelph and potentially to neighbouring municipalities. The Trail Network is comprised of interconnected parks, recreation areas and other open spaces.

1. The City will continue to pursue the development of a Trail Network as set out in Schedule 6 and in accordance with the Guelph Trail Master Plan.

2. Where privately owned lands are shown on Schedule 6, this Plan does not imply that these lands are open to the general public or that these lands will be purchased by the City or any other public agency in the future.

3. Under most circumstances, trail development should be restricted to public lands; private lands will not be considered until a mutually agreeable arrangement between the City and the land owner has been prepared.

4. This Plan recognizes that all lands owned by the University of Guelph and the Homewood Corporation are under private ownership.

5. The following measures may be used to assist in realizing the objective of creating a publicly accessible linked Trail Network:

    i) acquiring land to complete the system through purchases, leases, *easements*, rights-of-way, dedications and any other applicable means;
    ii) developing, for open space and park purposes, those City-owned lands that are located within the proposed system;
    iii) integrating abandoned railway properties into the Trail Network as they become available;
    iv) supporting measures by the Grand River Conservation Authority, or any other public agency, to improve the river banks; and
    v) requiring, as part of a *development* proposal, lands to be reserved for future public open space, park and trail linkages, where applicable.

6. The City will work to improve and expand on the Trail Network, add missing links and overcome physical barriers. Amendments to the Trail Network as illustrated on Schedule 6 will not be required for route revisions provided that the continuity of the network can be maintained.

7. The City may develop sections of the Trail Network to alleviate identified park deficiencies.

8. To improve attractiveness, continuity, accessibility and utility the City will develop linkages between parks at different levels of the park hierarchy. Such linkages may consist of:

   i) an *environmental corridor*, *ecological linkage* or open space area;
   ii) a walkway, *right-of-way* or *easement*;
   iii) a defined route that makes use of the street system;
   iv) walkways/trails through existing or proposed parks;
   v) abandoned, existing or proposed utility corridors;
   vi) abandoned or underused railway lines; and
   vii) storm drainage channels or natural drainage systems.

7.3.2 Park Hierarchy

Complemented by the City Trail Network, this Plan sets out a hierarchy of parks; differentiated primarily on the basis of function, size, amenity and population served. The Park Hierarchy consists of Urban Squares, Neighbourhood Parks, Community Parks and Regional Parks.

Urban Squares

Urban Squares will primarily be developed in areas of significant *intensification* in the City to address increased demands for recreation, parks and cultural opportunities.

1. Urban Squares are smaller in scale than Neighbourhood Parks and provide opportunities for passive recreation and social interaction.

2. The Urban Design Section of this Plan contains policies for the design of Urban Squares.

Neighbourhood Parks

Neighbourhood Parks will primarily cater to the needs and interests of the residents living within its general vicinity for unorganized, unstructured and spontaneous leisure activities. Neighbourhood Parks contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas and may contain natural areas.

3. It is the policy of the City to maintain a minimum city-wide average rate of Neighbourhood Parks provision of 0.7 hectares /1000 population.

4. The following criteria will be considered in the provision of Neighbourhood Parks:

   i) that the site is located within a five to ten minute walk from the residential area served (service radius of about 500 metres) and is unobstructed by major barriers;
   ii) that the site, where feasible and desirable, is located

adjacent to school sites;

iii) that the site contains adequate street frontage for visibility and safety;
iv) that the site can be linked, where feasible, to the trail network;
v) that the site contains sufficient table land (approximately 80 percent of site) and is well drained, except where the site takes advantage of a specific *natural feature*; and
vi) that the site has a minimum size of 1.0 hectare so that a variety of outdoor recreation activities may be accommodated.

Community Parks

Community Parks are designed primarily to provide specialized recreation facilities for use by a wide segment of the population and serve more than one neighbourhood. In addition, these parks may also serve a Neighbourhood Park function.

5. Community Parks may be developed to provide facilities for active recreation at an intermediate and/or major level such as sportsfields, recreation and/or community centres. Community Parks may contain natural areas, beaches, trails, picnic areas, public recreation facilities and passive areas.

6. The City will maintain a minimum city-wide average rate of Community Parks of 1.3 hectares /1000 population.

7. The following criteria will be considered in the development of Community Parks:

    i) that the site has direct access to an arterial or collector road and is accessible by public transit;
    ii) that the site contains sufficient parking to meet anticipated demand;
    iii) that the site contains sufficient table land to accommodate the needs of the active recreation facilities proposed for development;
    iv) that the site can be linked, where feasible, to the overall trail network; and
    v) that the site consists of between 10-20 hectares in size, depending upon the nature of the facilities proposed. However, a very specialized facility may be developed on a smaller site.

Regional Parks

Regional parks are designed primarily to provide facilities or features that attract visitors from the local community and from the broader region. Regional parks may include: civic centres, botanical gardens, wildlife sanctuaries, natural reserves, scenic portions of waterway systems, museums, major historic sites, golf courses, university facilities, major sports and community recreational facilities.

8. The City will encourage the provision of Regional Park facilities at the rate of 1.3 hectares /1000 population.

9. The following criteria will be considered in the development of Regional Parks:

   i) that the site has significant frontage on an arterial road;
   ii) that the site is accessible by public transit;
   iii) that the site contains sufficient parking for visitors and staff;
   iv) that the site can be linked or integrated into the trail network, where possible; and
   v) that the site normally is greater than 25 hectares.

7.3.3 Public Consultation on Parkland Design

1. The general public and area residents will be consulted and engaged in the design and development process for park master plans as appropriate.

7.3.4 Parkland Deficiencies

1. The City will work to reduce identified parkland deficiencies, where feasible, through the following measures:

   i) by conducting further studies to determine which parks have potential for expansion and where such expansion is most desirable;
   ii) by acquiring additional land to enlarge existing small parks, where appropriate;
   iii) by acquiring vacant infill sites to create new small parks;
   iv) by acquiring redundant school properties or parts thereof;
   v) by improving the quality and usefulness of existing parks through better design and development;
   vi) by encouraging and working with the local School Boards to upgrade the design and development of some of their open space areas;
   vii) by developing portions of certain community or regional parks to meet neighbourhood needs;
   viii) by identifying the Downtown as a high priority area for future park development within the river corridors and for the establishment of urban squares; and
   ix) by enhancing connections between park and open space areas.

7.3.5 Parkland Dedication

1. The City will require parkland dedication as a condition of *development, consent* or subdivision proposals in an amount up to:

   i) 2% of the land for commercial or industrial purposes;

ii) 5% of the land or one hectare for each 300 *dwelling units* for residential purposes; and
iii) 5% of the land in all other cases.

2. Council may pass and update a by-law in accordance with the *Planning Act* outlining the rates of parkland dedication that are to be applied as a condition of the *development* approval process of land for residential and non-residential purposes.

3. *Natural heritage features* and natural *hazard lands* as outlined in this Plan will not be accepted as parkland dedication.

4. Urban squares and parks held in private ownership will not be considered part of parkland dedication.

5. Where a parkland dedication is required by this Plan, the City will ensure that the land is suitable for development as a park. Generally, the parkland acquired should satisfy the following criteria:

   i) that the site satisfies the development criteria for the type of park proposed;
   ii) that the site is not susceptible to major flooding, poor drainage, erosion, steep slopes or other environmental or physical conditions that would interfere with its potential development or use as an active public recreation area. Sites subject to these conditions may be integrated, where possible, into the development of municipal park areas by serving as pedestrian walkways, as part of a linear trail system, as passive recreation areas, or as natural areas;
   iii) that the site is oriented to take advantage of favourable topography, vistas and mature stands of trees where possible and desirable; and
   iv) that the lands be dedicated in a condition suitable for parkland development in accordance with the standards of the City.

6. Cash-in-lieu of parkland dedication may be required in the following circumstances:

   i) where the application of the rate of parkland dedication would render the remaining portion of the development site unsuitable or impractical for *development*;
   ii) where the amount of parkland dedication would be insufficient to accommodate the development of a desirable range of recreation facilities;
   iii) where existing municipal parkland is available in sufficient quantity and quality to accommodate further *development* in the particular area; or
   iv) where more suitable parcels of land are available for municipal park purposes in other locations.

7. Where cash-in-lieu of the parkland dedication is received by the

City, priority will be placed on using the funds to meet the neighbourhood requirements in which the *development* is located. If the neighbourhood has sufficient parkland, the funds collected may be applied to other areas.

8. Parkland dedication requirements pursuant to the *Planning Act* may be used, whenever necessary and feasible, for the conservation of significant *cultural heritage resources.*

7.3.6 Other Agencies

The City is not the only provider of open space within the community. In order to enhance the City's open space, parks and trails systems, the City will work closely with the local School Boards, the Conservation Authority, the Province, public utilities and institutions, private organizations and individual property owners.

1. Where appropriate, the City may consider the following measures:

   i) encourage other agencies to provide parks and amenity areas for public use;
   ii) enter into joint use/management and development agreements with respect to the development of specific recreation facilities that are available to the general public;
   iii) provide linkages between municipal parks and open space areas and recreation facilities provided by other agencies or private organizations;
   iv) ensure that adequate private outdoor parks, open space, indoor and outdoor recreational facilities and amenities are provided as part of the regulations pertaining to the *development* of residential and *non-residential* uses in order to ensure a satisfactory living and working environment; and
   v) where parks standards may not be met in existing *built-up areas*, the City shall endeavour to increase the supply of parks through bequests, donations and partnerships with other public agencies.

2. School sites provide an important park resource within the community. The City will continue to co-operate with the local School Boards in obtaining new school sites and integrating such sites with municipal parks. More specifically, the City will pursue the following:

   i) where feasible, municipal parks will be developed in conjunction with elementary or secondary school sites;
   ii) where there is a shortage of Neighbourhood Parks or Community Parks and there are undeveloped school sites within the neighbourhood, or larger community, the City may enter into an agreement with the respective School Board regarding the development of the land for park purposes;
   iii) where municipal parks are obtained adjacent to a new school site, such parks shall be of a size, configuration, condition and location and have appropriate access so that they can

function properly as a Neighbourhood Park or Community Park in the event that the school property is not developed;

iv) where schools are not to be provided in a new residential neighbourhood, the City may provide additional Neighbourhood Parks at the rate of 0.7 hectare/1000 population; and

v) where a school is to be closed by a local School Board and the neighbourhood in which the school is located is deficient in parks as a result, the City will consider the acquisition of the site and building, where appropriate, to maintain the desired ratio of neighbourhood and/or community parkland and facilities.

7.3.7 Recreation, Parks and Culture Strategic Master Plan

1. The City's Recreation, Parks and Culture Strategic Master Plan identifies the needs and priorities related to recreation, parks and cultural services, programs, and facilities within the City and how to implement these priorities.

2. The City will monitor and review the implementation of the Recreation, Parks and Culture Strategic Master Plan to ensure that the goals and objectives are being achieved and that they remain an accurate reflection of the community's needs and interests for recreational services.

Note: Policies 7.3.7.1 and 7.3.7.2 are under appeal and are not in effect.

Item 49: The purpose of 'Item 49' is to add a new Chapter 8 Urban Design which contains policies that replace and update policies related to urban design and barrier free access.

The following new Chapter 8 Urban Design is hereby added to the Official Plan.

8 Urban Design

Good urban design is fundamental to the creation of enduring, attractive and valued environments which are memorable and flexible and can evolve to accommodate changes in use over time. Adaptable and well-designed infrastructure networks, buildings and open spaces result in communities and places that remain viable and attractive for many generations, supporting civic and economic activity and a high quality of life. To achieve a *complete community*, the urban design policies contained in this Plan apply to all development within the City.

The urban design policies of this Plan apply to all land uses and public *infrastructure*.

Objectives

a) To create neighbourhoods with diverse opportunities for living, working,

learning and playing.

b) To build compact neighbourhoods that use land, energy, water and *infrastructure* efficiently and encourage walking.

c) To showcase natural attributes as defining features that are an integral component of the City's image and character by making them highly visible and accessible, especially lands along the Speed and Eramosa Rivers.

d) To engage in "place-making" - developing infrastructure, spaces and buildings that are permanent and enduring, memorable and beautiful, adaptable and flexible, and valued.

e) To *conserve* and celebrate the City's *cultural heritage resources* through the reuse of *built heritage* and *cultural heritage landscape* assets and ensuring that adjacent development responds to and respects these assets.

f) To ensure that the design of the built environment promotes excellence in urban design by respecting the character of the existing distinctive areas and neighbourhoods of the City.

g) To create a diversity of inviting and accessible gathering places that promote a full range of social, cultural and economic interaction.

h) To establish a pattern of interconnected streets and pedestrian networks in which buildings frame and address public spaces.

i) To allow for a range of architectural styles and promote expressions that bring interest and diversity in urban form and architectural design while responding appropriately to the local context and achieving *compatibility*.

j) To design space that is accessible to all, regardless of abilities.

k) To improve conditions for greater personal security within publicly accessible spaces by designing them to be attractive and comfortable to the public, increasing the potential for informal surveillance and reducing opportunities for crime.

l) To preserve and enhance the identified and protected *public views* and *public vistas* of built and natural features.

m) To design for a choice of mobility including walking, cycling, transit and driving.

n) To require urban design that reduces energy and water demand through such measures as, but not limited to, orientation of streets and buildings and the implementation of active and passive *renewable energy systems* and *alternative energy systems* and water conservation strategies.

Policies

8.1 Sustainable Urban Design

1. The design of site and building development will support energy efficiency and water conservation through the use of *alternative energy systems* or *renewable energy systems*, building orientation, sustainable building design, low impact stormwater infiltration systems, drought-resistant landscaping and similar measures.

2. New *development* shall be integrated with the existing topography where possible to maintain the physical character of the area and minimize the amount of grading and filling required.

3. New residential neighbourhoods shall be designed to ensure that most residents live within a 5 to 10 minute walk of amenities and transit stops.

8.2 Public Realm

1. A clearly identifiable *public realm* should be established in all residential areas consisting of an interconnected network of streets, parks, school sites, community trails and open spaces.

2. New residential developments shall be designed to be integrated and connected to surrounding existing neighbourhoods; providing full pedestrian and vehicular access including access to transit.

3. *Development* proposals shall extend, establish or reinforce a modified grid-like street network that:

   i) connects with the existing urban fabric of streets, open spaces and developed areas;
   ii) is highly interconnected;
   iii) responds sensitively and creatively to natural and other established features;
   iv) integrates with the pedestrian and bicycle networks;
   v) supports the integration of viable transit service; and
   vi) is designed to maximize opportunities for solar gain while respecting the built form policies of this Plan.

4. Block lengths shall be reasonably short especially within Community Mixed-use Nodes and *Intensification Corridors* and shall optimize connectivity for pedestrians and encourage walking. Longer blocks shall have adequately sized mid-block pedestrian links.

5. New cul-de-sacs may be permitted only when warranted by natural site conditions or to preserve *cultural heritage resources* in situ.

6. Reverse lotting and 'window roads' (i.e. single loaded local roads flanking arterial and collector roads) should be avoided.

7. Road design will balance the provisions for a safe, accessible, functional and attractive pedestrian-oriented environment with an acceptable level of motor vehicle traffic. To achieve a pedestrian oriented *public realm* and streetscape, a variety of techniques may be implemented, depending on the function and context of the road, including:

i) widening sidewalks to allow for a comfortable pedestrian environment as well as retail displays, outdoor café seating, benches and shade street trees;
ii) reduced lane widths;
iii) provision of landscaped boulevards;
iv) provision of on-street parking;
v) provision of transit priority measures and bicycle infrastructure;
vi) provision of regular intersections of roads to allow for the creation of a modified grid system; and
vii) use of alternative road geometrics and materials at pedestrian crossing areas.

8. The City will maintain a program of tree replacement within its right-of-ways in all areas of the City.

9. The planting of trees, shrubs and groundcover in street medians and shoulders shall be designed to allow for their long term health through the implementation of best practices for planting and maintenance. Planting in street medians and shoulders will generally be undertaken with low maintenance, drought resistant and salt tolerant plant species.

10. The City will coordinate street infrastructure elements such as lighting, parking areas, landscaping, transit shelters, trash containers, bicycle racks and signage to enable the continuity in character and function of the streetscape.

11. New *development* shall be designed to contribute to a pedestrian-oriented streetscape. This may be achieved through the use of strategies that are appropriate for the proposed *development* and the site's context such as:

i) locating built form adjacent to, and addressing, the street edge;
ii) placing principal building entrances towards the street and corner intersections;
iii) maintaining or extending a continuous building façade or streetwall along the street;
iv) providing for active uses that provide an interface with the *public realm* that enhances the liveliness and vibrancy of the street (e.g. seating, cafés, patios, displays);
v) incorporating weather protection measures such as canopies, awnings, building projections or colonnades, where possible;
vi) ensuring that street elements are co-ordinated with those within the public street right-of-way; and
vii) ensuring that the placement of above-ground utilities do not visually detract from a cohesive streetscape through such strategies as clustering utilities in appropriate locations or containing them in other streetscape features.

8.3 Landmarks, Public Views, and Public Vistas

1. The City may identify existing landmarks or locations for new landmarks and require measures for their protection and retention. In general, signature buildings will be required at corner locations or at the apex of T-

intersections to serve as new neighbourhood landmarks.

2. Key *public views* to the Church of Our Lady shall be identified and protected. *Public views* and *public vistas* to other *cultural heritage resources* or natural heritage features may be identified for protection. The City may initiate studies from time to time to identify significant *public views* and *public vistas*.

3. Parks, schools, places of worship and other community facilities should be established in visually prominent, central and accessible locations to serve as neighbourhood focal points or gathering places. These focal features should have good access to all forms of transportation, be created to a high standard of design and include uses serving the local community.

4. Opportunities to provide *public views* of Significant Natural Areas are strongly encouraged.

5. Reverse lotting onto Significant Natural Areas and other components of the *public realm* should be avoided.

6. Buildings should be oriented to maintain *public vistas* of Significant Natural Areas on lands adjacent to the site.

7. Streets should create view corridors and *public vistas* of Significant Natural Areas, the river valleys and park facilities.

8.4 Gateways

1. The City may identify certain desirable locations for gateway features and may require distinctive urban design forms at these locations. Gateways shall define a sense of entrance and contribute to community image and identity.

2. Major gateways will be located in visually prominent sites located at major entry points into the City.

3. Minor gateways are to be located at prominent intersections which are neighbourhood-scaled gateways or at secondary entry points into the City.

4. The following roads, where they intersect the City boundary, are considered major gateways:

   i) Gordon Street;
   ii) Woodlawn Road West;
   iii) Victoria Road North;
   iv) Woolwich Street;
   v) Eramosa Road;
   vi) York Road;
   vii) Wellington Street West; and
   viii) Stone Road East.

5. In addition to the City identified major gateways, the City will work with the Province to recognize and design the Hanlon Expressway (Highway 6)

corridor as a significant City gateway though standards such as landscaping and lighting. *Development* abutting the Hanlon Expressway shall also recognize its function as a gateway through high-quality building design, appropriate signage and landscaping.

6. *Developmen*t at gateways shall be required to meet a high standard of design, recognizing their role as a gateway and be appropriately oriented to the *public realm*.

7. Where a commercial or mixed-use development is located at the intersection of major streets, the *development* or *redevelopment* of each corner property are considered minor gateways and development will incorporate neighbourhood-scale gateway features. Generally this shall be accomplished through high-quality built form and may include pedestrian linkages into the site at the intersection.

8. Gateways to new neighbourhoods should create a sense of entrance and arrival contributing to community image and identity. Elements contributing to gateway features and design may include: trees and other landscaping, feature lighting, paving and public art.

8.5 Built Form: Low Rise Residential Forms

1. To create visual interest and diversity in the built environment, a wide variety of architectural designs are encouraged. However, new buildings proposed within older, established areas of the City are encouraged to be designed to complement the visual character and architectural/building material elements found in these areas.

2. Dwellings should be sited with a consistent setback to provide human scale streets. Designs should incorporate features such as prominent entrances and front porches to encourage social interaction and allow for views along the street.

3. To ensure garages do not dominate the streetscape in new *development* and to promote "eyes on the street" the *Zoning By-law* shall limit their width such that garages do not generally exceed half the width of the house. Furthermore, the *Zoning By-law* shall limit garage door projection so that most garage doors are recessed and do not project ahead of the front wall of the house.

4. Rear lane development is generally encouraged. On narrow lots and particularly along arterials and within mixed-use areas, residential developments shall generally incorporate rear lanes to help create attractive streetscapes and minimize the impact of driveways on the pedestrian realm.

5. The retention of vegetation in front yards along residential streets is encouraged.

8.6 Built Form: All Built Forms other than Low Rise Residential Forms

1. New buildings shall address the street. Buildings shall have front façades

with entrances and windows that face the street and that reflect and, where appropriate, enhance the rhythm and frequency of the immediate vicinity.

2. The principal entrances of commercial and mixed-use buildings shall be oriented toward the street and provide direct user entrances from adjacent streets and walkways. Blank facades facing a street, open space or park shall not be permitted.

Note: 8.6.1 and 8.6.2 are under appeal only as they relate to the following properties: 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 Kortright Road West, and 98 Farley Drive and 35 and 40 Silvercreek Parkway South.
These policies are in effect for all other affected lands.

3. Commercial, employment and mixed-use buildings should be consistently located close to the street edge and sidewalk.

4. Corner buildings shall address both streets by providing two articulated façades facing the street.

5. Buildings adjacent to the street edge and at sites with high public visibility shall be designed to take into account their high public visibility by incorporating elements such as increased height, roof features, building articulation and high quality finishes and windows.

6. Intersections of major streets shall be emphasized by placing buildings in close proximity to the intersection and ensuring that building entrances are visible from that intersection.

7. Buildings will be designed to completely screen roof-top mechanical equipment from public view.

8. Long building facades that are visible along a public street will incorporate recesses, projections, windows or awnings, colonnades and/or landscaping along the length of the facade to reduce the mass of such facades.

9. The design of all commercial buildings and storefronts shall be in keeping with the character and identity of the community and its immediate context. This may require alternative or enhanced standard of corporate or franchise design. Buildings shall reflect the community and immediate context through features such as facade articulation, massing, architectural style, vertical windows, appropriate signage, building materials and exterior finishes.

10. Where appropriate, a building's first storey shall generally be taller in

height to accommodate a range of non-residential uses.

Note: Policy 8.6.10 is under appeal only as it relates to the following properties: 35 and 40 Silvercreek Parkway South. This policy is in effect for all other affected lands.

11. Large buildings will incorporate architectural elements which will reduce the visual effects of flat roof lines.

12. Industrial buildings which incorporate an office component should be designed to locate the office at the street front of the building and are encouraged to have a minimum height of 2 storeys.

13. Generally, a minimum building height of 2 storeys will be encouraged to provide definition to streets and open spaces. Regulations for minimum building heights may be incorporated into the Zoning By-law for non-residential uses at key locations such as sites fronting onto arterial or collector roads, identified Main Streets and at intersections.

14. Site and building design should support and facilitate future intensification and redevelopment including strategies for building expansions. For example, ensuring that upper storey volumes can be infilled to create additional floor area.

Note: Policies 8.6.13 and 8.6.14 are under appeal only as they relate to the following properties: 35 and 40 Silvercreek Parkway South. These policies are in effect for all other affected lands.

8.7 Built Form: Buildings in Proximity to Residential and Institutional Uses

1. Where commercial, employment or mixed-use development is located in proximity to residential and institutional uses the following urban design strategies will be employed to ensure *compatibility*:

   i) using building massing and placement to reduce the visual effects of flat roof lines, blank facades or building height by means such as appropriately stepping back, terracing or setting back buildings;
   ii) appropriately locating noise-generating activities within a building or structure and away from sensitive receptors;
   iii) incorporating screening and noise attenuation for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive receptors;
   iv) providing perimeter landscape *buffering* incorporating a generously planted landscape strip, berming and/or fencing to delineate property boundaries and to screen the commercial or employment use from the adjacent use; and
   v) designing exterior lighting and signage to prevent light spillage onto the adjacent property.

8.8 Built Form: Mid-rise Buildings

1. The following policies apply to mid-rise building forms, which generally means a building between four (4) and six (6) storeys:

    i) mid-rise buildings shall be designed to frame the street they are fronting while allowing access to sunlight to adjacent properties;
    ii) mid-rise buildings shall be designed to ensure that servicing and automobile parking are appropriately located and screened. Generally, this means that parking is provided underground or at the rear or side of the building;
    iii) pedestrian access shall be provided to the principal entrance from the *public realm*;
    iv) where buildings front onto a public street and are greater than 30 metres in length, building entrances should be located at regular intervals;
    v) where buildings are taller than four (4) storeys, building length may be restricted through the *Zoning By-law* to reduce impacts such as shadowing; and
    vi) shadow, view and microclimatic studies may be required to determine potential impacts arising from mid-rise buildings.

8.9 Built Form: High-rise Buildings

1. The following policies apply to tall building forms, which generally means buildings above six (6) storeys:

    i) to ensure tall buildings act as landmarks, they shall incorporate a distinctive bottom (e.g., a podium), middle and top. Interesting architectural features and roof treatments should be considered for all rooftops of tall buildings;
    ii) parking should be provided primarily below grade with limited visitor surface parking. Structured parking above-grade may be permitted, where appropriate;
    iii) built-form studies addressing building massing, shadows, views and microclimatic studies (e.g., wind) may be required to determine the potential impacts to the surrounding neighbourhood arising from tall buildings;
    iv) floor plate sizes of the tower portion (e.g., storeys five (5) and above) of the building may be limited to encourage slender and elegant tall building designs; and
    v) the tower portion (e.g., storeys five (5) and above) of the building shall be carefully placed to ensure adequate spacing between towers to allow for solar access and privacy.

8.10 Built Form: Vehicle-oriented Uses

Vehicle-oriented uses include uses that facilitate the use and storage of private automobiles, such as vehicle service centres, vehicle repair and sales facilities, service stations and drive-through facilities.

1. Where vehicle-oriented uses are permitted, *development* shall be designed through a combination of site planning, landscaping and built form to:

i) conform to the applicable policies of this Plan;
ii) reinforce the street edge;
iii) contribute to a high quality *public realm* and streetscape; and
iv) ensure a clear separation of vehicular and pedestrian traffic to ensure ease of use and safety of movement for pedestrians.

2. Drive-through facilities, where permitted, will be regulated by the *Zoning By-law*. The *Zoning By-law* may restrict which zoning categories permit drive-through facilities. In addition to policy 8.10.1, drive-throughs, where permitted, shall be designed to:

i) locate stacking and drive-through lanes in rear or side yards and away from intersections. Stacking and drive-through lanes shall not be located between the building and the fronting street to minimize the impact on pedestrians;
ii) provide adequate landscaping adjacent to stacking and drive-through lanes where they are adjacent to other properties and parking areas; and
iii) avoid the location of drive-through lanes adjacent to a use that would be negatively affected by noise, light and activity levels associated with these facilities.

3. Service stations, where permitted, shall be:

i) limited to one service station per intersection excluding the Community Mixed-use Centres where service stations shall not be permitted at the intersection of arterial roads, collector roads and arterial with collector roads;

Note: Policy 8.10.3 i) is under appeal only as it relates to the following properties: 35 and 40 Silvercreek Parkway South. This policy is in effect for all other affected lands.

ii) designed to reinforce street edges by locating the principal building at or near the street edge with direct pedestrian access into the building from the street edge;
iii) designed to ensure that the principal building does not present a blank façade to the street by appropriately incorporating elements such as: clear glazing; openings; and architectural treatment, materials and detailing;
iv) designed to address building massing, materials and scale as well as issues specific to service station uses including canopies, pumps and islands for gas bars, ancillary buildings and structures, signage and lighting; and
v) where a car wash is permitted, designed so that the car wash building will be oriented away from the street edge while still maintaining appropriate setbacks, landscaping and allowing for adequate automobile queuing.

8.11 Transition of Land Use

1. To achieve *compatibility* between different land uses, *development* will be designed to create an appropriate transition through the provisions of roads, landscaping, spatial separation of land uses and *compatible* built form.

2. Where proposed buildings exceed the built height of adjacent buildings, the City may require the new buildings to be stepped back, terraced or set back to reduce adverse impacts on adjacent properties and/or the streetscape.

8.12 Parking

1. Building placement in combination with landscaping shall be used to screen surface parking areas. Surface parking areas should generally be located at the rear or side of buildings and not between the front of a building and the street. Where permitted adjacent to the *public realm*, surface parking areas shall be designed in a manner that contributes to an attractive *public realm* by providing screening and landscaping. Generously sized landscape strips incorporating combinations of landscaping and/or decorative fencing or walls should be provided adjacent to the street edge to provide aesthetically pleasing views into the site while screening surface parking areas.

2. Underground or structured parking is encouraged to reduce or eliminate the need for surface parking.

   Note: Policy 8.12.2 is under appeal only as it relates to the following properties: 35 and 40 Silvercreek Parkway South.
   This policy is in effect for all other affected lands.

3. Surface parking areas shall not be permitted immediately adjacent to the corners of an intersection.

4. Walkways should be provided directly from parking areas and municipal sidewalks to the main entrance(s) of the building(s). These walkways should be well articulated, safe, accessible and integrated with the overall network of pedestrian linkages in the area to create a comfortable walking environment. Landscaping should enhance the walkway.

5. Large surface parking areas should be divided into smaller and defined sections through the use of appropriately-sized landscaped strips, islands and/or pedestrian walkways.

6. Bicycle parking shall be provided and conveniently located in close proximity to building entrances. Sheltered bicycle parking should be integrated into the built form.

7. Above-grade parking structures shall be designed to provide well-articulated facades facing streets. Street-related uses on the ground level of the parking structure should be provided where appropriate and feasible to contribute to an active pedestrian realm and screen the parking structure.

8. Surface parking areas adjacent to ground-related residential uses should be separated by a landscape strip incorporating combinations of landscaping and/or decorative fencing or walls.

9. The *Zoning By-law* may establish the maximum length of frontage along arterial roads that may be used for surface parking. This provision may provide different standards for various land uses.

10. For underground and above-grade parking structures, driveway access and ramp locations shall be located to reduce conflicts with pedestrians and minimize negative impacts on the streetscape.

11. In the Industrial, Corporate Business Park and Institutional/Research Park designations, surface parking for employees should be located in the rear or side yard. Only very limited parking, such as visitor parking may be permitted in the front yard.

12. Surface parking areas are encouraged to be designed to support redevelopment and retrofitting and to enable the transition to structured or underground parking as site development evolves.

8.13 Access, Circulation, Loading and Storage Areas

1. Shared driveways are encouraged for employment, commercial and mixed-use sites to reduce access points and reduce conflicts with pedestrians.

2. Major driveway entrances to large employment, commercial and mixed-use sites should be defined by landscaping on either side of the driveway and/or by landscaped medians.

3. Private roads and internal driveways required for site circulation shall be designed to be comfortable for pedestrians, cyclists and vehicles. They should be physically defined by raised curbs and, where appropriate, landscaped where they intersect with a parking area or driveway. Internal driveways or roads will be used to divide large sites into a grid of blocks and roadways to facilitate safe pedestrian and vehicular movement. Internal driveways will be designed to interconnect with adjacent properties to create an overall cohesive and integrated circulation network.

4. Well-articulated and distinct pedestrian walkways should be placed along a building street frontage and linked to public boulevards, public sidewalks, transit stops, trail systems and other pedestrian systems.

5. Pedestrian systems shall incorporate landscaping, pedestrian scale lighting and be defined by distinct materials and/or raised walkways.

6. Loading bays, waste service areas and building utilities/mechanical equipment should be located within a building. If permitted outside a building, they shall not be located immediately adjacent to an intersection, will be directed away from a public street, park, river, public open space or residential area or adequately screened if this is not possible.

Note: Policy 8.13.6 is under appeal only as it relates to the following properties: 35 and 40 Silvercreek Parkway South.
This policy is in effect for all other affected lands.

7. Where outdoor storage is permitted, it shall not be located between a building and a street edge or a building and the intersection of streets.

8.14 Signage

1. Signs, display areas and lighting should be *compatible* in scale and intensity to the proposed activity and tailored to the size, type and character of a development or the space to be used.

2. Signs on *cultural heritage resources*, including within *Heritage Conservation Districts* or within *cultural heritage landscapes* shall be *compatible* with the heritage character of the property, district or landscape and may be regulated in accordance with the provisions of the *Ontario Heritage Act*, as applicable.

3. Signage should be incorporated into the building facade design.

4. Commercial signage should be displayed at a consistent height on building facades such as at the top of the ground floor. Signage shall generally not be permitted on the top of buildings or poles.

8.15 Display Areas

1. Where outdoor display areas are associated with a large building, the use of landscape elements such as plantings, decorative fencing and architectural elements such as façade extensions and canopies shall be incorporated for effective integration with the overall development.

2. Outdoor display areas adjacent to street edges should generally be avoided but may be permitted for vehicle sales subject to the regulations of the *Zoning By-law*. However, well-designed, pedestrian-scaled outdoor display areas that contribute to a comfortable and safe *public realm* may be permitted in areas of high pedestrian traffic provided that safety and accessibility are not compromised.

8.16 Lighting

1. Lighting of buildings and sites shall be provided at levels sufficient for building identification and safety.

2. All building and site lighting shall be oriented and shielded to minimize the infringement of light and the creation of glare on adjacent properties or public roads. Outdoor lighting should incorporate energy efficiencies such as sensors and timers and direct light away from the night sky. However, lighting of prominent buildings, monuments and other built features to accentuate civic and architectural design may be permitted.

3. Adequate pedestrian-scaled lighting to accent walkways, steps, ramps,

transit stops and other features should be provided.

8.17 Landscaping and Development

1. Landscaping shall:

   i) create visual interest by framing important views and focal points;
   ii) stabilize slopes and, where appropriate, naturalize areas of a site;
   iii) complement built form; and
   iv) contribute to the creation of a high-quality *public realm*.

2. The selection of plant material:

   i) should be of an appropriate quantity, size, shape, colour and texture that complement and contrast the built form and reflect the site's size and context;
   ii) shall provide seasonal interest;
   iii) shall be appropriate to site conditions (e.g. salt and wind tolerant when adjacent to roadways);
   iv) is encouraged to be of indigenous stock and from locally grown sources;
   v) adjacent to *Natural Heritage System*, should be indigenous and non-invasive to help prevent the degradation of the existing ecosystem through unwanted seed dispersal;
   vi) shall provide for a diversity of species to minimize potential issues of significant plant losses due to disease, insects and/or fungal infestations;
   vii) is encouraged to promote naturalization and reduce the use of sod; and
   viii) is encouraged to provide shade where appropriate.

3. Where possible existing trees should be retained on-site and where appropriate suitable new trees should be planted on-site, in the street right-of-way or in other City-approved locations.

4. Where appropriate, trees should be used to help define the image of neighbourhoods, streets and parks.

5. Where required, buffer strips shall consist of plant material that, at maturity, will form a visual barrier, in combination with other strategies such as fencing.

8.18 Safety

1. Sidewalks and community trails should be visible, accessible and aligned along well-used public spaces.

2. New *development* should be designed in a manner that:

   i) provides opportunity for informal surveillance of outdoor spaces ("eyes on the street"), including public parks, streets and parking areas;
   ii) clearly marks the transition or boundary between public and

private spaces;
iii) includes materials that allow for the built environment to be effectively and efficiently maintained;
iv) provides adequate lighting in accordance with Sections 8.14, 8.15 and 8.16 of this Plan; and
v) provides for multiple walking routes, where appropriate.

8.19 Accessible Design

1. The City as an employer and provider of services is committed to barrier free access. Accordingly, the City will:

   i) take a leadership role in achieving and setting an example to the business, institutional and volunteer sectors in terms of physical access, integration, employment equity, communications, recreation, transportation, housing and education;
   ii) establish and implement processes that identify barriers and gaps in existing services and facilities;
   iii) adhere to the Ontarians with Disabilities Act and the Standard of the Accessibility for Ontarians with Disabilities Act; and
   iv) continue to improve the level of accessibility of municipal services, parks and facilities by complying with the Facility Accessibility Design Manual (2005) or successor thereto, in all design, development and operation of new and renovated municipal services and facilities.

2. Accessibility standards and designs will be implemented through *development*, including transportation and parking in accordance with the *Accessibility for Ontarians' Disability Act* and the *Ontario Building Code*.

3. The City will encourage the modification of new and existing private buildings and facilities, including parking, to improve the level of accessibility in accordance with the City's *Facility Accessibility Design Manual*.

4. The City will implement the standards of the Facility Accessibility Design Manual (2005) or successor thereto, in the design, construction and renovation of all City facilities.

5. The City will design and provide municipal infrastructure and set *development* standards that promote the provision of a universally accessible environment.

8.20 Urban Squares

1. Urban Squares, such as plazas, courtyards and piazzas, are publicly-accessible open space with sitting areas and shade trees that allow for passive use, special events and social interaction. They are often predominantly hard-surfaced. Urban squares may be included within Community Mixed-use Nodes, along Intensification Corridors and within Downtown. Urban Squares will be framed by buildings with ground-floor uses that provide activity throughout the day.

2. Large *development* projects may include a single, large scale urban square

and/or a series of smaller urban squares.

3. Hard and soft landscape elements and features within the urban square shall be designed to define and articulate activity areas, circulation, entry points, seating and gathering areas, as well as the relationship between adjacent buildings and the streetscape.

4. Urban squares may be dedicated to the City as parkland or may remain in private ownership. Where an urban square is to remain in private ownership it shall be built and maintained by the landowner to the satisfaction of the City. An *easement* with the City may be required to ensure that the urban square is open and accessible to the public at all times or as identified in the *easement* agreement.

8.21 Public Art

1. The City will promote the provision of public art in publicly accessible areas. Public art is encouraged to be incorporated into buildings, infrastructure or landscapes to contribute to interesting and memorable places for residents and visitors alike. Public art can be used to commemorate important persons or events. Public art may include statues, paintings, murals, fountains, sculptures, banners, plaques and memorials, which enhance or contribute to a sense-of-place.

2. Development that attracts significant pedestrian traffic is strongly encouraged to include public art in the design of the building and/or site.

3. The installation of public art as part of public infrastructure projects will be considered, where appropriate.

4. The City will develop a policy for public art sited on or staged in municipally owned public space.

8.22 Development Adjacent to River Corridors

1. *Development* on lands adjacent to the river corridor should face, focus and feature the river in context with the natural characteristics of the property and surrounding built form.

2. *Development* proposals shall orient ground level building facades towards the Speed River in Downtown. This is to be accomplished by:

   i) requiring building designs to have entrances and windows which face the river;
   ii) locating parking areas to not be visually apparent from the river's edge; and
   iii) restricting the location of loading bays, garbage service areas and storage areas and blank walls from facing the river. Landscaping and screening may be used to provide a visual *buffer* where these functions cannot be relocated.

3. The City will encourage improvements to riverfront lands that are available for public use (e.g. improved pedestrian and cycling amenities) along with

the retention or restoration of *natural heritage features* and *cultural heritage resources*, where possible.

4. Identified *public views* and *public vistas* to the Speed and Eramosa Rivers and landmarks within these river corridors shall be retained and enhanced.

5. Continuous public accessibility along the Speed and Eramosa River corridors shall be promoted including through the conveyance of land through the *development* process and other appropriate methods of public acquisition.

6. Buildings and landscapes shall be designed in a manner that ensures physical access to the river. Special building placement and design considerations may be required to protect as well as to optimize *public views*, *public vistas* and access to the river.

8.23 Urban Design Implementation

1. The City will continue to highlight the importance of urban design in all matters related to the planning and development of the City and to set out a course of action aimed at achieving good urban design on a broad and consistent basis through measures such as but not limited to:

   i) implementing and updating the Urban Design Action Plan;
   ii) urban design guidelines;
   iii) architectural control and design review;
   iv) Urban Design briefs;
   v) municipal development engineering standards;
   vi) subdivision approval;
   vii) the *Zoning By-law*;
   viii) urban design review panel(s); and
   ix) site plan control.

2. Where appropriate, the *Zoning By-law* will be used to implement the urban design policies of this Plan and include regulations that promote *compatibility* in built form and appropriate infill projects.

   Note: Policy 8.23.2 is under appeal only as it relates to the following properties: 35 and 40 Silvercreek Parkway South. This policy is in effect for all other affected lands.

3. The City may prepare and update urban design guidelines to assist in the interpretation and definition of urban design elements as outlined in this Plan. Detailed urban design guidelines may be prepared for the City as a whole, or for specific areas, land uses and/or built form typologies.

Item 50: The purpose of 'Item 50' is to add a new section 9.1 entitled All Land Use Designations excluding the Natural Heritage System; which includes policies for uses that are permitted in all land use designations outside of the natural heritage system including infrastructure and urban agriculture. This section replaces the former subsection 7.1 All Land Use Designations.

The following Section 9.1 All Land Use Designations excluding the Natural Heritage System is hereby added to the Official Plan.

9.1 All Land Use Designations excluding Natural Heritage System

The following permitted uses and policies apply to all land use designations excluding *Natural Heritage System*.

9.1.1 Permitted Uses

1. The following uses may be permitted in all land use designations excluding the *Natural Heritage System* subject to the applicable policies of this Plan:

   i) public and private infrastructure;
   ii) *urban agriculture*; and
   iii) municipal parks and municipal recreation facilities.

2. All *development* and *site alteration* proposed adjacent to the *Natural Heritage System* shall be subject to the *Natural Heritage System* provisions.

9.1.2 Public and Private Infrastructure

1. The following public and private infrastructure may be permitted in all land use designations, unless otherwise limited by the provisions of this Plan:

   i) all electric power facilities (e.g. transmission lines, transformer and distribution stations) provided that such development satisfies the provisions of the *Environmental Assessment Act* and any other relevant Acts or regulations;
   ii) utilities and services necessary for the supply and distribution of *municipal water* and sewage, public roads, bridges and railway lines, subject to the *Environmental Assessment Act,* where applicable, and the provisions of this Plan;
   iii) any infrastructure, building or facility of the City of Guelph, provided that such development satisfies the provisions of the *Environmental Assessment Act*, where applicable;
   iv) the facilities and infrastructure lines of any privately owned utility but not including uses such as, administrative offices, sales outlets, studios, garages, depots or yards; and
   v) *non*-e*xempt renewable energy systems* and *alternative energy systems* for generation.

2. Notwithstanding policy 9.1.2.1, *non-exempt renewable energy systems* and *alternative energy systems* may only be permitted within residential designations provided the energy generated directly serves those nearby residential uses (e.g., a combined heat and power plant with an associated *district energy* system).

3. The implementing *Zoning By-law* may establish zoning categories in which the uses listed in policy 9.1.2.1 may not be permitted.

4. Public and private infrastructure listed in policy 9.1.2.1. shall only be permitted if:

   i) the facilities are in conformity with the objectives and policies of the land use designations where they are proposed;
   ii) the facilities are *compatible* in scale, magnitude, function and character with the residential environment where proposed adjacent to or within a designation permitting residential uses;
   iii) the facilities do not have an adverse impact on residential and other sensitive land uses with regard to traffic and parking, or cause disturbances such as noise, odour, air or water pollution, dust or vibration;
   iv) the facility is designed and located to mitigate impacts through appropriate measures such as set-backs, screening, landscaping and enclosing structures; and
   v) the facility does not adversely fragment or bisect a residential area, or adversely impact the development potential of adjacent areas, which have been designated for future *development.*

5. Where there is some question as to the *adverse effects* a proposed land use may have on the environment, the City will consult with appropriate authorities to be satisfied that any such effect or risk of effects can be appropriately mitigated through Federal or Provincial legislative requirements and associated regulations prior to permitting such use. City Council will not permit uses or development when such consultation indicates that the use represents a significant health or safety risk to the public, employees or the environment.

9.1.3 Urban Agriculture

Objectives

a) To encourage *urban agriculture* throughout the City in appropriate locations.

b) To support a local food system including the cultivation of food within the urban environment.

Policies

1. *Urban agriculture* including community gardens may be permitted in all land use designations with the exception of Natural Areas and Significant Natural Areas unless otherwise limited by the provisions of this Plan and will be subject to City by-laws and guidelines.

2. New *livestock-based agricultural operations* or the expansion of existing *livestock-based agricultural operations* will not be

permitted within any land use designation.

3. Notwithstanding policy 9.1.3.2, this Plan does not restrict livestock-based instruction, research and animal care on any lands used by the University of Guelph.

4. All lands within the corporate boundary of the City of Guelph are within the *settlement area*. The City recognizes that as *development* occurs on the outskirts of the developed area of the city that existing agricultural and rural uses will gradually disappear. The City recognizes agriculture as a valuable activity and encourages existing *agricultural uses* to continue until these lands are required for *development.*

5. The City is supportive of a local food system that includes access to healthy foods at a neighbourhood level, the Guelph Farmers' Market, temporary farmers' markets and community gardens.

6. The City promotes the use of underutilized sites and long-term development parcels for *urban agriculture* where appropriate and feasible, without limiting the potential for future *development*.

7. Locations for community gardens may be identified as part of the *development* approvals process. The City encourages the provision of space for community gardens, including roof top gardens, in addition to community amenity area requirements for new multiple residential development sites.

8. The City will encourage community gardens by facilitating the use of parks and underutilized public lands for community gardens according to the City's "Principals and Guidelines for the Location of Community Gardens" as may be prepared and amended. The City may support community gardens by providing water, wood mulch or other forms of in-kind support.

9. The City may partner with community stakeholders to develop mechanisms to promote *urban agriculture* and to mitigate or remove barriers to *urban agriculture*.

10. The City may collaborate with appropriate stakeholders and local partners to develop strategies that advance a healthy, sustainable, secure, resilient, accessible, economically vibrant and equitable food system. Such strategies may address the following among other topics:

    i) planning for locations for food production, processing, distribution, storage and waste management;
    ii) planning for food security; and
    iii) pursuing opportunities for education and community building around local food.

Item 51: The purpose of 'Item 51' is to add a new Section 9.2 Residential Uses including general policies for residential uses.

The following new Section 9.2 entitled Residential Uses including subsection 9.2.1 is hereby added to the Official Plan.

9.2 Residential Uses

9.2.1 General Policies for Residential Uses

1. *Affordable housing* is encouraged wherever residential uses are permitted.

2. Notwithstanding the maximum residential densities that are specified for various land use designations of this Plan, *development* designed exclusively for occupancy by senior citizens may be permitted to exceed the maximum unit density allowed without bonusing provided that the applicable residential policies are met.

Item 52: The purpose of 'Item 52' is to renumber and revise policies 7.2.16 through 7.2.19 for Residential Care Facilities.

Policies 7.2.16 through 7.2.19 are hereby renumbered and revised as follows.

9.2.2 ~~Residential Care Facilities~~ **Special Needs Housing**

1. *Special needs housing* shall be permitted within land use designations where residential uses are permitted.

2. The City in conjunction with the County, Provincial and Federal governments will support the development and retention of *special needs housing* throughout the City.

~~7.2.16~~ **3.** *Group homes* shall be permitted in all areas of the City where residential uses are allowed in accordance with the policies of this Plan, and provided that:

~~a)~~ **i)** Adequate residential amenities and services are available nearby; and

~~b)~~ **ii)** In instances where a *group home* is located within a residential designation, it is of a size and land use character, which is similar to, or compatible with the existing area.

~~7.2.17 *Rest homes, nursing homes* and other types of group accommodation, shall be permitted in all areas of the City where residential uses are allowed. Because of their land use intensity and potentially incompatible nature, these uses may be permitted in special residential locations as specified in the implementing *Zoning By-law*.~~

~~7.2.18~~ **4.** The *Zoning By-law* ~~implementing this Plan~~ will specifically define the various types of ~~residential care facilities~~***special needs housing*** and will

establish regulations regarding such matters as minimum distance separation between facilities, minimum standards for occupancy and site development.

~~7.2.19~~ **5.** ~~Where suitable locations for residential care facilities not permitted by the implementing *Zoning By-law* may exist, amendments to the *Zoning By-law* shall be considered subject to individual review, having regard to the following:~~ **Where an amendment to the *Zoning By-law* is required to permit *special needs housing*, such amendments will consider:**

~~a)~~ **i)** The nature of the proposed use and its compatibility with the immediate neighbourhood;

~~b)~~ **ii)** The objective of community integration;

~~c)~~ **iii)** The existing *Zoning By-law* regulations;

~~d)~~ **iv)** Specific performance standards such as dwelling type, buffering, minimum amenity area and minimum floor space; and

~~e)~~ **v)** Access to community facilities such as education, public transit and recreation.

Item 53: The purpose of 'Item 53' is to amend the policies for Accessory Apartments which were contained within the General Housing Policies section of the 2001 Official Plan.

The following subsection 9.2.3 Accessory Apartments is hereby added to the Plan.

9.2.3 Accessory Apartments

1. The City shall provide for the creation of *accessory apartments* in low density residential designations.

2. The *Zoning By-law* will provide specific regulations for *accessory apartments*.

Item 54: The purpose of 'Item 54' is to renumber policies 7.2.20 and 7.2.21 for Lodging Houses and amend the Schedule reference.

Policies 7.2.20 and 7.2.21 are hereby renumbered and amended as follows:

9.2.4 Lodging Houses

~~7.2.20~~ *Lodging houses* may be permitted within land use designations permitting residential uses as outlined on Schedule ~~1~~**2** provided that:

~~a)~~ **i)** Adequate residential amenities and services are available nearby; and

~~b)~~ **ii)** In instances where a *lodging house* is located within a residential designation, it is of a size and land use character which is similar to, or *compatible* with the built form of the existing area.

~~7.2.21~~ The implementing *Zoning By-law* will specifically regulate *lodging houses* and the appropriate zones in which they may be permitted.

Item 55: The purpose of 'Item 55' is to renumber and revise policy 7.2.22 for Coach Houses/Garden Suites to section 9.2.5.

Policy 7.2.22 is hereby renumbered and revised as follows:

9.2.5 Coach Houses ~~/~~ **and** Garden Suites

~~7.2.22~~ **1.** *Coach houses* and *garden suites* may be permitted **within land use designations permitting residential uses** as alternative forms of housing in **conjunction with detached, semi-detached and townhouse**~~all land use designations of the Plan allowing lower density~~ forms of housing.

3. *Coach houses* and *garden suites* will be regulated by the provisions of the implementing *Zoning By-law* and shall be subject to site plan control.

2. The following criteria will be used as the basis for permitting *coach houses* and *garden suites* by amendment to the implementing *Zoning By-law:*

~~a)~~ **i) t**~~T~~he use is subordinate in scale and function to the main *dwelling* on the lot;

~~b)~~ **ii) t**~~T~~he use can be integrated into its surroundings with negligible visual impact to the streetscape;

~~c)~~ **iii) t**~~T~~he use is situated on an appropriately-sized housing lot;

~~d)~~ **iv) t**~~T~~he use is compatible in design and scale with the built form of the main *dwelling unit*;

~~e)~~ **v) t**~~T~~he orientation of the use will allow for optimum privacy for both the occupants of the new *coach house* or *garden suite* and the main *dwelling* on the lot; and

~~f)~~ **vi) a**~~A~~ny other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.

Item 56: The purpose of 'Item 56' is to renumber and revise policies 7.2.23 to 7.2.25 for Home Occupations.

Policies 7.2.23 to 7.2.25 are hereby renumbered and revised as follows:

9.2.6 Home Occupations

1. Home occupations will be permitted within designations of this Plan

permitting residential uses.

2. A home occupation may be permitted as an ancillary activity within a *dwelling unit*. A home occupation may be permitted as a subordinate activity to a residential use subject to the following development criteria, which will regulate the scale and extent of such activities:

~~7.2.23 It is anticipated that social and economic changes and technological advances will promote an increase in the demand for a resident to use part of his/her dwelling unit for activities conducted for gain or profit. Such activities, known as home occupations, will be permitted within all designations of this Plan where residential uses are allowed.~~

~~7.2.24~~ **2.** A home occupation~~, such as a hair stylist, music teacher or home business use,~~ ~~will~~ **may** be permitted as an ancillary activity within a dwelling unit. A home occupation ~~will~~**may** be permitted as a subordinate activity to a residential use subject to the following development criteria, which will regulate the scale and extent of such activities:

~~a)~~ **i) o**~~O~~nly persons residing within the *dwelling unit* will be permitted to operate the home occupation;

~~b)~~ **ii) t**~~T~~he home occupation shall be compatible with adjoining residential properties and shall preserve the amenity of the overall residential neighbourhood; and

~~c)~~ **iii) t**~~T~~he home occupation shall not change the principal character or external appearance of the dwelling and property involved; **and** ~~that is,~~

iv) no aspect of the home occupation shall be visible from outside the property.

~~7.2.25~~ **3.** The implementing *Zoning By-law* will ~~outline~~**provide** regulations ~~controlling~~ **for** the development of home occupations.

Item 57: The purpose of "Item 57" is to delete policies 7.2.26 through 7.2.47. These site specific policies are to be inserted into the Official Plan under a new heading.

Policies 7.2.26 through 7.2.47 are hereby deleted.

Item 58: The purpose of 'Item 58' is to add a new Section 9.3 Residential Designations including objectives, general policies and policies for residential land use designations which updates and revises the former Section 7 Residential Designation policies.

Section 9.3 Residential Designations is hereby added to the Official Plan.

9.3 Residential Designations

The following objectives and policies apply to the Residential designations identified on Schedule 2:

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential.

Objectives

a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.

b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the City.

c) To encourage and support *special needs housing* throughout the City.

d) To provide for higher densities of residential *development* in appropriate locations to ensure that *transit-supportive* densities, *compact urban form*, *walkable communities* and energy efficiencies are achieved.

e) To ensure *compatibility* between various housing forms and between residential and non-residential uses.

f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating *compatible* residential infill and *intensification*.

g) To direct new residential *development* to areas where municipal services and *infrastructure* are available or can be provided in an efficient and cost effective manner.

h) To encourage the distribution of local *convenience commercial* uses and institutional uses in appropriate locations within residential areas.

i) To ensure new *development* is *compatible* with the surrounding land uses and the general character of neighbourhoods.

j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.

k) To ensure that existing and new residential *development* is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.

l) To support home occupations throughout the City where residential uses are permitted.

m) To encourage conservation and rehabilitation of older housing to maintain housing stock and the character of the established residential neighbourhoods.

9.3.1 General Policies

9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

The following criteria will be used to assess *development* proposals for multi-unit residential *development* within all residential designations and for *intensification* proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

1. Building form, scale, height, setbacks, massing, appearance and siting are *compatible* in design, character and orientation with buildings in the immediate vicinity.

2. Proposals for residential lot infill will be *compatible* with the general frontage of lots in the immediate vicinity.

3. The residential *development* can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.

4. Vehicular traffic generated from the proposed *development* will not have an unacceptable impact on the planned function of the adjacent roads and intersections.

5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.

6. That adequate municipal *infrastructure*, services and amenity areas for residents can be provided.

7. Surface parking and driveways shall be minimized.

8. *Development* shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.

9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.

10. The *development* addresses public safety, identified *public views* and accessibility to open space, parks, trails and the *Natural Heritage System*, where applicable.

11. The conservation and integration of *cultural heritage resources*, including identified key *public views* can be achieved subject to the provisions of the *Cultural Heritage Resources* Section of this Plan.

9.3.1.2 Non-Residential Uses in Residential Designations

1. Within the residential designations of this Plan, a variety of small-scale non-residential uses may be permitted that are complementary to and serve the needs of residential neighbourhoods. Such non-residential uses include:

    i) schools;
    ii) places of worship;
    iii) *child care centres*;
    iv) municipal open space, parks, trails and recreation facilities; and
    v) *convenience commercial* uses limited to a maximum *gross floor area* of 400 square metres on a property.

2. Non-residential uses shall be developed in a manner that is *compatible* with adjoining residential properties and which preserves the amenities of the residential neighbourhood.

3. In addition to the Urban Design policies of this Plan, non-residential uses shall:

    i) be located on an arterial or collector road;
    ii) be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
    iii) have adequate landscaping and screening to promote *compatibility* with adjacent activities;
    iv) have sufficient off-street parking, circulation and access points; and
    v) have adequate municipal services.

9.3.1.3 Schools

1. Potential school sites are identified by the local school boards and are shown by symbol on Schedule 2 where applicable. The location of proposed schools will be subject to the following provisions:

    i) the symbols used to identify potential school sites do not represent a specific land use designation or location;
    ii) minor shifts in location may occur without amendment to this Plan;
    iii) the symbol does not represent a commitment by a local school board to construct a school facility;
    iv) the determination of whether a school site is required, its exact location and land area shall generally be determined as part of the City's draft plan of subdivision approval process; and
    v) where it is determined that a school is not required, the underlying land use designation will apply, without amendment to this Plan.

9.3.2 Low Density Residential

This designation applies to residential areas within the *built-up area* of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

    i) detached, semi-detached and duplex dwellings; and
    ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

The *built-up area* is intended to provide for *development* that is *compatible* with existing neighbourhoods while also accommodating appropriate *intensification* to meet the overall *intensification target* for the *built-up area* as set out in Chapter 3. The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.

3. The maximum *net density* is 35 units per hectare and not less than a minimum *net density* of 15 units per hectare.

4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the *greenfield area* of the City. The *greenfield area* is planned to achieve an overall minimum *density target* of 50 persons and jobs per hectare.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

    i) detached, semi-detached and duplex dwellings; and
    ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum *density target* of 50 persons and jobs per hectare for the *greenfield area*, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.

3. The maximum *net density* is 60 units per hectare and not less than a minimum *net density* of 20 units per hectare.

4. Notwithstanding policy 9.3.3.3, increased density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

9.3.4 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

   i) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.

3. The maximum *net density* is 100 units per hectare and not less than a minimum *net density* of 35 units per hectare.

4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

   i) multiple unit residential buildings generally in the form of

apartments.

Height and Density

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys

3. The maximum *net density* is 150 units per hectare and not less than a minimum *net density* of 100 units per hectare.

4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Item 59: The purpose of 'Item 59' is to delete section 7.4 Commercial and Mixed Use and replace it with a new Section 9.4 Commercial and Mixed-use Designations. The policies, land use permissions and content is generally maintained however, the structure and format of the policies has been changed.

Section 7.4 Commercial and Mixed Use is hereby deleted and Section 9.4 Commercial and Mixed-use Designations is hereby added to the Official Plan.

9.4 Commercial and Mixed-use Designations

The Commercial and Mixed-use designations are intended to provide a range of uses to meet the needs of daily living. The commercial policies of this Plan are supportive of the dispersal of commercial uses throughout the City while discouraging the creation of strip development. Commercial centres are intended to be *transit-supportive* developments linked to surrounding neighbourhoods by sidewalks and trails. The Community Mixed-use Centres and Mixed-use Corridors are intended to develop over time into distinct areas with centralized public spaces that provide a range of uses including, retail and office uses, *live/work* opportunities and medium to high density residential uses.

Objectives

a) To ensure that an adequate supply of commercial land is provided throughout the City at appropriate locations to meet the needs of residents and businesses.

b) To promote a distinct identity and character for commercial and mixed-use development through high standards of urban design.

c) To promote the continued economic vitality, *intensification* and revitalization of existing designated commercial and mixed-use areas.

d) To create mixed-use areas that are pedestrian oriented and *transit-supportive*.

9.4.1 Market Impact Studies

1. Subject to the policies of Section 1.3, proposals to establish new commercial or mixed-use areas or to expand the areas identified

on Schedule 2 shall require an amendment to this Plan.

2. Market Impact Studies shall be required to assess the impact on the City's commercial policy structure when proposals are made to:

   i) establish or expand a Community Mixed-use Centre or Mixed-use Corridor beyond the designation limit boundaries on Schedule 2;
   ii) to exceed the retail floor area limitations within a Community Mixed-use Centre established in policy 9.4.2.16 or the number of large retail uses in policy 9.4.2.14; and
   iii) to extend or enlarge a Neighbourhood Commercial Centre to provide more than 10,000 square metres of *gross floor area*.

3. An appropriate Market Impact Study shall demonstrate that:

   i) the proposal can be justified without detriment to the overall function or economic vitality of Downtown or the key component functions that contribute to Downtown's overall vitality;
   ii) the achievement of the City's Strategic Goals, the Urban Design policies and the Commercial and Mixed-use policies and objectives of the Official Plan will not be compromised; and
   iii) the ability of existing designated commercial or mixed-use lands to achieve their planned function will not be compromised.

4. A Market Impact Study shall include:

   i) an assessment of the current market situation and the future potential for the expansion of retail facilities in light of projected population and employment growth;
   ii) an evaluation of the economic feasibility of the proposal on the basis of current market demand or retail market opportunity;
   iii) an indication of the scale of any adverse effects on the economic viability of Downtown, the key functions that contribute to Downtown's overall vitality and on any existing or planned designated commercial or mixed-use lands provided for in this Plan; and
   iv) an assessment of the implications of the proposal relative to the City's approved Commercial Policy Review Study and the objectives and implementing policies of this Plan.

5. The City may retain, at the applicant's expense, a qualified consultant to provide professional assistance to the City in determining the terms of reference for a Market Impact Study and/or to provide a peer review of the applicant's submission.

9.4.2 Community Mixed-use Centre

The following Community Mixed-use Centres are designated on Schedule 2:

- Woodlawn/Woolwich
- Paisley/Imperial
- Watson/Starwood
- Gordon/Clair
- Silvercreek Junction

Objectives

a) To promote Community Mixed-use Centres as areas that support a mix of uses including concentrations of commercial, residential and complementary uses serving the immediate neighbourhood and the wider community.

Policies

1. The Community Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within the designation. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

2. The intent of the Community Mixed-use Centre designation is to create a well-defined focal point and to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing *Zoning By-laws* may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.

3. *Development* will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.

   Note: Policy 9.4.2.2 and 9.4.2.3 are under appeal only as they relate to the following properties: 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 Kortright Road West, and 98 Farley Drive.
   These policies are in effect for all other affected lands designated on Schedule 2.

4. Where residential uses are incorporated into Community Mixed-use Centres, they are intended to be developed as mixed-use buildings or multiple-unit residential buildings.

5. Properties within the Community Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

6. Community Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations. Main Street areas, as identified through concept plans as per Section 3.11, will be planned and designed to reflect the following:

   i) multi-storey buildings fronting onto the main street;
   ii) ground floor retail and service uses are strongly encouraged;
   iii) office uses at ground floor should be limited;
   iv) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings;
   v) rhythm and spacing of building entrances and appropriately sized storefronts to encourage pedestrian activity;
   vi) urban squares, where appropriate; and
   vii) on-street parking.

   Note: Policy 9.4.2.6 is under appeal only as it relates to the following properties: 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 Kortright Road West, and 98 Farley Drive and 35 and 40 Silvercreek Parkway South.
   This policy is in effect for all other affected lands designated on Schedule 2.

7. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and any applicable urban design guidelines while recognizing the unique context of individual Community Mixed-use centres.

Measures may be incorporated into *development* approvals to ensure consistency.

8. The boundaries of the Community Mixed-use Centre designation are intended to clearly distinguish the Community Mixed-use Centre as a distinct entity from adjacent land use designations. Proposals to expand a Community Mixed-use Centre beyond these boundaries or to establish a new Community Mixed-use Centre shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.

9. *Development* within the Community Mixed-use Centre designation is subject to the policies of Section 3.11 of this Plan.

Permitted Uses

10. The following uses may be permitted in Community Mixed-use Centres, subject to the applicable provisions of this Plan:

    i) commercial, retail and service uses;
    ii) *live/work* uses;
    iii) small-scale professional and medically related offices;
    iv) entertainment and recreational commercial uses;
    v) community services and facilities;
    vi) cultural, educational and institutional uses;
    vii) hotels;
    viii) multiple unit residential; and
    ix) urban squares and open space.

11. Vehicle repair and vehicle service stations shall only be permitted as accessory uses.

12. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of *gross floor area*:

    i) the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities;
    ii) smaller buildings shall comprise a minimum of 10% of the total *gross floor area* within the overall development; and
    iii) large free-standing building(s) should be integrated with smaller buildings to create a Main Street-type environment or located on peripheral sites within the designation, which are directly linked to the Main Street.

13. No individual Community Mixed-use Centre shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross floor area*.

Height and Density

14. The Community Mixed-use Centres incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. To promote a mixture of land uses within each Community Mixed-use Centre, retail development will be limited to the following total *gross floor area* cumulatively of all buildings within the designation:

Mixed-use Centre	Total Gross Floor Area
Gordon/Clair	48,500 sq. m
Woodlawn/Woolwich	56,000 sq. m
Paisley/Imperial	57,000 sq. m
Watson Parkway/Starwood	28,000 sq. m
Silvercreek Junction	22,760 sq. m

15. The maximum height is ten (10) storeys.

16. For freestanding residential *development*, the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare.

17. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

9.4.3 Mixed-use Corridor

The Mixed-use Corridor designation is intended to serve both the needs of residents living and working on-site, in nearby neighbourhoods and employment districts and the wider City as a whole.

The following Mixed-use Corridors are designated on Schedule 2:

- Silvercreek Parkway Mixed-use Corridor
- Eramosa Mixed-use Corridor
- Stone Road Mixed-use Corridor.

Objectives

a) To promote the continued economic viability, intensification, diversity of uses and revitalization of the Mixed-use Corridor.

b) To promote a distinctive and high standard of building and landscape design for Mixed-use Corridors.

c) To ensure that the development of Mixed-use Corridors occurs in a cohesive, complementary and coordinated manner.

Policies

1. The Mixed-use Corridor designation promotes the *intensification* and revitalization of existing well-defined commercial corridors to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs and residential use at one location. Implementing *Zoning By-laws* may include mechanisms such as minimum density requirements, heights and maximum parking standards to promote the efficient use of the land base.

2. Where new *development* occurs within the corridor, adjacent lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and urban squares and stormwater management systems.

3. Furthermore, individual *developments* within the Mixed-use Corridor will be designed to be integrated into the wider community by footpaths, sidewalks and the Bicycle Network and by the placement of multi-storey buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

4. *Development* within the Mixed-use Corridor will address the adjacent arterial or collector road and will be planned and designed to:

    i) front multi-storey buildings onto arterial or collector roads;
    ii) provide for ground floor retail and service uses; and
    iii) provide for a rhythm and spacing of building entrances and appropriately sized store fronts to encourage pedestrian activity.

5. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and shall incorporate measures into the approval of *Zoning by-laws* and Site Plans used to regulate development within the Mixed-use Corridor designation to ensure such consistency.

6. The boundaries of the Mixed-use Corridor designation are intended to clearly distinguish the area as a distinct entity from adjacent land use designations. Proposals to expand a Mixed-use Corridor beyond these boundaries shall require an Official Plan Amendment supported by a Market Impact Study.

Permitted Uses

7. The following uses may be permitted in the Mixed-use Corridor designation, subject to the applicable provisions of this Plan:

    i) commercial, retail and service uses;
    ii) office;
    iii) entertainment and recreational commercial uses;
    iv) cultural and educational uses;

v) institutional uses;
vi) hotels;
vii) *live/work*;
viii) medium and high density multiple unit residential buildings and apartments; and
ix) urban squares and open space.

8. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft.) of *gross floor area*, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total *gross floor area* within the overall development.

Height and Density

9. The maximum height is six (6) storeys.

10. For freestanding residential *development*, the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare.

11. Additional height and density may be permitted subject to the Height and Density Bonus provisions of this Plan.

9.4.4 Neighbourhood Commercial Centre

Neighbourhood Commercial Centres are identified on Schedule 2 of this Plan.

Objectives

a) To establish local convenience and neighbourhood commercial uses within a convenient walking distance of residential areas.

b) To ensure Neighbourhood Commercial Centres are developed in a cohesive and coordinated manner that is *compatible* with the surrounding residential neighbourhood.

c) To primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts.

d) To be connected to surrounding neighbourhoods through the City's pedestrian trails, walkways and by transit.

Policies

1. The Neighbourhood Commercial Centre designations on Schedule 2 recognize the existing centres within the City and identify the

general location of new Neighbourhood Commercial Centres.

2. To prevent the creation of strip commercial development comprising a series of Neighbourhood Commercial Centres located adjacent to one another along a major street, it is the general requirement of this Plan that designated Neighbourhood Commercial Centres have a minimum distance separation from one another of 500 metres.

3. This Plan intends that a Neighbourhood Commercial Centre shall not be extended or enlarged to provide more than 4,650 square metres (50,000 square feet) of *gross floor area*.

4. Notwithstanding policy 9.4.4.3, the existing Neighbourhood Commercial Centres listed below will be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of *gross floor area:*

   - Speedvale Avenue at Stevenson Street
   - Victoria Road at Grange Street
   - Victoria Road at York Road
   - Kortright Road at Edinburgh Road
   - Harvard Road at Gordon Street
   - Kortright Road at Gordon Street
   - Wellington Street at Imperial Road.

5. A Neighbourhood Commercial Centre as listed in policy 9.4.4.4 shall only be extended or enlarged to provide more than 10,000 square metres (108,000 square feet) of *gross floor area* by amendment to this Plan and shall require a Market Impact Study.

6. The maximum *gross floor area* of an individual retail use within a Neighbourhood Commercial Centre shall be 3,250 square metres (35,000 square feet).

7. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines, and will incorporate measures into the approval of *Zoning By-laws* and *Site Plans* to ensure conformity.

8. Where new *development* occurs within a Neighbourhood Commercial Centre, adjacent lands will be integrated in terms of internal access roads, entrances from public streets, access to common parking areas, open space, urban squares, grading and stormwater management systems.

9. *Development* within the Neighbourhood Commercial Centre designation will be designed to be connected to the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near transit facilities.

10. Applications for the purpose of establishing or expanding a

Neighbourhood Commercial Centre designation will be required to satisfy the following criteria:

i) located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;
ii) the location will contribute to the creation of a compact, well-defined node oriented to a major intersection and does not promote the creation of 'strip commercial' development along a major street;
iii) designed in a manner that is *compatible* with the building design and use of surrounding properties;
iv) the location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
v) adequate site area will be provided for parking, loading and all other required facilities; and
vi) adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties.

Permitted Uses

11. The following uses may be permitted in Neighbourhood Commercial Centres, subject to the applicable provisions of this Plan:

i) commercial, retail and service uses;
ii) small-scale offices;
iii) community services and facilities;
iv) *live/work*;
v) multiple unit residential within mixed-use buildings; and
vi) urban squares.

12. Vehicle sales and vehicle repair uses shall not be permitted.

13. *Development* will be planned and designed to maintain the principal commercial function. Residential uses are not permitted on the ground floor.

Height and Density

14. The maximum height is six (6) storeys.

15. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

9.4.5 Service Commercial

Objectives

a) To ensure an adequate supply of *service commercial* uses throughout the City at appropriate locations.

b) To concentrate highway-oriented and *service commercial* uses

within well-defined designated areas, generally along arterial roads.

c) To discourage the creation of new strip *service commercial development*.

d) To promote a high standard of building and landscape design for *service commercial* uses and to ensure that pedestrian and vehicular circulation do not conflict.

Policies

1. The Service Commercial designation on Schedule 2 of this Plan is intended to provide a location for highway-oriented and *service commercial* uses that do not normally locate within Downtown because of site area or highway exposure needs and which may include commercial uses of an intensive nature that can conflict with residential land uses.

2. To promote continued commercial viability of Downtown and planned Mixed-use and Commercial areas; the City will limit the range of *retail commercial* uses that may locate within the Service Commercial designation.

3. *Development* proposals within Service Commercial designations will be considered only in instances, where adequate vehicular access, off-street parking and all municipal services can be provided.

4. In some circumstances *development* may not necessarily be provided with direct access to arterial roads. The City shall encourage integration between adjacent *service commercial* uses in terms of entrances to public streets, internal access roads, common parking areas, grading, open space, stormwater management systems and municipal *infrastructure* provision where feasible.

5. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines and will incorporate measures into the approval of *Zoning By-laws* and Site Plans to ensure conformity.

6. This Plan will promote the retention of *service commercial* uses within the well-defined areas as identified on Schedule 2 by:

    i) discouraging the further establishment of new commercial strips and the conversion of lands, located outside of those areas designated Service Commercial on Schedule 2 to commercial use; and
    ii) promoting the retention of Service Commercial designations along only one side of arterial roads in the City.

7. Where *service commercial* uses are adjacent to designated

residential areas, design mechanisms, including those outlined in the Urban Design policies of this Plan shall be applied to reduce potential incompatibilities. These design mechanisms may be specified in the implementing *Zoning By-law* and Site Plans and may include building location, buffering, screening and landscaping requirements.

Permitted Uses

8. The following uses may be permitted within the Service Commercial designation subject to the applicable provisions of this Plan:

   i) *service commercial* uses;
   ii) complementary uses such as small-scale offices, convenience uses, institutional and commercial recreation or entertainment uses.

9. Complementary uses may be permitted provided they do not interfere with the overall form, function and development of the specific area for *service commercial* purposes.

Item 60: The purpose of 'Item 60' is to delete section 7.5 Commercial Mixed Use and section 7.6 Mixed Office-Residential and replace it with a new section 9.4.6 Mixed Office/Commercial. These two designations have been combined into one designation while maintaining the general land use permissions and policy context from the current Official Plan.

Section 7.5 Commercial Mixed Use and Section 7.6 Mixed Office-Residential are hereby deleted and replaced by the following new Section 9.4.6 Mixed Office/Commercial.

9.4.6 Mixed Office/Commercial

Objectives

a) To allow for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.

b) To ensure that a *compatible* transition in built-form is provided between uses in this designation and surrounding residential properties.

c) To allow for a range of *compatible* business uses adjacent to residential areas.

d) To promote the continued use, revitalization and *intensification* of these areas for a mix of uses.

Policies

1. The Mixed Office/Commercial designation as identified on Schedule 2 defines areas where a variety of small-scale commercial, office

and mixed-uses including residential may be permitted.

2. While a variety of commercial uses may be permitted by the Mixed Office/Commercial designation, office, *convenience commercial*, *retail commercial* and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted.
3. Commercial buildings incorporating *residential units*, either above or behind the ground floor commercial space or freestanding residential buildings are encouraged.

4. The Mixed/Office Commercial designation located peripheral to Downtown includes a variety of small-scale commercial and office operations or mixed commercial-residential uses. This Plan promotes the continued use and revitalization of these distinctive areas.

5. New commercial, office or mixed-use *development* within the Mixed Office/Commercial designation will be subject to the following criteria:

    i) building design should have a street orientation, promote continuity in the streetscape and adhere to the Urban Design policies of this Plan;
    ii) building, property and ancillary structures are designed to be *compatible* with surrounding properties in terms of form, massing, appearance and orientation;
    iii) adequate parking, loading and access are provided; and
    iv) adequate municipal services are provided.

Permitted Uses

6. The following uses may be permitted within the Mixed Office/Commercial designation subject to the applicable provisions of this Plan:

    i) *convenience commercial* and small-scale *retail commercial*;
    ii) small-scale office;
    iii) personal service; and
    iv) detached, semi-detached, townhouses and apartments.

Height and Density

7. The maximum height is four (4) storeys.

8. Residential *development* may be permitted to a maximum *net density* of 100 units per hectare.

9. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Item 61: The purpose of 'Item 61' is to delete section 7.7 Industrial, section 7.8 Mixed Business, section 7.9 Corporate Business Park and section 7.11 Institutional/Research Park and replace them with the following new Sections 9.5

Employment Designations, 9.5.1 General Policies, 9.5.2 Industrial, 9.5.3 Corporate Business Park, 9.5.4 Institutional/Research Park and 9.5.5 Mixed Business. The general land use permissions and policies are maintained however the structure and format of the policies has been revised.

Section 7.7 Industrial, section 7.8 Mixed Business, section 7.9 Corporate Business Park and section 7.11 Institutional/Research Park are hereby deleted and replaced by the following new Sections 9.5 Employment Designations, 9.5.1 General Policies, 9.5.2 Industrial, 9.5.3 Corporate Business Park, 9.5.4 Institutional/Research Park and 9.5.5 Mixed Business.

9.5 Employment Designations

The Employment policies apply to the following four designations on Schedule 2:

- Industrial
- Corporate Business Park
- Institutional/Research Park
- Mixed Business

The employment lands on Schedule 2 provide an adequate supply and diversity of employment opportunities to the year 2031. To ensure adequate land continues to be available to meet future employment needs, *conversion* of designated employment lands to other uses may only be permitted in accordance with the policies of Section 3.14 of this Plan.

Objectives

The following objectives apply to all Employment designations.

a) To ensure that necessary *infrastructure* is provided to meet current and future employment needs when required.

b) To ensure all *employment areas* are accessible and well served by transit, trails and sidewalks.

c) To require high urban design standards in accordance with the Urban Design policies of the Plan, particularly adjacent to arterial and collector roads and provincial highways.

d) To encourage renewable and alternative energy, *district energy* and to achieve conservation or efficiencies of energy and water within and between employment uses and, where possible, surrounding land uses.

e) To increase the overall density of jobs and promote efficient use of land through compact built form, increased height and reduced building footprints.

f) To support a range and mix of employment uses that will contribute to higher employment densities and the achievement of the minimum overall *density target* of 50 persons and jobs per hectare in the *greenfield area*.

9.5.1 General Policies

The following general policies apply to all Employment designations.

1. Industries which require high volumes of water use should demonstrate through a Water Conservation Efficiency Study that water consumption will be reduced through on-site processing or recycling.

2. The *Zoning By-law* may restrict industries which require high volumes of water use to protect service capacity needs of planned growth.

3. The pattern and design of streets and sidewalks should facilitate accessibility, walking, cycling and transit use and should be connected within and outside the *employment areas*.

4. Where employment uses are adjacent to designated residential uses, design mechanisms, including those outlined in the Urban Design policies of this Plan shall apply to reduce potential land use incompatibilities.

5. Where residual heat, energy or water is produced in an employment process, it is encouraged to be reused on site or off site in conjunction with other land uses or through existing or planned *district energy* systems.

6. *Development* along the Hanlon Expressway (Highway 6) and at gateways to the City will be developed in accordance with the Urban Design policies of this Plan and area specific guidelines that may be prepared from time to time.

9.5.2 Industrial

Objectives

a) To ensure sufficient serviced industrial land is available to attract a diversified range of industrial uses.

b) To ensure the efficient use of existing industrial land and promote *redevelopment* of under-used or *brownfield sites*.

c) To promote and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments and the expansion of existing industries.

d) To promote and implement high urban design standards and landscaping to ensure attractive industrial *developments*.

e) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment.

Policies

1. To ensure an adequate supply and variety of serviced industrial land is available to meet the requirements of industrial development the City may:

   i) purchase, develop, and market lands for industrial use; and
   ii) provide for industrial designations in the various geographic locations of Guelph to minimize journey to-work trips and create a diversified economy.

2. To encourage the *development* of attractive industrial areas, and to preserve sites along arterial roads for those industries that desire or require visibility, the City will:

   i) direct such uses as contractors' yards, repair and servicing operations, transportation terminals and utility yards to locate along local or collector roads that are not located within an *industrial park*;
   ii) maintain higher development standards along arterial roads or within an *industrial park* for such matters as: parking, loading areas, outside storage, landscaping, buffer strips and setback requirements; and
   iii) recognize a variety of categories of industrial zones in the *Zoning By-law.*

3. Land designated Industrial south of Clair Road West on Schedule 2 of this Plan shall generally be characterized by larger, free standing industrial buildings displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses.

4. Where industrial and residential or other *sensitive land uses* are proposed in proximity to one another, the City shall use Ministry of the Environment guidelines to require appropriate planning/land use regulatory measures that will promote *compatibility* between these two land use types. Measures that can assist in creating *compatible* environmental conditions for these basic land uses may include, but not be limited to the requirement for minimum separation distances, sound proofing measures, and odour and particulate capture devices.

5. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use *compatibility* considerations. Where a *development* application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use *compatibility*:

   i) Ministry of the Environment Guidelines will be applied to ensure adequate separation distances;

ii) a Noise Impact Study may be required, in compliance with the Ministry of the Environment Guidelines and prepared by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations;
iii) appropriate conditions of *development* approval be imposed to mitigate identified *compatibility* issues;
iv) appropriate regulations be included in the implementing *Zoning By-law*. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, waste, refuse and composting facility locations, outdoor storage locations, requirements for buffer strips, fencing and berms; and
v) impose a Holding Zone to ensure that conditions encouraging land use *compatibility* are implemented.

6. Attractiveness and consistency of image are of prime importance for the built form in gateway locations which are highly visible and adjacent to the Hanlon Expressway. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles for *development* in this area.

7. Generally, the following *development* criteria are applicable to lands designated industrial adjacent to the Hanlon Expressway:

   i) building elements and/or landscaping should be used to screen views to parking and loading areas; and
   ii) outdoor storage shall not be visible from the Hanlon Expressway.

8. Vertical warehousing, second floor offices and other related uses above the first storey are encouraged to reduce land consumption and increase the number of jobs per hectare, particularly in the *greenfield area*.

9. Within areas designated Industrial on Schedule 2 of this Plan, there are a number of properties that have existing zoning, which permits a variety of commercially oriented uses. Although the presence of these commercial uses is not in keeping with the policies of this Plan, the City will recognize these existing uses in the *Zoning By-law*.

10. Legally existing industrial establishments not located within areas designated Industrial on Schedule 2 of this Plan shall be recognized as legal conforming uses, subject to the zoning provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be redeveloped for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the City.

Permitted Uses

11. The following uses may be permitted within the Industrial designation subject to the applicable provisions of this Plan:

    i) industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
    ii) warehousing and bulk storage of goods;
    iii) laboratories;
    iv) computer and data processing;
    v) research and development facilities;
    vi) printing, publishing and broadcasting facilities;
    vii) repair and servicing operations;
    viii) transportation terminals;
    ix) contractors' yards; and
    x) complementary uses (such as corporate offices, open space and recreation facilities, restaurants, financial institutions, *child care centres*, public and institutional uses and utilities) which do not detract from, and are *compatible* with, the development and operation of industrial uses.

12. Complementary uses may be permitted within the Industrial designation by a *Zoning By-law* amendment.

13. Commercial uses will not be permitted within the Industrial designation.

14. Factory sales outlets may be permitted as an accessory use provided only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site on which the items for sale are manufactured or assembled.

9.5.3 Corporate Business Park

Objectives

a) To provide lands which can be used for office, administrative and/or research and development facilities.

b) To permit a limited range of commercial uses that serve employment uses.

c) To outline *development* criteria that will promote the sensitive integration of corporate business uses at the gateways to Guelph.

d) To ensure that *development* is sensitive to adjacent *Natural Heritage System* and designated residential areas.

e) To require high urban design standards to ensure attractive and consistent built form.

f) To encourage the use of renewable and alternative energy within Corporate Business Parks.

Policies

1. The Corporate Business Park designation on Schedule 2 of this Plan is intended to provide areas where employment opportunities can be provided in the "knowledge-based" technology field.

2. High standards of urban design and built form will be required for *development* proposals within the Corporate Business Park designation, which shall recognize and address:

   i) the prominence of the Corporate Business Park in association with the southern gateway locations to Guelph;
   ii) the environmental sensitivity of *natural heritage features* that are found in proximity to the Corporate Business Park lands; and
   iii) the need to promote *compatibility* in land use and design between the Corporate Business Park lands and residential uses in the south end of Guelph.

3. *Development* proposals within the Corporate Business Park designation will be subject to the Urban Design policies of this Plan including gateway policies.

4. Buildings should have a consistent setback from the public right-of-way to create an attractive and consistent streetscape. The implementation of this provision is particularly applicable along arterial and collector roads.

5. Building elements and/or landscaping should be used to screen views to parking and loading areas facing a public street.

6. Where Corporate Business Park and residential uses are in proximity to one another, the City shall require appropriate planning/land use controls to enhance *compatibility* between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing *compatibility* include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the *Zoning By-law*, *Site Plan* Control, and/or the use of urban design guidelines.

7. Corporate Business Park designated land west of the Hanlon Expressway has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:

i) architectural detail, building massing, landscaping and site design shall collectively result in establishing an attractive entrance or gateway feature for the City in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles.

8. Corporate Business Park designated land east of the Hanlon Expressway has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:

i) architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Permitted Uses

9. The following uses may be permitted in the Corporate Business Park designation subject to the applicable provisions of this Plan:

i) office and administrative facilities;
ii) manufacturing;
iii) warehousing;
iv) hotel and convention facilities;
v) research and development facilities;
vi) associated ancillary retail uses that are an integral component of the primary uses; and
vii) complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and *child care centres*.

10. The implementing *Zoning By-law* will establish the zoning categories and appropriate regulations to permit and control uses within the Corporate Business Park designation.

11. Uses are permitted within enclosed buildings including multi-tenant buildings or malls.

12. Outdoor storage shall not be permitted.

13. The Corporate Business Park lands located west of the Hanlon Expressway shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings in accordance with the following provision:

    i) permitted uses may include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel and complementary *service commercial* uses such as financial institutions and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing *Zoning By-law*.

14. Corporate Business Park lands located east of the Hanlon Expressway shall be appropriately zoned to accommodate smaller or less intensive users than the corporate land users found west of the Hanlon. Lot sizes will generally be 4 hectares (10 acres) or smaller for single purpose buildings, groupings of buildings, or mall type buildings in accordance with the following:

    i) permitted uses will include research and development facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, assembly and light manufacturing of product lines requiring on-going research and development and the following *service commercial* uses: commercial school, courier service, *day care centre*, financial establishment, hotel, office, office supply, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation.

9.5.4 Institutional/Research Park

Objective

a) To recognize an area where land may be used for major institutional uses, research activities and a limited range of commercial activities.

Policies

1. Architectural detail, building massing, landscaping and site design shall ensure an attractive streetscape that is pedestrian oriented.

2. *Buffering* will be provided and maintained between the Institutional Research Park designation lands on the south side of Stone Road and the residential area to the south. This *buffering* may be accomplished by a combination of building set-backs, berming and landscaped screening.

Permitted Uses

3. In addition to the uses permitted by the Major Institutional designation of this Plan, the following uses may be permitted on lands designated as Institutional/Research Park, subject to the applicable provisions of this Plan:

   i) research and development facilities;
   ii) computer, electronic and data processing enterprises;
   iii) offices;
   iv) assembly and manufacturing of product lines requiring on-going research and development support; and
   v) *service commercial uses*, such as restaurants and banks.

4. In addition to uses specified in policy 9.5.4.3, certain commercial uses may be permitted within the Institutional/Research Park designation in the vicinity of the Stone Road and Gordon Street intersection. Commercial activities shall include *service commercial* uses such as hotel, motel, convention services, recreation and cultural facilities, offices and restaurants.

5. Outdoor storage and uses of a noxious nature shall not be permitted.

9.5.5 Mixed Business

Objectives

a) To provide a flexible land use framework permitting a mix of business land use activities.

b) To promote reinvestment, *intensification* and the efficient use of existing business lands and buildings for business purposes.

c) To provide opportunities for smaller-scale entrepreneurial enterprises and land use activities that support the needs of business, employees and neighbourhood residents.

d) To discourage land uses that detract from the planned function of the Mixed Business land use designation.

e) To restrict the range of *retail commercial* activities permitted within the Mixed Business land use designation.

f) To promote business land uses which minimize land use compatibility impacts affecting the surrounding residential neighbourhood.

g) To improve the image of the Mixed Business designation through the implementation of streetscapes improvements and site plan approval.

Policies

1. A land use compatibility analysis will be required where industrial and *sensitive uses* are proposed in proximity to one another in accordance with subsection 9.5.2.4 of this Plan.

2. New *development* shall meet the required off-street parking, circulation and loading requirements applicable to the proposed land use.

3. This Plan promotes streetscape improvements and new *development* proposals are to be implemented in accordance with the Urban Design policies of this Plan.

4. Conditions may be imposed on site plan approvals requiring landscaped buffers, screening of outdoor storage, parking, loading and refuse areas. Increased set-backs and buffering measures will be required where business land uses are adjacent to existing residential or sensitive land uses.

Permitted Uses

5. The following uses may be permitted on lands designated as Mixed Business, subject to the applicable provisions of this Plan:

   i) uses permitted in the Industrial designation;
   ii) office;
   iii) *convenience commercial*; and
   iv) institutional.

6. The 'Mixed Business' land use designation is intended to provide areas where a mix of business land uses can be provided. The specific range of permitted land uses and appropriate regulations will be defined in the implementing *Zoning By-law*. The range of land uses will be restricted when adjacent to existing *sensitive land uses* (residential, institutional or park).

7. A limited range of *retail commercial* uses will be permitted and the range of uses will be defined in the implementing *Zoning By-law*. It is the intent of this Plan to permit *retail commercial* uses within this designation which do not directly compete with the retailing activities found in Downtown and other planned commercial areas.

8. A limited range of institutional uses which do not detract from the planned function of the Mixed Business land use designation will be

considered through a *Zoning By-law* amendment process (e.g. government uses, places of worship, *child care centres*, indoor community and recreation facilities). *Development* approval conditions will be imposed to address land use compatibility, railway and property clean-up requirements.

9. New *sensitive land uses* (residential, institutional or park) that detract from the primary business land use function of the Mixed Business land use designation will not be permitted. This policy applies to all forms of residential use and uses where significant outdoor activities occur.

Item 62: The purpose of 'Item 62' is to delete Section 7.10 Major Institutional and replace it with the following new Section 9.6 Major Institutional. The general land use permissions and policies are maintained however the structure and format of the policies has been revised.

Section 7.10 Major Institutional is hereby deleted and replaced by the following new Section 9.6 Major Institutional.

9.6 Major Institutional

The Major Institutional designation recognizes and allows for large-scale institutional uses such as the University of Guelph, Conestoga College, Guelph General Hospital and continuum-of-care facilities.

Objectives

a) To recognize and support large scale institutional land uses as an important component of the community and its economic base.

b) To ensure that institutional, educational, health care and social services are provided at suitable locations to meet the needs of residents in the City and surrounding region.

c) To encourage the provision of a full range of continuum-of-care facilities in appropriate settings to serve the residents of Guelph and surrounding region.

Policies

1. The establishment of new Major Institutional areas not designated on Schedule 2 shall require an amendment to this Plan. When considering such amendments, the following factors shall be taken into account:

   i) the site's location relative to arterial or collector roads;
   ii) the *compatibility* of the proposed *development* with the height, massing and scale of institutional buildings or residential buildings in the immediate vicinity;
   iii) the design and layout of the proposed buildings or structures to preserve as much open space as possible;
   iv) the proximity of the site to existing or planned public transit routes; and

v) the adequacy of municipal services to the proposed area.

2. Pedestrian and cyclist connections to and through lands designated as Major Institutional are encouraged.

Permitted Uses

3. The following uses may be permitted in the Major Institutional designation, subject to the applicable provisions of this Plan:

   i) public buildings;
   ii) universities, colleges;
   iii) social and cultural facilities;
   iv) correctional and detention facilities;
   v) hospitals;
   vi) *special needs housing*;
   vii) residential care;
   viii) health care facilities; and
   ix) complementary uses, such as *convenience commercial* and personal service uses, residences, day care facilities, parks and recreation facilities and non-livestock based agriculture.

4. Complementary uses may be permitted provided that they do not conflict with or interfere with the satisfactory operation and development of the lands for institutional purposes.

   i) For *convenience commercial* and personal service uses, these facilities will be oriented and designed to primarily serve the needs of those persons directly associated with the 'Major Institutional' use. These uses shall not be located in a manner that will attract or serve the general public.
   ii) For residential uses, these activities will be designed for, and used by those persons directly associated with the 'Major Institutional' use.

Item 63: The purpose of 'Item 63' is delete section 7.12 Open Space and replace it with a new section 9.7 Open Space and Parks. The land use designation permissions have been maintained and the general policies have been incorporated into a new Section 7.3 Open Space System.

Section 7.12 Open Space is hereby deleted and replaced by the following new section 9.7 Open Space and Parks.

9.7 Open Space and Parks

Open space and parks provide health, environmental, aesthetic and economic benefits that are important elements for a good quality of life. Lands designated Open Space and Parks are public or private areas where the predominant use or function is active or *passive recreational activities*, conservation management and other open space uses.

Objectives

a) To develop a balanced distribution of open space, active and passive parkland and recreation facilities that meet the needs of all residents and are conveniently located, accessible and safe.

b) To co-operate and partner with other public, quasi-public and private organizations in the provision of open space, trails and parks to maximize benefits to the community.

c) To assist in protecting the City's urban forests, the *Natural Heritage System* and *cultural heritage resources*.

Policies

1. Where any land designated Open Space and Parks is under private ownership, this Plan does not imply that such land is open to the general public or that the land will be purchased by the City or any other public agency.

2. Where lands designated Open Space and Parks are in private ownership and a *development* application is made requesting a change to a land use other than Open Space and Parks, due consideration shall be given by Council to the following:

    i) Council will consider the acquisition of the subject lands, having regard for the following:

        a. the provision of adequate open space, parks and recreational areas, particularly in the vicinity of the subject lands;
        b. the existence of *cultural heritage resources* or *natural heritage features* on the site;
        c. the recreational service that is provided by the existing use and the benefits and costs accruing to the City through the public acquisition of the property;
        d. the possibility of any other government agency purchasing or sharing in the purchase of the subject lands; and
        e. the ability of the City to purchase the lands and the priority of the lands in relation to the City's overall open space and parks acquisition plan.

    ii) If acquisition of lands is not deemed appropriate, Council shall consider other arrangements to retain the lands in an Open Space and Parks designation by such means as management agreements or *easements*, where applicable.

3. Where the City or any other government agency does not wish to purchase the subject lands, and suitable alternative arrangements to secure the lands in an Open Space and Parks designation have not been derived, due consideration shall be given by Council to amending the Official Plan. When considering such amendments, the City may require a comprehensive study be conducted to determine the most desirable function and use of the lands. In spite of the above, there is no public obligation either to redesignate or purchase any areas designated Open Space and Parks.

4. When developing major recreation facilities such as indoor swimming pools, arenas or major parks or open space areas, consideration shall be given to locating such facilities in association with major community shopping, educational or cultural facilities.

5. Where appropriate, the City may implement practices that naturalize portions of City parks and incorporate indigenous vegetation.

Permitted Uses

6. The following uses may be permitted in the Open Space and Parks designation, subject to the applicable provisions of this Plan:

   i) public and private recreational uses and facilities;
   ii) parks;
   iii) golf courses;
   iv) conservation lands;
   v) cemeteries; and
   vi) complementary uses.

7. Complementary uses are uses that are normally associated with the main recreational use, are *compatible* with, and do not detract from or restrict, the primary function of the Open Space and Parks designation. Such complementary uses may include, but are not necessarily restricted to horticulture, restaurants, club houses, pro shops, public halls and other accessory buildings.

Item 64: The purpose of 'Item 64' to delete section 7.14 Flood Plains (Two Zone and Special Policy Area). Flood Plains are no longer a land use designation however the policies are maintained in the new Section 4.4 Public Health and Safety.

Section 7.14 Flood Plains is hereby deleted.

Item 65: The purpose of 'Item 65' is to delete Section 7.15 Waste Management and replace it with a new section 9.8 Major Utility. The designation has been expanded to include municipal facilities such as water, wastewater and public works yards.

Section 7.15 Waste Management is hereby deleted and replaced by the following new Section 9.8 Major Utility.

9.8 Major Utility Designation

The Major Utility designation recognizes utility uses that are operated by the City or under agreement with the City, serve a city-wide function and may not be appropriate within an industrial designation.

Objectives

a) To provide effective and efficient utility services to all areas of the City.

b) To protect public health and safety and to minimize environmental impacts.

c) To prevent nuisance effects from utility facilities and sites.

Policies

1. Facilities shall be operated by the City or under agreement with the City.

2. The expansion of a major utility use or establishment of a new facility beyond the boundaries of the Major Utility designations outlined on Schedule 2 shall require an amendment to this Plan in conjunction with the necessary approvals under the *Environmental Assessment Act* or other applicable legislation. The processes followed and materials developed to satisfy Provincial requirements shall be considered to satisfy the requirements of the amendment process for this Plan.

3. The City will ensure that any land use or *development* or *redevelopment* proposal in the vicinity of a Major Utility designation is *compatible* with the adjacent utility operation.

4. Appropriate separation distances between a major utility facility and adjacent land uses shall be maintained as required by policies and guidelines as approved by the Province.

5. The City may require special design considerations and development conditions for *development* proposals in the vicinity of Major Utility designations of this Plan.

Permitted Uses

6. The following uses may be permitted in the Major Utility designation, subject to the provisions of this Section and the applicable provisions of this Plan:

   i) water and wastewater treatment facilities;
   ii) transfer stations;
   iii) electrical transformer stations and associated facilities;
   iv) facilities for waste reuse, recycling, reclamation, recovery, composting or anaerobic digestion; and
   v) municipal works yards.

Item 66: The purpose of 'Item 66' is to delete Section 7.16 Reserve Lands and replace it with a new section 9.10 Reserve Lands.

Section 7.16 Reserve Lands is hereby deleted and replaced by the following new section 9.10 Reserve Lands.

9.10 Reserve Lands

The Reserve Lands designation applies to lands on Schedule 2 that form part of the City's long term land supply and to lands where there may be servicing, access or other development related limitations to future development.

Objectives

a) To outline the City's requirements to redesignate reserve lands for urban use.

9.10.1 Policies

1. The Reserve Lands designation is applied to lands on Schedule 2 forming part of the long term urban land supply and to lands where there may be servicing, access or other limitations to their use. As a result, it is considered premature to apply site specific land use designations to these areas until a Secondary Plan has been completed.

2. Existing legal uses of land may continue in accordance with the *Zoning By-law*.

3. Servicing and minor expansions of existing uses may be considered in accordance with the provisions of this Plan.

4. The redesignation of Reserve Lands to other land use designations will be considered through a Secondary Plan. The Secondary Plan will address the matters outlined in Section 10.2 of this Plan and will consider whether additional lands are required to accommodate an appropriate range and mix of land uses to meet the projected needs within the time horizon of this Plan.

5. *Development* and changes in land use will not be permitted and will be considered premature until a Secondary Plan is approved to guide land use and phasing of *development*.

6. *Development* of the lands designated as Reserve Lands on Schedule 2 located west of the Hanlon Parkway and north of College Avenue West is constrained due to the site's isolation from other developable properties within the City's *settlement area boundary*, lack of direct access to a municipal road and servicing issues. The parcel is part of a licensed *mineral aggregate operation* and *development* is neither feasible nor permitted until the *mineral aggregate operation* has ceased.

Item 67: The purpose of 'Item 67' is to delete Section 7.17 Special Study Area and replace it with a new section 9.9 Special Study Areas

Section 7.17 Special Study Area is hereby deleted and replaced by the following new Section 9.9 Special Study Areas.

9.9 Special Study Areas

The Special Study Areas designation applies to the following areas as identified on Schedule 2:

- 2054 Gordon Street (Springfield Golf Course)

- Beverley Street (former IMICO site)

Objectives

a) To undertake appropriate studies to determine future land uses for lands designated Special Study Area.

9.9.1 2054 Gordon Street (Springfield Golf Course)

1. The future land use for the property located within the designated *greenfield area* of the City at 2054 Gordon Street will be determined through the Clair-Maltby Secondary Plan.

2. The existing golf course is permitted as an interim use until such time as the lands are redesignated for urban development use through the Clair-Maltby Secondary Plan and *development* occurs.

3. The completion of the Clair-Maltby Secondary Plan is a priority for the City.

9.9.2 Beverley Street

1. The City will prepare a planning study to consider the future land use of property located at 200 Beverley Street. The planning study will address the *brownfield* status of the property and other relevant planning and technical considerations.

Minister Decision: subsection 7.13, Natural Heritage System Designation, is renumbered to Section 9.11

Item 68: The purpose of 'Item 68' is to add a new section 9.12 Approved Secondary Plans.

The following new Section 9.12 Approved Secondary Plans is hereby added to the Official Plan.

9.12 Approved Secondary Plans

Objectives

a) To identify areas that have undergone detailed Secondary Plans.

b) To provide more detailed planning objectives and policies to direct and guide future development within specific areas of the City.

Policies

1. *Development* within the Approved Secondary Plan area will be subject to the general policies of this Plan in addition to the detailed policies of the Secondary Plan. However, where the Secondary Plan provides more detail, the provisions of the Secondary Plan shall prevail.

Permitted Uses

2. Uses as permitted by the Secondary Plan.

Item 69: The purpose of 'Item 69' is to add a new section 9.13 Site Specific Policies. These site specific policies are approved Official Plan Amendments that are currently contained within the Official Plan in various locations. They have been grouped under one heading for ease of reference.

The following new Section 9.13 Site Specific Policies is hereby added to the Official Plan.

9.13 Site Specific Policies

The policies in this Section are reflective of unique circumstances in consideration of the general land use policies noted in previous Sections of this Plan and were subject to previous site specific planning approvals. The site specific policies are categorized by general geographic district in the City (divided to the east, west and south areas as delimited by the Speed and Eramosa Rivers) and are listed by alphabetical address for each area.

9.13.1 East Guelph

1. 199 Alice Street
   In addition to the provisions of policy 9.3.1.2 Non-residential Uses in Residential Designations, there are several properties within the St. Patrick's Ward area (the neighbourhood to the east of the Downtown) that will continue to support a variety of business land uses in addition to any permitted residential land uses. The intent of this policy is to provide for a range of compatible business land uses where adjacent to residential areas. The specific range of permitted land uses will be defined in the implementing *Zoning By-law* for the following properties known municipally as: 199 Alice Street, 37 Empire Street, 23 Garibaldi Street, 60 Ontario Street, 320 York Road, 383 York Road, 405 York Road and 471 York. New sensitive land uses (residential, institutional or park) may also be permitted on these properties provided that they are compatible with surrounding land uses and the site has been cleaned-up or decommissioned as appropriate.

2. 165 Dunlop Drive
   This Plan recognizes that an abattoir, meat packing and processing plant shall be permitted on lands located at 165 Dunlop Drive.

3. 300 Elizabeth Street
   In addition to the uses permitted by the Low Density Residential designation for the lands located at 300 Elizabeth Street, the property may also be used for office and personal service uses.

4. 37 Empire

   - see '199 Alice Street' for policy

5. 127 and 135 Ferguson Street
   In addition to the uses permitted by the Low Density Residential designation, a club and compatible uses normally associated with the main use shall be permitted on the property municipally known as 127 and 135 Ferguson Street. The off-street parking requirements may be satisfied by an adjacent parking lot located between Ferguson Street and Elizabeth Street.

6. 23 Garibaldi Street
   - see '199 Alice Street' for policy

7. 180 Gordon St
   In spite of the provisions of policies 9.3.4.2 and 9.3.4.3, the minimum height is two (2) storeys and the maximum height is four (4) storeys; and the maximum net density is 59 units per hectare and not less than a minimum net density of 35 units per hectare.

8. 122 Harris Street
   In addition to the uses permitted by the Low Density Residential designation, a religious use and compatible uses normally associated with the main use shall be permitted on the property municipally known as 122 Harris Street.

9. 176 Morris Street
   In addition to the use provisions of the Low Density Residential designation, a live theatre and accessory uses may be permitted on the property located at 176 Morris Street.

10. 5 Ontario Street
    In addition to the use provisions of the Low Density Residential designation, a free-standing office may be permitted on the property located at 5 Ontario Street.

11. 60 Ontario Street
    - see '199 Alice Street' for policy

12. 697 Victoria Road North
    The Neighbourhood Commercial Centre designation at the northeast corner of Victoria Road North and Wideman Boulevard and known municipally as 697 Victoria Road North may also be used for an auto gas bar use.

13. 3 Watson Road

    In addition to the uses permitted by the Industrial designation, the use of lands located at 3 Watson Road may be extended to include the following commercial activities: an office, showroom and shop for a tradesman or home improvement contractor including wholesale and retail sales of related goods and services.

14. 635 Woodlawn Road East
In spite of the provisions of Policy 9.3.5.3, the development of an apartment block shall be permitted on lands municipally known as 635 Woodlawn Road East at not less than a minimum net density of 96 units per hectare.

15. 320 York Road
- see '199 Alice Street' for policy

16. 383 York Road
- see '199 Alice Street' for policy

17. 405 York Road
- see '199 Alice Street' for policy

9.13.2 West Guelph

1. 133 and 135 Bagot Street
In spite of the provisions of the High Density Residential designation, the development of a *semi-detached dwelling* may be permitted at 133-135 Bagot Street at a density of 30 units per hectare.

2. 95 Crimea Street
In addition to the uses permitted by the Industrial designation, the property located at 95 Crimea Street may also be used for the following institutional and commercial activities: a religious establishment, a school and a *day care centre*.

3. 355 Elmira Road North
In addition to the Industrial uses permitted by the land use designation for property located at 355 Elmira Road North, the following commercial uses may be permitted: bank, restaurant or cafeteria, barber shop or beauty salon, recreation or entertainment establishment, and catering service.

4. 87 Silvercreek Parkway North
In addition to the use provisions of the Low Density Residential designation, a free-standing office and life-skills training centre for persons with disabilities may be permitted on the property located at 87 Silvercreek Parkway North.

5. [Number is intentionally blank; reserved for Silvercreek Junction]

6. 80 Waterloo Avenue and 20-28 Birmingham Street
In addition to the permitted uses within the Low Density Residential designation, a social services establishment including diagnostic and treatment services may be permitted on property located at 80 Waterloo Avenue and 20-28 Birmingham Street.

7. 60 Westwood Road
In addition to the use provisions of the Low Density Residential designation, a range of non-convenience, commercially oriented uses may also be permitted within the existing buildings on the property located at 60 Westwood Road. These uses shall be limited to those which maintain the integrity of the property's existing *natural* and *cultural heritage features.*

8. 60 Woodlawn Road East

In addition to the use provisions of the High Density Residential designation, a medical office with two (2) or fewer physicians and associated support professionals in a maximum gross floor area of 140 square metres to be located outside of the long term care facility in conjunction with the uses permitted on the subject property and a living classroom with a maximum gross floor area of 406 square metres to be located in the existing basement area of the Long Term Care Facility for in-situ learning that integrates theoretical and practical education and training for health care workers in the gerontological field, shall be permitted.

9. 512 Woolwich Street

In addition to the use provisions of the Low Density Residential designation, office use to a maximum size of 2,880 square metres *gross floor area* may be permitted on the property located at 512 Woolwich Street.

10. 200-208 Yorkshire Street North and 155 Suffolk Street West
Northwest corner of Yorkshire Street North and Suffolk Street West, this Mixed Office / Commercial Use area is to be used for a variety of retail, convenience, service and commercial office type uses in conjunction with *residential units* as specified in the following sub-policies:

i) The lands on the corner known municipally as 200-208 Yorkshire Street North may be occupied by a range of retail, service and commercial uses as specified in the City's *Zoning By-law*. *Dwelling units* above commercial uses may also be permitted.
ii) The lands situated to the west of the corner known municipally as 155 Suffolk Street West may be occupied by a select range of commercial uses that will be limited to the retail, service and storage of glass products, furniture, home improvements, fine art and other low traffic generating uses specified in the *Zoning By-law*. *Dwelling units* shall be permitted when the site has been decommissioned.

9.13.3 South Guelph

1. 180 Clair Road West

In addition to the Corporate Business Park uses permitted for the property located at the southeast corner of Clair Road and Poppy Drive, the lands may also be used for a religious establishment and associated institutional uses.

2. 262 Edinburgh Road South
In addition to the Medium Density Residential uses permitted, the property located at 262 Edinburgh Road South may be used as a medical clinic.

3. 400, 420 and 430 Edinburgh Road South
Within the High Density Residential designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply with special standards established in the *Zoning By-law* to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels.

In spite of the density provisions of the High Density Residential designation, net density of residential development on lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.

4. 1440-1448 Gordon Street
In spite of the maximum density provisions of the High Density Residential designation, the density of residential development on the lands known municipally as 1440-1448 Gordon Street shall not occur at a density of less than 120 units per hectare and shall not exceed a density of 130 units per hectare.

5. 30 and 65 Hanlon Creek Boulevard
   i) In addition to the uses permitted in the "Industrial" and "Corporate Business Park land use designations, the comer portion comprising approximately 0.965 hectares of the property municipally addressed as 30 Hanlon Creek Boulevard and legally described as Part of Block 2, 61 M -1 7 6, and all of the property municipally addressed as 65 Hanlon Creek Boulevard, legally described as Block 1, 61M-176, being located at the main entrance to the Hanlon Creek Business Park are also permitted to be used for service commercial uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business park and industrial uses in the Hanlon Creek Business Park. The Zoning By-law will establish the appropriate range of service commercial uses which may include: convenience commercial, financial establishment, child care centre, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway service commercial type uses and vehicle related uses shall not be permitted.
   ii) In addition to the uses permitted in the "Industrial" designation, the lands municipally addressed as 30 Hanlon Creek Boulevard

located at the main entrance to the Hanlon Creek Business Park and legally described as Block 2, 61 M -17 6, are also permitted to be used for Office uses in free standing or multi-tenant buildings.

6 132 Harts Lane West
In spite of the maximum density provisions of the High Density Residential designation, the net density of residential development on Block Number 121 of draft plan of subdivision 23T-14502 shall not exceed 152 units per hectare.

7. 160 Kortright Road West
Notwithstanding policy 9.4.4.6 for the Neighbourhood Commercial Centre designation, the existing Neighbourhood Commercial Centre located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres.

8. 435 Stone Road West
Notwithstanding the maximum height limitations of the Mixed-use Corridor designation for the lands located at 435 Stone Road West (Stone Road Mall), the maximum height for the property shall be 8 storeys.

9. 1077 Gordon St
In spite of the maximum density provisions of Subsection 9.4.6.8, residential development may be permitted to a maximum net density of 150 units per hectare.

10. 716 Gordon St
In spite of the provisions of policies 9.3.5.2 and 9.3.5.3, the minimum height is three (3) storeys and the maximum height is eleven (11) storeys; and the maximum net density is 156 units per hectare and not less than a minimum net density of 100 units per hectare.

Item 70: The purpose of 'Item 70' is to renumber Section 7.18 Silvercreek Junction including Schedule A to policy 9.13.2.5

Section 7.18 Silvercreek Junction is hereby renumbered to 9.13.2.5

Item 71: The purpose of 'Item 71' is to renumber and rename Section 9: Implementation to Chapter 10: Implementation and to add a new introductory paragraph.

Section 9 is hereby renumbered and renamed to Chapter 10 Implementation and the following introductory paragraph is hereby added.

10 Implementation

The Implementation chapter of this Plan provides a description of the tools that the City can use to achieve its vision and strategic directions and implement the provisions of this Plan. The Plan will be implemented by means of the authority

given to the Municipality by the *Planning Act*, the *Municipal Act* and any other statutes, where applicable.

Item 72: The purpose of 'Item 72' is to delete Subsections 9.1 Introduction and 9.2 Interpretation.

Subsections 9.1 Introduction and 9.2 Interpretation are hereby deleted.

Item 73: The purpose of 'Item 73' is to renumber subsection 9.3 Pre-Consultation and Complete Application Requirements to Section 10.18 Pre-consultation and Complete Application Requirements and amend to provide updates to department names and to study requirements.

Subsection 9.3 Pre-Consultation and Complete Application Requirements is hereby renumbered and amended as follows:

~~9.3~~ 10.18 PRE-CONSULTATION AND COMPLETE APPLICATION REQUIREMENTS

Having all relevant information and material pertaining to a particular planning application available early in the planning process is essential to making good land use decisions. Requiring this information and material to be provided at the time a planning application is submitted, enables Council to make a well informed decision within the timeframe provided by the *Planning Act* and ensures the public and other stakeholders have access to the information early in the process. Understanding the issues related to development and having the appropriate studies completed early in the planning process can avoid delays and provide opportunities to resolve potential differences prior to Council's consideration of the matter.

~~9.3.~~1. Prior to the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, draft plan of subdivision or condominium and/or a site plan approval, applicants are required to pre-consult with the City~~'s Community Design and Development Services~~ **staff**. Prior to the submission of any other development application, applicants are encouraged to pre-consult with ~~the~~ City~~'s Community Design and Development Services~~ **staff**. The pre-consultation process is intended to scope the issues associated with a specific development proposal and/or change(s) in land use and set out clear requirements for a complete application. The form and level of pre-consultation will vary based on application type and context and shall be ~~acceptable to the Director of Community Design and Development Services~~ **according to the process described in the Pre-consultation By-law**.

~~9.3.~~2. Any application for amendment(s) to the Official Plan or *Zoning By-law*, application for approval of a plan of subdivision or condominium, or application for consent to sever will not be deemed complete by the **General Manager of Planning Services** ~~Director of Community Design and Development Services~~ and the time period within which the Council is required to make a decision will not commence, unless it is accompanied by:

~~a)~~ **i)** The prescribed information and material as required under the *Planning Act*; and

~~b)~~ **ii)** Other Information and material deemed necessary by the **General Manager of Planning Services** ~~Director of Community Design and Development Services~~ **or their designate in accordance with this Plan**~~for~~

~~the evaluation of a particular request pursuant to subsections 22(5), 34(10.2), 51(18), and 53(3) of the Planning Act, as emended from time to time~~.

~~9.3.3 The other information and material required by Section 9.3.2 b) as part of a complete application is set out in the applicable sections of the Official Plan.~~

~~9.3.4~~**3.** In addition to the requirements noted in the applicable sections of the Official Plan, the City may require additional information and material to be submitted as part of a complete application. The following broad categories describe additional information and material that may be required and the type of studies or documents that may be identified during the pre-consultation process as being required to be submitted as part of a complete development application:

~~a)~~ **i)** Natural Heritage

The submission of reports, studies and/or drawings, which identify and demonstrate, to the satisfaction of the City, that there will be no negative impacts on *natural heritage features* and *areas* to their *ecological functions*; and identifies proposed mitigation measures to ensure *ecological functions*, diversity, and connectivity of *natural heritage features* and *areas* are maintained, restored, and where possible enhanced. Any information and material submitted must recognize linkages between and among *natural heritage features* and *areas* and surface water features and ground water features.

This may include, but shall not be limited to:

- Environmental Impact Study
- Scoped Environmental Impact Study
- Environmental Implementation Report
- Ecological Land Classification
- Flood plain/flood fringe and top of stable slope mapping and mitigation measures as required by the GRCA
- Hydrogeological Study
- Hydrology Study
- Water Budget
- Soil Stability and Geotechnical Analysis
- Tree and/or Vegetation Inventory Report
- **Vegetation Compensation Plan**
- ~~Tree and/or Vegetation Preservation, Planting and/or Management Plan~~
- Topographical Survey/Slope Analysis
- Geotechnical Report

~~b)~~ **ii)** Planning Matters

The submission of reports, studies and/or statements that demonstrate, to the satisfaction of the City, how the proposed *development* and/or change in land use is consistent with the applicable provisions of the Provincial Policy Statement, conforms to the Official Plan, conforms to any Provincial Plans that are in effect, and provides an integrated approach to land use planning.

This may include, but shall not be limited to:

- Planning Justification Report
- Statement of Conformity and/or Consistency with applicable policies
- Demonstration of how new development contributes to the achievement of Growth Plan density and intensification targets

- Employment and/or Residential Lands Needs Analysis
- Employment Lands Conversion Justification Report
- **Affordable Housing Report**
- **Rental Conversion Report**
- ~~Housing Issues Report~~
- Conceptual Site Plan Layout
- Detailed Site Plan
- **Comprehensive Open Space and Parks Conversion Study**

~~c)~~ **iii)** Transportation

The submission of reports, studies and/or drawings, which address any change or impact to the transportation network resulting from a proposed development and/or change in land use and demonstrates, to the satisfaction of the City, how the proposed development can be accommodated by the existing transportation network or where new transportation *infrastructure*, or an expansion to the existing transportation *infrastructure* is necessary, demonstrate that the improved transportation *infrastructure* will be adequate to accommodate all modes of transportation in an efficient manner with minimal impact on surrounding land uses, and the natural and social environment.

This may include but, shall not be limited to:

- Traffic Impact or Transportation Study
- Parking Study
- **Transportation Demand Management Plan**
- ~~Pedestrian and Cycling Accommodation Report~~

~~d)~~ **iv)** Servicing and Infrastructure

The submission of reports, studies and/or drawings, which demonstrate, to the satisfaction of the City, that the existing *infrastructure* is sufficient to accommodate the proposed development and/or change in land use, or where new *infrastructure* is required or an expansion of the existing *infrastructure* is necessary, demonstrate that the improved *infrastructure* will be adequate to accommodate the proposed development and/or change in land use as well as any anticipated users of the *infrastructure*.

This may include but shall not be limited to:

- Water and Wastewater Servicing Study
- Storm Water Management/Drainage Report and plan
- Community Services/Facilities Study
- Infrastructure Study

~~e)~~ **v)** Built Form

The Submission of reports, studies, drawings and/or three-dimensional models, which demonstrate, to the satisfaction of the City, that the proposed *development* and/or change in land use is compatible with the City's existing built form and will not negatively impact the public realm including, but not limited to, the streetscape and access to open space such as trails and parks.

This may include, but shall not be limited to:

- Building Mass Model (physical or computer generated)
- Pedestrian Level Wind Study
- Sun and Shadow Study
- Streetscape Analysis

~~f)~~ **vi)** Cultural Heritage Resources

The submission of reports that demonstrate, to the satisfaction of the City, how a proposed development and/or change in land use will not negatively impact on the City's *cultural heritage resources*, including development proposals on lands adjacent to *protected heritage property*.

This may include, but shall not be limited to:

- ***Cultural Heritage Review***
- *Cultural Heritage Impact ~~Study~~****Assessment***
- *Scoped Cultural Heritage Impact ~~Study~~****Assessment***
- ***Cultural Heritage Conservation Plan***
- Archaeological Assessment
- Structural Engineering Report
- Cultural heritage Landscape Assessment
- Views and Vistas Impact study

~~g)~~ **vii)** Development Impacts

The submission of reports, studies and/or drawings that identify and assesses all potential nuisance or safety issues from natural and human made hazards including issues related to potential environmental contamination, which may result from or affect the proposed development and/or change in land use and demonstrate, to the satisfaction of the City, that potential nuisances or safety issues can be effectively mitigated.

This may include by shall not be limited to:

- Noise ~~and Vibration~~**Impact** Study
- **Vibration Study**
- **Acoustical Design Study**
- Lighting Plan
- Site Screening Questionnaire
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Record of Site Condition
- Sensitive Land Use Report

~~h)~~ **viii)** Financial Impacts

The submission of reports and studies that demonstrate, to the satisfaction of the City, that a proposed development and/or change in land use will not have an unreasonable or unanticipated negative financial impact on the City including, but not limited to, short-term and long-term costs to the City for the provision of municipal infrastructure and services required to support the proposed development and/or change in land use.

This may include, but shall not be limited to:

- Market Impact Study
- Economic Impact Study
- Infrastructure Cost Assessment
- Long Term Maintenance Cost Assessment

~~i)~~ **ix)** Sustainability

The submission of reports, studies, and/or drawings that demonstrate, to the satisfaction of the City, how a particular development proposal and/or change in land use meets the energy, water, and sustainability policies of this Plan.

This may include, but shall not be limited to:

- Completion of the City's Sustainability Checklist
- District Energy Feasibility Study
- Renewable Energy Feasibility Study
- Water Conservation Efficiency Study
- Energy Conservation Efficiency Study

~~9.3.5~~ **4.** The City will, within 30 days of receiving a development application, provide notice to the applicant that the application is complete or, alternatively indicate additional information and material that is required to constitute a complete application. The date of application shall be the date upon which all required information and material is submitted in a form that is satisfactory to the **General Manager of Planning Services**~~Director of Community Design and Development Services~~.

~~9.3.6~~ **5.** The information and material described in Section 10.18.3 ~~9.3.4~~ of this Plan that may be required to accompany a development application is not intended to preclude the City from requiring additional reports, studies, and or drawings that may be identified during the development review process if circumstances necessitate the need for such information and material as part of the decision making process.

~~9.3.7~~ **6.** Where appropriate, the City may waive or vary the information and material requirements specified in this Plan, where completion of such studies has occurred for an earlier, relevant planning approval or where the study requirement would result in unnecessary duplication of effort.

Item 74: The purpose of 'Item 74' is to delete the following subsections from Section 9: Implementation.

9.4 Official Plan Amendments
9.5 Official Plan Review
9.6 Secondary Plans
9.7 Zoning By-laws
9.8 Subdivision Control
9.9 Committee of Adjustment
9.10 Development Control
9.11Property Conditions
9.12 Municipal Finance
9.13 Land Acquisition
9.14 Public Participation
9.15 Other Relevant Legislation

Subsections 9.4 through 9.15 of Section 9: Implementation are hereby deleted.

Item 75: The purpose of 'Item 75' is to add the following sections to Chapter 10 to replace the policies deleted from Section 9 and to add new policies in accordance with Planning Act provisions.

10.1 Official Plan Update and Monitoring
10.2 Secondary Plans
10.4 Zoning By-laws
10.5 Holding By-law
10.6 Temporary Use By-laws
10.7 Height and Density Bonus Provisions
10.8 Interim Control By-law
10.9 Plans of Subdivision and Part-lot Control
10.10 Committee of Adjustment
10.11 Site Plan Control
10.12 Development Permit System
10.13 Sign By-law
10.14 Property Standards
10.15 Demolition Control
10.16 Municipal Finance
10.17 Land Acquisition
10.19 Public Engagement and Notification Policies

The following sections 10.1, 10.2, 10.4 through 10.17 and 10.19 are hereby added to the Official Plan.

10.1 Official Plan Update and Monitoring

1. To ensure the continued relevance and practicality of the Official Plan in relation to changes in demographic, economic, social and technological circumstances, the City shall assess the need to review all or parts of the Official Plan every five years in accordance with the requirements of the *Planning Act*.

2. To assess the effectiveness of the Official Plan and to facilitate the updating of the Official Plan, the City may monitor the various matters including but not necessarily limited to the following:

    i) population, employment and land use changes, including growth management targets;
    ii) rate of development;
    iii) housing densities, housing intensification opportunities inventory, housing mix, housing needs and conditions, lot inventories and rental housing *vacancy rates*;
    iv) municipal assessment and the residential/non-residential assessment balance;
    v) water, sewage and solid waste capacity utilization;
    vi) changes in Federal and Provincial programs, legislation and policies;
    vii) recreation, cultural and other community facilities;
    viii) extent, nature and location of employment and commercial development;
    ix) preservation and integrity of significant *natural heritage features* and *cultural heritage resources*;
    x) transportation facilities including pedestrian flow and transit usage rates, traffic volumes and conditions;
    xi) environmental impacts;
    xii) achievement of energy reduction and generation targets; and

xiii) other issues as required.

3. The compilation of information noted in policy 10.1.2 will be used as a benchmarking database to assess the sustainability goals, objectives and policies of this Plan.

10.2 Secondary Plans

1. Secondary Plans will be prepared for specific areas of the City where it is considered necessary to provide more detailed planning objectives and policies to guide and direct development. Secondary Plans may be prepared for established, partially developed or undeveloped areas of the City. In partially developed or undeveloped areas, Secondary Plans may be prepared to ensure that future subdivision and site *developments* conform to an overall community development concept and approved planning policies. In established neighbourhoods, Secondary Plans are intended to guide future *redevelopment* and renewal activities.

2. Secondary Plans shall be incorporated into the Official Plan by amendment and these amendments shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.

3. Secondary Plans shall be subject to, and implement the provisions of, the Official Plan. However, where the Secondary Plan provides more detail, the provisions of the Secondary Plan shall prevail.

4. Secondary Plans shall generally address the following:

   i) patterns of land use, land use designations and density;
   ii) an appropriate range and mix of land uses to meet projected needs and density targets (where applicable);
   iii) connectivity and integration with existing developed or planned development areas of the City;
   iv) urban design;
   v) *natural heritage features* and *systems*;
   vi) *cultural heritage* and *archaeological resources*;
   vii) transportation including transit, pedestrian and bicycle connections;
   viii) servicing strategy;
   ix) policies, including phasing policies and other strategies, to achieve the *intensification target* and *density target* of this Plan;
   x) water resources including surface and *groundwater* and stormwater management plans;
   xi) open space system: trails and parks;
   xii) fiscal impact analysis;
   xiii) implementation of specific policies of this Plan; and
   xiv) any other matters as deemed appropriate.

5. Secondary Plans will be initiated and undertaken by the City. The City will prepare a detailed terms of reference; including the establishment of boundaries of the study area, to be approved by City Council to guide the secondary planning process.

6. The Clair-Maltby area, with boundaries generally identified on Schedule 2,

is the only remaining *greenfield area* in the City that has not been comprehensively planned. The completion of a Secondary Plan for the Clair-Maltby area is a priority for the City and the Secondary Plan will be incorporated into the Official Plan through an amendment upon completion. The Secondary Plan will be prepared by the city in consultation with landowners, stakeholders and the community and approved by City Council.

10.4 Zoning By-laws

1. *Zoning By-laws*, prepared in accordance with the provisions of the *Planning Act*, will be used to regulate the use of land and the character, location and use of buildings and structures in accordance with the objectives and policies of this Plan. The *Zoning By-law* may be more restrictive than the provisions of this Plan. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the *Zoning By-law* in all locations.

2. In accordance with the *Planning Act* and upon approval of enabling regulations established by the Province, the City may impose conditions on zoning through the *Zoning By-law* and may require an agreement related to the conditions which may be registered on title.

3. Following adoption of this Plan, any amendments to the *Zoning By-law* shall be in conformity with the objectives and policies of this Plan.

4. Until such time as the comprehensive *Zoning By-law* is revised, the existing *Zoning By-law* shall remain in effect. However, any amendment to the existing *Zoning By-law* shall be required to be in conformity with this Plan.

5. Areas of the City that were annexed into Guelph in 1993 are subject to the applicable township *Zoning By-laws* that were in effect for these areas on April 1, 1993 - for the north portions of the City, the Guelph Township *Zoning By-law* and for the south areas of the City, the Puslinch Township *Zoning By-law*. These By-laws remain in effect until they are replaced by new *Zoning By-law* zones and regulations that are in conformity with the provisions of this Plan.

6. The *Zoning By-law* will be used, wherever possible, to protect existing or newly identified *natural heritage features* within the City.

7. The *Zoning By-law* may be used, wherever possible, for the protection of *cultural heritage resources*.

8. The *Zoning By-law* may provide for certificates of occupancy for specified uses of land. Such certificates shall be required for the establishment of the specified uses and for any subsequent changes in those uses of land, buildings or structures.

9. Where appropriate, the City may use its *Zoning By-law* to recognize existing legal uses of land that are not in conformity with the provisions of the Official Plan. When determining the suitability of any existing use for

consideration in this manner, the City shall be concerned with the following principles:

i) that the zoning will not permit any change of use or performance standard;
ii) that the use does not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or by the traffic generated;
iii) that the use does not pollute the air or water;
iv) that any extension or enlargement to an existing building or structure will be permitted only by amendment to the *Zoning By-law*; and
v) that any extension or enlargement to existing buildings or structures will be subject to Site Plan Control in accordance with the policies of this Plan.

10. The City, where appropriate, may zone lands in an "urban reserve" or other suitable zone category where:

i) there is insufficient information to determine specific zoning categories that would implement the provisions of this Plan; and
ii) development of lands is considered premature because adequate services are not available.

10.5 Holding By-law

1. The City may use the holding symbol 'H' or any other appropriate symbol pursuant to the provisions and regulations of the *Planning Act* where the use of land is definitely established but a specific *development* proposal is considered premature or inappropriate for immediate implementation.

2. The City may apply a holding (H) symbol in conjunction with the implementing *Zoning By-law* for any land use designation of this Plan in one or more of the following circumstances:

i) where municipal services such as sanitary sewers, stormwater management facilities, water supply, parks, schools, community services and facilities and *community infrastructure* have been determined to have insufficient capacity to serve the proposed *development* until necessary improvements are made;
ii) where the submission and acceptance of special studies or support studies as required by this Plan are required prior to *development*;
iii) to ensure that *natural heritage features* or *cultural heritage resources* are protected in accordance with the policies of this Plan prior to *development*;
iv) to ensure that potential *natural hazards* or development constraints are safely addressed in accordance with the policies or this Plan prior to *development*;
v) where it is necessary to require the phasing of an overall *development* to ensure logical and orderly land use, to minimize negative impacts or to secure commitments consistent with the policies of this Plan;
vi) where *development* is contingent upon other related matters occurring first, such as the consolidation of land ownership to ensure

orderly *development* and phasing of the project or to secure funding agreements on necessary infrastructure or services; and

vii) where environmental remediation or mitigation measures are required.

3. The City may remove the holding (H) symbol in the implementing *Zoning By-law* where Council is satisfied that all requirements or conditions of the City have been satisfied to ensure appropriate *development*. The satisfactory completion of conditions may include, but not be limited to, appropriate financial and servicing requirements, approval of studies, and the signing of necessary agreements under the provisions of the *Planning Act*.

4. Where the holding symbol "H" is in effect, the use of land may be restricted to the following:

   i) *agricultural uses*, excluding livestock-based *agricultural uses*;
   ii) uses existing at the date of passing of the Holding By-law;
   iii) open space; and
   iv) other uses deemed appropriate by Council and which do not adversely impact the future *development* potential of the lands and which are *compatible* with surrounding land uses.

10.6 Temporary Use By-laws

1. Council may pass a Temporary Use By-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the *Zoning By-law* in accordance with the provisions of the *Planning Act*. Prior to the passing of a Temporary Use By-law, Council shall be satisfied that the proposed temporary use meets the following conditions:

   i) that it is *compatible* with neighbouring land use;
   ii) that adequate parking can be provided on-site;
   iii) that sufficient services such as water, sewage disposal and roads can be provided;
   iv) that an adverse impact on traffic will not be created;
   v) that the construction of a permanent building or structure is not required; and
   vi) that the use is in general conformity with the intent and policies of this Plan.

10.7 Height and Density Bonus Provisions

1. The *Planning Act* allows the City to consider increases in the height and density of *development* otherwise permitted on a specific site in exchange for community benefits as set out in the *Zoning By-law*.

2. The City will consider authorizing increases in height and density provided that the *development* proposal:

   i) is consistent with the goals, objectives and policies of this Plan;

   ii) is *compatible* with the surrounding area;

iii) provides community benefits above and beyond those that would otherwise be provided under the provisions of this Plan, the *Planning Act*, *Development Charges Act* or other statute; and
iv) provides community benefits that bear a reasonable planning relationship to the increase in height and/or density such as having a geographic relationship to the development or addressing the planning issues associated with the development.

3. Subject to policy 10.7.2, the community benefits may include but are not limited to:

i) housing that is affordable to *low and moderate income households*, *special needs housing* or *social housing*;
ii) conservation of *cultural heritage resources* contained within the Municipal *Heritage Register*;
iii) protection, enhancement, and/or *restoration* of natural heritage resources;
iv) buildings that incorporate sustainable design features;
v) energy and/or water conservation measures;
vi) public art;
vii) non-profit arts, cultural, or community or institutional facilities;
viii) *child care centres*;
ix) public transit infrastructure, facilities, and/or services;
x) public parking;
xi) land for municipal purposes;
xii) community centres and/or facilities and improvements to such centres and/or facilities; and
xiii) parkland and improvements to parks.

4. In considering community benefits the City may give priority to identified community needs, any identified issues in the area and the objectives of this Plan.

5. Increases to height and/or density shall only be considered where the proposed *development* can be accommodated by existing or improved *infrastructure*. Planning studies may be required to address *infrastructure* capacity for the proposed *development* and any impacts on the surrounding area.

6. A by-law passed under Section 34 of the *Planning Act* is required to permit increases in height and/or density. The by-law shall set out the approved height and/or density and shall describe the community benefits which are being exchanged for the increases in height and/or density. The landowner may be required to enter into an agreement with the City that addresses the provision of community benefits. The agreement may be registered against the land to which it applies.

10.8 Interim Control By-law

1. Council may pass Interim Control By-laws to control the use of land, buildings or structures within designated areas of the City and in accordance with the provisions of the *Planning Act*, in order to prevent or limit development until detailed planning studies for the subject lands are

completed and approved by Council.

10.9 Plans of Subdivision and Part-Lot Control

1. The City, when considering applications for *plans of subdivision*, will have regard to the provisions of the *Planning Act*. In addition, plans will be considered for approval when they conform to the following criteria:

    i) the plan conforms to the objectives, targets, policies and land use designations of this Plan;
    ii) the plan can be supplied with adequate municipal services such as water, sewage disposal, drainage, fire and police protection, roads, utilities, solid waste collection and disposal and other community facilities;
    iii) the plan will not adversely impact upon the transportation system, adjacent land uses and the *natural heritage system*;
    iv) the plan can be serviced economically without imposing an undue financial burden upon the City;
    v) the plan has incorporated all necessary studies and assessments to ensure impacts on *natural heritage features* and *cultural heritage resources* are minimized;
    vi) the plan can be integrated with *adjacent lands*, subdivisions and streets;
    vii) the plan is considered to be necessary, timely and in the public interest;
    viii) the plan is designed in accordance with accepted subdivision design principles as articulated in the Urban Design Policies of this Plan; and
    ix) the plan is designed to be sustainable, to support public transit and to be walkable.

2. The City shall, as a condition of approval pursuant to the *Planning Act*, require the owner of lands subject to a plan of subdivision to enter into one or more agreements which may be registered against the title of the subject lands.

3. Council shall use subdivision agreements that maintain acceptable standards of *development* to protect the City and public interest.

4. Council may pass by-laws to exempt properties from Part Lot Control, subject to the provisions of the *Planning Act*.

5. If a plan of subdivision or part thereof has been registered for eight years or more and does not conform to the policies of this Plan, the City may use its authority under the *Planning Act* to deem it not to be a *registered plan of subdivision*.

6. The City may request amendments to an approved draft plan of subdivision at the time an extension to draft plan approval is requested to ensure that the *development* is consistent with the *density targets* of this Plan.

10.10 Committee of Adjustment

10.10.1 Consents

1. When considering an application for *consent*, the *Committee of Adjustment* shall have regard to the provisions of the *Planning Act*, to the goals, objectives and policies of this Plan and to the provisions of the *Zoning By-law.*

2. The *Committee of Adjustment* shall also consider the following matters when reviewing an application for *consent*:

    i) that all of the criteria for *plans of subdivision* or *condominium* are given due consideration;
    ii) that the application is properly before the Committee and that a plan of subdivision or *condominium* has been deemed not to be necessary for the proper and orderly development of the City;
    iii) that the land parcels to be created by the consent will not restrict or hinder the ultimate development of the lands; and
    iv) that the application can be supported if it is reasonable and in the best interest of the community.

3. *Consents* may be permitted for the purpose of boundary adjustments or to convey additional lands to an abutting property.

4. The *Committee of Adjustment* shall have regard for any comments provided by agencies and City departments regarding the effect of the proposed *consent* and *development* proposal upon their plans and programs.

5. The *Committee of Adjustment* may attach such conditions as it deems necessary to the approval of a *consent*. Such conditions may include, but are not limited to the following:

    i) the fulfillment of all servicing, grading, easement and financial requirements of the City;
    ii) the dedication of lands for park purposes or the payment of cash-in-lieu thereof;
    iii) the dedication of appropriate road widenings or land for intersection improvements where required; and
    iv) the preparation of development agreements respecting *development* of the lands to include:

        a. the elevation, location and design of any new dwelling;
        b. the location and extent of any access point, driveway and legal off-street parking space, grading, drainage and servicing information; and
        c. any additional requirements imposed at the discretion of the Committee.

10.10.2 Minor Variances

1. When considering an application for a minor variance to the use and/or regulation provisions of the City's *Zoning By-law*, the *Committee of Adjustment* shall give consideration to the provisions of the *Planning Act*. In addition, the Committee will consider the following matters in its decision deliberations:

    i) that the requested variance is minor in nature;
    ii) that the intent and purpose of the *Zoning By-law* is maintained;
    iii) that the general intent and purpose of the Official Plan is maintained; and
    iv) that the variance is desirable for the appropriate *development* and use of the land, building or structure.

2. The *Committee of Adjustment* may attach such conditions, as it deems appropriate and desirable to the approval of the application for a minor variance.

10.10.3 Legal Non Conforming Uses

1. *Legal non-conforming* uses are uses of land, buildings or structures that were lawfully used for a purpose prohibited by a new *Zoning By-law* on the day the new *Zoning By-law* was passed.

2. In reviewing an application concerning a *legal non-conforming* use, property, building or structure, the *Committee of Adjustment* will consider the matters outlined in section 10.10.2 of this Plan, with necessary modifications as well as the requirements of the *Planning Act*, to evaluate the appropriateness of a *development* proposal and the use of property. In addition, the following matters shall be considered:

    i) that the use has been continuous;
    ii) that the extension/enlargement is situated only on property originally owned by the *development* proponent on the day the implementing *Zoning By-law* was passed;
    iii) that no new separate buildings will be permitted; and
    iv) that the proposed use is similar or more *compatible* with the uses permitted by the *Zoning By-law* in effect.

3. The *Committee of Adjustment* may attach conditions in the approval of an application related to a *legal non-conforming* use for such time and subject to such terms and conditions that the Committee considers advisable.

4. Any land use lawfully existing at the date of approval of this Plan that does not conform to the land use designations or policies of this Plan or to the implementing *Zoning By-law* should, as a general rule, cease to exist in the long run. Such land uses shall be considered as *legal non-conforming* uses. In certain circumstances, it may be desirable to permit the extension or enlargement to a building or structure for a *legal non-conforming* use in order to avoid unnecessary hardship. It is the intention of this Plan that any such extension or enlargement shall be processed as either a site-specific

amendment to the *Zoning By-law*, or as an application to the ***Committee of Adjustment*** pursuant to the provisions of the *Planning Act*.

10.11 Site Plan Control

1. Site Plan Control will be used in accordance with the *Planning Act* as a means of achieving well-designed, functional, accessible, and sustainable built form and public spaces. The site plan approval process will:

   i) ensure the adequate provision and maintenance of site-specific facilities required by *development*;
   ii) require necessary easements or otherwise control the location of necessary services and utilities;
   iii) ensure that the proposed *development* is functional for the intended use;
   iv) ensure compatibility of design between sites;
   v) minimize any adverse effects of the *development* on adjacent properties;
   vi) secure necessary road widening and lands for intersection improvements from abutting properties in accordance with the policies of this Plan;
   vii) ensure that the site is accessible to persons with disabilities and provides facilities to support transit and cycling;
   viii) ensure that *development* is completed and maintained as approved by Council;
   ix) ensure that *development* is compatible with on-site or adjacent property *natural heritage features* and *cultural heritage resources*; and
   x) ensure that *development* contributes to the achievement of the objectives of the City's Community Energy Plan.

2. All lands within the City of Guelph are designated as site plan control areas except:

   i) low density residential, including single detached and *semi-detached dwellings* and buildings or structures accessory thereto, but not including zero lot line dwellings, *lodging houses*, *coach houses*, *garden suites*, *group homes* or other *special needs housing*;
   ii) farm related *development* including buildings and structures for agricultural use; and
   iii) buildings or structures used for *flood* control or conservation purposes.

3. Council may identify specific types of *development* that are subject to site plan control, and those which are exempt, in a By-law.

4. Council may require design drawings for buildings to be used for residential purposes containing less than twenty-five *dwelling units* within all areas of the City.

5. The City may require the following to be shown on plans or drawings, to the satisfaction of the City and in accordance with the provisions of the

Planning Act:

i) plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided;
ii) plan, elevation and cross-section views of buildings and structures;
iii) the massing and conceptual design of the proposed building(s);
iv) the relationship of the proposed building to adjacent buildings, street and exterior areas to which members of the public have access;
v) the provision of interior walkways, stair, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways to adjacent buildings;
vi) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design;
vii) the sustainable design elements on any adjoining City right-of-way including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;
viii) facilities designed to have regard for accessibility for persons with disabilities;
iv) landscaping and buffering;
x) grading, drainage and provisions for the disposal of storm, surface and wastewater;
xi) vehicle access and off-street circulation, loading and parking;
xii) signage and lighting;
xiii) pedestrian access, walkways and walkway ramps and bicycle facilities;
xiv) facilities for the storage of waste materials; and
xv) the character, scale, appearance and design features of the exteriors of those new buildings and structures that may be attached to *built heritage resources* or sited in close proximity to such resources and care shall be taken to permit only those changes that retain, protect, complement and do not otherwise harm distinguishing heritage features.

6. The City will use the Urban Design policies, applicable Urban Design guidelines and the applicable provisions of this Plan in the review and approval of Site Plans.

7. The City may establish sustainable design, aesthetic and functional design guidelines to assist in the preparation of site plans and the design of buildings.

8. The City may, as a condition of approval pursuant to the *Planning Act*, require the owner of lands subject to site plan control to enter into one or more agreements which may be registered against the title of the subject lands.

10.12 Development Permit System

1. The Development Permit System is an implementation tool that may be

used to ensure the goals, objectives and policies of this Plan are realized. The Development Permit System is intended to be a flexible planning tool which combines zoning, site plan control and minor variance processes into a single process.

2. The City may establish a Development Permit System in accordance with the *Planning Act*.

3. Where such a system is desired, it will be established through amendment to this Plan and address matters such as the area to which the Development Permit System applies, any delegation of Council authority, specific goals, objectives and policies of the Development Permit area, the type of criteria and conditions that may be included in a Development Permit By-law, classes of *development* that may be exempt, specific height and density bonusing provisions and/or specific complete application requirements.

10.13 Sign By-law

1. The Sign By-law for the City of Guelph shall be reviewed and revised in conformity with the objectives and policies of this Plan. The Sign By-law shall be used to control the visual impact of advertising and sign design and/or placement on the general streetscape of the community and more particularly upon *natural heritage features* and *cultural heritage resources*. The approval of Council may be required before any sign is erected or *altered*.

10.14 Property Standards

The City's *Property Standards By-law* sets out minimum standards of property maintenance and occupancy for the purpose of setting a basic standard of good appearance for all properties within the community, for encouraging the preservation and maintenance of existing buildings and the removal of buildings that have declined to the point where they cannot be satisfactorily and economically rehabilitated.

1. The *Property Standards By-law*, as adopted by Council, is concerned with the following matters:

   i) the health, safety and security of building occupants;
   ii) the physical condition of the interior and exterior of all buildings; and
   iii) the condition of yards, vacant property, parking areas and walkways.

2. The City shall ensure that the application of the By-law is not detrimental to the conservation of *natural heritage features* or *cultural heritage resources*.

3. The City shall ensure that the By-law is applied in an appropriate and reasonable manner throughout the City. However, in the outlying, non-urbanized areas of the City some tempering of the application of the By-law relative to property maintenance may be undertaken to recognize the unique rural circumstances of the area. In no instances will the By-law's application to matters dealing with health, safety and security of building

occupants be compromised.

10.15 Demolition Control

1. To prevent the premature demolition of residential buildings within designated areas of the City, Council may prepare, enact and enforce a Demolition Control By-law in accordance with the provisions of the *Planning Act*.

2. Applications to demolish protected, designated or listed heritage buildings and structures shall be considered in accordance with the provisions of the *Ontario Heritage Act* and the policies of this Plan.

10.16 Municipal Finance

1. Municipal *capital expenditures* implementing any aspect of this Plan will be guided by the City's Capital Budget Forecast, which will be reviewed annually.

2. Development will be carried forward, having regard for the City's ability to assume the financial burdens involved. Each proposal and each phase of *development* will proceed only after Council has indicated that the City is in a position to assume the financial and other obligations required to provide the necessary services.

3. Future *development* will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the City, and that an appropriate relationship is maintained between residential and non-residential assessment.

4. The City may consider alternative means to finance infrastructure projects such as front-end financing or private/public partnerships in accordance with applicable legislation and policy to ensure that development occurs in a timely and fiscally responsible manner. The City may enter into agreements addressing the terms and conditions related to alternative financing.

10.17 Land Acquisition

1. Council may authorize the acquisition including by gift, and holding of real property for the purposes of implementing this Plan and in accordance with the provisions of the *Planning Act*, *the Municipal Act* or any other relevant legislation.

10.19 Public Engagement and Notification Policies

1. Council will follow the public notification procedures regarding planning matters that are contained in the *Planning Act* and its regulations.

2. Where mailed information notices concerning a *development* application are distributed to abutting property owners, the names and addresses as described in the latest, revised property assessment rolls will be used for

notification.

3. In addition to the public notification requirements of policy 10.19.1, the City will use the following mechanisms to promote public participation and informed decision-making:

   i) the placing of signage on properties undergoing a planning approval process, (e.g. Official Plan amendment, Plan of subdivision, *Zoning By-law* amendment, *Committee of Adjustment* application); and
   ii) any other means that Council deems appropriate including electronic communications.

4. In the preparation of plans in the community, the City will use the document "Guiding Principles for Public Involvement, and the Roles and Responsibilities of City Council, Staff and all Participants" or subsequently established public engagement frameworks to ensure effective decision-making.

Item 76: The purpose of 'Item 76' is to renumber and rename Section 10: Glossary to Chapter 12: Glossary

Section 10 entilted Glossary is hereby renumbered and renamed to Chapter 12: Glossary.

Item 77: The purpose of 'Item 77' is to introduce new terms and definitions into the glossary to accompany the Official Plan policies.

The following terms are hereby added to the Glossary in the appropriate alphabetic order:

Active Transportation means:
Modes of transportation, such as walking and cycling that: provide the personal benefits of fitness and recreation; are environmentally friendly; contribute to the personal and social health of neighbourhoods; and are readily available to a wide range of age groups within the community.

Adjacent lands means:
For the purpose of *designated property* or *protected heritage property*, any parcel of land that:

i) shares a boundary with a parcel containing a *designated property* or *protected heritage property*;
ii) is separated from a *designated property* or *protected heritage property* by a right–of-way (e.g., road) and within the span of the extended lot lines of the parcel containing a *designated property* or *protected heritage property* or is located at a corner opposite a corner property that is a *designated heritage property* or *protected heritage property*;
iii) is within 30 metres of a *designated heritage property* or *protected heritage property* in instances where a designated heritage property or *protected heritage property* is within a right-of-way (e.g. bridge) or located on a parcel 2.5 hectares in area or greater.

Affordable Housing Benchmark means:
The maximum *affordable housing* price as defined for the City of Guelph for

ownership and rental housing. The benchmark is adjusted on an annual basis to be reflective of changing market conditions within the City.

***Alter* (and *alteration*) means:**
A change in any manner, and includes to restore, renovate, repair or disturb.

Ancillary Use means:
A use that is incidental to, but associated with the principle use or a primary function of a site.

Archaeological Assessment means:
For a defined project area or property, a survey undertaken by a licensed archaeologist within those areas determined to have areas of potential archaeological resources in order to identify *archaeological sites*, followed by evaluation of their *cultural heritage value or interest*, and determination of their characteristics. Based on this information, recommendations are made regarding the need for mitigation of impacts and the appropriate means for mitigating those impacts.

Archaeological Site *means:*
Any property that contains an artifact, or any other physical evidence of past human use or activity that is of *cultural heritage value or interest*.

Artifact means:
Any object, material or substance that is made, modified, used, deposited, or affected by human action and is of *cultural heritage value or interest*.

Bankful Channel means:
The usual or average level to which a body of water rises at its highest point and remains for sufficient time so as to change the characteristics of the land (also known as the ordinary High Water Mark – HWM). In flowing waters (rivers, streams) this refers to the active channel which is often the 1:2 year *flood* flow return level (Department of Fisheries and Oceans, 2010).

Child Care Centre see *Day Care Centre*

Compatibility/compatible means:
Development or *redevelopment* which may not necessarily be the same as, or similar to, the existing development, but can co-exist with the surrounding area without unacceptable adverse impact.

***Conserved* (and *conservation*)** means:
In regard to *cultural heritage resources*, the identification, protection, use and/or management of *cultural heritage resources* and *archaeological resources* in such a way that their *heritage attributes* and integrity are retained. This may be addressed though a cultural *heritage conservation plan* or *cultural heritage resource impact assessment*.

Consolidated Municipal Service Manager (Service Manger) means:
The legislated agency appointed by the Province that is responsible for the delivery of *social housing* services within Guelph and Wellington County. The County of Wellington is responsible for this service within the City and the County.

Cultural Heritage Conservation Plan means:
A plan developed to demonstrate how *heritage attributes* will be *conserved*, protected or enhanced such that the integrity of the *heritage attributes* is retained. Such plans will include descriptions of repairs, stabilization and preservation techniques as well as short and long term conservation and maintenance measures and including how the *heritage attributes* will be integrated or commemorated.

Cultural Heritage Conservation Easement Agreement means:
A voluntary legal agreement between the heritage property owner, the municipality and/or the Ontario Heritage Trust, establishing mutually accepted conditions that will ensure the conservation of a heritage property in perpetuity.

Cultural Heritage Review means:
An assessment conducted to accompany a request to modify a description of non-*designated properties listed* in the *Heritage Register* or to *list* or remove non-*designated properties* from the *Heritage Register*.

Cultural Heritage Value or Interest means:
A *property* is of *cultural heritage value or interest* if, where criteria for whether the property is of *cultural heritage value or interest* has been prescribed by regulation, the property meets the criteria.

Deposits of mineral aggregate resources **means:**
An area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated property means:
For the purpose of cultural heritage, *property* designated by a municipality under Part IV of the *Ontario Heritage Act* or within a *Heritage Conservation District* designated under Part V of the *Ontario Heritage Act*.

District Energy means:
A system that ties together distributed thermal energy generation and users through a local supply loop.

Erosion Hazard means:
The loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability and an erosion/erosion access allowance.

Exempt means:
In regard to energy projects, an energy project that is exempt from *Planning Act* approvals as outlined in Section 62 of the *Planning Act*. (see also *non-exempt*)

Flooding Hazard means:
The inundation, under the conditions specified below, of areas adjacent to a

shoreline or a river or stream system and not ordinarily covered by water.

i) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the *flooding hazard* limit is based on the one hundred year *flood* level plus an allowance for wave uprush and other water-related hazards;
ii) Along river, stream and small inland lake systems, the *flooding hazard* limit is the greater of:
    a. the *flood* resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;
    b. the *one hundred year flood*; and
    c. a *flood* which is greater than a. or b. which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;
    d. where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

Growth Plan **means:**
The *Growth Plan for the Greater Golden Horseshoe* (2006), as amended from time to time, prepared and approved under the *Places to Grow Act* (2005).

Hazardous Site means:
Property or land that could be unsafe for development and *site alteration* due to naturally occurring hazards. These may include unstable soils, organic soils or unstable bedrock (karst topography).

Hazardous substances means:
Substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes means:
In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *cultural heritage value or interest*.

Heritage Conservation District means:
An area with a group or complex of buildings, or a larger area with many buildings and properties, with a concentration of *cultural heritage resources* with special character or historical association that distinguishes it from its surroundings.

Heritage Conservation District Plan means:
A document adopted by the City to manage and guide future change in a *Heritage Conservation District*, through the adoption of a district plan with

policies and guidelines for conservation, protection and enhancement of the *Heritage Conservation District*'s special character.

Heritage Register (see: *Municipal Register of Cultural Heritage Properties)*

Heritage tree means:
A single tree (or group of trees) which has *cultural heritage value or interest. Heritage trees* may be located on private and/or public property or form part of a *cultural heritage landscape*. *Heritage trees* may be identified as a *heritage attribute* of a *non-designated property listed* in the *Municipal Register of Cultural Heritage Properties* under the *Ontario Heritage Act*.

Heritage trees may be identified as part of a *Cultural Heritage Resource Impact Assessment, Cultural Heritage Conservation Easement Agreement, Cultural Heritage Review, Environmental Impact Statement*, *Environmental Assessment* Study or through a specific tree study.

Individual On-Site Sewage Services means**:**
Individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O Reg. 403/97, under the Building Code Act that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-Site Water Services means:
Individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

LEED means:
Leadership in Energy and Environmental Design: a system for rating buildings based on their environmental performance including energy and water use.

Legal non-conforming means:
A use of land, building or structure that is not recognized in the *Zoning By-law* but which lawfully existed on the day the *Zoning By-law* was passed.

***List* (*Listed* or *Listing*)** means:
For the purposes of identifying *cultural heritage resources*, the addition of a *designated property* or non-*designated property* to the *Municipal Register of Cultural Heritage Properties*.

Living Community Centre means:
Programming and/or improved 'animation' of parks that strengthen community cohesion and pride through the introduction of activities such as, but not limited to, movie nights, walking clubs, family pick-up games and activities, neighbourhood picnics, community gardens, brick bake ovens, markets and talent nights.

Low and Moderate Income Households means:

i) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution within the City; or
ii) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for households renting within the City.

Main Street Area means:
A pedestrian oriented commercial or mixed-use area centred on a public street, private road or internal driveway that provides a focal point for surrounding neighbourhoods.

Mitigation or Avoidance
In regard to *cultural heritage resources*, methods of minimizing or avoiding a *negative impact* on a *cultural heritage resource*. These methods include, but are not limited to:

i) alternative development approaches;
ii) isolating *development* and *site alteration* from significant built and natural features and vistas;
iii) design guidelines that harmonize mass, setback, setting, and materials;
iv) limiting height and density;
v) allowing only compatible infill and additions;
vi) reversible alterations; and
vii) buffer zones, site plan control, and other planning mechanisms.

Municipal Register of Cultural Heritage Properties or Heritage Register means:
A register established pursuant to Section 27 of the *Ontario Heritage Act* and filed with the Clerk which identifies properties of *cultural heritage value or interest* within the City. *Designated properties* are *listed* in the *Municipal Register of Cultural Heritage Properties*. Non-*designated properties* may also be listed in the *Municipal Register of Cultural Heritage Properties*.

Municipal Water means:
A municipal drinking water system within the meaning of Section 2 of the *Safe Drinking Water Act*, as amended from time to time.

Negative Impacts means:
In regard to *cultural heritage resources*, *negative impacts* include, but are not limited to:

a. Destruction of any, or part of any, significant *heritage attributes* or features;
b. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
c. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
d. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
e. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
f. A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
g. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Non-exempt means:

In regard to energy projects, an energy project that is subject to approval under the *Planning Act*. (see also *exempt*)

Ontario Heritage Act means:
Ontario Heritage Act, R.S.O. 1990, c. 0.18 as amended.

Partial Services means:

i) *Municipal sewage services* or private communal sewage services and *individual on-site water services*; or
ii) *Municipal water* services or private communal water services and *individual on-site sewage services*.

Performance Labelling means:
A transparent energy benchmarking process whereby the energy efficiency of a building is documented.

Planning Act means:
The Planning Act, R.S.O. 1990, chapter P.13, as amended.

Portable Concrete Plant means:
A building or structure:

i) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
ii) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Property**,** as defined in Parts IV and V of the *Ontario Heritage Act*, means:
Real property and includes all buildings and structures thereon. This includes anything fixed to the *property* "fixture" but excludes anything portable "chattel". Generally, a fixture is something affixed to the property by means other than its own weight, which cannot be removed without causing damage to the building. A chattel is a moveable item of property not permanently attached to land or a building.

Protected Heritage Property means:
Real property designated under Parts IV, V, or VI of the *Ontario Heritage Act*; *heritage conservation easement* property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

Provincial Plan means:
A plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal Official Plans.

Public Realm means:
Public spaces such as public streets and rights of way, urban squares, parks, community trails, and open spaces.

Public Service Facilities **means:**

Land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include *infrastructure*.

Public View means:
A view toward important public and historic buildings, natural heritage and open space features, landmarks and skylines when viewed from the *public realm*.

Public Vista means:
Views that are framed through built form or between rows of trees when viewed from the *public realm*.

Residential Intensification means:
Intensification of a property, site or area which results in a net increase in *residential units* or accommodation and includes:

a) redevelopment, including the redevelopment of *brownfield sites*;
b) the development of vacant or underutilized lots within previously developed areas;
c) infill development;
d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
e) the *conversion* or expansion of existing residential buildings to create new *residential units* or accommodation, including accessory apartments, secondary suites and rooming houses.

Service Manager means:
*(*see *Consolidated Municipal Service Manager* definition)

Social Housing means:
Sometimes referred to as 'assisted', 'subsidized' or 'rent-geared-to income' housing, housing that is a sub-set of *affordable housing*. It refers to housing units provided under a variety of federal and provincial housing program by the municipal non-profit housing corporation and private non-profit and co-operative non-profit housing corporations. Residents in rent-geared-to income units in *social housing* portfolios pay no more than 30% of their annual gross household income in rent. It also refers to housing units within the private rental sector, where rent-geared-to-income subsidy is provided through a rent supplement agreement to the landlord.

Transportation Demand Management (TDM) means**:**
A series of policies, programs and incentives intended to influence whether, when, where and how people travel, and encourage them to make more efficient use of the transportation system.

Transportation infrastructure means:
Works such as maintenance, repair or installation of roads or bridges/overpasses as well as underpasses and culverts, and rail lines, but does not include buildings or parking that may be associated with these *infrastructure* components with the exception of small-scale bus/rail boarding platforms and associated structures.
Urban Agriculture means:
The growing of crops or raising of animals for food at a small scale that is compatible with the surrounding neighbourhood. It may also include small-scale

sales of urban agricultural products subject to zoning and other applicable regulations.

Item 78: The purpose of 'Item 78' is to update and revise terms and definitions in the Glossary.

The following glossary terms and definitions are hereby amended as follows and incorporated into the Glossary in the appropriate alphabetic order:

Accessory Apartment
means a dwelling unit located within and subordinate to an existing single detached dwelling **or** ~~,~~ semi-detached dwelling ~~or link dwelling~~.

Agricultural Use
means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, ~~or~~ fur **or fibre**, including poultry and fish; aquaculture; **apiaries;** agroforestry; maple syrup production; and associated on-farm building and structures.

Archaeological Resources
means ~~the remains of any building, structure, activity, place, or cultural feature or object which, because of the passage of time, is on or below the surface of land or water, and is of significance to the understanding of the history of a people or place.~~ **Includes *artifacts*, *archaeological sites* and marine *archaeological sites*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act.***

Areas of ***Potential*** *Archaeological* ~~*Potential*~~ ***Resources***
means ~~areas with medium or high potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features which influenced past settlement. Archaeological potential is confirmed through archaeological assessment.~~ **Areas with the likelihood to contain *archaeological resources*. The criteria for determining archaeological potential is based on the presence of a wide range of features or characteristics, including but not limited to:**

i) previously identified *archaeological sites*;
ii) water sources;
iii) elevated topography;
iv) pockets of well-drained sandy soil;
v) distinctive landforms;
vi) resource areas (including food or medicinal plants, scarce raw materials, or early Euro-Canadian industry);
vii) areas of early Euro-Canadian settlement;
viii) early historical transportation routes;
ix) property listed on a Municipal Register, or designated under the *Ontario Heritage Act* or that is a federal, provincial or municipal historic landmark or site;
x) property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations.

Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. The features indicating archaeological potential are described in detail in the Ministry of Tourism and Culture's Standards and Guidelines for Consultant Archaeologists (2010).

Built Heritage Resource
means **one or more** ~~a~~ **significant** building**s**, structure**s**, landscape**s**, monument**s**, installation**s** ~~(or a group of them)~~ or ~~visible~~ remains **associated with architectural, cultural, social, political, economic or military history and identified as being important to a community**~~., which meets the designation criteria adopted by the Guelph Local Architectural Conservation Advisory Committee (LACAC) and which is included in the City of Guelph Inventory of Heritage Structures as it is completed and as it may be amended.~~ **These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions. *Built heritage resources* include those properties that have been included in the Couling Architectural Inventory as it is completed and as it may be amended.** All buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 19~~30~~**27**, but not limited to those constructed prior to 19~~30~~**27**,shall be considered to be built heritage resources until considered otherwise by the ~~Guelph LACAC~~**Heritage Guelph**.

Coach House
means a ~~self-contained and fully~~ **one unit** detached **residence containing bathroom and kitchen facilities that is located** ~~dwelling unit added or converted~~ on the same lot**, but is subordinate to** ~~as~~ an existing **residential dwelling**~~house. The Coach House is subordinate to the existing main dwelling unit on the lot in terms of size and function.~~ **and is designed to be a permanent unit.**

Consent
means the authorization granted by the Committee of Adjustment in accordance with the *Planning Act*, to deal with ~~various forms of applications dealing with:~~ land severance, lot additions, easements, rights-of-way, validation of title, charge/discharge of mortgages and long term leases of land for more than 21 years. A consent is not needed to convey, mortgage, grant or lease an entire lot, or a whole lot on a *registered plan of subdivision*.

Convenience Commercial
means a small-scale commercial operation and personal service that has a planning function of serving the day-to-day convenience shopping needs of an immediately surrounding residential population. Examples of uses include a convenience food store, a dry cleaner or a ~~take-out~~ **small-scale** restaurant.

*~~Built~~ **Cultural** Heritage Resource Impact Assessment*
means a study conducted prior to *development/ redevelopment* to investigate the potential impact of development on *~~built~~ **cultural** heritage resources.* This type of study will determine how a particular development should proceed and what actions or measures are required to minimize ~~adverse~~ ***negative*** *impact**s*** on *~~built~~ **cultural** heritage resources.*

Cultural Heritage Landscape ~~Resource~~
means~~ groups of features made by people. The arrangement of features illustrates noteworthy relationships between people and their surrounding environment. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural heritage landscapes include such groups of features as neighbourhoods, townscapes and farmscapes.~~ **A defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It may involve a grouping(s) of individual heritage features such as structures, spaces, *archaeological sites*, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to *Heritage Conservation Districts* designated under the *Ontario Heritage Act,* parks, gardens, neighbourhoods, townscapes, farm-scapes, battlefields, main streets, cemeteries, trail ways and industrial complexes of *cultural heritage value or interest*.**

Cultural Heritage Resource
means **an** *archaeological resources~~,~~ built heritage resources~~*~~ ~~and~~**or** *cultural heritage landscape resources~~*~~.
Density Targets
mean the targets for the Urban Growth Centre density contained in ~~Section 2.4.6~~ **policy 3.8.4 of this Plan** and for designated *greenfield areas* density targets contained in ~~Section 2.4.10~~. **policy 3.12.2.**

Designated and Available
means **With respect to housing supply,** lands designated ~~that have been designated~~ in the **Official** Plan for urban residential use. **Where more detailed official plan policies (e.g., secondary plans) are required before *development* applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated for the purpose of this definition.**

Employment Area
means those areas designated in the Official Plan for clusters of businesses and economic activities including, but not limited to:

~~a)~~ i) manufacturing uses;
~~b)~~ ii) warehousing uses;
~~c)~~ iii) office uses;
~~d)~~ iv) ~~Minor~~ retail uses that are associated with the uses mentioned in clauses (a) to (c);and
iii) Facilities that are ancillary to the uses mentioned in clauses ~~a)~~ i) to ~~d)~~iv).

Flood Fringe
means **The outer portion of the *floodplain*** ~~that area in the Two Zone Flood Plain concept, which lies~~ between the *floodway* and the ~~*regulatory flood* level.~~ ***flooding hazard* limit.**

Floodplain

means the area, usually low lands, adjoining a watercourse, which has been, or may be ~~covered by flood water.~~ **subject to *flooding hazards*.** The *regulatory floodline* delimits the boundaries of the *flood plain*.

Floodproofing
(and floodproof and floodproofed) means:
~~means~~ a combination of structural changes **and/**or adjustments incorporated into the basic design **and/**or construction **or alteration** of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damage**s**. ~~Various forms of floodproofing are available as outlined in the Implementation Guidelines of the "Provincial Policy Statement".~~

Floodway
means ~~that area of the *flood plain* that is required for the safe passage of flood flow or the area where flood depths or velocities are considered to be such that they pose a potential threat to life or property. The delimitation of the *floodway* is calculated by the Grand River Conservation Authority.~~
A portion of the *floodplain* where *development* and *site alteration* would cause a danger to public health or safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *floodplain*.

Where the two zone or Special Policy Area concept are applied, the *floodway* is the contiguous inner portion of the *floodplain*, representing that area required for the safe passage of *flood* flow/or that area where *flood* depths and/or velocities are considered to be such that they pose a potential threat to life or property damage. Where the two zone or Special Policy Area concept are applied, the outer portion of the *floodplain* is called the *flood fringe*.

Garden Suite
~~*(also referred to as a **Granny Flat**)* means a separate, self-contained unit that is located to the rear of an existing house. The Suite usually houses an elderly person or a person with disabilities who wants an independent living area but also needs the support of family or friends living in the main dwelling. For the purposes of this Official Plan, the Suite is to be considered a temporary use and zoned as such in the implementing Zoning By-law.~~ **means (also known as a Granny Flat):**
A one-unit detached residential structure containing bathroom and kitchen facilities that is separate from and subordinate to an existing residential dwelling and that is designed to be portable.

Gross ~~Leasable~~ Floor Area
means the total floor area of a building that is designed and intended for exclusive use and occupancy by a tenant or owner measured from the centre line of ~~interior~~ partition~~s~~ **walls** and from the ~~outside face of~~ exterior **face of outside** walls.

*Hazard**(ous)** Lands*
means ~~lands which are or may be inappropriate for urban development by reason of having inherent or natural environmental hazards such as susceptibility to flood or erosion, poor drainage, unstable soils, steep slopes or any other~~

~~physical condition or limitation and which, if developed, may lead to the deterioration or degradation of the environment or cause property damage or loss of life.~~ **Property or land that could be unsafe for *development* due to naturally occurring processes. This means land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.**

Intensification Target
means the target as established in Section~~s 2.4.5.1 a).~~**3.7 of the Official Plan in accordance with policy 2.2.31 of the *Growth Plan*.**

Livestock-based Agricultural Operation
means a place where the grazing, breeding, raising, boarding or training of animals~~, insects~~ or birds occurs ~~and includes any agricultural use from which animal, insect or bird products are derived.~~**for commercial purposes.**

Mineral Aggregate Operation
means
i) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto.
ii) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal *Zoning By-laws* and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
iii) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate ***Resources***
means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

~~*Modal Split*~~ ***Mode Share or Modal Share***
means ~~the proportion of users that use a particular form of transport as compared to the total vehicular users of the roadway.~~
The percentage of person trips or of freight movements made by one travel mode relative to the total number of such trips made by all modes.

Municipal Comprehensive Review
means an Official Plan review, or an Official Plan amendment, initiated by a municipality ~~under Section 26 of the Planning Act.~~**that comprehensively applies the policies and schedules of this Plan.**

Municipal ***Sewage*** *Services*

means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act***, as amended from time to time,** that is owned or operated by **a municipality.** ~~the City or a municipal drinking water system within the meaning of Section 2 of the Safe Drinking Water Act.~~

Nursing Home
means any premises, licensed under the *Nursing Homes Act*, maintained and operated for ~~two or more~~ persons requiring nursing care.

Redevelopment
means ~~a form of *development* involving the removal of buildings or structures from land and the construction of new buildings or structures on the said land or the rehabilitation and renewal of existing buildings or structures.~~ **The creation of new units, uses or lots on previously developed land in existing communities, including *brownfield* and *greyfield* sites.**
In spite of the above definition, for the lands within the Special Policy Area Flood P**p**lain of this Plan, *redevelopment* ~~means a form of *development* involving the removal of buildings or structures from a site and the construction or erection of other buildings or structures thereon; and,~~ shall include an addition which is larger than 50% of the total ground floor area of the original or existing building or structure.

Registered Plan of Subdivision
means a plan showing lots, streets and blocks of land, approved by the ~~Minister of Municipal Affairs and Housing or his delegate (i.e.~~ City of Guelph~~)~~, in accordance with the *Planning Act*, and registered under the *Registry Act*, or the *Land Titles Act*.

Safe Access
means ~~unobstructed direct, or elevated access for pedestrians and/or vehicles in an area which may be covered by flood water at a *regulatory flood* level. For the City of Guelph, the Grand River Conservation Authority has calculated this level to be the following: where the product of depth and velocity of the flood water during a regulatory storm is less than or equal to 0.4 m^2/sec. provided that the depth and velocity do not exceed 0.8 m. and 1.7 m/sec. respectively.~~
Locations where, during the *Regulatory Flood*:

- **i) the flow velocity does not exceed1.0 m/sec.;**
- **ii) the product of depth and velocity does not exceed 0.4 m squared/sec.;**
- **iii) the depth of flooding along access routes to *residential units* does not exceed 0.8 m;**
- **iv) the depth of flooding along access routes to commercial or industrial buildings or structures does not exceed or 2.0 m;**
- **v) the depth of flooding adjacent to *residential units* does not exceed 1.2 m; and**
- **vi) the depth of flooding adjacent to commercial or industrial buildings or structures does not exceed 2.0 m.**

*Scoped ~~Built~~ **Cultural** Heritage Resource Impact Assessment*
means a reduced scope of study conducted prior to *development/redevelopment* to investigate the potential impact of development on ***cultural*** ~~*built*~~ *heritage resources***, including development proposals on lands adjacent to**

designated property* or other *protected heritage property. ~~. This type of study may be prepared in place of a *Built Heritage Resource Impact Assessment* in instances where the proponent can indicate prior to *development/redevelopment*, to the satisfaction of the City, that a particular development can proceed without adverse impact on *built heritage resources.*~~

Sensitive Land Use
means ~~a residential, institutional or park land use (including a~~ building**s**, amenity area**s** or outdoor space**s**~~)~~ where **routine or** normal activities occurring at reasonably expected times ~~may be affected by the operation of a nearby industrial facility.~~**would experience one or more *adverse effects* from contaminant discharges generated by a nearby facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but not be limited to residences, day care centres, and educational and health facilities.**

Minister's Decision: Inserting the following at the end of the definition of "Significant"

In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a people.

Site Alteration
means activities such as ~~fill,~~ grading**,** ~~and~~ excavation **and the placement of fill** that would change the landform and natural vegetative characteristics of a site.

Special Needs ***Housing***
means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly. **For the purposes of this Plan, it also includes *group homes*, emergency shelters, special care facilities for persons with disabilities and housing for seniors (rest homes, palliative care, *nursing homes*).**

Subwatershed Plan
means a plan prepared by the City and/or the Grand River Conservation Authority. ~~The plan will detail the water management requirements as generally outlined in a Watershed Plan, or alternatively where no Watershed Plan exists, the specific management approach to meeting the Specific Water Quality/Quantity Target Policies, as outlined in the June 1993 Provincial Policy Guideline Report entitled, Integrating Water Management Objectives into Municipal Planning Documents.~~ **A *Subwatershed Plan* builds on findings of a *Watershed Plan* providing specific subwatershed targets, goals, objectives including but not limited to: natural system linkages and functions; surface and *groundwater* quantity and quality management; the enhancement, rehabilitation of *natural features*; areas suitable for *development*; best management practices for incorporation into**

subdivision designs; and specific implementation and monitoring schemes.

Minister's Decision: Deleting the following text from the "Subwatershed Plan" definition:

A Subwatershed Plan provides enhanced detail to addressing local environmental issues. The Plan details and implements specific subwatershed targets, goals, objectives to establish; natural system linkages and functions; surface and groundwater quantity and quality management; the enhancement, rehabilitation of natural features; areas suitable for development; best management practices for incorporation into subdivision designs; specific implementation schemes and responsibilities for all recommendations; management practices for open space areas and green space corridors; and an implementation strategy. The plan also outlines directives for storm water management plans and other studies/designs for specific areas within the subwatershed. The plan also outlines a future impact monitoring system.

Urban Growth Centre
means **Downtown Guelph as identified on Schedule 1 and defined** ~~the area identified on Schedule 1B and is delineated~~ in accordance with **the policies for the *Growth Plan* for the Greater Golden Horseshoe.** ~~Policies 2.2.4.2 and 2.2.4.3 of the Growth Plan.~~

Item 79: The purpose of 'Item 79' is to delete terms and definitions from the Glossary where the terms have been deemed to no longer be required to be defined in the Official Plan.

The following terms and their associated definitions are hereby deleted from the Glossary of the Official Plan:

Aggregate
Business Land Use
Capital Expenditure
Clean-up
Comprehensive Environmental Impact Study
Down-zoning
Elements of Urban Design
Fill, Construction and Alteration to Waterways Regulations
Home Day Care
Light Industrial
Multiple Unit Residential Building
Prime Agricultural Land
Rest Home
Right-of-way
Semi-detached Dwelling
Single Detached Dwelling
Site Plan
Storm Water Management Practices
Ten Year Capital Budget Forecast

Zero Lot Line Dwelling

Minister's Decision: Deleting the version of the "Affordable Housing" definition which reads as follows:

Affordable Housing means accommodation, which is affordable to households with incomes in the lowest 60% of the income distribution for the Guelph housing market. Affordable housing also includes not-for profit housing.

Item 80: The purpose of 'Item 80' is to renumber and revise Schedule 1 Land Use Plan. Changes to the names of land use designations and changes to the designations of properties have been made in accordance with and to support policy revisions.

Schedule 1 Land Use Plan is hereby renamed Schedule 2 Land Use Plan and amended in accordance with Schedule 2 attached hereto.

Minister's Decision:

Schedule 2, Land Use Plan, is modified for the property municipally known as 180 Gordon Street by changing the land use designation from the "Low Density Residential" designation to the "Medium Density Residential" designation in accordance with Attachment 1.

Schedule 2, Land Use Plan, is modified for the property municipally known as 1077 Gordon Street by changing the land use designation on the rear 0.79 hectare portion from the "Medium Density Residential" designation to the "High Density Residential" designation in accordance with Attachment 2.

Schedule 2, Land Use Plan, is modified for the property municipally known as 716 Gordon Street by changing the land use designation from the "Low Density Residential" designation to the "High Density Residential" designation in accordance with Attachment 3.

Schedule 2, Land Use Plan, is modified for the property municipally known as 1897 Gordon Street by changing the land use designation of a portion of the property from the "Medium Density Residential" designation to the "High Density Residential" designation; changing portions of the property from the "Medium Density Residential" designation to the "Low Density Greenfield Residential" designation; and, changing portions of the property from the "High Density Residential" designation to the "Low Density Residential" designation in accordance with Attachment 4.

Schedule 2, Land Use Plan, is modified for the property known as 11 Starwood Drive by changing the land use designation for a portion of the "Community Mixed-Use Centre" designation to the Medium Density Residential" designation and by changing the "High Density Residential" designation to the "Medium Density Residential" designation in accordance with Attachment 5.

Schedule 2, Land Use Plan, is modified for the property municipally known as 132 Clair Road West by changing the land use designation for a portion of the property from "Corporate Business Park" designation to the "Community Mixed-Use Centre" designation in accordance with Attachment 6.

Item 81: The purpose of 'Item 81' is to renumber Schedule 1B Growth Plan Elements.

Schedule 1B is hereby renumbered to Schedule 1 Growth Plan Elements.

Item 82: The purpose of 'Item 82' is to delete Schedule 1A Secondary Plan and Water Features. The secondary plans displayed on the Schedule have been deleted from the Official Plan and the water features are incorporated into a new schedule.

Schedule 1A Secondary Plan and Water Features is hereby deleted.

Item 83: The purpose of 'Item 83' is to renumber, rename and amend Schedule 2 Natural Heritage Features and Development Constraints. The schedule includes the details of the regulatory floodplain.

Schedule 2 Natural Heritage Features and Development Constraints is hereby renumbered to Schedule 3 Development Constraints and is amended in accordance with Schedule 3 attached hereto.

Item 84: The purpose of 'Item 84' is to delete Schedule 3 Areas of Potential Archaeological Resources.

Schedule 3 Areas of Potential Archaeological Resources is hereby deleted.

Item 85: deleted by Board order for Case No: PL140042, July 10, 2017

Item 86: The purpose of 'Item 86' is to delete Schedules 4A, 4B and 4C. These schedules provide staging of development for secondary planning areas. The secondary plans have been deleted from the Official Plan.

Schedule 4A entitled Eastview Secondary Plan Area Phasing of Development, Schedule 4B entitled South Guelph Secondary Plan Area Phasing of Development and Schedule 4C Victoria Road North Secondary Plan Phasing of Development are hereby deleted.

Item 87: The purpose of 'Item 87' is to delete Schedule 7 Linked Open Space Concept. This schedule provided information for illustrative purposes only and forms the background to the development of the new Trail Network schedule.

Schedule 7 Linked Open Space Concept is hereby deleted.

Item 88: The purpose of 'Item 88' is to delete Schedule 8 Special Policy Area/Flood Plain Land Use Plan. The policies related to this schedule have been amended to remove the special policy area/flood plain from the land use designations.

Schedule 8 Special Policy Area/Flood Plain Land Use Plan is hereby deleted.

Item 89: The purpose of 'Item 89' is to delete Schedule 9A Existing Road Network and Schedule 9B Recommended Road Plan for Further Study and Environmental Assessment and replace them with a new Schedule 5 entitled Road and Rail Network. Schedules 9A and 9B have been combined and updated to create the new Schedule 5.

Schedule 9A Existing Road Network and Schedule 9B Recommended Road Plan for Further Study and Environmental Assessment are hereby deleted and a new Schedule 5 Road and Rail Network is hereby added to the Official Plan in accordance with Schedule 5 attached hereto.

Item 90: The purpose of 'Item 90' is to delete Schedule 9C Bicycle Network Plan.

Schedule 9C Bicycle Network Plan is hereby deleted.

Item 91: The purpose of 'Item 91' is to add a new Schedule 6 Trail Network which displays existing and proposed city trails in relation to natural heritage features and open space. Former Schedule 7 Linked Open Space Concept provided the conceptual basis for the development of a trail network as one form of linkage between open space areas, natural areas and community features.

Schedule 6 Trail Network is hereby added to the Official Plan in accordance with Schedule 6 attached hereto.

Item 92: The purpose of 'Item 92' is to add a new Schedule 7 Wellhead Protection Areas to the Official Plan in support of the Source Water Protection policies.

Schedule 7 Wellhead Protection Areas is hereby added to the Official Plan in accordance with Schedule 7 attached hereto.

Item 93: The purpose of 'Item 93' is to delete the Appendix to the 2001 Official Plan.

The Appendix to the 2001 Official Plan is hereby deleted.

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Refer to Downtown Secondary Plan

Refer to Guelph Innovation District Secondary Plan

Note: Official Plan Amendment no. 48 remains under appeal for the lands indicated, known municipally as 0 Niska Road.

Legend

- City Street
- Future City Street
- County Road
- Future Highway Interchange
- Railway
- Watercourse
- Waterbody
- Corporate Boundary
- Potential School Site

Land Use Designations

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Corridors
- Community Mixed-Use Centre
- Service Commercial
- Neighbourhood Commercial Centre
- Mixed Office / Commercial
- Industrial
- Corporate Business Park
- Mixed Business
- Institutional / Research Park
- Major Institutional
- Special Study Area
- Major Utility
- Open Space and Park
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

Secondary Plans

- Secondary Planning Area
- Approved Secondary Plans

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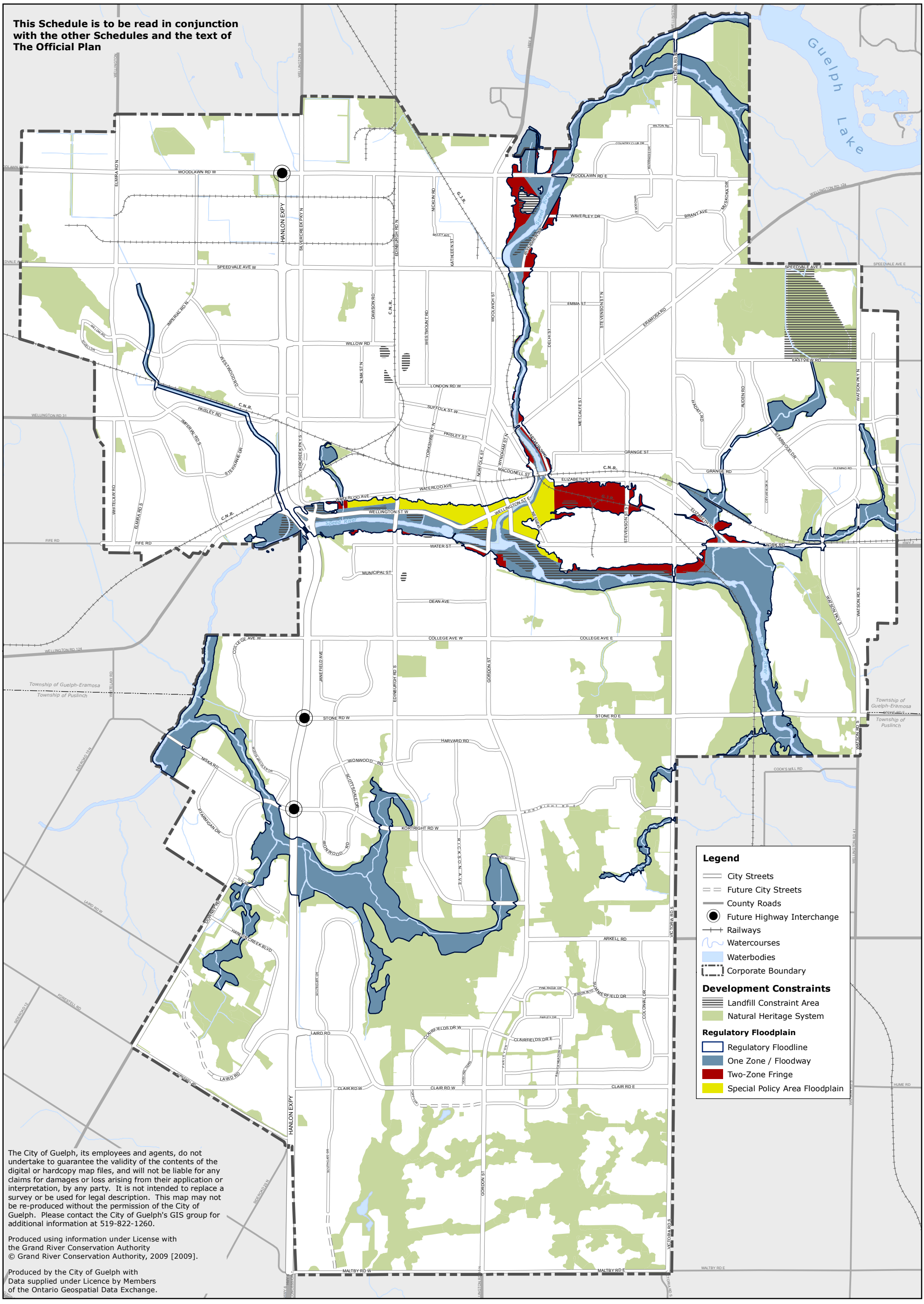
CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 2: LAND USE PLAN

CITY OF Guelph
Making a Difference

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This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



Legend

- City Streets
- Future City Streets
- County Roads
- Future Highway Interchange
- Railways
- Watercourses
- Waterbodies
- Corporate Boundary

Development Constraints

- Landfill Constraint Area
- Natural Heritage System

Regulatory Floodplain

- Regulatory Floodline
- One Zone / Floodway
- Two-Zone Fringe
- Special Policy Area Floodplain

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CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 3: DEVELOPMENT CONSTRAINTS

CITY OF Guelph
Making a Difference

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This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Refer to Downtown Secondary Plan

Refer to Guelph Innovation District Secondary Plan

Legend

- Railways
- County Roads
- Watercourses
- Waterbodies
- Corporate Boundary

Existing Roads

- Provincial Highway
- Arterial
- Collector
- Local
- Private
- University

Proposed Roads

- Proposed Provincial Highway
- Proposed Arterial Roads
- Proposed Collector Roads

Infrastructure Improvements

- Potential Passenger Rail
- Railway Grade Separation
- Full Interchange
- Partial Interchange
- Proposed Road Closure

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CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 5: ROAD & RAIL NETWORK

Making a Difference

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This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

GORBA Trails developed and maintained under special agreement with the Grand River Conservation Authority.

GUELPH LAKE CONSERVATION AREA

TransCanada Trail to Elora (North) and Elmira (Northwest via Kissing Bridge Trail)

Guelph Off-Road and Bicycling Association (GORBA) Trails

Refer to the GORBA Trail Club for trails in this area.

Refer to Downtown Secondary Plan

Refer to the University of Guelph Arboretum Trails

Refer to Guelph Innovation District SecondaryPlan

Continue to explore trail connections with the University of Guelph

Potential Connection to Guelph Radial Line Trail and Starkey Hill Trail

Trail routing in the new section of the Hanlon Business Park is based on the Draft Plan of Subdivision.

Potential trail gateway to be located at City boundary when area plans are developed.

Legend

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Natural Heritage System*
- Open Space and Park*
- Corporate Boundary

Trail Network

- Existing City Trails
- Proposed City Trails
- Structure Required
- Staging Area
- Canoe Launch & Node
- Trail Gateway

*Shown for context only

General note for all future development areas: It is imperative that the City Wide Trail Master Plan be referenced in conjuction with this schedule as supporting documentation. Trail routing is to be provided as part of the development planning process and will be consistent with the goals, objectives and guiding principles of the GTMP.

This schedule is intended to be used for planning purposes only.

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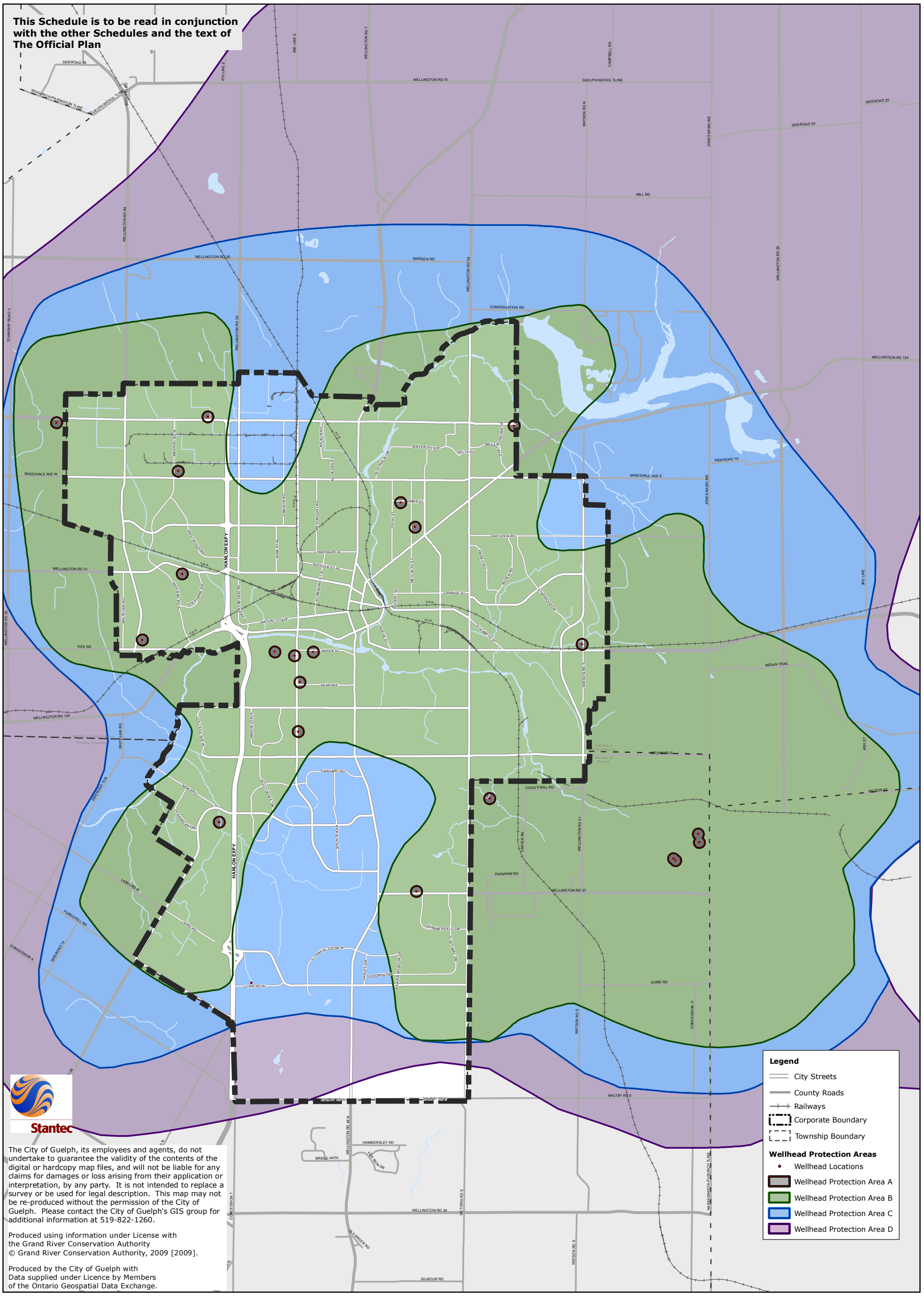
SCHEDULE 6:

OPEN SPACE SYSTEM: TRAIL NETWORK

CITY OF Guelph Making a Difference

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This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



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SCHEDULE 7: WELLHEAD PROTECTION AREAS

Making a Difference

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ATTACHMENT 1

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

Ontario

ISSUE DATE: November 20, 2015 **CASE NO(S).:** PL140042

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Abode Varsity Living Inc.
Appellant:	Loblaw Properties Ltd.
Appellant:	Terra View Custom Homes Inc. & Lambden Farm Trust
Appellant:	Thomasfield Homes Limited
Appellant (jointly):	D Four Guelph Developments Limited, Fieldgate Commercial Developments Limited, Greenways Group Guelph, Living Rivers; and others
Subject:	Proposed Official Plan Amendment No. 48
Municipality:	City of Guelph
OMB Case No.:	PL140042
OMB File No.:	PL140042
OMB Case Name:	Whiteley v. Guelph (City)

Heard: November 13, 2015 by telephone conference call

APPEARANCES:

Parties	**Counsel**
City of Guelph	D. Mast
Hugh Whiteley	I. Flett

MEMORANDUM OF ORAL DECISION DELIVERED BY M. A. SILLS ON NOVEMBER 13, 2015 AND ORDER OF THE BOARD

[1] This was a Settlement hearing by telephone conference call with respect to an appeal by Hugh Whiteley ("Appellant") of the adoption of Official Plan Amendment No. 48 ("OPA 48") to the Official Plan ("OP") of the City of Guelph ("City").

[2] OPA 48 was undertaken in accordance with s. 26 of the Planning Act, R.S.O. 1990, c. P.13, as amended, and is intended to ensure that the OP is in conformity with provincial legislation and plans, and is consistent with the Provincial Policy /Statement, 2014 ("PPS"). In effect OPA 48 modifies the structure of the OP; incorporates recommendations from City plans and studies; completes the municipal comprehensive review of employment lands; and, amends, updates and/or provides new policies with respect to strategic directions to guide growth to the year 2031.

[3] OPA 48 was adopted by City Council on June 5, 2012 and subsequently approved, by the Ministry of Municipal Affairs and Housing, with modifications, on December 11, 2013.

[4] There are seven appeals against OPA 48, as approved. Of these, only the appeal by Mr. Whiteley is scheduled as Phase 1.

[5] Principally, the current appeal focused on issues related to deficiencies in the policy with respect to links between the Natural Heritage System and the Open Space system, and the importance of the Speed and Eramosa Rivers.

[6] The Appellant and the City have now entered into Minutes of Settlement ("MOS") that address the issues in Phase 1. The duly constituted MOS have been filed with the Board, and marked Exhibit 1B.

[7] Essentially, the Settlement Agreement results from the parties agreeing to modifications/language changes to certain policies of Schedule A which are intended to better clarify and strengthen the intent of OPA 48 policies. Specifically, these

modifications pertain to policies 2.2.2.(b), 2.2.5.(c), (d), 7.3 (preamble and objective (l)), 8 – objectives (c), (f) and (l), 8.22.3, 8.22.4, and 10.2.4(x).

[8] Planning evidence and opinion in support of these policy modifications was provided via Affidavit of Melissa Castellan Aldunate. Ms. Aldunate is a Full Member of the Canadian Institute of Planners and the Ontario Professional Planners Institute, and holds the position of Manager, Policy Planning and Urban Design for the City of Guelph.

[9] It is Ms. Aldunate's professional opinion that the proposed modifications uphold the policy directions of OPA 48 and provide clarity and consistency of language with respect to: the treatment of rivers, natural heritage and open space; urban design objectives and policies with respect to rivers; and, the distinction between open space for recreation and natural heritage policies for areas to be protected.

[10] Based on the foregoing, it is her professional opinion that these modifications are consistent with the PPS and the City OP, represent good planning and are in the public interest.

[11] The Board accepts and adopts the expert opinion and evidence of Ms. Aldunate to find that the proposed modifications to OPA 48 as established in Schedules A and Schedule 7 are consistent with the policies of the PPS, conform to the intent of the OP, maintain the principles of good land use planning and are in the public interest.

ORDER

[12] The Board orders that the appeal is allowed in part, and OPA 48 is modified in the manner set out in Schedule A and Schedule 7, appended to this order as

Attachment 1 and 2, respectively.

"M. A. Sills"

M. A. SILLS
MEMBER

ATTACHMENT 1

AMENDMENT NUMBER 48 TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE CITY OF GUELPH:
ENVISION GUELPH: OFFICIAL PLAN UPDATE PHASE 3

SCHEDULE A

---

2 Strategic Directions

2.2 Strategic Goals of the Plan

The following Strategic Goals are general statements of intent that describe a desired future condition. The goals are consistent with the principles set out in Section 2.1 and provide a broad framework for more specific Official Plan policy that will inform planning and *development* within the City. The strategic goals are focused on sustainability and supportive of the quadruple bottom line – ecological, social, cultural and economic – in decision making. The Strategic Goals are themed to align with the Chapters of the Official Plan.

The following are the strategic goals of the Official Plan:

1. Planning a Complete and Healthy Community:

a) Utilize an interdisciplinary approach to planning whereby decisions are made with an understanding of the ecological, social, cultural and economic interrelationships and implications for any particular course of action.

b) Ensure an appropriate range and mix of employment opportunities, local services, *community infrastructure*, housing including *affordable housing* and other land uses are provided to meet current and projected needs to the year 2031.

c) Provide for urban growth and land use patterns that ensures efficient use of public expenditures and municipal financial sustainability over the long term.

d) Ensure that *development* is appropriately staged and phased to meet the goals, objectives and policies of this Plan, in particular the City's growth management strategy and targets, municipal fiscal sustainability, the logical and planned expansion and provision of municipal services and community infrastructure and the avoidance of premature *development*.

e) Encourage steady and diverse economic growth while striving to achieve a balanced tax assessment ratio and a wide range of employment opportunities.

f) Promote opportunities for employment in the emerging high-tech "knowledge based" sectors including environmental management and technology and agri-food technology.

g) Foster sustainable local food systems.

h) Preserve and enhance a safe, liveable and healthy community.

2. Protecting what is Valuable

a) Ensure that land use planning provides for a diverse and inclusive city.

b) Protect, maintain, enhance and restore *natural heritage features* and functions and biodiversity of the City's *Natural Heritage System* to the greatest extent possible and support linkages between and among such systems and features within the City and beyond.

c) Enhance the visual identity of the City through protecting and celebrating the City's *cultural heritage resources*.

d) Establish and implement policies and actions that will contribute to achieving the targets of the City's Community Energy Plan.

e) Support an integrated approach to meeting the energy needs of the community by designing places and buildings in a way that minimizes consumption of energy and water and production of waste whereby supporting an increasingly low carbon footprint.

f) Promote opportunities for the use and generation of renewable and *alternative energy systems*.

g) Decouple energy consumption from population growth.

h) Advance innovation by building on the synergies between infrastructure, built form and climate change imperatives.

3. Transportation

a) Develop a safe, efficient, convenient and sustainable transportation system that provides for all modes of travel including cycling and walking to support sustainable land use patterns.

4. Municipal Services

a) Direct *development* to those areas where full municipal services and related *infrastructure* are existing or can be made available, while considering existing land uses, *natural heritage systems*, *development* constraints, fiscal sustainability, *development* costs and related factors.

b) Protect, maintain, enhance and sustainably manage the finite

groundwater and surface water resources that are needed to support the City's existing and planned growth and natural systems.

c) Promote the effective management of waste to ensure protection of the natural and built environment.

5. Community Infrastructure

a) Ensure an accessible, connected open space, park and trail system and sustainable network of recreational facilities necessary to promote a physically active and healthy community that meets resident needs for active and passive recreation activities.

b) Provide an appropriate supply and distribution of community facilities to meet the social, health and education needs of existing and future residents in a manner that maximizes accessibility.

c) Recognize the Speed and Eramosa Rivers as a vibrant and dynamic component of the City, along with their designation as a Canadian Heritage River which highlights their cultural heritage and recreational opportunities.

d) Ensure that an adequate supply, range and geographic distribution of housing types including *affordable housing, special needs housing* and supporting amenities are provided to satisfy the needs of the community.

6. Urban Design

a) Preserve, enhance and protect the distinct character of the City and the sense of a community of neighbourhoods.

b) Build a compact, mixed-use and *transit-supportive* community.

c) Plan and design an attractive urban landscape that reinforces and enhances Guelph's sense of place and identity while encouraging innovative design and *development* opportunities.

d) Encourage *intensification* and *redevelopment* of existing urban areas that is *compatible* with existing built form.

7. Downtown

a) Strengthen the role of the *Downtown* as a major area for investment, employment and residential uses such that it functions as a vibrant focus of the City.

8. Implementation

a) Promote informed public involvement and engagement in a user-friendly planning and *development* process.

7.3 Open Space System: Trails and Parks

The City's open space system accommodates a variety of recreational pursuits while having regard for and complementing the City's natural areas. The open space system consists of parks, trails and open space areas that are not part of but may be interconnected with or supportive of the *natural heritage system* and conservation lands as illustrated on Schedule 7. The open space system plays an important role in defining the character of the City and promoting community health and wellness.

This Plan sets out policies that protect and enhance the open space system for current and future generations.

Objectives

a) To develop a connected open space system of trails and parks that provides residents with exposure to, awareness of and interaction with nature and contributes to community health and wellness.

b) To develop a cohesive and comprehensive city-wide trail system that will connect people and places through a network that is off-road, wherever possible, and supported by on-road links where necessary.

c) To create a hierarchy of open space, trails and parks based on size, function and population to be served.

d) To provide a sufficient open space system of parks and trails to meet the active and passive recreational needs of residents that is accessible to all residents.

e) To accommodate the unique and growing park and trail needs created by *residential intensification* with an emphasis on walkability.

f) To reduce parkland deficiencies within City neighbourhoods.

g) To encourage the use of the City's parks as *'living community centres'* that provide animated spaces serving as activity hubs for neighbourhoods and the community at large in accordance with the Recreation, Parks and Culture Strategic Plan.

h) To protect and enhance, trails, parks and open spaces for current and future generations.

i) To create and promote tourism attractions in the City's open space system.

j) To encourage indigenous biological diversity, naturalization and environmental enhancement in appropriate open space and park locations.

k) To ensure that urban forestry is a key component of park design.

l) To plan for appropriate interconnections, protection and enhancement opportunities between the open space system and the *natural heritage*

system.

8 Urban Design

Good urban design is fundamental to the creation of enduring, attractive and valued environments which are memorable and flexible and can evolve to accommodate changes in use over time. Adaptable and well-designed infrastructure networks, buildings and open spaces result in communities and places that remain viable and attractive for many generations, supporting civic and economic activity and a high quality of life. To achieve a *complete community*, the urban design policies contained in this Plan apply to all development within the City.

The urban design policies of this Plan apply to all land uses and public *infrastructure*.

Objectives

a) To create neighbourhoods with diverse opportunities for living, working, learning and playing.

b) To build compact neighbourhoods that use land, energy, water and *infrastructure* efficiently and encourage walking.

c) To showcase natural attributes as defining features that are an integral component of the City's image and character by making them highly visible and accessible, especially lands along the Speed and Eramosa Rivers.

d) To engage in "place-making" - developing infrastructure, spaces and buildings that are permanent and enduring, memorable and beautiful, adaptable and flexible, and valued.

e) To *conserve* and celebrate the City's *cultural heritage resources* through the reuse of *built heritage* and *cultural heritage landscape* assets and ensuring that adjacent development responds to and respects these assets.

f) To ensure that the design of the built environment promotes excellence in urban design by respecting the character of the existing distinctive areas and neighbourhoods of the City.

g) To create a diversity of inviting and accessible gathering places that promote a full range of social, cultural and economic interaction.

h) To establish a pattern of interconnected streets and pedestrian networks in which buildings frame and address public spaces.

i) To allow for a range of architectural styles and promote expressions that bring interest and diversity in urban form and architectural design while responding appropriately to the local context and achieving *compatibility*.

j) To design space that is accessible to all, regardless of abilities.

k) To improve conditions for greater personal security within publicly accessible spaces by designing them to be attractive and comfortable to

the public, increasing the potential for informal surveillance and reducing opportunities for crime.

l) To preserve and enhance the identified and protected *public views* and *public vistas* of built and natural features.

m) To design for a choice of mobility including walking, cycling, transit and driving.

n) To require urban design that reduces energy and water demand through such measures as, but not limited to, orientation of streets and buildings and the implementation of active and passive *renewable energy systems* and *alternative energy systems* and water conservation strategies.

8.22 Development Adjacent to River Corridors

1. *Development* on lands adjacent to the river corridor should face, focus and feature the river in context with the natural characteristics of the property and surrounding built form.

2. *Development* proposals shall orient ground level building facades towards the Speed River in Downtown. This is to be accomplished by:

   i) requiring building designs to have entrances and windows which face the river;
   ii) locating parking areas to not be visually apparent from the river's edge; and
   iii) restricting the location of loading bays, garbage service areas and storage areas and blank walls from facing the river. Landscaping and screening may be used to provide a visual *buffer* where these functions cannot be relocated.

3. The City will encourage improvements to riverfront lands that are available for public use (e.g. improved pedestrian and cycling amenities) along with the retention or restoration of *natural heritage features* and *cultural heritage resources*, where possible.

4. Identified *public views* and *public vistas* to the Speed and Eramosa Rivers and landmarks within these river corridors shall be retained and enhanced.

5. Continuous public accessibility along the Speed and Eramosa River corridors shall be promoted including through the conveyance of land through the *development* process and other appropriate methods of public acquisition.

6. Buildings and landscapes shall be designed in a manner that ensures physical access to the river. Special building placement and design considerations may be required to protect as well as to optimize *public views*, *public vistas* and access to the river.

10.2 Secondary Plans

1. Secondary Plans will be prepared for specific areas of the City where it is considered necessary to provide more detailed planning objectives and policies to guide and direct development. Secondary Plans may be prepared for established, partially developed or undeveloped areas of the City. In partially developed or undeveloped areas, Secondary Plans may be prepared to ensure that future subdivision and site *developments* conform to an overall community development concept and approved planning policies. In established neighbourhoods, Secondary Plans are intended to guide future *redevelopment* and renewal activities.

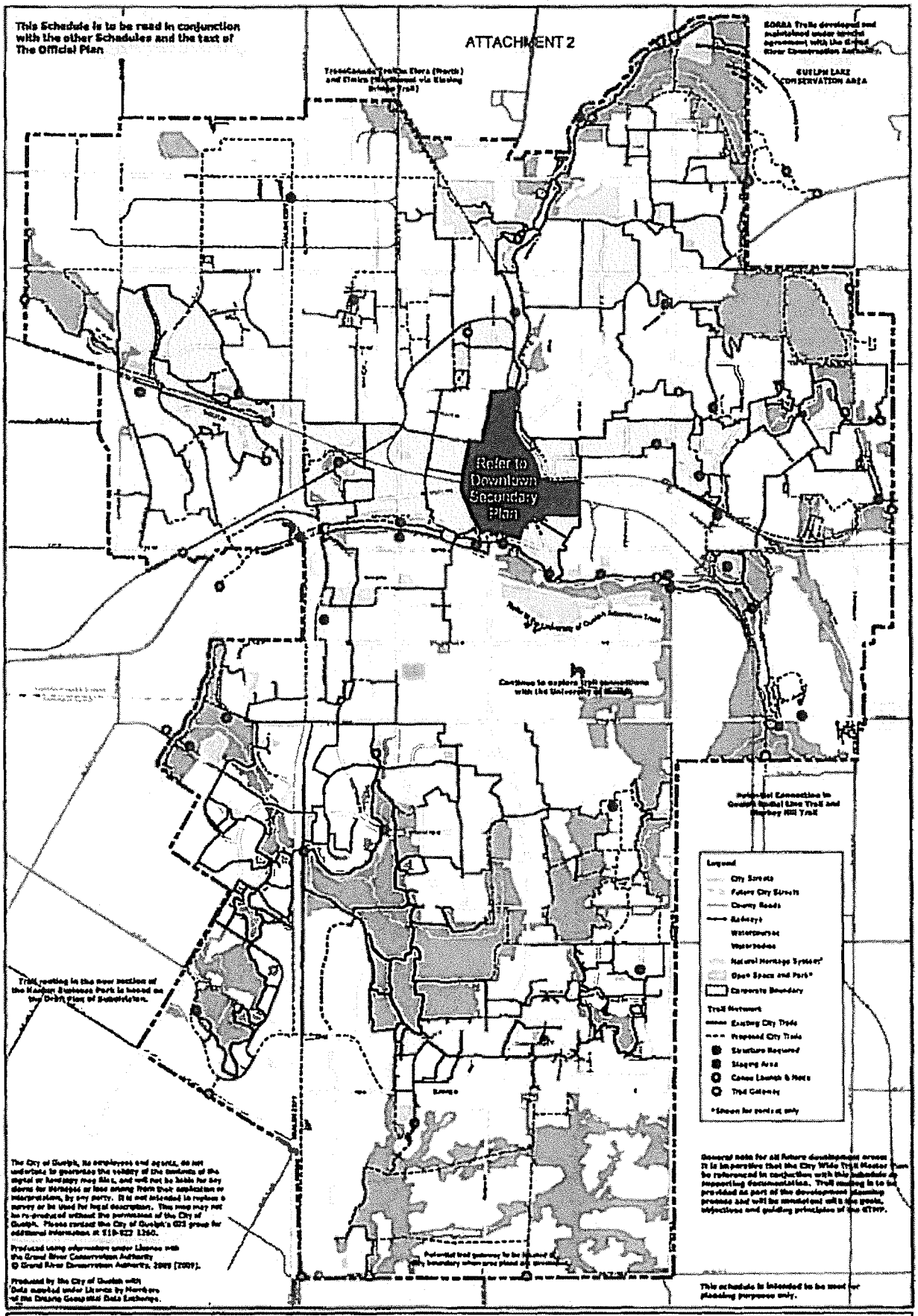
2. Secondary Plans shall be incorporated into the Official Plan by amendment and shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.

3. Secondary Plans shall be subject to, and implement the provisions of, the Official Plan. However, where the Secondary Plan provides more detail, the provisions of the Secondary Plan shall prevail.

4. Secondary Plans shall generally address the following:

   i) patterns of land use, land use designations and density;
   ii) connectivity and integration with existing developed or planned development areas of the City;
   iii) urban design;
   iv) *natural heritage features* and *systems*;
   v) *cultural heritage* and *archaeological resources*;
   vi) transportation including pedestrian and bicycle connections;
   vii) servicing strategy;
   viii) phasing of development;
   ix) water resources including surface and *groundwater*, *watershed* and subwatershed studies and stormwater management plans;
   x) open space system: trails and parks;
   xi) implementation of specific policies of this Plan; and
   xii) any other matters as deemed appropriate.

5. Secondary Plans will be initiated and undertaken by the City. The City will prepare detailed terms of reference to guide the secondary planning process.


This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan
ATTACHMENT 2
Refer to Downtown Secondary Plan
Legend
City Streets
Future City Streets
County Roads
Railways
Waterbodies
Natural Heritage System*
Open Space and Park*
Corporate Boundary
Trail Network
Existing City Trails
Proposed City Trails
Structure Required
Staging Area
Canoe Launch & Hoist
Trail Gateway
*Shown for context only
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This schedule is intended to be used for planning purposes only.
1 0 5 0 1 KM
CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 7:
OPEN SPACE SYSTEM: TRAIL NETWORK
City of Guelph
Making a Difference

ATTACHMENT 2

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

ISSUE DATE: July 10, 2017 **CASE NO(S).:** PL140042

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Abode Varsity Living Inc.
Appellant:	Lambden Farm Trust
Appellant:	Loblaw Properties Ltd.
Appellant:	Thomasfield Homes Limited
Appellant (jointly):	D Four Guelph Developments Limited, Fieldgate Commercial Developments Limited, Greenways Group Guelph, Living Rivers; and others
Subject:	Proposed Official Plan Amendment No. 48
Municipality:	City of Guelph
OMB Case No.:	PL140042
OMB File No.:	PL140042
OMB Case Name:	Whiteley v. Guelph (City)

Heard: June 21, 2017 in Guelph, Ontario

APPEARANCES:

Parties	**Counsel**
City of Guelph ("City")	P. Pickfield and D. Mast
Abode Varsity Living Inc.	I. Kagan and A. DeGasperis
Loblaws Properties Limited	T. Halinski
Silvercreek Guelph Developments Limited, D Four Guelph Developments Limited, Fieldgate Commercial Developments Limited	T. Halinski

Dr. Hugh Whiteley and Laura Murr	I. Flett
Reid's Heritage Homes Ltd.	J. Meader
Thomasfield Homes Limited	K. Thompson
Terra View Custom Homes Inc. and Lambden Farm Trust	A. Toumanians

MEMORANDUM OF ORAL DECISION DELIVERED BY BLAIR S. TAYLOR ON JUNE 21, 2017 AND ORDER OF THE BOARD

INTRODUCTION

[1] The Board held a Pre-hearing ("PHC") dealing with the City's Official Plan Amendment No. 48 ("OPA 48").

[2] On the City's proposed agenda were two Motion Records, a proposed settlement hearing, a draft Procedural Order and a request to set some hearing dates for certain phases of the matter.

[3] The first Motion was by Reid's Heritage Homes Ltd. Exhibit 2 contains the Motion Record and Exhibit 3 the Affidavit of Service. This motion was supported by the City and otherwise uncontested.

[4] The second Motion was by the Grand River Conservation Authority ("GRCA") seeking to alter its status from participant to party. The GRCA's Motion Record is found at Exhibit 5, its Affidavit of Service at Exhibit 6, and its Book of Authorities at Exhibit 7. The City supported the GRCA's motion for party status. In opposition was Dr. Hugh Whiteley and Laura Murr, whose Response is found at Exhibit 8. At the PHC, the Board reserved its decision on this motion.

[5] With regard to the proposed settlement, the City filed Exhibit 4A being the Affidavit of Melissa Castellan Aldunate land use planner, in support of a number of modifications to OPA 48. Attached to her affidavit are Minutes of Settlement between the City and a number of parties, provisional parties, and participants. There was no opposition to the proposed settlement.

[6] At the PHC, the Board was provided with a further revised draft Procedural Order (Exhibit 10), which the Board considered and gave direction on.

[7] With regard to the setting of hearing dates, on the consent of the parties, the Board set a settlement hearing for the Housekeeping phase of the hearing by telephone conference call ("TCC"), and a five-day hearing for the Niska Road Lands phase of the hearing.

[8] The reasons are set out below.

DECISION

[9] These decisions are effective immediately.

[10] The Board will deal with each matter separately.

REID'S HERITAGE HOMES LTD. ("RHHL")

[11] RHHL brings an uncontested motion supported by the City pertaining only to the lands known municipally as 150 Eastview Road ("Subject Lands"). The current Official Plan designates the Subject Lands as "General Property" with a maximum density of 100 units per hectare ("ha"). OPA 48 designates the Subject Lands as "High Density Residential" with a maximum density of 150 units per ha. RHHL has a development proposal for two 4-storey apartment buildings with a total of 103 units. RHHL seeks to

have OPA 48 come into force and effect for the Subject Lands without prejudice to the outstanding appeals.

[12] The Board has read the affidavit of Hugh Handy, land use planner, who opines that the development proposal and the coming into force of OPA 48 for 150 Eastview Road, is consistent with the Provincial Policy Statement 2014 (“PPS”), and conforms to the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), and the updated version of the Growth Plan, 2017, and conforms with and implements the relevant policies of the City’s Official Plan and is good planning.

[13] The Board agrees. The increase in density is modest and appropriate in the circumstances.

[14] The Board allows the Motion and directs that Ms. Meader shall forthwith provide to the City counsel and to the Case Coordinator a draft Final Order on this matter for issuance by the Board.

CITY PROPOSED SETTLEMENT

[15] Exhibit 4A contains the Affidavit of Melissa Castellan Aldunate, a land use planner, and the Manager of Policy Planning and Urban Design for the City.

[16] Attached to Ms. Aldunate’s affidavit are the Minutes of Settlement between the City and a number of parties, provisional parties, and participants, which outline a number of modifications to OPA 48 in both “clean” and “track changes” versions.

[17] The gist of the modifications include addressing concerns with the staging of development policies, secondary plan policies and the requirement and timing for a secondary plan for the Clair-Maltby area, land needs and phasing within the Reserve Lands designation, a site specific appeal with regard to lands in the Clair-Maltby area, and development concerns for lands in the south end of Guelph.

[18] Ms. Aldunate provides her land use planning opinion that the modifications both as to the text and the schedules are consistent with the PPS, conform to the Growth Plan, otherwise conform to the City's Official Plan, represent good planning and are in the public interest.

[19] The Board agrees, and wishes to acknowledge the efforts of all the parties, provisional parties and participants, which lead to the resolution of a number of issues.

[20] The Board directs counsel for the City to provide a draft Final Order to the Case Coordinator with copies to all parties, provisional parties, and participants, substantially in the form of Exhibit 4B, for issuance by the Board.

GRCA

[21] The GRCA is a participant in this hearing.

[22] It brought a motion to seeking party status.

[23] That motion was opposed by Dr. Whiteley and Ms. Murr.

[24] At the hearing, the Board reserved its decision on the Motion Record, which it will provide now.

[25] The basis for the motion is that GRCA owns a parcel of land of about 20 acres on Niska Road ("Niska Road Lands"), which it acquired in or about 1977.

[26] The Niska Road Lands have frontage onto both Niska Road and Pioneer Trail.

[27] The Niska Road Lands are currently in agricultural use, but are proposed to be redesignated by the City in OPA 48 from Open Space to Residential.

[28] GRCA supported the redesignation proposed in OPA 48 and did not make representations to City Council, but was granted participant status at the Board decision of October 24, 2014, arising out of the Board's Prehearing of October 20, 2014.

[29] While the GRCA had been content with its participant status, that seemed to change as a result of some meetings: firstly with the City, Dr. Whiteley, and Ms. Murr in late 2016 and then later with the City. Dr. Whiteley and Ms. Murr seek "…the return of the appropriate Open Space designation to the subject lands on Niska Road…"

[30] The GRCA states that it seeks party status in order to be able to call evidence to directly address the concerns and issues related to the Niska Road Lands. To avoid any suggestion of delay or prejudice, the GRCA consented to the proposed Issues List by Dr. Whiteley and Ms. Murr.

[31] Counsel for Dr. Whiteley and Ms. Murr questions the role of the GRCA in a hearing examining the appropriateness of re-designating lands owned by the GRCA on a number of grounds: firstly, in light of the objects of the GRCA in the *Conservation Authorities Act*; secondly, that the GRCA has no indication on the record of its interest in re-designation; thirdly, that it has had several opportunities to seek party status but refused to do so, and fourthly, that this motion comes too late in the process when the OPA was adopted in 2012. The participant status for the GRCA was granted in 2014, and the Board is about to finalize the Procedural Order and set hearing dates. Counsel for Dr. Whiteley and Ms. Murr submits that the Board should not exercise its discretion and grant the GRCA party status.

[32] The Board's authority to add a party comes from s. 17(44.1) and 17(44.2) of the *Planning Act*, which the Board will set out in full.

> 17(44.1) Despite subsection (44), in the case of an appeal under subsection (29) or (36), only the following may be added as parties:
>
> 1. A person or public body who satisfies one of the conditions set out in subsection (44.2),

2. The Minister,
3. The appropriate approval authority.

17(44.2) The conditions mentioned in paragraph 1 of subsection (44.1) are:

1. Before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council.
2. The Municipal Board is of the opinion that there are reasonable grounds to add the person or public body as a party.

[33] Based on the affidavit material before the Board, the only basis upon which the GRCA could seek party status is under s. 17(44.2) 2 as it is admitted that there were no oral or written submissions made.

[34] The issue is: are there reasonable grounds to add the GRCA as a party?

[35] *Embee Properties Ltd. v. Bradford West Gwillimbury (Town)* 2001 CarswellOnt 5292 ("*Embee*") considered a similar matter where residents were relying on their interests being advanced by the Town but also later sought party status. There, the Board established a four-part test: does this person have an interest, does this person understand and accept the duties, responsibilities and potential liabilities of party status, will the person call a case with evidence that is relevant before the Board, and can the person be expected to conduct themselves responsibly in a way that will make prudent use of the resources of the Board and other parties?

[36] It is clear that the GRCA is a public body. It manages water and other natural resources on behalf of 39 municipalities in the Grand River Watershed.

[37] It is clear that it owns the Niska Road Lands in question.

[38] The Board was advised by counsel for the GRCA that it had retained a land use planner for the purpose of giving evidence at the hearing on the merits of OPA 48.

[39] From all of this, the Board ascertains that the GRCA has a direct interest in this matter as the subject matter deals with land that it in fact owns. The affidavit of Ms.

Lawson, on behalf of the GRCA, makes it clear that the GRCA evidence will provide clarity to the hearing, that the GRCA understands and accepts the duties, responsibilities and potential liabilities of party status, and that the GRCA is capable of conducting itself reasonably and will make prudent use of the resources of the Board and other parties.

[40] Counsel for Dr. Whiteley and Ms. Murr argues that the GRCA has not acted responsibly and has waited too long to now seek party status just as the Board is finalizing the Procedural Order and Issues List and setting hearing dates. Moreover, he submits that the objects of an authority are set out in s. 20 of the *Conservation Authorities Act*: "The objects of an authority are to establish and undertake, in the area over which it has jurisdiction, a program designed to further the conservation, restoration, development and management of natural resources other than gas, oil, coal, and minerals." There is, he submitted, no power to redevelop land for development.

[41] Having considered the affidavit evidence filed, and the submissions of counsel, the Board will allow the motion and grant party status to the GRCA pursuant to s. 17(44.2) 2 as it finds that there are reasonable grounds to add GRCA as a party to the hearing.

[42] The Board finds that the four-part test has been met inasmuch as the GRCA is the owner of the Niska Road Lands that have been proposed by the City to be redesignated from Open Space to Residential, and that the GRCA understands and accepts its duties, responsibilities, and potential liabilities. The Board finds that, as the GRCA has retained a land use planner to give evidence at the hearing, it will be in a position to call a case with evidence relevant to the matters, and finally, the Board is of the view that the GRCA will conduct itself responsibly in a way that will make prudent use of the resources of the Board and other parties.

[43] The Board does not find it too late for the GRCA to become a party. The Procedural Order remains outstanding, the Issues List remains outstanding for Niska Road and it is not prejudicial at this time to consider the inclusion of the actual owner of the lands in question as an additional party.

[44] The Board does not find that the inclusion of the GRCA as a party offends s. 20 of the *Conservation Authorities Act*. The Board does not agree that the GRCA as the owner of the Niska Road Lands should not be allowed to be a party in a hearing where the land use designation of the lands owned by the GRCA is to be determined.

[45] Moreover, the Board is of the view that the granting of party status to the GRCA is consistent with the rationale laid out in *Embee*:

> The planning process in the Province of Ontario rightly prides itself as one that encourages the responsible participation of its citizens and property owners…The Board plays a key adjudicative role in the process and as such, it too, seeks to be inclusive rather than exclusive, always in practical pursuit of the broadest evidence of public interest and good planning practice.

[46] For these reasons, the motion is allowed and party status is granted to the GRCA.

DRAFT PROCEDURAL ORDER

[47] At the hearing, the City provided a revised draft Procedural Order found as Exhibit 10.

[48] There were no submissions from any of the parties with regard to Exhibit 10.

[49] The Board having reviewed the original draft Procedural Order and Exhibit 10 was of the view that the expert meetings referenced in paragraph 9 should be mandatory (and not permissive) in order to hopefully further scope the issues for the hearing. The Board also found that there should be mandatory preparation of agreed

statements of fact, and directed that Exhibit 10 be so amended, save and except for the Housekeeping phase of the hearing.

[50] With regard to the Niska Road Lands phase of the hearing, it had been proposed that the draft Issues List include an issue making general reference to consistency with the PPS, conformity with the Growth Plan 2017, and good planning.

[51] The Board was of the view that these issues were simply too generic and lacking particulars and specificity. The Board did not accept Issue 1 as drafted for the Niska Road phase as set out in Exhibit 10. The Board directed that Issue 1 be revised to provide particulars and specificity.

[52] The Board directed that counsel for the City shall, within 30 days of the issuance date of this Decision, provide a revised Issue 1 to the Board for the Board's review, and a revised draft Procedural Order for the Board to consider.

HEARING DATE: HOUSEKEEPING PHASE

[53] At the request of the parties, the Board set a settlement hearing by Telephone Conference Call for **Monday, September 25, 2017** at **9 a.m.** The Parties are requested to call telephone number: **416-212-8012** or Toll Free **1-866-633-0848** on the assigned date at the correct time. When prompted, enter the code **4779874#** to be connected to the call. If assistance is required at any time, press '0' for the operator. Cellular telephones are <u>not permitted</u> to be used for the call. It is the responsibility of the persons participating in the call to ensure that they are properly connected to the call and at the correct time. Questions prior to the call may be directed to Nazma Ramjaun, the Board's Case Coordinator, at 416-326-6796.

[54] The Board directs that all materials related to the proposed Housekeeping settlement hearing shall be filed with the Case Coordinator on or before Friday, September 15, 2017, with electronic and hard copies being provided to the Board.

[55] There will be no further notice.

[56] I am not seized.

HEARING DATE: NISKA ROAD LANDS PHASE

[57] The parties advised the Board that a five-day hearing was anticipated.

[58] The Board set the five-day hearing to commence on **Monday, March 12, 2018, at 10 a.m.**, and the venue is to be forthwith confirmed to the Case Coordinator by counsel for the City.

[59] There will be no further notice.

[60] I am not seized.

"Blair S. Taylor"

BLAIR S. TAYLOR
MEMBER

ATTACHMENT 3

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

Ontario

ISSUE DATE: October 05, 2017 **CASE NO(S).:** PL140042

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Abode Varsity Living Inc.
Appellant:	Loblaw Properties Ltd.
Appellant:	Terra View Custom Homes Inc. & Lambden Farm Trust
Appellant:	Thomasfield Homes Limited
Appellant (jointly):	D Four Guelph Developments Limited, Fieldgate Commercial Developments Limited, Greenways Group Guelph, Living Rivers; and others
Subject:	Proposed Official Plan Amendment No. 48
Municipality:	City of Guelph
OMB Case No.:	PL140042
OMB File No.:	PL140042
OMB Case Name:	Whiteley v. Guelph (City)

Heard: September 25, 2017 by telephone conference call

APPEARANCES:

Parties	**Counsel**
City of Guelph ("City")	P. Pickfield and D. Mast
Abode Varsity Living Inc.	A. DeGasperis
Loblaw Properties Limited	T. Halinksi
Silvercreek Guelph Developments Limited, D Four Guelph	T. Halinksi

Developments Limited, Fieldgate Commercial Developments Limited	
Dr. Hugh Whiteley	I. Flett
Laura Murr	I. Flett
Herbert Neumann, Frank Cerniuk, Sieben Holdings Limited, H and J Produce Limited McEnery Industry Limited (Neumann Group)	S. Kaufman
Lambden Farm Trust	S. Kaufman
Thomasfield Homes Limited	K. Thompson
Southedge Ltd. and 2298667 Ontario Inc.	K. Thompson
Grand River Conservation Authority	M. McCluskey

MEMORANDUM OF ORAL DECISION DELIVERED BY DAVID L. LANTHIER ON SEPTEMBER 25, 2017 AND ORDER OF THE BOARD

PRELIMINARY

[1] By Order dated July 10, 2017, Member Taylor directed that this Settlement Hearing be scheduled on this date to address the "housekeeping phase" of the proceedings, and provided related directions for the filing of materials and also addressing the matter of the form of draft Procedural Order ("PO").

[2] The Board thereafter received the written materials including the Affidavit of Melissa Castellan Aldunate, a land use planner, sworn September 15, 2017, with a number of exhibits and supporting materials (Volume 2 of the three volumes was received in electronic format for the hearing). For the purposes of this hearing, the Board has reviewed Ms. Aldunate's CV and her qualifications and recognizes Ms. Aldunate as an expert planner qualified to provide planning opinion evidence.

[3] The overall goal of this Settlement Hearing was to present an updated version of Official Plan Amendment Number 48 ("OPA 48") which would collectively address a number of the appeals, parse out those remaining appeal matters to be addressed in subsequent hearings, and allow for the final implementation of the reviewed, updated and modified OPA arising from the various processes and proceedings which precede this date.

[4] In the course of this hearing, a further deferred issue relating to one contested section of OPA 48 was addressed dealt with, and the parties also again addressed the final form of the PO.

SUMMARY OF THE FINAL AND COLLECTED MODIFICATIONS TO OPA 48

[5] The Board had the benefit of the supporting affidavit planning evidence from Ms. Aldunate and has reviewed the thorough, detailed and annotated version of the submitted OPA 48 complete with additional commentary, and the colour coded detail setting out the background to the revisions and modifications to OPA 48. The annotated modifications reflect the grouped changes arising from three different aspects of the proceedings:

(a) One group of changes arises from the settlement of the appeals by Dr. Hugh Whiteley and Thomasfield Homes Limited, as well as the two prior Orders of the Board implementing the settlement. There was a settlement of certain aspects of the appeal by Dr, Whiteley approved by the Board in the decision issued November 20, 2015 (the "Whiteley Settlement"). These changes also reflect a settlement of the Thomasfield Homes Limited appeal approved by the Board in the decision issued July 10, 2017 (the "Thomasfield Settlement");

(b) The second grouping of modifications to OPA 48 arise from the settlement of certain aspects of the appeal by Loblaw Properties Limited (the "Loblaw Settlement") now presented to the Board for review and approval in this Settlement Hearing;

(c) The third grouping of modifications to OPA 48 within the presented draft, incorporate a number of administrative and housekeeping modifications incorporating Council and Board approved decisions, as well as minor edits relating to grammar, spelling, numbering sequences and other drafting and housekeeping adjustments. All other components of OPA 48, as presented remain as they were approved by the Ministry of Municipal Affairs and Housing ("Ministry") on December 11, 2013.

[6] Save and except for those two issues addressed below, all parties were in agreement to the presentation of the proposed settlement as to OPA 48. A representative of the Ministry was not in attendance at the Settlement Hearing but had advised the Board that it had reviewed all of the materials filed and took no position on the request for the approval of those portions of OPA 48 provided for in the settlement documentation.

REMAINING SITE-SPECIFIC and POLICY-SPECIFIC APPEALS

[7] In the event the Board is to approve the proposed form of OPA 48 as presented at this "Housekeeping Settlement", it is understood that there would remain four additional appeals which have been parsed out from the appeals within the proceeding. They are as follows:

(a) The hearing of the remaining site-specific issues in the appeal filed by Dr. Whiteley as it relates to the lands owned by the Grand River Conservation Authority and located at Pioneer Trail and Niska Road in the City ("the Remaining Whiteley Appeal"). A hearing date has already been set by

Member Taylor in his decision of July 10, 2017, to commence on March 12, 2018.

(b) The hearing of the site-specific appeals remaining, and excepted from, the Loblaw Settlement presented to the Board in today's Settlement Hearing, applying to a number of municipal properties as identified in the Minutes of Settlement filed in support of the Loblaw Settlement ("the Remaining Loblaw Appeal");

(c) The hearing of site-specific appeals relating to properties owned by Silvercreek Guelph Developments Limited, D Four Guelph Developments Limited and Fieldgate Commercial Developments Limited and located at 35 and 40 Silvercreek Parkway South ("the Remaining Silvercreek Parkway Appeals").

(d) The hearing of one outstanding policy-specific appeal relating to the appeal by Abode Varsity Living Inc. as it relates to the addition of policies to encourage purpose-built student housing ("the Remaining Abode Appeal")

(Collectively, these four remaining appeals can be referred to as "the Remaining Appeals")

ADDITIONAL DEFERRED POLICY – s. 7.3.7 – RECREATION, PARKS AND CULTURE STRATEGIC MASTER PLAN – DEFERRED MOTION

[8] In the course of the Settlement Hearing, there was one outstanding issue which the City and Dr. Whiteley had not resolved and which gave rise to the need for a further hearing. This was the singular matter within the proposed settlement about which there was not full agreement. This relates to opposition from Dr. Whiteley in relation to Item 48, section 7.3.7 of OPA 48. It is Dr. Whiteley's position that this section of the Official Plan ("OP") within OPA 48 attempts to improperly introduce the City's Recreation, Parks

and Culture Strategic Master Plan ("RPC Strategic Master Plan") within the policies of the OP but without the proper approval and adoption of the Plan or the benefit of proper and complete public review and consultation.

[9] The City's position is that the RPC Strategic Master Plan has been appropriately adopted and incorporated into the OP to be referenced for future use and guidance.

[10] In the course of submissions, on this point, it is clear that there is also a matter of *issue estoppel*. The City takes the position that the Whiteley Settlement in November 2015 was intended to resolve all outstanding matters, other than those site specific matters in the Remaining Whiteley Appeal and as such, Dr. Whiteley is now estopped from raising this challenge to the wording of Item 48, s. 7.3.7 of OPA 48.

[11] It does not appear to the Board that there is any dispute that the RPC Strategic Master Plan is intended to be applied for guidance within the OP and implemented to ensure that the goals and objectives are being achieved, but it does appear that there may be legal and/or procedural issues relating to the adoption of the RPC Strategic Master Plan. Unfortunately, as the parties did not turn their minds to this for the purposes of this Settlement Hearing, no material was prepared or provided and the Board has insufficient information and material to determine the threshold question of *issue estoppel*, or to resolve these outstanding issues.

[12] Accordingly the preliminary threshold issue as to whether Dr. Whiteley is estopped from objecting to this section of OPA 48 on the basis of the Whiteley Settlement and the issue of whether Item 48, s. 7.3.7 of OPA 48 should be amended or benefit from further formalities of adoption and resolution (or the completion of public consultation processes) and such other related issues relating to that section which Dr. Whiteley wishes to raise must be determined by Motion. Dr. Whiteley is accordingly directed to file the appropriate Motion on this issue before the Board on or before **Tuesday, November 21, 2017**. The City will respond in according to the Board's *Rules of Practice and Procedure*. The Motion may be heard by way of Telephone Conference

Call ("TCC") on a date to be determined by the Board. Depending upon the manner in which the threshold estoppel issue is decided the presiding panel at the hearing may adjudicate the issue or alternatively defer the policy-specific issue to be dealt with upon *viva voce* evidence at the hearing of the Remaining Whiteley Appeal. I am not seized in relation to this Motion.

[13] As a result of this additional policy-specific matter to be deferred in relation to OPA 48, it was confirmed that the form of the draft PO initially presented to the Board would reflect the fact that this additional issue relating to Item 48, section 7.3.7 of OPA 48 would be deferred to be subsequently dealt with in due course. The draft PO has now been revised and accordingly, the Board will withhold its order only with respect to Item 48, Policy 7.3.7 of OPA 48, subject to the outcome of the Motion to be brought. Otherwise the policies and schedules of OPA 48, as modified in accordance with the policies and schedules, are to be approved and deemed to come into full force and effect on the date of issuance of this Order.

PROCEDURAL ORDER

[14] The draft PO as submitted to the Board, and to be issued in accordance with the provisions below, provides for the manner in which the four Remaining Appeals are to proceed, as well as the additional issue to be addressed by way of Motion. The parties have advised the Board that the draft PO presented at this Settlement Hearing is in approved form save and except for Issue 1 in the Niska Road Lands Phase (the Remaining Whiteley Appeal). This issue involves the City, Dr. Whiteley and Grand River Conservation Authority.

[15] Accordingly, the issuance of the PO shall be deferred until such time as those three parties have had the opportunity to resolve the wording of that Issue 1. The parties shall cooperate to confirm the final form of this Issue on or before November 6, 2017 and provide the final draft of the PO for approval and issuance. In the event that

the parties are unable to resolve this remaining issue relating to the PO, the City shall contact the Board to obtain a TCC with the Board to resolve this remaining issue.

[16] The draft PO filed as Exhibit B to the Affidavit of Ms. Aldunate shall accordingly issue, subject to the resolution of Issue 1 on page 12, Attachment 3 of the PO.

PLANNING EVIDENCE AND APPROVAL OF SETTLEMENT

[17] In support of the Settlement, the Board has reviewed the supporting affidavit material and the Exhibits, which include the Minutes of Settlement with Loblaw Properties Limited. There was no opposition to the proposed settlement save and except as set out above, which issue is deferred to be dealt with at the Motion.

[18] Ms. Aldunate has provided her expert planning opinion specifically with respect to the Loblaw Settlement and opines that the settlement upholds the policy directions approved by the City and provides clarity and consistency of language with respect to the urban design policies and community mixed-node policies and associated land use designations. The Board accepts this uncontroverted evidence and having reviewed the Minutes of Settlement and those modifications to OPA 48 flowing from the Loblaw Settlement, the Board finds that these changes represent good planning.

[19] The Board also agrees and accepts Ms. Aldunate's planning opinions regarding OPA 48 as it has been presented to the Board for approval and which contains those modifications and amendments summarized in paragraph [3] above. Ms. Aldunate opines that the modified form of OPA 48 is consistent with the Provincial Policy Statement 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe 2017. Although the City will be undergoing its further conformity exercise under its municipal comprehensive review, as it will now be in force, OPA 48 supports the City's Growth Plan 2006 as it was approved by OPA 39. As well it: (a) upholds the policy directions established through the background studies to the OP update; (b) maintains the approved policy framework and land use designations for site-specific City Council

approved Official Plan amendments and Board decisions; and (c) is consistent with the Council and Board approved amendments and decisions as further outlined above.

[20] The Board further agrees that the final form of OPA 48 as presented provides improved clarity, consistency and legibility as it finally will bring into force those policies after the extended period of review, appeals, and modification.

[21] As such, the Board accepts Ms. Aldunate opinion and recommendations that OPA 48 represents good planning, is in the public interest and should be approved. As the Board has been advised, OPA 48 as now approved through the Order of the Board will be in place as a single consolidated version.

[22] For the reasons indicated herein, the Board also finds that it is appropriate that those remaining site-specific and policy-specific issues and matters referred to in paragraph [5] of this Decision (and the matter of the Motion relating to Item 48, Section 7.3.7 of OPA 48), be deferred to be dealt with by the Board in accordance with the terms of the draft PO to be implemented as part of this Settlement. The compartmentalizing and deferral of these separate issues in this manner represents good planning processes, which will avoid any further delay in the final approval of the remaining substantial balance of OPA 48 intended by the parties.

ORDERS

[23] The Board accordingly Orders as follows:

(1) The appeal of Official Plan Amendment No. 48 to the City of Guelph Official Plan (OPA 48) by Loblaw Properties Limited is allowed in part, in order to give effect to the following modifications set out in paragraph [23](2) of this Order.

(2) OPA 48 is hereby modified , as shown in the modified version of OPA 48 provided in Exhibit "E" to the Affidavit of Melissa Castellan Aldunate sworn September 15, 2017 (hereinafter "Exhibit E"), by

a. Adding the following definition of "Main Street Area" to the glossary

"Main Street Area – a pedestrian oriented commercial or mixed-use area centred on a public street, private road or internal driveway or private street that provides a focal point for surrounding neighbourhoods."

b. Implementing modifications, as shown in Exhibit "E", to the following sections of OPA 48: 3.11.3; 3.11.4; 5.8.11; 8.2.11; 8.6.14; 8.8.1 ii), iv), and v); 8.10.3 iii); 8.12.1; 8.13.3; 8.20.1; 9.4.2.13; and 9.4.4.13.

c. Deleting the following policies: 8.12.6 and 9.4.2.7

(3) The policies and schedules of OPA 48, as modified in accordance with the policies and schedules attached in Exhibit "E", are hereby approved, and are deemed on the date of issuance of this Order to come into full force and effect, subject to paragraph [23](4) of this Order, and with the exception of the following specific policies as they apply to the following specific geographic locations in the City of Guelph, to be addressed at subsequent phases of the hearing in this matter:

a. The land use designation for the lands owned by the Grand River Conservation Authority and located at Pioneer Trail and Niska Road in Guelph with the legal description PT LT 13 CON 5 Puslinch PT 1, 61R1483;

b. Policies 3.11.3, 3.11.7, 8.10.3(i), 8.12.2, 8.6.1, 8.6.2, 8.6.10, 8.6.13, 8.6.14, 9.4.2.6, 8.13.6 and 8.23.2 only as they apply to lands located at lands known municipally as 35 and 40 Silvercreek Parkway South;

c. Policies 3.11.5, 3.11.6, 3.11.7, 8.6.1, 8.6.2, 9.4.2.2, 9.4.2.3, and 9.4.2.6 only as they relate to lands known municipally as 115 Watson Parkway North (formerly 72 Watson Road North), 1750 Gordon Street, 84 Clair Road East, 124 Clair Road East, 158 Clair Road East, 174 Clair Road East, 190 Clair Road East, 202 Clair Road East, 960-1045 Paisley Road, 297-299 Eramosa Road, 111-191 Silvercreek Parkway North, 35 Harvard Road, 160, 170, 200 and 210 Kortright Road West, and 98 Farley Drive; and

d. The potential addition of policies related to student housing only as they relate to those portions of the Gordon Street and Stone Road Intensification corridors identified on the map attached to the Notice of Appeal letter of Abode Varsity Living Inc. dated December 16, 2013.

(4) The Board withholds its order only with respect to Item 48, Policy 7.3.7 of OPA 48, subject to the outcome of a motion to be brought on behalf of one of the parties, Dr. Hugh Whiteley, on or before November 21, 2017 to be heard on a date to be set by the Board.

[24] The Board approves the Procedural Order attached as Exhibit B of the Affidavit of Ms. Aldunate sworn September 15, 2017, with the exception of Issue 1 in the Niska Road Lands Phase at page 12 of the Procedural Order, for which the Parties will providing alternative wording on or before November 6, 2017. At such time as the City shall advise the Board, and provide the amended wording of that Issue 1, the Procedural Order may then issue. If the Parties cannot resolve the wording for this

issue by that date the Board may be spoken to way of TCC at a time that is convenient to the Board and to the Parties and for that purpose this panel will remain seized.

"David L. Lanthier"

DAVID L. LANTHIER
MEMBER

ATTACHMENT 4

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

ISSUE DATE: December 28, 2017 **CASE NO(S).:** PL140042

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Abode Varsity Living Inc.
Appellant:	Loblaw Properties Ltd.
Appellant:	Terra View Custom Homes Inc. & Lambden Farm Trust
Appellant:	Thomasfield Homes Limited
Appellant (jointly):	D Four Guelph Developments Limited, Fieldgate Commercial Developments Limited, Greenways Group Guelph, Living Rivers; and others
Subject:	Proposed Official Plan Amendment No. 48
Municipality:	City of Guelph
OMB Case No.:	PL140042
OMB File No.:	PL140042
OMB Case Name:	Whiteley v. Guelph (City)

APPEARANCES:

Parties	**Counsel**
City of Guelph ("City")	P. Pickfield and D. Mast
Abode Varsity Living Inc.	A. DeGasperis
Loblaw Properties Limited	T. Halinski
Silvercreek Guelph Developments Limited, D Four Guelph Developments Limited, Fieldgate Commercial Developments Limited	T. Halinski
Dr. Hugh Whiteley	I. Flett
Laura Murr	I. Flett

Herbert Neumann, Frank Cerniuk, Sieben Holdings Limited, H and J Produce Limited McEnery Industry Limited (Neumann Group)	S. Kaufman
Lambden Farm Trust	S. Kaufman
Thomasfield Homes Limited	K. Thompson
Southedge Ltd. and 2298667 Ontario Inc.	K. Thompson
Grand River Conservation Authority	M. McCluskey

AMENDING DECISION DELIVERED BY DAVID L. LANTHIER AND ORDER OF THE BOARD

[1] In accordance with Rule 108 of the Board's *Rules of Practice and Procedure*, whereby the Board may at any time and without prior notice to the parties correct a technical or typographical error made in a decision or order, the Memorandum of Oral Decision and Order ("Decision") issued on October 5, 2017, is hereby amended as follows. On consent of the parties, the Board has amended its Decision to reflect the definition of "Main Street Area"

[1] By deleting paragraph [23], item (2)(a) from the Decision and replacing it with the following paragraph [23], item (2)(a):

[23] …

(2) …

a. Adding the following definition of "Main Street Area" to the glossary

"Main Street Area – a pedestrian oriented commercial or mixed-use area centred on a public street, private road or internal driveway that provides a focal point for surrounding neighbourhoods."

[2] The spelling of Mr. Halinski's name is corrected under the Appearances section.

[3] In all other respects, the Board's Decision remains the same.

"David L. Lanthier"

DAVID L. LANTHIER
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.