

Official Plan Five Year Review – Policy Tracking from Current 2001 Official Plan

Note to Reader: The following provides a general guide to reading this document which consists of the 2001 Official Plan as consolidated to 2011. This document has been colour coded to track policies from the 2001 Official Plan through the Five Year Update process which consists of OPA 39, OPA 42 and OPA 48.

This document tracks policy references from the 2001 Official Plan to corresponding policies in the January 30, 2012 working consolidation of the Five Year Official Plan Update. Revisions to the glossary and schedules are not addressed in this document. Comment boxes in the margin provide the reader with the corresponding policy number in the January 2012 draft.

Colour coding of the policy text has been used to identify whether a policy has been deleted, unchanged or revised/updated.

Red Text: text that is displayed in **red** font has been deleted from the Official Plan through the Five Year Update. Generally, policies have been deleted because they are no longer relevant based on updates to Provincial policies and plans or based on updated or new City plans and studies that have come into effect since the 2001 OP was drafted.

Green Text: text that is displayed in **green** font is unchanged from the current Official Plan. These policies may have minor modifications to update policy number or schedule number references.

Blue Text: text that is displayed in **blue** font has been maintained in the Five Year Update but has been revised to fit with the new format and structure of the Plan or revised to be consistent with Provincial policies and plans or City plans and studies.

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SECTION 1: INTRODUCTION

1.1 General

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 and updates the previous Official Plan for the City of Guelph, which was adopted by City Council on November 1, 1994 and approved by the Minister of Municipal Affairs on December 20, 1995.

1.2 Plan Structure

The Official Plan consists of the written text and schedules attached hereto; and shall include any future amendments and secondary plans formally incorporated into this Plan. The document has ten major sections including: Introduction, Basis of Plan, General Development, Municipal Services, Development Constraints, Natural Heritage Features, Land Use, Transportation, Implementation and Glossary.

Words that are *italicized* in the text of this document have a technical meaning and are alphabetically listed in Section 10, Glossary.

1.3 Purpose of Plan

The Official Plan is a statement of goals, objectives and policies intended to guide future land use activity and change while having regard to its effects on the social, economic and natural environment of the Guelph community.

The policies of the Plan are intended to promote long-term community sustainability; the Plan embodies concepts and actions that are intended to simultaneously achieve social well-being, economic vitality and environmental protection.

This Plan is to promote the public interest in the future development of the City, to maintain the good quality of life for the citizens of Guelph, to reduce uncertainty concerning future development, and to provide a basis for the *Zoning By-law* and other land use controls.

1.4 Scope and Intent of Plan

The Official Plan is intended to be a comprehensive land use plan for the City. The policies, schedules, and maps contained in this Plan are intended to guide development of the Municipality to the year 2031.

The Plan should also be considered as the primary policy plan setting out general Citywide policies. As such, it is a statement of the City's aspirations as opposed to a regulatory document.

1.4.1 The planning area affected by the policies and schedules contained in this plan include all lands within the corporate boundary of the City of Guelph. In order to implement these policies, development in the City shall be governed and controlled by:

- a) The use of the powers conferred on the Municipality by the Planning Act, the Municipal Act and any other Provincial statute or policy, and most particularly by means of a *Zoning By-law*.
- b) A program for the provision and extension of municipal services.
- c) The City's ability to meet the financial and other obligations for the provision and maintenance of the required services without undue hardship.

1.5 Review and Amendment

While the Official Plan is a long range policy document, it is intended that the Plan be maintained as a relevant policy guide through continuous monitoring, systematic review and periodic amendment as required.

- 1.5.1 Amendments may be undertaken where deemed to be in the overall interests of the City.
- 1.5.2 Systematic review of this Plan will be considered, in accordance with the Planning Act, once in every five year period from the date the Plan is adopted by Council.
- 1.5.3 Secondary Plans may be prepared to detail, add to, or elaborate upon the general policies of the Official Plan. As part of an Official Plan review, existing Secondary Plans and other approved City studies will be incorporated into the overall text of this Plan, where appropriate.
- 1.5.4 The Official Plan recognizes that area specific policies have been developed for Secondary Plans identified on Schedule 1A. The policies for these Secondary Plan areas have been integrated into the text of this Plan. Reference should be made to the "Table of Contents" for a page listing of the detailed policies that are applicable to the various Secondary Plan areas of the City.

SECTION 2: BASIS OF OFFICIAL PLAN

2.1 Introduction

The Official Plan concerns the future of the community. It recognizes that future objectives can only be achieved through a strategic vision, policies and actions. Ultimately, the Official Plan is a vehicle that 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 of Guelph 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 of Guelph 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 both the key to the enjoyment of city living but is also necessary to assure continued competitiveness in an increasingly globalized economy.

The City's Official Plan supports the implementation of the City's Mission Statement:

Guelph is an innovative, caring community and an appealing, attractive City . . .

- ❖ *Excited about its vibrant downtown*
- ❖ *Proud of its progressive, diversified economy*
- ❖ *Committed to environmental stewardship*

. . . a great place to call home.

2.2 Plan Operating Principles

The following operating principles provide the foundation to the goals, objectives and policies of this Plan:

Environmental Sustainability:

Recognition that the quality of life is directly related to the integrity of natural systems (air, water, soil, wildlife, plants) and that there is a responsibility on the part of the community to maintain and improve the integrity of natural systems so as to not compromise the ability of future generations to meet their needs.

Social Responsibility:

Recognition that the quality of life is directly related to social well-being resulting from the provision of accessible employment, social, health, educational, recreational and housing opportunities to all segments of the community. By building social capital so that all residents are nurtured by society, a caring, friendly, and safe community can be achieved and civic pride can be fostered.

Economic Competitiveness:

Changing economic conditions including globalization and new communication technologies can mean that jobs and investment can flow in or out of our community

quickly. It is recognized that it is necessary to retain a high quality of life to assist in retaining and attracting a diverse range of businesses and thus ensuring long term economic competitiveness and stability. This in turn will provide the community the continued ability to invest in the fundamental elements that contribute to quality of life such as community infrastructure and amenities and measures to support environmental and social health.

Citizen Involvement:

Recognition that a city should give its people a sense of identity, belonging and support for their aspirations and dreams. In order to achieve a high quality of life, residents should be actively involved in decisions that affect their community.

Community Character:

Recognition that achieving a high quality of life is directly related to the ability of a city's citizens to identify a community character, which is distinct from that of other areas. The preservation of the City's cultural and architectural heritage and its natural settings establish a legacy to the past which is integral to providing and maintaining a sense of community identity for the future.

2.3 Major Goals of the Official Plan

The Official Plan is based upon a number of goals that provide the broad framework for the development and planning of the City. Goals are general statements of intent that describe a desired future condition.

The following represent the major goals of the Official Plan:

1. **Maintain** the quality of life, safety and stability of the community.
2. Promote a compact and staged development pattern to maintain the distinct urban/rural physical separation and to avoid sprawl and premature development.
3. Ensure that adequate serviced land is provided to accommodate future development of all required urban land uses.
4. **Direct** development to those areas where municipal services and related physical infrastructure are most readily or can be made available, considering existing land uses, *natural heritage features*, development constraints, development costs and related factors.
5. **Provide** for urban growth in a manner that ensures the efficient use of public expenditures without excessive financial strain upon the City.
6. **Ensure** that any *development* in established areas of the City is done in a manner that is sympathetic and compatible with the built form of existing land uses.

Comment [MA1]: OPA 48 2.2.1 h)

Comment [MA2]: OPA 48 2.2.4a)

Comment [MA3]: OPA 48 2.2.1 c)

Comment [MA4]: OPA 48 2.2.6 d)

7. **Implement** an economic development strategy that encourages steady, diversified and balanced economic growth while maintaining a favourable assessment base and a wide range of employment opportunities. Comment [MA5]: OPA 48 2.2.1.e)
8. **Promote** opportunities for employment in the emerging high-tech "knowledge based" sectors including environmental management and technology, and agri-food technology. Comment [MA6]: OPA 48 2.2.1 f)
9. **Develop** a safe, efficient and convenient transportation system that provides for all modes of travel and supports the land use patterns of the City. Comment [MA7]: OPA 48 2.2.3 a)
10. Promote energy conservation and climate change protection through land use planning, the development approvals process and through other municipal initiatives.
11. **Respect** and encourage the protection and enhancement of the natural environment, other distinctive features of the landscape and the associated *ecological functions* to support a healthy and diverse ecosystem both within and beyond the City limits. Comment [MA8]: OPA 48 2.2.2 b)
12. Promote *development* that supports a sustainable community that is sensitive to the natural environment and creates additional awareness of our natural heritage system.
13. **Enhance** the visual qualities of the City and protect the heritage resources and unique character of the urban environment. Comment [MA9]: OPA 48 2.2.2 c)
14. Develop an appropriate framework to facilitate the full range of commercial uses consistent with the needs of the City's population and employment base and supportive of the City's transportation objectives.
15. **Maintain** and strengthen the role of the Central Business District (Downtown) as a major focal area for investment, employment and residential uses. The Central Business District (Downtown) will be a vibrant multiple function district and community focus of the City for commercial, recreational, entertainment, institutional, cultural and public service uses. Comment [MA10]: OPA 48 2.2.7 a)
16. **Ensure** that an adequate supply and range of housing types and supporting amenities are provided to satisfy the needs of all residents. Comment [MA11]: OPA 48 2.2.5 c)
17. **Develop** and maintain sufficient parks and open space facilities to meet the needs of all ages and socio-economic groups for active and passive recreation activities. Comment [MA12]: OPA 48 2.2.5 a)
18. Provide the facilities to satisfy the social, health, educational and leisure needs of existing and future residents.
19. **Promote** informed public involvement and education in a user-friendly planning and development process. Comment [MA13]: OPA 48 2.2.8.a)

20. Promote the sustainable use of natural resources and the effective management of wastes to ensure protection of the natural and built environment.
21. Recognize and sustainably manage the finite groundwater and surface water resources that are needed to support our existing and planned growth.
22. Plan and design an efficient and attractive urban landscape that reinforces and enhances Guelph's sense of place and image while acknowledging innovative design opportunities.
23. Utilize an interdisciplinary approach to planning whereby decisions are made with an understanding of the ecological, social, cultural and economic implications for any particular course of action.

Comment [MA14]: OPA 48 2.3.20 c)

Comment [MA15]: OPA 48 2.2.4 b)

Comment [MA16]: OPA 48 2.2.6 c)

Comment [MA17]: OPA 48 2.2.1 a)

2.4 GROWTH MANAGEMENT STRATEGY

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 Official Plan Schedule 1B, 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.

Comment [MA18]: OPA 48 Intro to Chapter 3

2.4.2 Objectives

Comment [MA19]: OPA 48 Chapter 3 Objectives

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

- a) Provides for an adequate supply of land within the City's *settlement area* boundary to accommodate projected growth to the year 2031.
- b) Directs growth to locations within the *built-up area* where the capacity exists to best accommodate the expected population and employment growth.
- c) Plans the *greenfield area* to provide for a diverse mix of land uses at *transit supportive* densities.
- d) Maintains a healthy mix of residential and employment land uses at approximately 57 jobs per 100 residents;
- e) Maintains a strong and competitive economy by preserving existing employment areas and identifying areas for future employment uses.
- f) Supports 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) Plans for *community infrastructure* to support growth in a compact and efficient form.
- h) Ensures sustainable energy, water and wastewater services are available to support existing *development* and future growth.
- i) Promotes protection and enhancement of the City's identified *natural heritage system*.

- j) Supports the protection and/or conservation of water, energy, air quality and *cultural heritage resources*, as well as innovative approaches to waste management.
- k) Supports transit, walking and cycling for everyday activities.

2.4.3 Population and Employment Forecasts

Comment [MA20]: OPA 48 3.2

By the year 2031, Guelph is expected to be a city of approximately 175,000¹ 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 The city will accommodate growth by:
- a) planning for a population forecast of 175,000 people by the year 2031;
 - b) 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) 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.

2.4.4 Settlement Area Boundary

Comment [MA21]: OPA 48 3.3

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

- 2.4.4.1 The City will meet the forecasted growth within the *settlement area* through:
- a) promoting *compact urban form*;
 - b) intensifying generally within the *built-up area*, with higher densities within Downtown Guelph, the community mixed use nodes and within the identified *intensification corridors*; and
 - c) planning for a minimum density of 50 residents and jobs per hectare in the *greenfield area*.

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

2.4.5 Built-up Area and General Intensification

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

Comment [MA22]: OPA 48 3.7.1

The *built-up area* is identified on Schedule 1B of this Plan. The *built-up area* has been delineated in accordance with Section 2.2.3.4 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

Comment [MA23]: OPA 48 3.7.2

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.

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 Within the *built-up area* the following general intensification policies shall apply:

Comment [MA24]: OPA 48 3.7.3

- a) 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 1B. Provisions may be made for the fulfillment of this target sooner than 2015.
- b) 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 1B "Growth Plan Elements".
- c) Vacant or underutilized lots, *greyfield*, and *brownfield sites* will be revitalized through the promotion of *infill development*, *redevelopment* and expansions or conversions of existing buildings.
- d) 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) A range and mix of housing will be planned, taking into account affordable housing needs and encouraging the creation of secondary suites throughout the *built-up area*.
- f) *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) The City will plan for high quality public open space with site design and urban design standards that create attractive and vibrant spaces.
- h) Development will support transit, walking, cycling for everyday activities.
- i) The City will identify the appropriate type and scale of development within *intensification areas* and facilitate *infill development* where appropriate.

2.4.6 Urban Growth Centre (Downtown Guelph)

Comment [MA25]: OPA 48 3.8

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

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

2.4.6.1 Downtown Guelph will be planned and designed to:

- a) Achieve a minimum density target of 150 people and jobs combined per hectare by 2031, which is measured across the entire Downtown;
- b) Serve as a high density major *employment area* that will attract provincially and potentially nationally and internationally significant uses;

- c) 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) Maintain, enhance and promote *cultural heritage resources*, the *natural heritage system*, unique streetscapes and landmarks within the Downtown;
- e) Develop additional public *infrastructure* and services; public open space; and tourist, recreational, entertainment, and cultural facilities within the Downtown; and
- f) Accommodate a major transit station and associated *multi modal* transportation facilities within the Downtown, which facilitates both inter and intra-city transit service.

2.4.7 Major Transit Station Area

Comment [MA26]: OPA 48 3.9

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 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) achieve increased residential and employment densities that support and ensure the viability of existing and planned transit infrastructure and service;
 - b) achieve mix of residential, office, institutional and commercial *development*, where appropriate; and
 - c) provide access from various transportation modes to the transit facility including consideration of pedestrians, bicycle parking and commuter pick-up/drop-off areas.

2.4.8 Intensification Corridors

Comment [MA27]: OPA 48 3.10

Intensification Corridors are identified on Schedule 1B 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 *Intensification corridors* will be planned to achieve:
- a) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;
 - b) a mix of residential, office, institutional, and commercial development where appropriate; and
 - c) a range of local services, including recreational, cultural and entertainment uses where appropriate.

2.4.9 Community Mixed Use Nodes

Comment [MA28]: OPA 3.11

Community mixed use nodes are identified on Schedule 1B. 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 commercial uses that serve the local and wider community.

- 2.4.9.1 The community mixed use nodes will be planned and designed to:
- a) be well served by transit and facilitate pedestrian and cycling traffic;
 - b) 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) allow complementary uses such as open space, institutional, cultural and educational uses, hotels and *live/work* studios.

2.4.10 Greenfield Areas

Comment [MA29]: OPA 48 3.12

The *greenfield area* is identified on Schedule 1B 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 *greenfield areas* must be compact and occur at densities that support *walkable communities*, cycling and transit and promote *live/work* opportunities.

- 2.4.10.1 The *greenfield area* will be planned and designed to:
- a) 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) ensure that new *development* is designed to promote energy conservation, *alternative* and/or *renewable energy systems*, and water conservation;
 - c) create street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;
 - d) provide a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
 - e) create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling;
 - f) 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 and pedestrian access that is well-linked to the surrounding neighbourhood through walking, cycling and public transit; and
 - g) develop and implement policies, including phasing policies and other strategies to achieve the intensification and density targets of this Plan.

2.4.11 Affordable Housing

Comment [MA30]: OPA 48 3.13

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) 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) 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.

2.4.12 Employment Lands

Comment [MA31]: OPA 48 3.14

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) planning to accommodate the employment growth forecast of a minimum of 92,000 jobs city wide by the year 2031;
- b) providing for an appropriate mix and range of employment uses including, industrial, commercial, and institutional uses to meet long term needs;
- c) 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) planning for, protecting, and preserving *employment areas* for current and future uses;
- e) ensuring the necessary infrastructure is provided to meet current and future employment needs;
- f) directing *major office* and appropriate institutional uses to Downtown Guelph; and
- g) planning for, and facilitating the development of, employment lands that are *transit supportive*, compact built form, and minimize surface parking.

2.4.12.1 The 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 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 For the purposes of policy 2.4.12.1 *major retail uses* are non-employment uses.

2.4.12.3 Policy 2.4.12.1 does not apply to *employment areas* that are located within the *Downtown*. For employment areas that are located within the *Downtown*, Policy 1.3.2 of the Provincial Policy Statement applies.

2.4.13 Transportation

Comment [MA32]: OPA 48 3.15

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

- a) provide connectivity among transportation modes for moving people and goods;
- b) offer a balance of transportation choices that reduces reliance upon any single mode and promotes transit, cycling and walking;
- c) be sustainable, by encouraging the most financially and environmentally appropriate mode for trip-making;
- d) offer *multi-modal* access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;
- e) provide for the safety of system users; and
- f) ensure coordination between transportation system planning, land use planning, and transportation investment.

2.4.13.1 In planning for the development, optimization, and/or expansion of new or existing transportation infrastructure the City will:

- a) consider increased opportunities for moving people and moving goods by rail, where appropriate;
- b) consider separation of modes within *transportation corridors*, where appropriate;
- c) 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) place priority on increasing the capacity of existing transit systems to support *intensification areas*;
- e) 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) facilitate improved linkages from nearby neighbourhoods to Downtown Guelph, and other *intensification areas*; and
- g) increase the modal share of transit.

2.4.13.2 The City will develop and implement transportation demand management (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 Public transit will be the first priority for transportation infrastructure planning.

2.4.13.5 The City will ensure that pedestrian and bicycle networks are integrated into transportation planning to:

- a) provide safe, comfortable travel for pedestrians and bicyclists within existing communities and new development; and
- b) provide linkages between intensification areas, adjacent neighbourhoods, and transit stations, including dedicated lane space for bicyclists on the major street network where feasible.

2.4.14 Natural Heritage System

Comment [MA33]: OPA 48 3.16
Section revised by OPA 42

One of the City's most valuable assets is its natural heritage system. The City is committed to protecting, maintaining, enhancing and restoring the diversity, function, linkages, and connectivity between and among *natural heritage features and areas* and surface and ground water features within the City over the long term in accordance with the Provincial Policy Statement.

- 2.4.14.1 The City will define the natural heritage system to be maintained, restored and, where possible, improved and will recognize the linkages between *natural heritage features and areas*, surface water, and groundwater features. *Development* will be prohibited within defined features in accordance with the provisions of the Provincial Policy Statement and the Growth Plan.

- 2.4.14.2 Ensure that water quality and quantity is protected, improved or restored.

- 2.4.14.3 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) clearly demarcates where public access is and is not permitted;
 - b) is based on a co-ordinated approach to trail planning and development; and
 - c) is based on good land stewardship practices for public and private lands.

Comment [MA34]: OPA 48 3.20.5

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

Comment [MA35]: OPA 48 3.20.6

2.4.15 Culture of Conservation

Comment [MA36]: OPA 48 3.17

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

- a) Water conservation including water demand management for the efficient use of water and water recycling to maximize the reuse and recycling of water.
- b) A sustainable groundwater supply and waste water system that ensures water quality and quantity is protected, improved, or restored.
- c) Energy 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) Protection of air quality, including the reduction of emissions.

- e) Integrated waste management to enhance waste reduction, composting and recycling and the identification of new opportunities for source reduction, reuse, and diversion where appropriate.
- f) Cultural heritage conservation, including conservation of *cultural heritage* and *archaeological resources*, where feasible.

2.4.16 Water and Wastewater Systems

Comment [MA37]: OPA 48 3.19

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) Strategies for water conservation and other water demand management initiatives are being implemented in the existing service area.
- b) 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.

2.4.17 Community Infrastructure

Comment [MA38]: OPA 48 3.20

- 2.4.17.1 Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement development.
- 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 complete communities.
- 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.

SECTION 3: GENERAL DEVELOPMENT

3.1 Introduction

This section establishes the general policies that are intended to be applied in conjunction with the other policies of this Plan, most notably the land use policies of Section 7.

3.2 Community Form Statement

By the year 2031, Guelph is expected to be a city of 175,000 people. Growth will be moderate, steady and managed to maintain a compact, human scale city. Flexibility will be maintained to ensure ample opportunities for industry, commerce and housing.

The City's future depends on a careful balance of yesterday's legacy, today's needs and tomorrow's vision. By respecting the history that enriches local architecture and culture, preserving the nature that adorns the landscape, and promoting an atmosphere of innovation and creativity, that balance can be achieved. Protecting Guelph's existing beauty while introducing innovative development, is part of creating a vibrant City.

Guelph's beauty lies in its compact, small town character. It is a friendly sized City marked by rolling hills and scenic river valleys meandering through a low-profile townscape that is blanketed by a canopy of mature trees. The numerous parks and wooded areas connect to form an open space network that runs throughout the City. Existing and proposed recreation/leisure facilities will complement this natural open space system. Continued preservation of important natural areas and watercourses will add to Guelph's unique environment. The attractive grounds of the University enhance the City's landscape. The University will continue to play a vital role in Guelph's social, economic, cultural and intellectual development.

The downtown will continue to mature as a focal area for investment and civic heart of the community. Its landmarks and unique architecture provide an identifying focus for civic pride while, a performing arts centre, recreational and entertainment facilities, public services, offices, housing, retail shops, related service facilities and improved access to the area will make it an even stronger and more vibrant City centre. The downtown will strengthen its role as a vibrant residential community by accommodating an increasing share of population growth.

Industrially, development will continue to emphasize diversification, thus strengthening Guelph's self-sufficiency and adding to the variety of rewarding employment opportunities. Commercially, this growth will strengthen Guelph's retail market and improve consumer opportunities.

The City will provide a wide range of living accommodation for both owners and renters, including the special needs of the physically challenged, senior citizen and low income households.

Roads and other transport modes will be provided for convenient and efficient access to all parts of the City.

The City will continue to offer a unique mix of employment opportunities and lifestyle advantages not available in larger metropolitan centres. This Plan strives to maintain the quality of life in Guelph and to ensure that Guelph grows strategically rather than impulsively to become an even better place to live, work and recreate.

General Development Objectives

- a) To guide the direction, location, scale and timing of growth in order to ensure compact, orderly and sustainable development and to minimize the cost of municipal services and related infrastructure.
- b) To work towards achieving a moderate rate of population growth, which will represent an annual average population increase of 1.5 per cent of the total City population.
- c) To prohibit fringe development on private services (except on existing lots of record) within the City in order to avoid sprawl, premature municipal servicing and potential negative impacts on the City's water resources and *natural heritage features*.
- d) To encourage development that is supportive of long term, community environmental sustainability.
- e) To promote the provision of community facilities that supports a high quality of life for persons living and working in Guelph.
- f) To maintain the unique style and character of the City recognizing the significant *cultural heritage resources* of the community.
- g) To outline urban design principles and guidelines to promote Guelph's unique character.
- h) To present the Municipality's general requirements respecting a barrier free environment for all of its inhabitants.
- i) To promote energy conservation and climate change protection measures.
- j) To outline policies to promote compatible and efficient development in the gradual transition of rural uses in the City to urban activities.
- k) To encourage mechanisms that will promote a distinct urban-rural boundary with our neighbouring municipalities.

3.3 Urban Form Policies

3.3.1 The City will promote a compact urban form and gradual expansion of existing urban development by:

- a) Encouraging *intensification and redevelopment* of existing urban areas in a manner that is compatible with existing built form;

- b) Encouraging a gradual increase in the average residential density of the community;
- c) Maintaining and strengthening the Central Business District (Downtown) as the heart of the community.
- d) Encouraging intensification of residential, commercial, industrial and institutional areas to maximize efficient use of municipal services;
- e) Promoting mixed land uses in appropriate locations throughout the City to provide residents opportunities to live, learn, work, shop, recreate, gather and worship in close proximity.
- f) Encouraging the identification of specific locations suitable for mixed use development (e.g. arterial road corridors, major intersections, designated mixed use nodes) linked to each other by the major transportation and transit networks and integrated through pedestrian access to nearby neighbourhoods and employment areas;
- g) Promoting a range of building types and innovative designs to meet the diverse needs of the community and encouraging community buildings to be multi-functional;
- h) Maintaining an ongoing commitment to environmentally responsible development through an integrated approach that balances economic and cultural needs with environmental and social responsibilities;
- i) Promoting reuse, revitalization and *redevelopment* of commercial or industrial sites that are under-utilized or no longer in use;
- j) Continuing to support the geographic distribution of community facilities within the City to maximize the environmental benefits associated with access and integrated land use;
- k) Promoting the co-ordination of planning between all agencies and departments within the City.

3.3.2 The City will promote environmentally sustainable development by:

- a) Pursuing development practices that are sensitive to the natural environment, and implementing programs such as monitoring systems, to maintain environmental quality;
- b) Continuing to move towards planning policies that are based on the principles of watershed planning, ecological systems planning and natural heritage systems planning, taking into account both landscape and ecosystem values;
- c) Encouraging the use of environmentally-friendly design concepts;

- d) Continuing to investigate more effective and efficient ways of exercising control of environmental impacts through existing environmental standards and regulations.

3.4 Community Facilities

Objectives

- 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.

Comment [MA39]: OPA 48 7.1 a)

General Policies

- 3.4.1 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, library and museum services, religious and educational facilities.

Comment [MA40]: OPA 48 7.1.1

- 3.4.2 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.

Comment [MA41]: OPA 48 7.1.3

- 3.4.3 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.

Comment [MA42]: OPA 48 7.1.4

1. 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.

Comment [MA43]: OPA 48 7.1.5

2. 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.

Comment [MA44]: OPA 48 7.1.6

- 3.4.4 Community facilities in the older established areas of the City have an important urban design and neighbourhood land use stability function. The policies of subsection 3.6, Urban Design will be used to guide development regarding these community assets.

Comment [MA45]: OPA 48 7.1.7

3.5 Cultural Heritage Resources

Objectives

- a) To maintain the unique style and character of the City.
- b) To encourage the identification, restoration, protection, maintenance and enhancement of cultural heritage resources.

Comment [MA46]: OPA 48 4.8 b)

- c) To encourage the preservation, restoration or re-use of historic and architecturally significant buildings and landmarks throughout the City.

General Policies

3.5.1 The City will encourage the restoration, protection, maintenance and enhancement of *cultural heritage resources* which include, but are not limited to, *archaeological resources, built heritage resources and cultural heritage landscape resources*.

Comment [MA47]: OPA 48 4.8 e)

3.5.2 This Plan promotes the design of *development* proposals in a manner, which preserves and enhances the context in which *cultural heritage resources* are situated.

Comment [MA48]: OPA 48 4.8 d)

3.5.3 *Development* proposals in the City shall be designed to be consistent with the maintenance of *cultural heritage resources* and, in addition, shall incorporate these resources into specific design proposals where possible.

1. *Built heritage resources* shall be preserved and incorporated into all *development* plans, unless the applicant demonstrates to City Council that the *built heritage resource* does not meet the criteria for designation used by the City of Guelph Local Architectural Conservation Advisory Committee (LACAC) in assessing designations under the Ontario Heritage Act. Consultation with the City of Guelph LACAC is encouraged.

2. Consideration shall be given to the integration of *built heritage resources* into *development* proposals with regards to the following objectives:

- a) To maintain the original location and orientation to the street in the proposed road and lot pattern of the *development*; and
- b) To preserve existing landscape features to the greatest extent possible.

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

Comment [MA49]: OPA 48 4.8.1.13

4. The City may require as a condition of approval of a *development* proposal, including the issuance of a building permit, change of use or partial demolition of a *built heritage resource*, that the proponent enter into agreements to preserve and/or permit to be designated, as the City sees fit, the *built heritage resource* through other legal instruments as may be noted in the Official Plan.

3.5.4. For the purposes of heritage conservation, Council will continue to appoint and support a "Local Architectural Conservation Advisory Committee", hereafter referred to as LACAC, pursuant to the Ontario Heritage Act.

1. The City will consult LACAC on all matters associated with the identification, conservation, restoration, protection, maintenance and enhancement of heritage areas and properties.
2. The City, through the LACAC, will identify *built heritage resources* within the Municipality by compiling and updating an inventory and using it as a reference in planning and heritage conservation matters.
3. The City will promote good communication between LACAC and civic departments, local heritage groups, and other government agencies with similar interests.
- 3.5.5 The City will encourage and foster public education, awareness, participation and involvement in the conservation of *cultural heritage resources* by methods including, but not limited to, the erection of plaques, the publication of literature, assistance to the media or other measures deemed appropriate by Council.
- 3.5.6 The City may utilize government or non-government funding assistance programs to assist in the implementation of the heritage conservation policies of this Plan. The City shall co-ordinate its heritage conservation plans and programs with heritage conservation plans and programs of other levels of government.

Designation of Individual Properties

- 3.5.7 Pursuant to Part IV of the Ontario Heritage Act and in consultation with the LACAC, Council may by by-law, designate properties to be of historic, and/or architectural value or interest to the Municipality.

Comment [MA50]: OPA 48 4.8.2.1

Designation of Heritage Conservation Districts

- 3.5.8 Pursuant to Part V of the Ontario Heritage Act and in consultation with the LACAC, Council may, by by-law, define any area of the City as an area to be examined for possible designation as a heritage conservation district. Prior to the designation of a heritage conservation district, the City will undertake a study for the area to determine the feasibility of the designation, the delineation of the district's boundaries, an evaluation of the area's historic and architectural character, development control measures that will conserve the heritage character of the area and any other matters deemed necessary.
1. Pursuant to the Ontario Heritage Act, and in consultation with the LACAC, Council may, by by-law, designate any area within the Municipality, as a heritage conservation district.

Archaeological Resources

- 3.5.9 The City recognizes that there are archaeological remnants of prehistoric and early historic habitation within the Municipality through the completion of an archaeological master plan. This master plan identifies and maps known archaeological sites registered with the Provincial archaeological site database as well as lands within the Municipality that have the potential for the discovery of

Comment [MA51]: OPA 48 4.8.6.1

archeological resources. Schedule 3 outlines Areas of Potential Archeological Resources.

3.5.10 In instances where *archaeological resources* or *areas of archaeological potential* have been identified or may be present on lands proposed for *development*, the City will require the preparation of an archaeological assessment by archaeologists licensed under the Ontario Heritage Act.

Comment [MA52]: OPA 48 4.8.6.2

1. As part of the *development* application pre-consultation process, the City will determine the need for an archaeological assessment on the site. If any portion of a property falls within the area identified on Schedule 3 as having *archaeological potential*, then an archaeological condition will be applied where ground disturbance is proposed.
2. An archaeological condition will specify, among other matters, the following:
 - a) The need for the *development* proponent to abide by the terms and conditions of the Ontario Ministry of Tourism, Culture and Recreation (OMTCR) "Contingency Plan for the Preservation of Archaeological Resources in Urgent Situations";
 - b) An archaeological assessment will be required by a licensed archaeological consultant for the portion of the property where ground disturbance is anticipated;
 - c) All recommendations of an approved assessment report shall be implemented including mitigation, preservation or resource removal and documentation of all *archaeological resources*;
 - d) No demolition, grading or other soil disturbances shall take place until the City and the Ontario Ministry of Tourism, Culture and Recreation (OMTCR) are satisfied that all *archaeological resource* concerns have met licensing and resource conservation requirements.
3. In order to secure *development* approval with respect to matters concerning *archaeological resources*, a *development* proponent will be required to provide the following documentation if applicable:
 - a) An archaeological assessment final report including mapping at an appropriate detailing scale where an archaeological condition has been applied;
 - b) A completed archaeological site registry form in instances where archaeological sites are registered.

Other Conservation Measures

3.5.11 The City may require, as a condition of approval for the demolition of all or a portion of a *built heritage resource*, that the applicant complete the following:

a) Demonstrate to City Council that the *built heritage resource* does not meet the criteria for designation used by the City in assessing designations under the Ontario Heritage Act. Submissions by proponents will be reviewed by the City of Guelph LACAC. Consultation with the City of Guelph LACAC is encouraged.

b) Where demolition approval is granted, and upon request, provide full documentation of the *built heritage resource* for archival purposes, consisting of a history, photographic record and measured drawings, all in a format acceptable to the City, in consultation with the Guelph LACAC, prior to the issuance of the demolition permit.

Comment [MA53]: OPA 48 4.8.1.14

c) Provide and deliver all or any part of the demolished built heritage resource that the City, in consultation with the Guelph LACAC, considers appropriate for re-use, archival, display, or commemorative purposes, to the City, at no cost. The City may use or dispose of these artifacts, as it deems appropriate.

Comment [MA54]: OPA 48 4.8.1.15

3.5.12 The City may require as a condition of approval of a *development* proposal including the issuance of a building permit, change of use or partial demolition of a *built heritage resource* that the proponent prepare a *built heritage resource impact assessment* or a *scoped built heritage resource impact assessment*.

1. A *built heritage resource impact assessment* shall be carried out as follows:

a) By professionals qualified in the field of *built heritage resources* and according to the City's "Built Heritage Resource Impact Assessment Guidelines", and acceptable to the City in consultation with the LACAC.

b) The *built heritage resource impact assessment* shall address:

- i. A description of the proposed undertaking, including a location map showing proposed buildings, existing land uses and buildings, and existing cultural landscape features;
- ii. A description of all *built heritage resources* and features that might directly or indirectly be affected by the proposal;
- iii. A description of the impacts that might reasonably be caused to the *built heritage resources*;
- iv. A description of alternate forms that the proposal could take including an assessment of the advantages and disadvantages of each;
- v. A description of the actions necessary to prevent, change, mitigate or remedy any expected impacts upon *built heritage resources*; and
- vi. Any other information required by the City, in consultation with the LACAC, and the Ministry of Tourism, Culture and Recreation

(OMTCR) that is deemed necessary to evaluate the proposal in relation to the particular *built heritage resource* under investigation.

- c) The *built heritage resource impact assessment* report should contain:
- i. A description of and statement of the rationale for the proposal and alternatives to the proposal;
 - ii. A description of the existing regulations affecting the proposal;
 - iii. A detailed description of the *built heritage resource* affected, directly or indirectly, by the proposal, including a statement of the significance of the *built heritage resource*;
 - iv. A technical assessment of the effects of the proposal on the *built heritage resource*;
 - v. A description of the actions necessary to remedy or mitigate the effects on the *built heritage resource* created by the proposal, and the alternative methods of protecting, enhancing, integrating or commemorating the *built heritage resource* affected;
 - vi. All to be in accordance with the City's "Built Heritage Resource Impact Assessment Guidelines".

2. A *scoped built heritage resource impact assessment* may be prepared in place of a *built heritage resource impact assessment* in instances where the proponent can indicate prior to *development*, to the satisfaction of the City, that a particular proposal can proceed without adverse impact on any *built heritage resources*.

A *scoped built heritage resource impact assessment* shall be carried out as follows:

- a) By professionals qualified in the field of *built heritage resources* and according to the City's "Built Heritage Resource Impact Assessment Guidelines", and acceptable to the City and the LACAC.
- b) The *scoped built heritage resource impact assessment* shall address and the *scoped built heritage resource impact assessment* report should contain items and requirements as agreed upon between the proponent and the City after prior consultation with the LACAC.

- 3.5.13 The City will rely upon the Local Architectural Conservation Advisory Committee to assist in the review of *built heritage resource impact assessments* and/or *scoped built heritage resource impact assessments*. The conservation and/or designation of any *built heritage resource* identified through the assessment may be a condition of a *development* approval from the City.

Comment [MA55]: OPA 48 4.8.9.5

- 3.5.14 The City will encourage measures to preserve mature trees of scenic value, and any other *cultural heritage landscape resources* of heritage significance. Existing

Comment [MA56]: OPA 48 4.8.8.1 and 2

trees, tree and hedge lines should be an essential consideration in the design of any *development* proposal. The City will consider measures to preserve mature, desirable trees along streets and roads, except in circumstances where removal is necessary because of disease, damage, or to ensure public health and safety.

3.5.15 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.

3.5.16 The City may dispose by sale, lease, or otherwise of any real property or interest therein acquired under policy 3.5.15, upon such terms and conditions as Council may consider appropriate.

3.5.17 Pursuant to the Planning Act, the Municipal Act, the Ontario Building Code and other relevant legislation, the City may pass by-laws or adopt further measures available for the implementation of *cultural heritage resource* conservation for, but not limited to, the following purposes:

Comment [MA57]: OPA 48 4.8.2.4 and 4.8.13.1

- a) To ensure the protection of *cultural heritage resources*;
- b) To regulate *development* so that it is sympathetic in height, bulk, location and character with *cultural heritage resources*, 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;
- c) To control demolition of *cultural heritage resources* in a defined area;
- d) To provide financial incentives to encourage the retention of *cultural heritage resources*;
- e) To provide for an exemption from parking requirements or for the increasing of the height or density of *development* when deemed appropriate, for specific *development* proposals, to facilitate the retention of *cultural heritage resources*.

3.5.18 The City may enter into heritage 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 heritage property.

Cultural Heritage Resources - South Guelph Secondary Plan Area

3.5.19 In addition to the policies contained in subsection 3.5 of this Plan, the following also applies:

Comment [MA58]: OPA 48 4.8.1.18

1. The predominant *built heritage resources* of the South Guelph Secondary Plan Area 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.

Cultural Heritage Resources - Victoria Road North Secondary Plan Area

3.5.20 In addition to the policies contained in subsection 3.5 of this Plan, the following policies provide context for new *development* within the Victoria Road North Secondary Plan Area:

1. The farmhouse at 595 Victoria Road North 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.
2. The fieldstone house at 797 Victoria Road North is currently owned by the Grand River Conservation Area and should be preserved.

Comment [MA59]: OPA 48 4.8.1.19

3.6 Urban Design

Urban design seeks to create a safe, functional and attractive environment. Urban design policies address the relationship between buildings, the spaces that surround them and the area's context. Specific *elements of urban design* make up the character of the city. This section of the Plan outlines broad policies, which apply to all lands within the City of Guelph.

Objectives

- a) To recognize that the image of Guelph is a composite product of the founders and earlier residents of the City as well as the perceptions of its current residents and visitors.

- b) To enhance the image of the City as defined by this Plan's Operating Principles, Major Goals and Community Form Statement.
- c) To practice environmentally sustainable urban development by adhering to urban design principles that respect the natural features, reinforce natural processes and conserve natural resources.
- d) To further the conservation of the City's built heritage (buildings, structures, landmarks, monuments, cultural landscapes, neighbourhoods) and to further assist conservation through the complementary design of new buildings, landscapes and neighbourhoods.
- e) To ensure that the design of the built environment strengthens and enhances the character of the existing distinctive landmarks, areas and neighbourhoods of the City.
- f) To ensure that the design of the built environment in new growth areas integrates with the natural setting and uses built-form *elements* from the older, established areas of Guelph.
- g) To create new diverse communities that are well served by all forms of transportation.
- h) To encourage compatibility and quality in the built environment while allowing for a diverse expression of site design by establishing design principles and guidelines to encourage excellence in design.
- i) To develop an attractive, safe and functional network of open spaces by ensuring mutually supportive relationships between public and private open spaces, between the built forms that enclose them and with the links that connect them.
- j) To reinforce the historic character and improve the appearance, safety and function of urban streets by means of a comprehensively-designed street environment that provides amenities for its users.
- k) To improve the conditions for greater personal security within publicly accessible spaces by designing them to make them attractive to the public, increase the potential for informal surveillance and reduce opportunities for crime.
- l) To design space that is accessible to all, regardless of personal limitations.
- m) To preserve and enhance the existing protected views and vistas of Guelph's built and natural features, identify potential new views and vistas and establish means to protect these from encroachments or discordant elements.

Comment [MA60]: OPA 48 8 f)

Comment [MA61]: OPA 48 8 k)

Comment [MA62]: OPA 48 8 j)

Comment [MA63]: OPA 48 8 l)

General Policies

- 3.6.1 This Plan promotes the creation of a "sense of place" which will set Guelph apart from other municipalities. Public works and *development* proposals will be designed in a manner that complements the Plan Operating Principles, Major Goals and Community Form Statement.

1. The implementing *Zoning By-law* outlines regulations that promote compatibility in built form.

Comment [MA64]: OPA 48 8.23.2

2. Urban design guidelines assist in the interpretation and definition of the *elements of urban design* that are outlined in this Plan. Detailed urban design guidelines may be prepared for the City as a whole or for specific areas. Urban design guidelines that have been adopted by Council are listed in the Appendix of this Plan.

Comment [MA65]: OPA 48 8.23.3

3. Urban design policies and guidelines are not prescriptions for a specific design application. These policies and guidelines are recommendations that are to be applied in a flexible manner and in concert with site-specific considerations.

3.6.2 This Plan promotes the conservation of *natural heritage features* in public works and *development* proposals. Natural heritage *features* will be conserved and incorporated in the design and planning of the built environment where possible. In addition, design considerations will be given to mitigating *negative impacts* of *development* proposals on these *features*.

3.6.3 The City will protect and enhance its *cultural heritage resources*. Design practices will be utilized that recognize and respect traditional urban patterns in the older parts of the City as well as heritage buildings, structures, landmarks, monuments, districts, and cultural landscapes.

3.6.4 The City will use the policies of this Plan to serve as the framework that will guide the protection and enhancement of the City's individual *cultural heritage resources*, neighbourhoods and districts.

3.6.5 The City may identify certain desirable locations for gateway features and may require distinctive urban design forms at these locations.

Comment [MA66]: OPA 48 8.4.1

3.6.6 The City may identify landmarks or landmark locations within the City, and require measures to retain and protect these. In general, "signature buildings" will be required in corner locations or at the apex of T-intersections to serve as new neighbourhood/district landmarks.

Comment [MA67]: OPA 48 8.3.1

3.6.7 Existing protected views to the Church of Our Lady shall be respected and measures to identify and protect other views and vistas to *natural heritage features* or *cultural heritage resources* may be considered.

Comment [MA68]: OPA 48 8.3.2

1. The City may initiate studies from time to time to identify significant views and vistas. These studies will clearly specify the methodology and criteria for assessing visual significance.

3.6.8 In order to create visually stimulating built environments, this Plan promotes the provision of a wide variety of housing types and forms in all neighbourhoods of the City.

Comment [MA69]: OPA 48 8.5.1

3.6.9 New buildings are encouraged to be designed to reflect the visual character and architectural/building material *elements* found in the older, established areas of the City.

Comment [MA70]: OPA 48 8.5.1

3.6.10 Buildings should be oriented towards the street and have front façades with entrances and windows that respect the rhythm and frequency of the prevailing neighbourhood/district pattern. Extensive blank façades facing a street, open space or park should be avoided.

Comment [MA71]: OPA 48 8.6.1 and 8.6.2

3.6.11 A clearly identifiable public realm should be established in all residential areas expressed through an interconnected network of streets, parks, school sites, community trails and open spaces. New public open spaces should be evenly distributed throughout the community and linked into *natural heritage features* where appropriate.

Comment [MA72]: OPA 48 8.2.1

3.6.12 *Development* should be designed in a manner that provides opportunities for informal surveillance of all public parks, streets, and parking areas. Sidewalks and community trails should be visible, accessible and aligned along well-used public spaces.

Comment [MA73]: OPA 48 8.18.1 and 8.18.2

3.6.13 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.

Comment [MA74]: OPA 48 8.3.3

3.6.14 This Plan promotes physical planning that will reduce the need for and length of vehicular trips by:

- a) Providing for a variety of land uses;
- b) Providing for alternative forms of transportation; and
- c) Creating a compact development form.

3.6.15 Loading bays, refuse containers, outdoor storage areas and building utilities/mechanical equipment should be screened when facing a public street, park, river, public open space or residential area, where appropriate.

Comment [MA75]: OPA 48 8.13.6

3.6.16 Parking areas should be designed in a manner that contributes to an attractive streetscape by providing screening and landscaping.

Comment [MA76]: OPA 48 8.12.1

Character of Development in Older, Established Areas

3.6.17 The City will encourage the design of public works and new *development* to strengthen and enhance the existing distinctive landmarks, neighbourhoods and districts within Guelph.

1. The City shall ensure that new *development* located within existing, established neighbourhoods and districts is designed as an integral part of that area's

existing larger pattern of built form and open spaces, and that it reinforces and complements the existing range of building mass, height, proportion and orientation of buildings relative to the street.

2. The City shall encourage the preservation of the existing pattern of setbacks in established areas of the City where road widths and parking facilities are adequate. This is to ensure that *development* proposals do not significantly alter the streetscape.
3. To provide as a unifying link, the City promotes the retention of vegetation in front yards along residential streets.
4. When a *development* proposal is considered in the older, established areas of the City, detailed plans may be required to illustrate the relationships of the proposal's built form to the existing natural and cultural environment, and to the public realm. The plans will address the physical integration of the project with surrounding areas and encourage the creation of an environment that is responsive to pedestrian, cyclist and public safety.
5. Special urban design studies may be prepared for existing neighbourhoods and districts to inventory basic distinctive characteristics which should be respected in the design of public works or possible future *development* proposals. The retention and promotion of these features will then be implemented by the regulations of the implementing *Zoning By-law* and through the application of urban design guidelines in accordance with policy 3.6.1
6. In order to promote the "sense of place" which is found in many older neighbourhoods and districts, the City will encourage the retention, reuse and intensification of existing prominent community facilities (e.g. neighbourhood schools, churches, recreational buildings).

Comment [MA77]: OPA 48 8.5.5

Character of Development Adjacent to the Rivers and Public Open Spaces

3.6.18 This Plan places a high priority on promoting "excellence in urban design" for lands bordering the Speed and Eramosa Rivers and other public open space lands. Open space lands serve as the "backbone" of the Guelph community and are a critical, integral component of Guelph's image.

1. Urban design principles of subsection 3.6 will be used to promote compatible *development* in the valleylands associated with the Speed and Eramosa Rivers and adjacent to public open spaces.
2. The City requires *development* proposals to have "animated" ground level building facades when they are located along the Speed River in the downtown area. This is to be accomplished by:
 - a) Requiring buildings designs to have entrances and windows face the river;

Comment [MA78]: OPA 48 8.22.2

- b) Requiring parking areas to be not visually apparent from the river's edge; and
- c) Requiring building functions that do not serve the public, such as loading bays, refuse and other storage areas, and blank walls not to face the river. Landscaping and screening may also be used to provide a visual buffer where these functions cannot be relocated.

3. This Plan promotes the improvement of riverfront lands that are available for public use, for pedestrian and cyclist amenity as well as the retention or restoration of *natural* and *cultural heritage* qualities.

Comment [MA79]: OPA 48 8.22.3

4. This Plan promotes the retention and extension of view corridors to the rivers and landmarks within the river corridor.

Comment [MA80]: OPA 48 8.22.4

5. This Plan promotes improved general public accessibility to the developed parks in the City's Speed and Eramosa River corridors.

Comment [MA81]: OPA 48 8.22.5

6. This Plan encourages buildings and landscapes to be designed in a manner that respects the character of the adjacent park, river or public open space lands. Special building placement and design considerations may be required to protect as well as optimize views to the river or open space lands.

Comment [MA82]: OPA 48 8.22.6

7. In order to promote public safety, active parks will be designed with adequate street frontage and placement of landscaping to permit visibility to and from the abutting street.

Character of Development in Non-Residential Areas

3.6.19 This Plan promotes high quality urban design for commercial, industrial and institutional areas to assist in improving the overall image of the City. These policies will apply to non-residential areas that are highly visible from the public realm, such as:

- a) Locations along major roads with a high degree of public exposure;
- b) Locations adjacent to the Speed and Eramosa Rivers;
- c) Locations adjacent to parks or other public open spaces;
- d) Locations that interface with residential neighbourhoods.

3.6.20 The following specific matters will be considered in the design of non-residential developments:

1. Signage should be in the form of free standing ground signs with extensive landscaping and/or building signage incorporated into the building façade design.

Comment [MA83]: OPA 48 8.14.3

2. Buildings should be oriented toward the street and provide direct user entrances from adjacent streets and walkways. Corner buildings should address both

Comment [MA84]: OPA 48 8.6.4

streets by providing two articulated façades facing the street and avoiding blank walls.

3. Walkways should be provided directly from the public sidewalk and from parking areas to the main entrance(s) of the building(s). These walkways should be well articulated, safe and accessible and integrated with the overall network of pedestrian linkages in the area.
4. Parking garages should be designed to provide well-articulated façades facing the streets. If conditions are favourable, street-related uses on the ground level of the parking structure are encouraged.
5. Transit user amenities, such as shelters and associated user furniture should be provided in instances where significant pedestrian/transit user traffic is expected.

Comment [MA85]: OPA 48 8.12.3

Comment [MA86]: OPA 48 8.12.7

Personal Security

- 3.6.21 The City will encourage the promotion of safety in the public realm through the implementation of this Plan's policies. Proper design and the effective use of the built environment can lead to a reduction in the incidence and fear of crime and result in an improved quality of life. New *development* should be designed in a manner that:
 - a) Provides opportunity for informal surveillance of outdoor spaces ("eyes on the street") in order to deter a potential offender;
 - b) Clearly marks the transition or boundary between public and private spaces; and
 - c) Permits the built environment to be effectively and efficiently maintained to display high standards of civic pride.

Comment [MA87]: OPA 48 8.18.2

Other Considerations

- 3.6.22 The creation of space that is 'universally accessible to all' should be strived for in the design of public works and *development* proposals. The provisions of subsection 3.7, Barrier Free Development, will assist in this regard.
- 3.6.23 The City will promote the provision of public art in publicly accessible areas. Public art enhances the enjoyment of the public realm; it can be used to commemorate important persons or events. It can consist of statues, paintings, murals, fountains, sculptures, banners, plaques, memorials, squares and display cases, all of which contribute to the cultural, historic and "sense of place" foundations for the community.

Comment [MA88]: OPA 48 8.21.1

Street Right-of-Way Design

- 3.6.24 The City will encourage the retention of existing street patterns and street character to maintain the "image" of Guelph. *Development* proposals should connect with the existing urban fabric of streets and associated open spaces.

Comment [MA89]: OPA 48 8.2.2

3.6.25 Street rights-of-way will be designed to accommodate the necessary pavement widths for vehicular traffic flow, on-street parking (where applicable), bicycle traffic flow (where applicable), underground and overhead services, sidewalks, street trees, vegetated boulevards and other ancillary features.

Comment [MA90]: OPA 48 8.2.6

1. In instances where streets have wide boulevard areas, the City may landscape these areas, where budgeting permits, with special streetscape treatments such as double rows of street trees or mass corner plantings.
2. Special design considerations will be given within the street rights-of-way to ensure that views from the street are retained to landmarks and monuments.

3.6.26 The City will promote the planting of street trees as desirable elements of the streetscape.

3.6.27 The City will promote the coordination of street infrastructure elements such as lighting, parking areas, landscaping, transit shelters, trash containers, bicycle racks and signage to afford continuity, character and function in the streetscape.

Comment [MA91]: OPA 48 8.2.9

3.6.28 Streetscape improvements will be undertaken as a component of the design and development of municipal public works or, as a condition of *development* approval, where appropriate.

3.6.29 Table 3.1 has been created to identify "key street linkages" for enhanced streetscape treatment that have a particular significance, whether it is pedestrian, historic, visual, and/or ecological. While there are no pre-determined plans or specifications, it is important to note that as capital projects are planned and *development* is approved, streetscaping should be incorporated. While streetscaping will generally be confined to the municipal right-of-way (road allowance), private property owners adjacent to these identified streets should also provide due consideration to the overall appearance and function of these linkages. Private properties would be evaluated during the *development* approval process.

Table 3.1: Key Street Linkages Requiring Further Streetscape Enhancement

<u>NUMBER</u>	<u>KEY STREET LINKAGE</u>	<u>LINKAGE SIGNIFIGANCE</u>
1.	Douglas Street - from Woolwich Street to St. George's Square	- Visual Significance - Historic Significance
2.	Edinburgh Road - from Woodlawn Road to London Road	- Pedestrian Significance
3.	Gordon Street - from Speed River / Wellington Street to Norfolk	- Visual Significance - Historic Significance

<u>NUMBER</u>	<u>KEY STREET LINKAGE</u>	<u>LINKAGE SIGNIFIANCE</u>
Street/CNR underpass		
4.	Kortright Road - from Hanlon Expressway to easterly City Limits	- Pedestrian Significance - Visual Significance - Ecological Significance
5.	London Road - from Kathleen Street to Cardigan Street	- Pedestrian Significance - Historic Significance
6.	Macdonell Street - from Speed River and Civic Heritage Park to Norfolk Street and Church of Our Lady	- Pedestrian Significance - Historic Significance - Visual Significance
7.	Waterloo Avenue - From Hanlon Expressway to Norfolk/Gordon Street	- Pedestrian Significance - Historic Significance - Visual Significance
8.	Watson Road and Watson Road Parkway – from Stone Road to York Road	- Visual Significance - Ecological Significance
9.	Woolwich Street - from Speedvale Avenue to Woodlawn Road	- Pedestrian Significance - Visual Significance - Ecological Significance - Historic Significance
10.	Wyndham Street - From Speed River/ Wellington Street to Carden Street	- Historic Significance

Urban Form and Design Considerations - Goldie Mill Secondary Plan Area

3.6.30 In addition to the general objectives and policies of subsection 3.6, the following urban form statement, objectives and policies apply to the lands identified on Schedule 1A as the Goldie Mill Secondary Plan Area.

1. Urban Form Statement – Goldie Mill Secondary Plan Area

The Goldie Mill neighbourhood is characterized by a predominantly low rise, low density residential community. Among the oldest portions of the City, the neighbourhood includes many examples of heritage architecture, particularly east of the river on the "hill". The topography associated with the Speed River valley, which is at some points gently sloping and at others quite dramatic, offers appealing natural vistas, which provide a distinctive character to the Goldie Mill area.

The general character of the Goldie Mill area is further defined by a major institutional use, isolated blocks of medium density residential uses, a number of older commercial

and industrial properties nearer to the river and the downtown, and a "main street" strip containing a number of older single detached residential buildings which have been converted to commercial or office use. In particular the older commercial and industrial properties near the river and the downtown have potential for residential *development* or *intensification*.

While encouraging new residential *development* near the downtown is desirable, and *redevelopment* of older commercial/industrial uses or larger properties over the longer term is part of the evolving urban fabric, any new *development* should act to enhance and complement the character of the area as created by its unique natural setting and traditional built form *elements*.

2. Urban Form Objectives - Goldie Mill Secondary Plan Area

In addition to the general objectives of subsection 3.6, the following objectives apply to the Goldie Mill area:

- a) Enhance the function of the river corridor as the focal point of the Goldie Mill neighbourhood by:
 - i. Providing a continuity of public access and public use on at least one side of the river edge;
 - ii. *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; and,
 - iii. The importance of views and public pedestrian access to the river is important and should be maintained to the greatest extent possible.
- b) Protect and enhance the environmental resources of the Goldie Mill neighbourhood.
- c) Protect and enhance the *cultural heritage resources* of the Goldie Mill neighbourhood.
- d) Achieve and maintain a desirable land use mix and variety of building types by:
 - i. Ensuring that non-residential *redevelopment* is compatible with adjacent residential development. In particular, commercial *development* on Woolwich Street should consider compatibility with residential neighbourhoods to the rear;
 - ii. Providing opportunities for the *redevelopment* and/or relocation of non-compatible land uses;
 - iii. Recognizing the unique land use attributes of the Homewood Health Centre as noted in policy 3.6.30.3.1.
- e) Ensure that *redevelopment* is compatible with character and form of existing buildings and streets. New *development* should be integrated such that it:
 - i. Supports the patterns of topography, built form character and use;
 - ii. Establishes a transition of building height which respects established patterns of development;

Comment [MA92]: OPA 48 8.22.1

- iii. Reinforces the built form pattern of existing streets and blocks. ~~and,~~
- f) Enhance the quality and character of public space by:
 - i. Enhancing the use and character of public parks with landscape treatment;
 - ii. Providing opportunities for active and passive park use with the river as the focal point;
 - iii. Providing neighbourhood-wide open space rather than on an individual on-site basis; and,
 - iv. Providing parking so as to minimize impact on adjacent streets or river lands.
- g) Ensure that new major *developments* do not exceed the carrying capacity of the neighbourhood by requiring a planning impact analysis as noted in policy 3.6.30.3.2.
- h) Enhance pedestrian linkages from the Goldie Mill neighbourhood to the downtown by:
 - i. Encouraging the enhancement of pedestrian pathways leading into the downtown; and,
 - ii. Encouraging the development of entrance features at major points of access to the downtown from the Goldie Mill area.

3. Urban Design Policies - Goldie Mill Secondary Plan Area

In addition to the general policies of subsection 3.6 of this Plan, the following policies apply to the Goldie Mill area:

- 1. The use, size, shape, topography and *natural heritage features* associated with the Homewood Health Centre site are unique in the context of the Goldie Mill neighbourhood. These attributes establish potential for additional *development* on the site which need not be street related due to the location of existing woodlands, or visually prominent from other parts of the neighbourhood due to the size, slopes, and natural vegetation on the property. It is anticipated that any future *development* of this property will be of a scale and mass appropriate to the site and the on-going viability of the institutional use, and will reflect high urban design standards. In order to ensure that future *development* occurs in an appropriate manner, the Homewood Health Centre is encouraged to prepare site plans, which generally outline intentions for long-term growth.
- 2. Applications for multiple unit housing within the Goldie Mill area delineated on Schedule "1" and for which a Zoning By-law amendment is required, shall be accompanied by a planning impact analysis. The planning impact analysis shall address the following:
 - a) Conformity with the development criteria for multiple unit housing referenced in subsection 7.2.2.8 of the Official Plan;

- b) The suitability of the proposed site for the use intended, with consideration given to its size, shape and physical suitability;
- c) Measures which will be taken to address potential negative impacts on surrounding lands;
- d) Demonstration of how the proposed design of the building addresses the "Urban Design" objectives and policies contained in subsection 3.6 of this Plan;
- e) The ability of municipal services and community facilities - including roads, water supply, sewage disposal, storm water drainage, pedestrian access, recreational facilities, schools, etc. - to accommodate the proposed *development*; and,
- f) Measures to mitigate environmental impacts, where necessary, in accordance with the Greenlands System policies of subsection 7.13.

Council, at its discretion, may also require a planning impact analysis for any *development* proposal within the Goldie Mill Secondary Plan Area, which requires an Official Plan or Zoning By-law amendment.

Urban Form and Design Considerations - South Guelph Secondary Plan Area

3.6.31 In addition to the general objectives and policies of subsection 3.6, the following urban form statement, objectives and policies apply to the lands identified on Schedule 1A as the South Guelph Secondary Plan Area.

1. Urban Form Statement – South Guelph Secondary Plan Area

The South Guelph Secondary Plan applies to the various lands in the south part of the City which were annexed in 1993 and sets out the long term land use aspirations for the area. The basis for the annexation was the acquisition of land for economic and employment growth opportunities for the next 20 years.

The area contains significant natural areas encompassing four different watersheds: the Hanlon Creek, Mill Creek, Torrance Creek, and Blue Springs/Eramosa watersheds. The ecological resources of this area will be maintained due to the importance of these features within the community. Resourceful and sensitive stewardship will be encouraged while accommodating urban growth.

The City will continue to ensure controlled quality growth and will continue to emphasize the need for healthy and diversified economic and employment growth.

A mix of recreation and leisure opportunities will be provided for local and city residents to enjoy.

2. Urban Form Objectives - South Guelph Secondary Plan Area

In addition to the general objectives of subsection 3.6, the following objectives apply to the South Guelph area:

- a) Provide for flexibility of land use recognizing that the evolution of land use from "rural" to "urban" will occur over an extended time period.

- b) Recognize and utilize the unique land resource opportunities present in the South Guelph area.
- c) Provide an opportunity for and encouragement of innovative *development* which will reflect the City's commitment to environmental sustainability at the local, regional and national scales.
- d) Provide an opportunity for new growth occurring in this area to develop in a manner reflecting a commitment to sustainable development (environmental, economic and social).
- e) Encourage economic activities, which include research and development, services and production in the field of environmental improvement, resource efficiency and sustainability.
- f) Encourage mixed uses that minimize travel requirements between home and work or shopping, that make efficient use of municipal infrastructure, and that are generally economically, environmentally or socially desirable provided that the requisite amount of industrial and residential area and servicing arrangements are provided.
- g) Encourage interim land stewardship practices, as identified through watershed plans, which maintain and enhance *natural heritage features and functions* for the South Guelph lands prior to the area's development.
- h) Develop policies that build upon a diversified economic base and that promote new technology.
- i) Maintain the significant *natural heritage features and functions* within the South Guelph area and, where appropriate, enhance these *features and functions* to strengthen linkages within and between the watersheds.
- j) Integrate *development* with the existing landforms so as to maintain the physical character of the area and minimize the amount of grading and filling required.
- k) Except as provided for in subsection 4.1.6, ensure that all *development* within the South Guelph area is developed with full municipal services.
- l) Develop in a planned and orderly fashion to avoid urban leap-frogging.
- m) Develop a safe, efficient and convenient transportation system that provides for all modes of travel and relies on a fine grid of interconnected roads.
- n) Develop policies and urban design guidelines that will enhance gateway areas to the City and enhance the design and development of new 'Corporate Business Parks'. Policy 3.6.31.3 of this Plan is intended to assist in implementing this objective.
- o) Develop a Plan, which will fulfil current and future City requirements for recreational facilities and open space.
- p) Provide resourceful and sensitive stewardship of municipal open space and our natural environment.
- q) Employers seeking to locate in the South Guelph area should encourage the use of public transit services by their employees.

Comment [MA93]: OPA 48 8.1.2

- r) Recognize the unique style and character of the rural *cultural heritage landscapes* areas which were formerly part of the Township of Puslinch.
- s) Ensure that future *development* occurs in an orderly, aesthetic and efficient manner in the South Guelph area.
- t) Promote sustainable urban form by instituting a program of "community plans" for various sections of the South Guelph area.

3. **Urban Design Policies - South Guelph Secondary Plan Area**

In addition to the general policies of subsection 3.6 of this Plan, the following policies apply to the South Guelph Secondary Plan area:

1. Urban design treatment shall be given a high priority in reviewing *development* applications on land designated 'Corporate Business Park' within the South Guelph Secondary Plan area. Land within this designation is sensitive and highly visible by virtue of the following:
 - a) Proximity to nearby wetlands and other *natural heritage features*;
 - b) Proximity to designated 'General Residential' areas;
 - c) Visual prominence relative to major gateway routes in the southern part of the City including the Hanlon Expressway, Gordon Street, Clair Road, Forestall Road, and Maltby Road.
2. The following matters are to be considered for *development* proposals on lands designated 'Corporate Business Park' within the South Guelph Secondary Plan area:
 - a) Coordinate site design with landscape design in a manner to reinforce natural attributes of the area and to provide appropriate buffering from adjacent land uses;
 - b) Locate and design buildings and landscape development in a manner to establish an attractive and definable gateway in the southern part of the City;
 - c) Design parking, shipping, and loading areas so that they are screened from the street by buildings and/or landscaping;
 - d) Design lighting and signage to identify the site in an attractive manner which is consistent with surrounding uses in terms of scale, quality, and intensity;
 - e) Design driveway, parking, loading, and sidewalk areas for efficient internal and external access, which provides for safe movement of vehicular and pedestrian traffic;
 - f) Outdoor storage of goods or materials shall be prohibited.

3. Development within the South Guelph Secondary Plan area provides the opportunity to create significant City gateways along the Hanlon Expressway corridor, and along the Gordon Street corridor.

- a) Through a consistent and planned enhancement of *natural heritage features*, landscape design, and the application of *elements of urban design*, a physical expression of the general character and image of the City can be established along these high visibility routes.
- b) In addition to establishing a gateway, this treatment will also serve to enhance connectivity of this outlying area of the City with the older, established areas of Guelph through the creation of a discernable corridor.
- c) The City may undertake more detailed analysis of the Hanlon Expressway and Gordon Street corridors to determine appropriate zoning controls and design guidelines. These will apply in addition to the general policies of this section to implement appropriate gateway treatment in these areas.

4. The enhancement of the Hanlon Expressway corridor will depend on establishing the following requirements for *development*:

Comment [MA94]: OPA 48 8.4.5

- a) Detailed planting and landscape requirements, which reinforce natural attributes of the area, to establish a consistent green border adjacent to the expressway;
- b) Co-ordinate a detailed planting regime appropriate to the special conditions of the Expressway median and shoulders with authorities having jurisdiction;
- c) Co-ordinate signage and lighting design with, and in deference to landscape and planting requirements. At the scale of the Expressway corridor, the buildings on the adjacent properties become signs themselves. Co-ordination and control over the issue of signage must extend to built form controls with respect to height, general configuration and orientation;
- d) Establish design criteria for the development of intersections with roads crossing or meeting the Expressway. These design controls should identify special landscape treatment, lighting conditions and signage/landscape structures to identify adjacent land use precincts.

5. The enhancement of the Gordon Street corridor as an urban gateway will depend on establishing the following requirements for *development*:

- a) Detailed planting and landscape requirements on both sides of the street to maintain a density of plant material and screening of adjacent property through all land use zones for the continuous length of the Street. Priority should be given to this requirement in the preparation and approval of *site plans*;
- b) Setbacks and built form controls for buildings such that they are located behind the parkway belt of required planting and landscaping;

- c) Design controls on entrances off Gordon Street and on parking and loading areas within the Gordon Street corridor;
- d) Co-ordination of signage and lighting design with landscape and planting requirements.

Urban Form and Design Considerations - Victoria Road North Secondary Plan Area

3.6.32 In addition to the general objectives and policies of subsection 3.6, the following urban form statement objectives and policies apply to the lands identified on Schedule 1A as the Victoria Road North Secondary Plan Area.

1. Urban Form Statement – Victoria Road North Secondary Plan Area

The Victoria Road North lands were annexed into the City of Guelph in 1993. These lands were added into the City for the purposes of rounding out the northern boundary and in an attempt to control fringe development on rural services adjacent to the City's municipal boundary.

The lands are characterized by scenic rolling countryside, which is separated from the adjacent township lands by the Speed River, open space and a passive recreational trail system linking the river valleylands with Guelph Lake. The majority of this open space network is owned by the Grand River Conservation Authority.

The Victoria Road North Secondary Plan envisions the creation of a healthy community structure through the integration of social, economic and environmental considerations. The Plan will promote balanced growth and a sustainable development strategy for these lands. It will encourage development options, which recognize distinctness of place through an integrated land use structure and alternative development standards.

The existing leisure and recreational opportunities within these annexed lands must be respected and future *development* will be harmony with the existing natural systems and maximize opportunities to integrate natural areas with built form. It is also important to ensure that any *development* of these lands promote a sense of community by embracing a compact urban form, integration of a variety of housing types with complimentary uses and security through design.

Finally, future *development* must respect the relationship between the urban and rural landscapes and preserve this transition through appropriate gateway features.

2. Urban Form Objectives - Victoria Road North Secondary Plan Area

In addition to the general objectives of subsection 3.6, the following objectives apply to the Victoria Road North area:

- i. Develop in a manner consistent with the needs, aspirations and capacities of an urban municipality while respecting the interface with a rural neighbour.
- b) Provide each neighbourhood with a living environment that promotes a desirable quality of life and social interaction.
- c) Provide a high quality and sustainable living environment for residents of the community through the protection, management and enhancement of the natural environment and resources.

- d) Protect areas of scenic value, historical significance or cultural interest.

3. **Urban Design Policies- Victoria Road North Secondary Plan Area**

In addition to the general policies of subsection 3.6 of this Plan, the following policies apply to the Victoria road North Secondary Plan area:

1. **Grid** streets are the key element of the public realm providing a multiple-use area for walking, cycling and motor vehicle activity. Streets will be designed as a high quality urban environment that encourages social interaction and provides multiple routes and connection to neighbourhood facilities and adjoining residential areas. Streets should create view corridors and vistas of significant natural areas, the Speed River valley and park facilities.
2. The number of road access points from Victoria Road to the neighbourhoods (east and west) shall be maximized.
3. Local neighbourhood parks will be located on prominent sites and will be designed to function as neighbourhood squares with significant street frontage.
4. **Houses** should be sited with a consistent setback to provide human scale streets. House designs should incorporate features such as prominent entrances and front porches to encourage social interaction and allow for views along the street. Garages should be sited so that they are not the predominant feature of the streetscape or the house.
5. **Natural** features will provide a key design consideration to ensure the protection of the Speed River, valleylands and wetlands and their *ecological function*. Residential neighbourhoods will be designed to minimize grade changes, preserve mature trees wherever possible and enhance open space linkages. Opportunities to provide views of natural areas by minimizing backlotting onto natural areas should be encouraged.
6. The routing and layout of the pedestrian and cycling network should be continuous, connecting the existing neighbourhoods with the new communities and the principal open spaces and natural areas. The character of the system shall include an off-road and on-road network. Lighting and signage may be incorporated into the design.
7. **Public** safety and security will be considered in all new *development*, including opportunities for visibility of public spaces in the design, siting of buildings, adequate lighting, multiple walking routes and opportunities to control potential speeding of motor vehicles.
8. **Where** necessary, traffic calming measures should be incorporated into the street design of the local street network.
9. Built form along Victoria Road will be designed to provide a high quality urban environment with views of housing, street trees and landscape elements. Housing should be oriented to the street and accessed by rear lanes or service roads. Medium density housing forms are encouraged. A centre boulevard should be considered with openings in the median at every street intersection. The 36 metre wide right-of-way should accommodate a pavement width of 16

Comment [MA95]: OPA 48 8.2.2 and 8.3.7

Comment [MA96]: OPA 48 8.5.2

Comment [MA97]: OPA 48 8.3.4 and 8.3.5

Comment [MA98]: OPA 48 8.8.2

Comment [MA99]: OPA 48 5.6.5

metres. Cycling is to be accommodated on the outside of a 4.3 metre wide lane shared with on-street parking at the curb or on a shared use path within the boulevard. Curvilinear sidewalks should be encouraged to allow for non-linear placement of trees.

10. Victoria Road provides one of the key entrances to the City from the surrounding rural areas. The Speed River and bridge establish the northern gateway to the City. When considering opportunities for improving and enhancing this entrance, the river, bridge, trail system and the transition from rural to urban land should form an integral part of the gateway design. The gateway feature should be located at the transition from the existing 2-lane road to the proposed 4-lane wide road and could include an entry feature, tree and shrub planting and berming in the boulevard and decorative pavement treatment. This design not only announces the entrance to the City, it will also serve to visually define the entrance to a residential area and provide a significant traffic calming function for the arterial road network.
11. All planting associated with the development, including street trees and ground covers should be undertaken with native plant species, preferably from stock grown in southern Ontario and indigenous to the Guelph area.
12. Planting of trees, shrubs and groundcover in street medians and shoulders should be undertaken in large blocks to maximize the area available for water percolation to root systems of planted trees. Ground cover planting in street medians and shoulders should be undertaken with low maintenance native grasses and shrubs.
13. Grass sod should only be used where required for play areas and sports fields, in order to reduce maintenance and maximize the area of deep-rooted plants that facilitate surface water recharge.

Comment [MA100]: OPA 48 8.17.2

Comment [MA101]: OPA 48 8.2.8

3.7 Barrier Free Environment

Objectives

- a) To encourage the provision of cultural, recreational and educational services and facilities in order to ensure accessibility by all age groups, including persons with disabilities, and socially or economically disadvantaged persons.
- b) To encourage the development of a barrier-free environment that facilitates universal access for persons with disabilities (physical, visual, hearing, mobility, learning, mental, communication or intellectual) and persons with situational impairments (pregnant).

General Policies

- 3.7.1 The City will take a leadership role in encouraging accessibility in terms of access and integration, equity, communications, recreation, transportation, housing and education.

Comment [MA102]: OPA 48 8.19.1

3.7.2 The City will prepare and implement "Accessibility Guidelines" to promote universal access to and for all forms of *development* in the community.

Comment [MA103]: OPA 48 8.19.4

1. "Accessibility Guidelines" will be prepared in consideration of the full range of abilities of persons of all ages. These Guidelines will be prepared for the interior design and layout of buildings, site development works as well as municipal infrastructure, i.e. sidewalks, curb ramps, trails, playgrounds, etc.

3.7.3 The City will continue to improve the level of accessibility of municipal services, parks and facilities by obtaining public input in the design, development and operation of new and renovated municipal services and facilities.

Comment [MA104]: OPA 48 8.19.1

3.7.4 The City will encourage the modification of existing private buildings and facilities to improve the level of accessibility.

Comment [MA105]: OPA 48 8.19.3

3.7.5 The City will require all new buildings to be accessible to persons with disabilities in accordance with the provisions of the Ontario Building Code and amendments made thereto.

Comment [MA106]: OPA 48 8.19.2

3.7.6 The City will design and provide municipal infrastructure and set *development* standards that will promote the provision of a universally accessible environment.

Comment [MA107]: OPA 48 8.19.5

3.7.7 The City will continue to make provisions in downtown parking and pedestrian circulation facilities to accommodate the needs of persons with disabilities.

3.8 Energy Conservation and Climate Change Protection

Objectives

- a) To promote a compact urban form and develop an energy efficient pattern and mix of land use.
- b) To maximize opportunities for the use of energy efficient modes of travel and reduce energy consumption for motor vehicles within the City.
- c) To ensure efficient site planning and design for future subdivisions and development projects.
- d) To encourage energy efficient building design and construction techniques that minimizes space heating and cooling energy consumption.
- e) To promote a reduction in energy consumption in all sectors by encouraging the upgrading/retrofitting of existing buildings and facilities.
- f) To encourage a reduction in greenhouse gas emissions in order to minimize Guelph's contribution to climate change impacts.

General Policies

- 3.8.1 The City will encourage and facilitate, where feasible, the effective use and conservation of energy through the upgrading and retrofitting of buildings and facilities.
- 3.8.2 In an effort to promote increased sustainability, the City will implement a climate change protection program that is intended to reduce greenhouse gas emissions and reduce energy consumption in Guelph. The year 2010 targets for this program are set to reduce corporate Municipality greenhouse gas emissions by 20% and community greenhouse gas emissions by 6%, based on 1994 baseline emissions. To implement this program, the following steps will be completed:
- a) Prepare a baseline emissions analysis and outline a forecast of emissions growth;
 - b) Establish reduction targets for the community;
 - c) Develop and implement action plans that will assist in reducing emissions and energy use in the City's operations and the community at large. These action plans will include City leadership initiatives as well as measures to improve community information and heighten awareness; and
 - d) Establish a benchmarking and monitoring system to measure the success of this program.
- 3.8.3 The City may, by amendment to this Plan, introduce specific policies and regulations requiring energy conservation and climate protection measures.

Urban Form

- 3.8.4 It is the policy of this Plan to promote a compact urban form in order to reduce energy used for municipal services, transportation and space heating by:
- a) Phasing expansion and directing *development* to areas contiguous to the built-up edge of the City in order to optimize use of existing infrastructure;
 - b) Encourage the *infill* of vacant and underutilized lands as well as residential *intensification*;
 - c) Considering increased density of residential development; and
 - d) Discourage the *down-zoning* of existing multiple-unit zoned land in instances where multiple-unit densities are appropriate.

Land Use

- 3.8.5 It is the policy of this Plan to promote an energy efficient pattern and mix of land use by:

- a) Encouraging the concentration of major economic activity;
- b) Encouraging the distribution of convenience food stores and personal services within walking/cycling distance of residential areas;
- c) Encouraging joint education/recreation facilities close to high density residential areas;
- d) Discouraging strip commercial development along the major roads of the City;
- e) Restricting service commercial and highway-oriented service commercial development to designated areas;
- f) Encouraging combined forms of commercial development, with shared parking, limited entrances, and shared walls; and
- g) Promoting mixed use commercial-residential developments in appropriate locations.

Site and Design

3.8.6 In order to reduce artificial heating/cooling demands, it is the policy of the City to encourage energy efficient design in the preparation and approval of secondary plans, plans of subdivision and site plans.

- 1. The City will encourage more intensive development (higher density) for all forms of housing in plans of subdivision.
- 2. The City will encourage innovative design, that optimizes the potential for alternative energy technologies, energy production and conservation.
- 3. The City will encourage the retention of woodlands and expansion of tree cover to assist in moderating micro-climatic conditions in localized areas of the City.

3.8.7 Where solar access has been incorporated into subdivision or building site plan design, the City may pass by-laws or otherwise regulate the height and construction on lands which would cast shadows on an adjacent building.

3.8.8 The City will facilitate a reduction in energy consumption for the construction and servicing requirements of subdivisions and other *development* by:

- a) Considering the use of alternative development standards; and
- b) Maintaining the policy of requiring gravity feed sanitary sewers.

3.8.9 The City will promote the application of energy conservation measures in the design and construction of new buildings and in the rehabilitation and upgrading of existing buildings and structures.

Comment [MA108]: OPA 48 6.3.3

Transportation

3.8.10 Since transportation is the largest user of energy, it is the policy of this Plan to reduce per capita energy consumption for motor vehicle travel by encouraging land use patterns which reduce travel needs, and maximizing the opportunity to use more energy-efficient modes of travel such as public transit, cycling and walking.

1. The City will promote land use measures to reduce the length and frequency of vehicular trips.
2. The City will maintain, and improve, where feasible, the free flow of traffic on existing and future roads.
3. The City will actively promote the use of public transit by supporting “transit-friendly” land use planning measures.
4. The City will provide facilities for walking and cycling.
5. The City will encourage measures to increase automobile occupancy rates.

3.9 Urban Fringe Areas

Objectives

- a) To lay out a planning framework for land use change on lands within the City of Guelph that is found on the urbanizing fringe of the community.

General Policies

3.9.1 The lands within the corporate limits of the City of Guelph are deemed to be an urban settlement area as per the provisions of the Ontario “Provincial Policy Statement”. As such, it is recognized that, with the servicing of new development areas on the outskirts of the built-up portion of the City, existing agricultural/rural uses will gradually disappear.

3.9.2 In the transition of rural to urban land uses within the fringe areas of Guelph, the City will be guided by the following policies to ensure an orderly transition of land use.

1. The City recognizes that agriculture is a valuable economic activity, and encourages existing agricultural uses to continue until these lands are required for new development.
2. In spite of 3.9.2.1, in instances where *livestock-based agriculture* operations exist, this Plan encourages the phase-out of the operation. New *livestock-based agriculture* operations will not be permitted within the corporate limits of the City. This policy does not apply to any lands that are utilized by the University of Guelph for livestock-based instruction, research and care.

3. In the preparation of *development* plans in fringe areas of the community, the City will carefully examine the best means to integrate the agricultural/rural land uses into the City. Aspects that will be considered include the *cultural heritage landscape resources* associated with farmsteads as well as opportunities for integration of *natural heritage features*.
4. On lands not imminently required for urban development such as lands designated 'Reserve Lands', the City encourages interim land uses to take place in accordance with the following policies:
 - a) Temporary agricultural use operations may be permitted such as landscape gardening, crop cultivation, market gardening, community plots, sod farming;
 - b) Open space uses may be permitted such as outdoor recreational fields (baseball, soccer, football);
 - c) Any temporary use will require minimal or no construction of buildings or structures and the following conditions will be required:
 - i. The use is compatible with nearby existing uses;
 - ii. Any buildings or structures which are developed to support the use can be easily dismantled;
 - iii. The use does not deter the *development* of nearby proposed uses;
 - iv. The use will not *negatively impact a natural heritage feature*; and
 - v. All municipal servicing and access requirements can be provided.
 - d) Temporary interim uses may be permitted in all land use designations of this Plan, where these activities are in conformity with the other provisions of this Plan. Temporary uses will be permitted by amendment to the City's implementing *Zoning By-law*, without amendment to this Plan.

3.10 Urban/Rural Boundary

Objectives

- a) To promote a clear demarcation between the urban uses found within Guelph and the agricultural/rural lands in the surrounding townships.

Comment [MA109]: OPA 48 3.5 a)

General Policies

- 3.10.1 The City will give consideration to *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).

Comment [MA110]: OPA 48 3.5.1

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

Comment [MA111]: OPA 48 3.5.2

3.10.3 With respect to commenting on *development* applications within the surrounding townships, the City's land use planning comments shall be consistent with the following provincial requirements:

- a) The Ministry of Agriculture, Food and Rural Affairs' guidelines to protect prime agriculture lands in the surrounding municipalities;
- b) The Ministry of Environment's "Guidelines for Municipally and Privately Owned Sewage and Water Systems" (as amended from time to time) to protect surface/groundwater resources and the natural environment.

3.10.4 Consultation between the City and the County of Wellington will be encouraged to prepare a coordinated planning approach in dealing with issues which cross municipal boundaries including:

Comment [MA112]: OPA 48 3.5.3

- a) River, watershed and water resource protection issues;
- b) Transportation, trails, infrastructure and other public service facilities;
- c) Other land use planning matters requiring a coordinated approach.

SECTION 4: MUNICIPAL SERVICES

4.1 Introduction

This section establishes the general policies of the City as they relate to servicing of development.

Objectives

- a) To encourage the efficient use of municipal services and utilities. Comment [MA113]: OPA 48 6 a)
- b) To ensure full municipal services are provided for all forms of development. Comment [MA114]: OPA 48 6 b)
- 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. Comment [MA115]: OPA 48 6 c)
- d) To set out a staging and phasing program for the logical, economic expansion of services. Comment [MA116]: OPA 48 3.2.1 a)
- e) To promote the retention, repair and upgrading of infrastructure in the older parts of the community. Comment [MA117]: OPA 48 6 d)

General Policies

- 4.1.1 It is the policy of the City to ensure the economic provision of hard services and utilities in accordance with recognized standards for urban development. Comment [MA118]: OPA 48 6.1.1
- 1. The City will ensure there is an adequate supply of serviced land and intensification opportunities to meet future development needs. Comment [MA119]: OPA 48 6.1.2
- 2. The provision and extension of full municipal services and utilities to all new development will be required. Full municipal services shall include facilities for: Comment [MA120]: OPA 48 6.1.3
 - a) Sanitary sewage disposal;
 - b) Water supply;
 - c) Storm water management;
 - d) Solid waste management;
 - e) Electrical power; and
 - f) Transportation networks including public transit.
- 3. Telecommunication facilities and natural gas will be provided and extended to all new developments, where feasible and appropriate.

4. Where feasible, cabled services will be located underground. Comment [MA121]: OPA 48 6.1.5
5. Prior to permitting a *development* proposal, the City shall ensure there is adequate provision for overall municipal water, wastewater treatment and solid waste management facilities to accommodate the *development*. Comment [MA122]: OPA 48 6.1.6
6. Prior to permitting a *development* proposal, the City shall be satisfied that all municipal site services are adequate to accommodate the specific *development* proposal.
7. City Council may pass by-laws and enter into agreements, including financial arrangements with property owners for the installation of municipal services. Comment [MA123]: OPA 48 6.1.8
8. The City will consider the use of alternative development standards to provide municipal services where the effectiveness and efficiency of the service is retained, but development cost savings may be realized. Comment [MA124]: OPA 48 6.1.9
- 4.1.2 The City will guide the direction, location, scale and timing of development in order to ensure compact, orderly development and to minimize the cost of municipal services and related infrastructure. Comment [MA125]: OPA 48 6.1.10
- 4.1.3 The City will discourage fringe *development* on private services within the City in order to avoid sprawl, premature municipal servicing and potential negative impacts on the City's water resources and *natural heritage features*. Comment [MA126]: OPA 48 6.1.18
- 4.1.4 The City will ensure full utilization of existing municipal services and utilities. Comment [MA127]: OPA 48 6.1.11

Municipal General Servicing Considerations - South Guelph Secondary Plan Area

- 4.1.5 In addition to the other municipal servicing provisions of Section 4, the following policies are applicable within the South Guelph Secondary Plan Area:
1. There are several areas within the South Guelph Secondary Plan area which cannot be serviced by extending the existing gravity sanitary sewer system, and will require a sanitary sewage pumping station. Sewage pumping stations will be municipally owned and privately owned pumping stations will not be permitted.
 2. In spite of policies 4.1.1 and 4.2.5 which direct the provision of municipal services, it is not the intent of this Plan to indicate that because lands are designated for urban use that the Municipality is committed to provide municipal services to lands within the South Guelph area at any time.

Privately Serviced Residential - South Guelph Secondary Plan Area

- 4.1.6 The following additional policies shall apply to privately serviced residential land within the South Guelph Secondary Plan area:
1. **Existing Privately Serviced Residential**

In spite of the policies of this Plan which prohibit residential *development* on lots without full municipal services, a number of non-urban, privately serviced

properties containing a residence exist within the South Guelph Secondary Plan area which were created and developed prior to this area being annexed by the City of Guelph (April 1, 1993).

Where such properties are designated 'General Residential' or 'Reserve Lands' by this Plan, they shall be recognized as a permitted use. Future *redevelopment*, *infill*, or major *intensification* of such property shall not be permitted until full municipal services become available and such *redevelopment*, *infill*, or major *intensification* proposal conforms to and is consistent with all other applicable policies of this Plan. In addition, *development* on non-urban, privately serviced property shall be controlled by means of specialized *Zoning By-law* classification and regulation.

Where such properties are not designated 'General Residential' or 'Reserve Lands' by this Plan, they shall be considered a legal use of land which is intended to be phased out as urbanization of the South Guelph Secondary Plan area occurs.

2. Future Privately Serviced Residential

In spite of the policies of this Plan which prohibit new residential *development* on lots without full municipal services, land within the South Guelph Secondary Plan area may be permitted to develop on private well and septic systems provided that all of the following criteria are met:

- a) That such *development* is proposed on a lot of record which legally existed as of March 1, 1996;
- b) That it can be demonstrated that adequate water supply and sewage disposal systems can be constructed on the lot;
- c) That the proposed new residential dwelling is located within an area designated on Schedule 1 as 'General Residential' or 'Reserve Lands' by this Plan;
- d) That a suitable *development* agreement can be established outlining conditions for maintenance of the private services, and the requirement for the property owner to hook-up to full municipal services if and when they become available;
- e) That the proposed use can be developed in a manner consistent with all other relevant policies of this Plan;
- f) That no previous residential building permit has been issued for the lot and/or no building(s) had been constructed on the lot prior to March 1, 1996.

4.2 Staging of Development

The following staging of development policies will be applied within the City of Guelph:

- 4.2.1 The rate and direction of development in new growth areas will be governed by the City's ability to provide and extend municipal services, as required, and by the City's ability to meet the financial obligations for the provision of the required services.

Comment [MA128]: OPA 48 3.21.1.2

4.2.2 *Development and redevelopment*, in accordance with the land use plan, Schedule 1, will be staged relative to a program for the orderly extension, repair and upgrading of municipal trunk storm and sanitary sewers and watermain. For this purpose, the City is divided into a number of staging areas. The approximate limits of the staging areas are indicated on Schedule 4 of this Plan.

Comment [MA129]: OPA 48 3.21.1.5

a) STAGE 1

Comment [MA130]: OPA 48 3.21.1.3 and 3.21.1.4

Stage 1 includes those areas in which municipal trunk storm and sanitary sewers and watermain are presently available. *Development* or proposals within Stage 1 areas will be reviewed by the City with regard to their impact on existing municipal services. The City shall restrict or prohibit *development* where municipal services are not of sufficient capacity or are otherwise inadequate to service the proposed use of the lands. The implementing *Zoning By-law* and the amendment process associated with it may be used as a mechanism to control pre-mature development of uses, which do not have adequate municipal services.

b) STAGE 2

Priority for the extension of municipal trunk services to support new urban development shall be given to those lands designated as Stage 2 servicing areas. *Development* proposals in Stage 2 areas will be considered as services become available to the various parcels, and Council indicates that the City is prepared to provide the required trunk services. The implementing *Zoning By-law*, and its associated amendment process, may be used as a regulatory mechanism to prevent pre-mature zoning of land for activities that do not have adequate municipal services associated with them.

c) STAGE 3

Development within a Stage 3 servicing area of the City may be considered subject to the adoption of a secondary plan in accordance with the provisions of subsection 9.5 of this Plan. In those areas where a secondary plan has been approved, *development* applications will be considered as services become available to the various parcels and the City is prepared to provide the required trunk services. The implementing *Zoning By-law*, and its associated amendment process, may be used as a regulatory mechanism to prevent the pre-mature zoning of lands for activities that do not have adequate municipal services. Generally, the implementing *Zoning By-law* to this Plan will recognize existing legal uses only.

4.2.3 The City will undertake a strategic review of its growth management objectives and policies. As an interim step, a development priorities plan will be prepared that will assist in defining the rate, timing and location of *development* and *redevelopment* that should occur in the Municipality. This plan prepared and updated on an annual basis, will provide a multi-year forecast of growth. The following matters will be considered in the preparation of the Plan:

Comment [MA131]: OPA 48 3.21.2.1

- a) Promoting the realization of the goals, objectives and policies of the Official Plan;
 - b) Engaging the community in establishing priorities for growth;
 - c) Ensuring an effective and efficient growth pattern in both new and older, established areas of the City; and
 - d) Encouraging the co-ordinated and orderly provision of municipal services and community facilities in conjunction with this growth.
-

Phasing Policies – Eastview Secondary Plan Area

4.2.4 In addition to the general staging requirements contained in subsections 4.1, 4.2, and 8.2.40, the following phasing of *development* guidelines shall apply to land within the Eastview Secondary Plan Area as indicated on Schedule 4A.

The intent is to address identified general or specific technical constraints in the Eastview area prior to *development*. It is not intended that *development* necessarily occurs in the sequence outlined by the phasing guidelines, or that a phase be completely developed prior to *development* commencing in any subsequent phase.

1. General

Prior to *development* occurring on any of the land identified as Phase I through Phase IVb, inclusive, on Schedule 4A, a transportation study must be prepared, to the satisfaction of the City, to demonstrate the level of development which can occur, based upon the mid-block arterial road (see Schedule 9B) extending only as far north as Eastview Road from its proposed southerly terminus at "New" Watson Road.

2. Phase I

Prior to *development* occurring in the area shown as Phase I on Schedule 4A, the following must occur:

- a) The extension of municipal sanitary trunk sewers and watermains into the area;
- b) The development of appropriate storm water management in accordance with the provisions of subsection 4.3 and as outlined in the Clythe Creek Subwatershed Overview and the Eastview Secondary Plan Master Drainage Report (Hadati Creek section).

3. Phase IIa

Prior to *development* occurring in the area shown as Phase IIa on Schedule 4A, the following must occur:

- a) The approval of storm water management and hydrogeological studies in accordance with the provisions of subsection 4.3;
- b) The extension and development of sanitary trunk, storm water management and municipal watermain facilities;

- c) The completion of environmental impact studies as required by subsection 6.3.

4. Phase IIb

Prior to *development* occurring in the area shown as Phase IIb on Schedule 4A, the following must occur:

- a) All of the requirements of Phase IIa;
- b) Evaluation of potential off-site impacts of the Eastview landfill site in accordance with subsection 5.5.

5. Phase IIIa

Prior to *development* occurring in the area shown as Phase IIIa on Schedule 4A, the following must occur:

- a) The completion of environmental impact studies as required by subsection 6.3;
- b) The approval of storm water management and hydrogeological studies in accordance with the provisions of subsection 4.3.

6. Phase IIIb

Prior to *development* occurring in the area shown as Phase IIIb on Schedule 4A, the following must occur:

- a) All of the requirements of Phase IIIa;
- b) Evaluation of potential off-site impacts of the Eastview landfill site in accordance with the provisions of subsection 5.5.

7. Phase IVa

Prior to *development* occurring in the area shown as Phase IVa on Schedule 4A, the following must occur:

- a) The extension and development of sanitary trunk, storm water management and municipal watermain facilities through Phase IIIa;
- b) The construction of a sanitary pumping station to service the area north of Eastview Road;
- c) The completion of environmental impact studies as required by subsection 6.3. These studies may be required because of:
 - i. *Development* in or *adjacent* to areas identified as *natural heritage features* as included within the Greenlands System of Schedule 1.
 - ii. The extension of the mid-block arterial from Eastview Road to Speedvale Avenue.
- d) The construction of the mid-block arterial linking Watson Road and Eastview Road through to the northerly edge of Phase IIIb.

8. Phase IVb

Prior to *development* occurring in the area shown as Phase IVb on Schedule 4A, the following must occur:

- a) All of the requirements of Phase IVa;
- b) Evaluation of potential off-site impacts of the Eastview landfill site in accordance with the provisions of subsection 5.5.

Phasing Policies - South Guelph Secondary Plan Area

4.2.5 In addition to the general staging requirements contained in subsections 4.1, 4.2 and 8.2.40, the following guidelines are provided for phasing of *development* of the lands within the South Guelph Secondary Plan area, as indicated on Schedule 4B. Prior to each phase of *development* proceeding, the City shall review the treatment capacities of the City's water, wastewater and waste management systems to determine the adequacy of the facilities and any required improvements to the systems.

- 1. The intent of the following policies is to identify and clarify servicing constraints, which may apply to the various subareas within the South Guelph area, and to identify the general sequence of servicing activities, which must occur to permit orderly *development*. It is not intended that a subarea or phase be completely developed prior to commencing *development* of a subsequent phase.
- 2. In spite of the sequence of servicing activities, all *development* shall proceed in accordance with the requirements set out in policy 4.1.5.
- 3. The approximate limits of the subareas have been identified on Schedule 4B, and are subject to refinement on the basis of more comprehensive technical analyses.
- 4. Phase 1

Prior to *development* occurring in the subareas shown as Phase 1 on Schedule 4B, the following must occur:

- a) **Westerly Portion of Phase 1:**
 - i. Extension of the existing sanitary sewer from the present termination point on Downey Road, southerly to Laird Road West, and easterly to the Hanlon/Laird interchange;
 - ii. Extension of existing trunk watermain from the present termination point on Downey Road, southerly to Laird Road West, and easterly to the Hanlon/Laird interchange. Alternatively, the trunk could follow an alignment within the Hanlon Creek (Tributary A) valley;
 - iii. The water distribution system may require connection across the Hanlon Expressway to the existing system on Laird Road;
 - iv. The location and alignment of the trunk services may follow the existing road allowances, or may be located on internal roads or easements, as determined by specific *development* proposals, and detailed analyses of the area;

- v. Extension of Guelph Hydro circuits underground across the Hanlon Expressway across Laird Road.

b) **Easterly Portion of Phase 1:**

- i. Extension of the south end trunk sanitary sewer;
- ii. Extension of the existing trunk sanitary sewer from the present termination points on Clair Road;
- iii. Connection as required to the existing trunk watermain located on Clair Road. The southerly limit of this phase is governed by topography. Areas to be developed, which are above a ground surface elevation of approximately 344 metres above sea level (masl) will require that water pressure be boosted to acceptable service levels. As such, the existing water distribution system and pressure zone can be extended only as far as the topography (post area grading) will allow.

5. Phase 2

Prior to *development* occurring in areas shown as Phase 2 on Schedule 4B, the following must occur:

a) **Phase 2.a (West of the Hanlon Expressway):**

- i. Extension of the trunk sanitary sewer and trunk watermain from the appropriate termination points in Phase 1. The location and alignment of the trunk services may follow the existing road allowances, or may be located on internal easements, as determined by specific *development* proposals, and detailed analyses of the area.

b) **Phase 2.a (Immediately East of the Hanlon Expressway):**

- i. Extension of south end trunk sanitary sewer and extension of the trunk sanitary sewer and trunk watermain from the appropriate termination points in Phase 1. The location and alignment of the trunk services may follow the existing Hanlon Road right-of-way, or may be located on the internal road system or on easements, as determined by detailed analyses and lot fabric for this area.
- ii. Water distribution system pressure is a constraint in this area, which must be addressed by creating a new, higher level pressure zone, utilizing a municipal booster pumping station, or the provision of booster pumps within individual industrial buildings.

c) **Phase 2.a (East of Gordon Street North of Clair Road, Between Gordon Street and Victoria Road):**

- i. Subject to detailed analysis and confirmation of the suitability of utilizing the existing sanitary sewage pumping stations with an easterly extension of the trunk sanitary sewer;
- ii. Extension of the municipal trunk watermain grid system to the area to provide a satisfactory loop for the area.

d) **Phase 2.a (East of Gordon Street and South of Clair Road):**

- i. Easterly extension of the trunk sanitary sewer from Phase 1, along Clair Road, across Gordon Street;
- ii. Connection to the existing trunk watermain located at the Gordon/Clair intersection.

e) **Phase 2.b (West of Victoria Road):**

- i. Extension of the existing trunk watermain from the Arkell/Victoria intersection, and westerly towards Gordon Street to connect to the existing trunk and complete the loop;
- ii. Extension of a gravity sanitary sewer from the Eramosa River, on Victoria Road. Alternatively, the sanitary sewer outlet for this area could be provided by construction of a pumping station and forcemain.

f) **Phase 2.b (East of Victoria Road):**

- i. A gravity sanitary sewer outlet for this area could be provided by construction of a trunk sewer along the Eramosa River valley, connecting to the upper limit of the existing Eramosa River trunk. Alternatively, the sanitary sewer outlet for this area could be provided by construction of a pumping station and forcemain;
- ii. Connection to the existing trunk watermain located on Stone Road.

6. **Phase 3**

Prior to *development* occurring in areas shown as Phase 3 on Schedule 4B, the following must occur:

- a) Extension of the trunk sanitary sewer from the intersection of Clair Road and Gordon Street, southerly along Gordon Street. The primary constraint in servicing this area is topography, and the associated depth of cover on the sewer.
- b) Extension of the new water pressure zone (as referenced in Phase 2) is required before development can proceed in this area.

7. **Phase 4**

Prior to *development* occurring in areas shown as Phase 4 on Schedule 4B, the following must occur:

- a) Provision of a sanitary sewer outlet for this area requires the construction of a sewage pumping station and forcemain to discharge at an appropriate location on the gravity sewer system constructed in Phase 3;
- b) Provision of water service for a portion of this phase will require completion of the trunk grid, by extending the trunk from Arkell Road, southerly along Victoria Road, and west along Clair Road to connect to the existing trunk watermain on Gordon Street;

- c) Water distribution system pressure is a constraint in this area, which must be addressed by creating a new, higher level pressure zone, utilizing a municipal booster pumping station, (as referenced in Phase 2a).

Phasing Policies - Victoria Road North Secondary Plan Area

4.2.6 In addition to the general staging requirements contained in subsections 4.1, 4.2 and 8.2.40, the following phasing of *development* guidelines shall apply to land within the Victoria Road North Secondary Plan Area as indicated on Schedule 4C.

- 1. The intent is to address identified general or specific technical constraints in the Victoria Road North area prior to *development*. It is not intended that *development* necessarily occurs in the sequence outlined by the phasing guidelines, or that a phase be completely developed prior to *development* commencing in any subsequent phase.

- 2. Phase 1

Prior to *development* occurring in the area shown as Phase I on Schedule 4C, the following must occur:

- a) The extension of a municipal sanitary trunk sewer, north from its present termination on Victoria Road and/or extension of a sanitary sewer northward, from its present termination on Inverness Drive;
- b) Extension of a watermain northward, from its present termination on Victoria Road at the City's previous corporate limits;
- c) The approval of a storm water management report and development of appropriate storm water management facilities.

- 3. Phase 2

Prior to *development* occurring in the area shown as Phase 2 on Schedule 4C, the following must occur:

- a) The upgrade of the Arthur Street trunk sanitary sewer system;
- b) Construction of a sanitary sewage pumping station or gravity sewer outlet;
- c) The approval of a storm water management report and development of appropriate storm water management facilities;
- d) The completion of a *scoped environmental impact study* for lands within or adjacent to the *natural heritage features* contained within the Greenlands System of Schedule 1.

4.3 Water Resources

The City is dependent upon water resources for supplying water for residents and businesses in the community, and for supporting diverse *fish habitat* as well as riverine and *wetland* ecosystems.

The City of Guelph obtains its potable water from the Arkell Spring Grounds, located in Puslinch Township as well as numerous municipal wells located within the City.

The safety and security of the City's water resources is critical to a continued high quality of life for existing and future residents and businesses. The City recognizes the potential threat to surface and groundwater resources from possible deterioration of water quality and quantity.

Objectives

- a) To provide a 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.
- c) To protect the quality and quantity of the City's surface and groundwater resources through municipal initiatives and community stewardship.
- d) To practice and encourage effective management of storm water drainage in order to maintain or enhance the water resources of the Guelph area.
- e) To utilize storm water management to assist in regulating the quantity and quality of storm water run-off to receiving natural watercourses, wetlands and recharge facilities.

Comment [MA132]: OPA 48 6.2 a)

Comment [MA133]: OPA 48 6.2 b)

Comment [MA134]: OPA 48 4.3 b)

Comment [MA135]: OPA 48 4.3 c)

Comment [MA136]: OPA 48 4.3 d)

Water Resource Protection and Conservation

- 4.3.1 The City will promote water protection and conservation through land use planning that maintains and enhances the aquatic ecosystems within and beyond the Municipality.
 - 1. The City will work with other government agencies, municipalities and interested parties on integrated and co-ordinated water resource management. This management will enhance the existing water resources in and around the City, as a supply for the community's water consumption.
- 4.3.2 The City will require that all *development* proposals be considered in relation to their potential impacts on the quantity and quality of the City's water supply.
- 4.3.3 The City will implement a water supply master plan that identifies how growth on lands designated for urban use will be serviced. Implementation elements of this plan will include:
 - a) Identifying current and future water demand and supply areas;
 - b) Investigating sources of long-term potable water supply; and identification of major water supply infrastructure improvements (including servicing

Comment [MA137]: OPA 48 6.2.1

Comment [MA138]: OPA 48 6.2.1 i)

Comment [MA139]: OPA 48 6.2.1 ii)

capacity calculations) required to accommodate population growth as projected by this Plan;

- c) **Developing** programs and policies to conserve water and to reduce requirements for additional water supply and water treatment.

Comment [MA140]: OPA 48 6.2.1 iv)

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

Comment [MA141]: OPA 48 4.3.2.8

- 4.3.5 **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 community and to sustain the area's natural ecosystem.

Comment [MA142]: OPA 48 4.3.2.9

- 4.3.6 **The** entire City area is considered to be a recharge area for public and private potable water supply. In order to protect this valuable water resource, the City will introduce conditions of *development* approval that:

Comment [MA143]: OPA 48 4.3.3.1

- a) Protect wetlands and other areas that make *significant* contributions to groundwater recharge;
- b) Ensure that storm water management systems protect water quality and quantity;
- c) Prohibit the extraction of mineral aggregates in *significant* groundwater recharge areas;
- d) Require all storage of liquid waste, petroleum, fuels, fertilizers and related chemicals be provided for in properly designed and engineered containment areas;
- e) Require impact studies where proposed *development* has the potential to affect groundwater resources;
- f) Restrict the placement of underground storage tanks;
- g) Require that contaminated properties be restored to the appropriate condition in compliance with Ministry of the Environment Guidelines;
- h) 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 or other putrescible waste disposal facilities, asphalt and concrete batching plants, the storage or processing of chemical products, gasoline or oil depots and service stations, and vehicle salvage, maintenance and service yards.

4.3.7 The City will prepare a water resources protection strategy in consultation with the Province, adjacent municipalities, the Grand River Conservation Authority and the Guelph community. This strategy will include the following components:

- a) Studies that define the location, nature and extent of potable water resources;
- b) Identification and evaluation of potential threats (i.e. sources of contamination) to surface water and groundwater;
- c) Policies and programs to manage, reduce or eliminate threats based on potential risk of contaminant sources;
- d) A monitoring system to provide for the early detection of changes in water levels and water quality in the vicinity of municipally-owned wells and within the collector system;
- e) Operational policies and contingency plans which will facilitate a quick response to natural or human-induced incidents (such as accidental releases of contaminants);
- f) Policies and programs to consult with and inform the community about water resource protection issues; and
- g) Amendments to this Plan to acknowledge sensitive groundwater and surface water areas.

4.3.8 The Arkell Springs, located to the southeast of the City in Puslinch Township, are the source of a significant portion of Guelph's water supply. A portion of the spring's recharge area is located within the City of Guelph, and is delineated on Schedule 2 as the "Arkell Springs Water Resource Protection Area."

- a) The policies of this Plan, most notably policy 4.3.6 will be used to ensure that development activities within the "Arkell Springs Water Resource Protection Area" do not impair the quality and groundwater recharge capabilities of the "Protection Area."
- b) In order to protect the future ability of the Arkell Springs to supply good quality and quantity water to Guelph, the City will work co-operatively with the upper and lower tier municipalities within Wellington County and Halton Region, to introduce water resource protection policies into their respective Official Plans to provide protection to the Arkell Springs recharge area.

Storm Water Management

4.3.9 The City will utilize the watershed planning process devised by the Provincial government to handle storm water from urban development. This process comprises a hierarchy of plans including *watershed plans*, *subwatershed plans*

and storm water management plans. Information from this process will set the criteria for site specific *development*.

4.3.10 The City is adopting *subwatershed plans* for the various sub-watersheds of the City. *Subwatershed plans* are prepared by the City in close consultation with the Grand River Conservation Authority and other government agencies. *Subwatershed plans* have been prepared in the Eastview and South Guelph Secondary Plan areas of the City. The City recognizes that it will take some time to prepare *subwatershed plans* for other areas of the City.

Comment [MA144]: OPA 48 4.3.1.2

1. *Development* in the Eastview Secondary Plan area shall occur in accordance with a *subwatershed plan* or master drainage plan, as approved by the City of Guelph and the Grand River Conservation Authority.

Comment [MA145]: OPA 48 6.4.1

2. *Development* in the South Guelph Secondary Plan area shall require the preparation of a detailed storm water management and engineering report prior to the registration of any individual plan of subdivision. These reports will be prepared on the following basis:

- a) They will be subject to approval by the City of Guelph and the Grand River Conservation Authority. The approval of the Ministry of Transportation may also be required as the report relates to drainage impacts on the Hanlon Expressway;
- b) The reports will be consistent with and implement the recommendations of the appropriate watershed studies as approved by relevant agencies and adopted by Council for this area, i.e. the Hanlon, Mill Creek, Torrance and Eramosa-Blue Springs studies.

3. Necessary *development* approvals from the City and other relevant agencies shall be required prior to the alteration of any watercourse, the construction of any storm water management facility or the commencement of any grading or filling.

4.3.11 Where *subwatershed plans* have not been completed or approved, the City may consider *development* proposals where a storm water management plan is prepared incorporating the following matters:

Comment [MA146]: OPA 48 6.4.2

- a) Storm water management practices shall address such matters as quantity, quality, conveyance system, grading and drainage, erosion/siltation control, minimizing environmental *negative impacts* including recommendations from environmental impact studies, and other design requirements, as appropriate.
- b) Information is to be provided on the potential *negative impacts* of the proposed storm water management techniques on the water quality of the receiving waters in terms of, but not limited to, water temperature, base flow and *fisheries habitat* potential, including recommendations on how any potential *impact* will be mitigated.

4.3.12 It is the policy of the City to encourage groundwater recharge in storm water management design. The storm water management and engineering report for all new plans of subdivision shall also address the following, where applicable:

- a) *Geotechnical* and *hydrogeologic* information to identify infiltration potentials, to local and regional aquifers, of the site and surrounding area;

Comment [MA147]: OPA 48 6.4.3 iii)

- b) Information on the potential impacts in terms of quality and quantity of any proposed storm water management techniques on the regional aquifer and/or any municipal water sources connected to the affected aquifer.

Comment [MA148]: OPA 48 6.4.3 iv)

4.3.13 For all other *development* proposals, the storm water management and engineering reports shall address all the matters in policies 4.3.11 and 4.3.12 with necessary modifications based on the scale of the proposed *development* as well as existing design impediments in the receiving system (i.e. size of pipe, existing downstream flooding conditions, etc.).

4.3.14 The City has established the "Design Principles for Storm Water Management (October 1996)". These 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 storm water management facilities in the community.

Comment [MA149]: OPA 48 6.4.7

4.3.15 Storm water management facilities are permitted in all land use designations on Schedule 1. The City may consider detention and retention facilities in open space and conservation areas, where necessary, to ensure controlled run-off into receiving watercourses and/or wetlands.

Comment [MA150]: OPA 48 6.4.8

4.3.16 The City encourages the use of natural drainage systems in the design of new subdivisions and *development* proposals. The construction of open concrete channels for storm water will be discouraged.

4.3.17 Major system watercourses, valleys and their associated vegetative areas are recognized as integral components of the ecosystem and shall be left as much as possible in their natural state. The provision of vegetative "buffers" in association with new storm water management facilities will be encouraged.

4.4 Wastewater Treatment

The treated effluent flowing into the Speed River from the City's wastewater treatment facility impacts on the water quality of the Speed River which consists of a riverine ecosystem as well as a source of water for municipalities further downstream from Guelph.

Comment [MA151]: OPA 48 intro to 6.3

Objectives

- a) To protect the quality of watershed resources upstream and downstream of the City's wastewater treatment facility.

Comment [MA152]: OPA 48 6.3 a)

General Policies

4.4.1 The City will continue to implement a wastewater treatment strategy that promotes proactive industrial waste 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.

Comment [MA153]: OPA 48 6.3.1

4.4.2 The land use policies of subsection 7.15, 'Waste Management' outline the policies that are applicable to the City's wastewater treatment facility, located on the northern edge of the Speed River, west of the Hanlon Expressway.

4.5 Solid Waste Management

Objectives

- a) To provide adequate solid waste management facilities to meet the needs of existing and future Guelph residents and businesses.
- b) To show environmental leadership in utilizing a management system that minimizes waste generation through the 3R's – reduce, reuse, recycle.

Comment [MA154]: OPA 48 6.5 a)

Comment [MA155]: OPA 48 6.5 b)

General Policies

- 4.5.1 The City will provide solid waste management facilities to handle the wastes generated by residents and businesses of Guelph. Waste management involves a comprehensive system of handling wastes including an innovative wet-dry recycling and composting facility, as well as a more conventional landfilling operation, continuing at least in the near term.
- 4.5.2 The existing Eastview landfill site will continue to operate until the current approval, issued by the Ministry of the Environment has expired.
- 4.5.3 The City plans to operate a waste transfer facility in order to transport residue from the Wet-Dry Centre and non-processable wastes to an alternate waste handling facility once the existing Eastview landfill is closed.
- 4.5.4 Subsection 7.15 of this Plan outlines land use policies concerning 'Waste Management'.

Comment [MA156]: OPA 48 6.5.1

4.6 Other Servicing Considerations

- 4.6.1 In an effort to preclude premature or undesirable alterations of the natural landscape prior to development, the City will prepare by-laws to regulate the removal/excavation, placing and dumping of fill, as well as the premature grading of land.
- 4.6.2 In an effort to preserve topsoil, the City will prepare by-laws to promote the preservation of this precious resource.
- 4.6.3 In order to assist in preventing the spread of termites within the Municipality, the City will prepare by-laws to regulate the removal of building materials and soil from areas of the City, which are infested with termites. These regulations, among other matters, will prescribe methods to eradicate the termites from building refuse and soil, and the safe disposal of this material.
- 4.6.4 The City will ensure that any future high voltage transmission lines or major pipelines are located on the basis of comprehensive study and in consultation with the City in order to minimize any adverse social, land use, visual, environmental or safety impacts.

Comment [MA157]: OPA 48 6.6 a)

Comment [MA158]: OPA 48 6.7.1

- a) **Future** high voltage transmission lines and major pipelines will be encouraged to locate along existing utility corridors or other rights-of-way, such as roads and railways, in order to minimize the fragmentation of properties.
- b) **Future** high voltage transmission lines and major pipelines will avoid existing residential areas, areas within the Greenlands System and 'Open Space' designated lands, to the extent possible.

Comment [MA159]: OPA 48 6.8.2

Comment [MA160]: OPA 48 6.8.3

4.7 Community Improvement

Comment [MA161]: Replaced by OPA 47

The Community Improvement provisions of the Planning Act allow municipalities to prepare and adopt community improvement plans for designated community improvement project areas. Once a community improvement plan has been adopted by the City and has come into effect, the City may undertake a wide range of actions for the purpose of carrying out the community improvement plan, including but not limited to, the acquisition and development of land and/or buildings and the provision of grants and loans to owners and tenants of land and their assignees.

Objectives

- a) To maintain and improve the quality, safety and stability of the built environment within the community.
- b) To encourage the renewal, rehabilitation, redevelopment or other improvement of private and public lands and/or buildings.
- c) To maintain and upgrade municipal physical and community facility infrastructure.
- d) To maintain and upgrade the transportation network to ensure adequate traffic flow, pedestrian circulation, and parking facilities.
- e) To maintain and upgrade public recreational, park and open space facilities.
- f) To encourage the preservation, restoration, adaptive reuse and improvement of historical or architecturally significant buildings.
- g) To encourage maximum use of existing municipal services through the infilling, intensification and redevelopment of lands and buildings which are already serviced with municipal services.
- h) To improve and maintain the physical and aesthetic qualities and amenities of streetscapes.
- i) To encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, to encourage physical improvements to minimize the incompatibility.
- j) To improve environmental conditions.
- k) To improve social conditions.

- l) To promote cultural development and the development of cultural facilities.
- m) To encourage and support environmentally sustainable development.
- n) To guide and prioritize the expenditure of public funds on community improvements.
- o) To encourage community partners to maintain, upgrade and/or add community facilities and services.

Community Improvement Project Areas

- 4.7.1 The City may from time to time pass by-laws to designate one or more "Community Improvement Project Areas" as provided for by the Planning Act. The entire City of Guelph, or any part of the City, may be designated by by-law as a Community Improvement Project Area.
- 4.7.2 Council will consider the following criteria in the designation of Community Improvement Project Areas:
 - a) A significant portion of the building stock, building facades and/or properties in an area are in need of maintenance, preservation, restoration, repair, rehabilitation, redevelopment, energy efficiency or renewable energy improvements;
 - b) Deterioration or deficiencies in physical infrastructure including but not limited to sanitary sewer, storm sewer and/or water supply systems, roads, sidewalks, curbs, gutters, streetscapes and/or street lighting, and municipal parking facilities;
 - c) Deterioration or deficiencies in the level of community and social services such as public open space, municipal parks, neighbourhood parks, indoor/outdoor recreational facilities, and public social facilities;
 - d) Vacant lots and/or underutilized properties and buildings which have potential for infill, redevelopment or expansion to better utilize the land base;
 - e) Presence of buildings and/or lands of architectural or heritage significance;
 - f) An inappropriate range of housing types and densities including insufficient affordable housing;
 - g) Non-conforming, conflicting, encroaching or incompatible land uses or activities;
 - h) A shortage of land to accommodate widening of existing rights-of-way, building expansion, parking and/or loading facilities;
 - i) Within commercial areas, there are high vacancy rates, deterioration in the appearance of building facades, business signage, streetscapes, public

amenity areas and urban design, inadequate parking facilities or inadequate pedestrian accessibility;

- j) Within industrial areas, there are obsolete industrial buildings/sites, poor accessibility, inadequate parking, loading and outside storage areas;
- k) Known or suspected environmental contamination;
- l) There is an opportunity to implement the goals of the Community Energy Plan;
- m) Other significant barriers to the repair, rehabilitation or redevelopment of underutilized land and/or buildings; and,
- n) Other significant environmental, social or community economic development reasons for community improvement.

4.7.3 Priority for the designation of community improvement project areas and the preparation and adoption of community improvement plans shall be given to:

- a) Those areas where the greatest number of criteria for designation of Community Improvement Project Areas are present; and/or,
- b) Those areas where one or more of the criteria for designation of Community Improvement Project Areas is particularly acute; and/or,
- c) Those areas where one or more of the criteria for designation of Community Improvement Project Areas exists across the entire municipality or a large part of the municipality.

Phasing

4.7.4 The phasing of community improvements shall be prioritized to:

- a) Implement those improvements that will most substantially improve the aesthetic, environmental and service qualities of a community improvement project area;
- b) Reflect the financial capability of the City to fund community improvement projects;
- c) Take advantage of available senior government programs that offer financial assistance for community improvement efforts; and,
- d) Coordinate the timing of related capital expenditures from various municipal departments with departmental priorities.

Implementation

4.7.5 In order to implement a Community Improvement Plan that has come into effect, the City may make full use of the municipal authority granted it under the

Planning Act and other Provincial and Federal legislation, and more specifically, the City may undertake a range of actions, including:

- a) The municipal acquisition of land and/or buildings and the subsequent;
 - i) Clearance, grading, or environmental remediation of these properties;
 - ii) Repair, rehabilitation, construction or improvement of these properties;
 - iii) Sale, lease, or other disposition of these properties to any person or governmental authority;
 - iv) Other preparation of land or buildings for community improvement.
- b) Provision of public funds such as grants and loans to owners and tenants of land and their assignees;
- c) Coordination of public and private redevelopment and rehabilitation by providing administrative and liaison assistance;
- d) Application for financial assistance from and participation in senior level government programs that provide assistance to municipalities and/or private landowners for the purposes of community improvement;
- e) Programs and measures to promote energy efficient development, redevelopment and retrofit projects;
- f) Encouraging the preservation, rehabilitation, renewal and reuse of cultural heritage resources and support of heritage conservation through means available under the Ontario Heritage Act;
- g) Continued enforcement of the Property Standards By-law, the Zoning By-law, the Sign By-law and any other related by-laws and policies;
- h) Continuing to support the Downtown Guelph Business Association (the Business Improvement Area administration pursuant to the Municipal Act) in its efforts to maintain a strong and viable downtown;
- i) Co-operating with private individuals and corporations, service clubs and other public agencies to maintain, upgrade and/or provide new facilities, services and projects, which contribute to the enhancement of the community.

4.7.6 Council shall be satisfied that its participation in community improvement activities will be within the financial capabilities of the City.

SECTION 5: DEVELOPMENT CONSTRAINTS

5.1 Introduction

The Development Constraints section provides policies dealing with physical features that impact on the potential design for *development*. These features are described by the policies of this section and are principally illustrated on Schedule 2.

Objectives

- a) To recognize existing natural *hazards* that are constraints to *development*.
- b) To protect residents from unsafe living conditions and property damage due to flooding, settling, steep slopes or other environmental *hazards*.
- c) To encourage optimum utilization and facilitate orderly extraction of *mineral aggregate* resources for local and regional needs and to ensure environmentally sound restoration of these extraction areas for their subsequent urban land use.
- d) To identify former or existing *landfill* (solid waste disposal) areas and to outline development policies that acknowledge the potential *adverse environmental effects* of these sites.
- e) To outline policies respecting contaminated sites and the City's requirements for their *clean-up* to Provincial standards.
- f) To specifically identify and protect the groundwater aquifer associated with the City's main water supply – the Arkell Springs.

5.2 Flood Plains

Lands that are associated with rivers and creeks in the City may be subject to *flooding* conditions from time to time. This Plan outlines policies and mapping schedules that delineate/designate these lands that may be *hazardous* to life and property.

Various *flood plain* planning techniques are used to provide this protection and to reflect existing development circumstances in the community. These techniques, for example, differentiate between parts of the City where past development has occurred within the *flood plain* area, and newer growth areas of the City where no *development* is permitted within a *flood plain* area.

The City uses three techniques for *flood plain* planning permitted by way of provisions of the "Provincial Policy Statement": One Zone, Two Zone and Special Policy Area concepts.

The One Zone area is used in those instances where the City wishes to prohibit *development* within the entire *flood plain* area. These areas are found around rivers and creeks in the outlying reaches of the community, where buildings/structures do not currently exist within the *flood plain*.

The Two Zone and Special Policy Area concepts are used in the older, established areas of the City where past development activities have occurred within the *flood plain* area. It is in these areas where some allowance is given to see existing development retained, and new *development* permitted if certain design criteria/standards are maintained to protect human life and minimize property damage during a flooding event.

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 the *flood plains* in new growth areas of the City.
- b) To provide for *infill* and *redevelopment* in existing older, established areas of the City within the *flood plain* where flooding hazards will not be aggravated.

Comment [MA162]: OPA 48 4.4.1 b)

Comment [MA163]: OPA 48 4.4.1 c)

General Policies

- 5.2.1 The City has identified those areas of the community adjacent to rivers and creeks that are subject to *flooding* events from time to time. These areas, as defined by the Grand River Conservation Authority, are delineated on Schedule 2 by *regulatory floodlines*.
- 5.2.2 *Development* within *flood plain* areas is regulated in accordance with Provincial *flood plain* management policies and the regulations of the Grand River Conservation Authority.
- 5.2.3 The One Zone *flood plain* areas of the City are located within the no *development* 'Core Greenlands' land use designation of subsection 7.13 of this Plan. In general location description terms, these *flood plains* comprise *floodway* areas and are delineated by the *regulatory floodlines* of Schedule 2. The following river and creek areas, as illustrated on Schedule 1A comprise the One Zone *flood plain* areas of Guelph: the upper reach of the Eramosa River (east of Victoria Road), the upper reach of the Speed River (east and west of Victoria Road), the lower reach of the Speed River (west of the Hanlon Expressway), Hadati, Clythe and Watson Creeks, Torrance Creek, Hanlon Creek, Ellis/Chillico Creek, Howitt Creek.
- 1. No *development* is permitted within the One Zone *flood plain* areas of the City.
- 2. Lands within the One Zone *flood plain* may be used for:
 - a) Outdoor recreation, excluding buildings and structures;
 - b) Open space and conservation areas;
 - c) Wildlife sanctuaries; and
 - d) Nurseries and forestry.

Comment [MA164]: OPA 48 4.4.1.1

Comment [MA165]: OPA 48 4.4.1.2

Comment [MA166]: OPA 48 4.4.1.14

Comment [MA167]: OPA 48 4.4.1.15

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

Comment [MA168]: OPA 48 4.4.1.17

- 5.2.4 Development in the Two Zone and Special Policy Area flood plain areas of the City are guided by the land use policies of subsection 7.14, Flood Plains (Two Zone and Special Policy Area). Generally, these flood plain areas are centred on the Speed and Eramosa Rivers in the older, established areas of the City.

- 5.2.5 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 flood plains of Guelph.

Comment [MA169]: OPA 48 4.4.1.9

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

Comment [MA170]: OPA 48 4.4.1.10

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

Comment [MA171]: OPA 48 4.4.1.11

- 5.2.8 The floodlines, that delimit the flood plains 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.

Comment [MA172]: OPA 48 4.4.1.12

5.3 Steep Slope, Erosion Hazard Lands and Unstable Soils

The City wishes to promote safe property development conditions for people throughout the community. There are many land situations throughout the City where the topography and/or soil composition can compromise safety if not taken into account at the building/property development design stage.

Comment [MA173]: OPA 48 4.4.2 intro

Objectives

- a) To identify situations where human life safety and the protection of property may be jeopardized due to hazardous land conditions.
- b) To promote proper design for development that reduces the potential for building/property damage or the creation of unsafe conditions.

Comment [MA174]: OPA 48 4.4.2 a)

Comment [MA175]: OPA 48 4.4.2 b)

General Policies

- 5.3.1 Certain areas of the City have substantial slope variation (i.e. slopes greater than 20 percent). In these areas, the City will require development proponents to give consideration to special design/engineering works to ensure slope stability, positive storm water drainage and public safety. A geotechnical report prepared by a qualified geotechnical engineer may be required. This report will be circulated to the Grand River Conservation Authority for comment.

5.3.2 Erosion *hazard lands* may occur along sections of the rivers and streams of the City. These *lands* are subject to riverine conditions that may be eroded or undercut. The City will direct *development* away from these areas with a land area allowance made for toe erosion, slope stability and access.

5.3.3 *Certain* lands in low-lying areas of the City have unstable soils – organic (muck) soils or peat. These unstable soil land areas are usually associated with *wetland* areas. The City will direct *development* away from these areas.

Comment [MA176]: OPA 48 4.4.2.5

5.3.4 The City's Greenlands System as illustrated on Schedule 1 incorporates lands that have steep slopes, erosion *hazards* and unstable soils. In addition the Grand River Conservation Authority will prepare updated mapping from time to time which illustrates the extent of these *hazard land* areas.

5.3.5 In instances where a *development* proposal may comprise lands containing steep slopes, erosion *hazards* or unstable soils, the City will require the *development* proponent to give consideration to special design/engineering works to ensure the *hazard* can be safely addressed. In addressing the safety issue, the proponent will ensure that:

- a) The *development* is carried out in accordance with established standards and procedures;
- b) A new *hazard* is not created and that existing *hazards* are not aggravated;
- c) *No* adverse environmental effects will result.

Comment [MA177]: OPA 48 4.4.2.2 (viii)

5.4 Mineral Aggregate Resource Areas

These areas are delineated in the City on Schedule 2 as possessing potentially significant amounts of *mineral aggregate* suitable for use in the construction industry.

Objectives

- a) To identify *mineral aggregate* resource areas.
- b) To encourage the extraction of valuable, non-renewable *mineral aggregates* as an interim activity.
- c) To establish an application review process whereby a new *mineral aggregate operation* may be established as an interim land use prior to development of the ultimate land use as designated in this Plan.
- d) To outline policies establishing appropriate locations for interim *mineral aggregate operations* that will not impact existing development or areas of environmental sensitivity.

General Policies

5.4.1 The delineation of "*Mineral Aggregate Resource Areas*" on Schedule 2 is intended to identify and protect this resource, but not to necessarily indicate those areas in the City where extraction will take place. The "Areas" are defined by scientific studies completed by the Ministry of Natural Resources, and identify areas where there are known mineral deposits.

5.4.2 The City recognizes that *aggregate* is a valuable non-renewable resource that is required in most types of construction. In order to maximize the potential of extracting this resource prior to *development* occurring in an area, this Plan promotes *mineral aggregate operations* as an interim land use, where practical and appropriate for matters of public health, safety and environmental impact.

1. This Plan will permit *mineral aggregate operations* to be established as interim activities in the City through an amendment to the City's implementing *Zoning By-law*.

2. Land proposed to be used for *mineral aggregate operations* will be zoned in a separate category of the *Zoning By-law*. It is intended that the following uses may be permitted in an "Aggregate Extraction" zone:

- a) The extraction, storage and sale of mineral aggregates;
- b) Accessory uses, such as mineral crushing, screening, washing, and stockpiling.

3. Asphalt plants, concrete plants, aggregate transfer stations and similar related uses shall not be permitted within the City of Guelph.

Comment [MA178]: OPA 48 4.5.5

4. In considering proposals to establish an interim *mineral aggregate operation*, the following matters will be considered:

Comment [MA179]: OPA 48 4.5.4

- a) The impact on adjacent land uses and residents and public health and safety;
- b) The impact on the physical environment;
- c) The impact on the capabilities for other land uses to be established by the policies of this Plan;
- d) The impact on the transportation system;
- e) The impact on any existing or potential groundwater resource areas;
- f) The possible effect on the water table or surface drainage patterns;
- g) The manner in which the operation is proposed to be carried out including the estimated time for completion of the extraction work;

- h) The nature of rehabilitation work that is proposed and specific requirements/assurances that the rehabilitated site will accommodate the designated land use for the property; and
- i) The effects on *natural heritage features* and *cultural resources*, and any other matters deemed relevant by the City.

5.4.3 It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial regulations, guidelines and standards under the Aggregate Resources Act will be used to assist in minimizing impacts.

5.4.4 The "Provincial Policy Statement" provides that *wayside pits and quarries* and *portable asphalt 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.

Comment [MA180]: OPA 48 4.5.6

5.5 Landfill Constraint Areas

This Plan outlines policies dealing with the identification of areas that may be subject to *adverse environmental effects* from operating or former *landfill sites* in the City.

Objectives

- a) To restrict or control *development* and/or *redevelopment* on lands containing *landfill* (solid waste) or adjacent to these areas.

Comment [MA181]: OPA 48 4.4.3 b)

General Policies

5.5.1 "Landfill Constraint Areas" are delineated on Schedule 2 and include:

- a) Lands surrounding the Eastview *landfill site* which is located on Eastview Road in the east end of the City; and
- b) Lands containing or affected by abandoned municipal *landfill sites*. These sites are found in some park areas along the Speed and Eramosa Rivers.

5.5.2 The policies of this subsection also apply to any additional lands in the vicinity of the Eastview *landfill site*, indicated by the City that may experience an *adverse environmental effect*.

5.5.3 In spite of the designated land use identified on Schedule 1, future *development* and/or *redevelopment* may be restricted or controlled on, or adjacent to, lands identified as "Landfill Constraint Areas".

Comment [MA182]: OPA 48 4.4.3.1

- 1. No uses, except those approved by the City pursuant to the Environmental Protection Act, will be permitted on lands that are used or have been formerly used for solid waste disposal purposes.

Comment [MA183]: OPA 48 4.4.3.2

2. Where development is proposed within 500 metres of the fill area of the Eastview landfill site:

Comment [MA184]: OPA 48 4.4.3.3

- a) The Ministry of the Environment shall be consulted regarding actions necessary to identify and mitigate any potential *adverse environmental effects*;
- b) Where appropriate, evidence shall be provided to the City that such 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.

3. 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.

Comment [MA185]: OPA 48 4.4.3.4

5.6 Potentially Contaminated Properties

The City requires that contaminated properties be *cleaned-up* to the Provincial standard appropriate for the land use proposed by a *development* application. The City encourages *clean-up* to promote an efficient use of land and/or buildings and to protect the City's essential and valuable groundwater resources. This Plan outlines policies dealing with the identification of sites and facilities, which may be contaminated from past land use practices. For the purposes of this Plan, only generic uses that have been known to create possible contamination problems are identified. Additional past land uses, that are limited to suspected contamination and not specifically referenced in this Plan, may also require study by *development* proponents.

Objectives

- a) To outline the City's policies respecting the general identification of land uses where environmental contamination may have occurred or is occurring.
- b) To outline the City's requirements to *clean-up* contaminated properties.

General Policies

- 5.6.1 The following list of general uses suggests activities that are currently in operation, or have been present in the past, that are related to possible environmental contamination:

- a) Activities involved with the elimination of waste and other residues;
- b) Industrial and commercial activities involving hazardous substances;
- c) *Livestock-based agriculture* operations;
- d) Storage and transfer of hazardous substance activities;
- e) Sites formerly used for transportation or utility purposes.

- 5.6.2 The City will require a *development* proponent to provide documentation that a property, suspected as having some form of contamination, is clean or has been *cleaned-up*. This documentation is to be provided prior to any planning approval being given to *develop* a suspected contaminated property. Where documentation is not available, the City will request the proponent to undertake an analysis to determine the possible nature and extent of any contamination in accordance with the City and Ministry of the Environment requirements. The proponent will be required to submit a record of site conditions and other applicable documentation.
- 5.6.3 In the event that any contamination is identified on a particular property, a *development* proponent will be required to submit a *decommissioning* and/or *clean-up* program that meets the requirements of the City and the Ministry of Environment prior to any planning approvals being given. Further, the issuance of a demolition permit may be contingent upon the submission and acceptance of a Phase 1 decommissioning study, satisfactory to the City and in compliance with the Ministry of the Environment requirements.
- 5.6.4 It is the intent of the City that all contaminated properties be *cleaned-up* to a level that protects human health by meeting soil and water quality criteria set out by the Ministry of the Environment in the publication "Guidelines For Use At Contaminated Sites In Ontario" (as revised from time to time); a record of site conditions will also be required.
- 5.6.5 In instances where the City is deeded land for public highways, road widenings, parkland, storm water management, easements or for any other public use, the City may require evidence, as a condition of the transfer that no environmental contamination has occurred on the subject lands.
- 5.6.6 The policies of this subsection 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.
- 5.6.7 The City, in consultation with the Grand River Conservation Authority, other government agencies and the community will develop and implement an action plan to encourage the *clean-up* of known contaminated sites.

5.7 Arkell Springs Water Resource Protection Area

- 5.7.1 The City is reliant on the majority of its water supply coming from the Arkell Springs located to the southeast of the City. A portion of the recharge area associated with these spring grounds is located within the City of Guelph, and is identified as such on Schedule 2. Policies respecting the protection of these spring grounds are outlined in subsection 4.3, Water Resources.

SECTION 6: NATURAL HERITAGE FEATURES

Comment [MA186]: Section 6
deleted by OPA 42

6.1 Introduction

This section of the Plan provides policy for the protection of features and ecological functions of Guelph's natural environment.

The policies of this section are intended to identify and provide a level of protection for lands representing the full spectrum of Guelph's natural heritage features and ecosystems.

Natural heritage features are important for their environmental and social values and as a legacy of the natural landscapes of the area. These features include areas containing wetlands, forested areas, wildlife habitats for terrestrial and aquatic species (including endangered and threatened species), valleylands, areas of natural and scientific interest (ANSI), *environmental corridors* and *ecological linkages*.

Natural heritage features are included within the Greenlands System as identified on Schedule 1 to this Plan. Subsection 7.13 of this Plan provides land use policies respecting lands within the Greenlands System.

A more refined illustration of the various forms of *natural heritage features* that have been currently inventoried in the City is outlined on Schedule 2. The following categories are outlined on this Schedule: *Provincially Significant Wetlands*, *Areas of Natural and Scientific Interest*, *Locally Significant Wetlands* and *Other Natural Heritage Features*. The "Other Features" category includes lands that primarily comprise *environmental corridors*, *ecological linkages* and buffers to *natural heritage features*. The specific delineation of any of these *features* on the Schedule is intended to indicate the primary function that is associated with the lands outlined on the Schedule. However, this *feature* delineation does not create a mutually exclusive classification of natural features, e.g. animal habitat is found in all *natural heritage feature* areas.

Objectives

- a) To recognize and identify existing *natural features* and their associated *ecological functions* in the City that should be preserved and/or enhanced.
- b) To provide ecologically-appropriate recreational and educational opportunities in the unique natural areas incorporated into the urban form and structure of the City.
- c) To protect, preserve and enhance land with unique or environmentally significant *natural features* and *ecological functions*.
- d) To maintain and enhance natural river valleys, vistas and other aesthetic qualities of the environment.

- e) To promote the continued integrity and enhancement of *natural features* by interconnecting these features with *environmental corridors* and *ecological linkages*, where possible.
- f) To establish a comprehensive systems approach to the protection and enhancement of *natural heritage features*.
- g) To ensure *development* activities on lands adjacent to *natural heritage features* do not detrimentally impair the *function* and ecological viability of the abutting heritage feature.
- h) To provide a clear and reasonable mechanism for assessing the impact of applications for land use change on *natural features* and *functions*.

General Policies

- 6.1.1 The City requires the protection of *natural heritage features* and their associated *ecological functions* and also encourages their enhancement where appropriate. The City also encourages *feature* protection in areas adjacent to the Municipality's boundaries.
- 1. In addition to implementing the other policies of this Plan, the City may use one or more of the following alternative means to protect *natural heritage features*:
 - a) The acquisition of lands;
 - b) Requesting the Grand River Conservation Authority to acquire those lands associated with a hydrologic function and/or suitable for conservation purposes;
 - c) Entering into agreements with landowners using measures such as the use of conservation easements to secure the protection of lands;
 - d) Encouraging landowners to preserve or convey land to a public agency or land trust;
 - e) Implementing municipal by-laws to protect lands.
- 6.1.2 Where any land is delineated as a *natural heritage feature* on Schedule 2 and the land is under private ownership, this Plan does not intend that such land is open to the general public, or that the lands will be purchased by the City or any other public agency.
- 6.1.3 The City shall undertake public *infrastructure* works and actions that are consistent with the protection of *natural heritage features*. In instances where *infrastructure* works may impinge upon these areas, the City will give consideration to the impacts of its proposed actions, consider alternatives and implement measures to minimize impacts.

6.1.4 *Natural heritage features* and their associated *ecological functions* are a central component of the Greenlands System as outlined in subsection 7.13.

6.2 Watershed Planning

Watershed/subwatershed planning systems enable a holistic examination of the natural environment across municipal boundaries and man-made features. The results of these systems' studies serve as an ecological basis for defining development "envelopes". In this way sustainable growth is promoted, with *natural areas* and their associated *ecological functions* being protected.

Objectives

- a) To utilize a watershed/subwatershed planning systems approach for the identification, evaluation and protection of the natural environment.

Comment [MA187]: OPA 48 4.3 a)

General Policies

- 6.2.1 The City will use watershed/subwatershed planning as the basis for environmental and land use planning in the Municipality. This form of planning will also serve as a *comprehensive environmental impact study* framework.

Comment [MA188]: OPA 48 4.3.1

- 6.2.2 Watershed/subwatershed studies will be used as the basis for outlining *natural heritage feature* protection requirements for major municipal *infrastructure*.

Comment [MA189]: OPA 48 4.3.1

- 6.2.3 Planning studies and *development* proposals within the various watershed and subwatershed areas of the City will take into account the recommendations of these various watershed studies. Schedule 1A displays the water features of the City including its rivers, creeks and wetland areas. The Appendix to this Plan lists completed studies for these various water features.

Comment [MA190]: OPA 48 4.3.1.4

- 6.2.4 In order to promote the protection of *natural heritage features* and *ecological functions*, the City will establish environmental impact monitoring programs with community partners and appropriate government agencies including the Grand River Conservation Authority. These monitoring programs will:

Comment [MA191]: OPA 48 4.3.1.5

- a) Assess impacts on *natural features* and *functions* during construction;
- b) Assess longer term impacts on *features* and *functions* through benchmarking studies; and
- c) Assist in identifying corrective or mitigation measures in instances where negative impacts to *natural features* and *functions* are occurring.

- 6.2.5 The findings and recommendations of environmental studies completed through the watershed/subwatershed and *comprehensive environmental impact study* process will be used as an initial benchmarking reference point.

Comment [MA192]: OPA 48 4.3.1.6

- 6.2.6 The City will use a variety of information-sharing techniques to increase public awareness of *natural heritage features* and their *functions*, and the need for the

entire community to practice environmental stewardship. Techniques to promote information exchange include the following:

- a) Public meetings/open houses;
- b) City newsletters;
- c) Public signage that warns and/or educates;
- d) Information reports to City Council;
- e) Stewardship manuals/environmental brochures.

6.2.7 Through the *development* review process, 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.

Comment [MA193]: OPA 48 4.3.1.7

6.3 Environmental Impact Studies

Environmental impact studies examine the potential negative impacts that *development* proposals may have on *natural heritage features*. These studies also provide for the establishment of short term and long term monitoring strategies, the type and extent of which depend on the *features* affected by the proposed *development* and the mitigation measures proposed.

Objectives

- a) To use environmental impact studies (EIS) to investigate the potential environmental impact of *development*;
- b) To use the EIS process to determine whether a particular *development* can proceed, and if so, what actions or measures are required to minimize *negative impacts* on the environment;
- c) To use the EIS process as a means to plan for the provision of municipal *infrastructure* servicing in a manner that avoids or minimizes impacts on the natural environment.

General Policies

- 6.3.1 Where a *development* proposal, may *negatively impact* a *natural heritage feature* or its *ecological function*, the proponent will be required to prepare an environmental impact study.

An environmental impact study shall be carried out as follows:

- a) By professionals qualified in the field of environmental sciences and acceptable to the City and the Grand River Conservation Authority. Prior to commencement of the study, a terms of reference acceptable to the City shall be prepared in

consultation with the Grand River Conservation Authority and other agencies as required.

- b) The environmental impact study shall address:
- i. A description of and statement of the rationale for the *development* proposal and alternatives to the proposal;
 - ii. A description of the proposed *development*, including a location map showing proposed buildings, existing land uses and buildings, existing vegetation, fauna, site topography, drainage, hydrology, soils, hydrogeological conditions, habitat areas and other applicable matters;
 - iii. A description of adjacent land use and the existing regulations affecting the *development* proposal and adjacent lands;
 - iv. A description of all *natural features* and their *ecological functions* that might directly or indirectly be *negatively impacted*;
 - v. A description of the *negative impacts* that might reasonably be caused to the *natural heritage feature* and its associated *ecological functions* by the *development* proposal including a statement of the *significance* of the *natural heritage feature*;
 - vi. A description of alternate forms that the *development* proposal could take including an assessment of the advantages and disadvantages of each;
 - vii. A description of the actions necessary to prevent, change, mitigate or remedy any expected *negative impacts* upon *natural heritage features*;
 - viii. A description of alternative methods of protecting the *ecological functions* of the areas affected;
 - ix. Where reasonable and appropriate measures to provide for the enhancement of *natural heritage features* and their *ecological functions*;
 - x. A description of any short/long term monitoring techniques/devices that will be necessary to determine if *negative impacts* to the *natural heritage features* are occurring; this may also be used to trigger identified remediation measures; and
 - xi. Any other information required by the City (including its Environmental Advisory Committee) or the Grand River Conservation Authority that is deemed necessary to evaluate the *development* proposal in relation to the particular *natural heritage feature* under investigation.
- c) *Development* proposals impacting on *adjacent lands* to *natural heritage features* will require the preparation of an environmental impact study with matters noted in policy 6.3.1(b) being addressed, with necessary modifications. *Adjacent land*

areas as defined in Section 10 of this Plan - the Glossary – will be used as the basis for defining the extent of these areas.

- d) The City shall not amend this Plan, or pass any by-law to permit *development* upon or *adjacent* to lands identified as a *natural heritage feature*, until the required environmental impact study has been approved by the City.
 - e) In the approval process for an environmental impact study, it may be determined that a particular *development* proposal should not be approved. This could occur where a proposed *development* would have a substantial *negative impact* on the studied *features* and their associated *ecological functions* as to render the *features/functions* lost or severely degraded.
- 6.3.2 In terms of completing an environmental impact study, the City may require, as a condition of *development* approval, that an environmental implementation report (EIR) be prepared. This EIR will serve as a summary document containing information on the following matters:
- a) How all the conditions of *development* approval have been met;
 - b) How municipal *infrastructure* servicing and the protection of *natural heritage features* and their associated *ecological functions* have been addressed; and
 - c) Any other special requirements that are required to protect the overall natural environment of the area.
- 6.3.3 The City's Environmental Advisory Committee will be used to review of environmental impact studies and environmental implementation reports and to offer advice on environmental matters.

6.4 Wetlands

The Ministry of Natural Resources has evaluated and classified *wetlands* in the City of Guelph. These *wetlands* consist of *provincially significant wetlands* and *locally significant wetlands*. All *wetlands* currently evaluated are delineated on Schedule 2.

Objectives

- a) To recognize the important role of *wetlands* of all sizes in the natural environment;
- b) To plan for the optimization of the hydrological, social, ecological and economic benefits associated with various wetland resource areas;
- c) To work with community partners and various government agencies, (i.e. the Grand River Conservation Authority and the Ontario Ministry of Natural Resources) to protect *wetlands* through accepted land use planning and resource management practices.

General Policies

- 6.4.1 The City encourages the retention of all *wetlands* located within Guelph and adjacent to its municipal boundaries. In all instances the City will encourage the design of new *development* proposals to minimize impacts on this *natural heritage feature* and its associated *ecological functions*.
- 6.4.2 No *development* is permitted within *provincially significant wetlands*. These *wetlands* have been included in the 'Core Greenlands' designation on Schedule 1 with associated land use policies as outlined in subsection 7.13.
- 6.4.3 In instances where a *development* proposal is within *adjacent lands* to a *provincially significant wetland*, the City will require that the *development* proponent complete an environmental impact study in accordance with the requirements of subsection 6.3 of this Plan. The environmental impact study shall indicate that the *development* proposal will not:
- a) Result in a loss of the *wetland's ecological function*;
 - b) Create subsequent demand for future *development* which will *negatively impact* on the *wetland's ecological function*;
 - c) Conflict with existing site-specific *wetland* management practices;
 - d) Result in loss of contiguous *wetland*.
- 6.4.4 *Locally significant wetlands* are associated with the Non-Core Greenlands overlay on Schedule 1 and with associated land use policies outlined in subsection 7.13. The City recognizes the importance of *locally significant wetlands* in maintaining the ecological health of natural systems.
- 6.4.5 In instances where a *development* proposal falls within or *adjacent* to a *locally significant wetland*, the City will require the *development* proponent to complete an *environmental impact study* in accordance with the provisions of subsection 6.3 of this Plan. The environmental impact study shall indicate that the *development* proposal will not:
- a) Result in loss of the *wetland's ecological function*;
 - b) Create subsequent demand for future *development* which will *negatively impact* on the *wetland's ecological function*;
 - c) Conflict with existing site-specific *wetland* management practices.

6.5 Habitat of Endangered Species and Threatened Species

These areas contain critical habitat for species that are in an endangered and/or threatened state. Habitat of *endangered and threatened species* is designated within the 'Core Greenlands' area of Schedule 1 of this Plan.

Objectives

- a) To recognize and protect the habitat of *endangered species* and *threatened species*;

General Policies

6.5.1 The City encourages the protection of habitat of *endangered species and threatened species* within the Municipality and in areas adjacent to its municipal boundaries.

1. In instances where the habitats of *endangered species* and *threatened species* are identified by study within the City, *development* will not be permitted on the *significant* portions of these habitats.
2. In instances where a *development* proposal is *adjacent* to the *significant* habitat of *endangered* and/or *threatened species*, an environmental impact study is required in accordance with the provisions of subsection 6.3. The environmental impact study shall demonstrate how the proposal will not *negatively impact* the *significant* habitat of the *endangered species* and *threatened species* and its associated *ecological functions*.

6.5.2 For the purposes of identifying species that are *endangered* and *threatened*, reference can be made to the species lists that are prepared from time to time by the Ontario Ministry of Natural Resources (OMNR) and the national Committee on the Status of Endangered Wildlife in Canada (COSEWIC).

6.6 Areas of Natural and Scientific Interest (ANSI)

The City has a unique *feature*, which has been classified by the Ministry of Natural Resources to be an area of natural and scientific interest (*ANSI*). This *feature* is provincially significant and known as the Guelph Correctional Centre Quarry ANSI (Earth Science). This *significant feature* is included within the 'Core Greenlands' designation on Schedule 1, and is specifically detailed on Schedule 2.

Objectives

- a) To recognize and protect areas of natural and scientific interest (ANSI).

General Policies

6.6.1 No *development* is permitted within a *significant* area of natural and scientific interest (ANSI). The *feature's* protection is guided by the land use policies of subsection 7.13, Greenlands System.

- 6.6.2 In instances where a *development* proposal is *adjacent* to a *significant* area of natural and scientific interest (ANSI), an environmental impact study will be required in accordance with the provisions of subsection 6.3.

6.7 Fish Habitat

The City is committed to protecting natural systems including lakes, ponds, streams, creeks, wetlands, drainage courses and recharge areas in association with suitable riparian and buffer areas as essential components of fish habitat. *Fish habitat* is included within the Greenlands System of Schedule 1 of this Plan.

Objectives

- a) To recognize and protect fish habitat.

General Policies

- 6.7.1 This Plan promotes the protection of *fish habitat* as a component of the City's natural environment and in accordance with provisions of the Federal Fisheries Act.
- 6.7.2 If *development* is proposed in, or on *adjacent lands* to *fish habitat*, then the proponent is required to complete an environmental impact study to demonstrate that the proposal will not *negatively impact* the *habitat* required for the life cycle of *fish*. The provisions in subsection 6.3 will give guidance to the preparation of this study. More particularly, the study will contain the following:
- a) Identification of the *fish* species utilizing the area;
 - b) Identification of the *fish habitat feature*;
 - c) If required, the mitigation measures that are required to ensure no net loss of *fisheries habitat* to occur, due to the proposal.
- 6.7.3 If the environmental impact study indicates that there will be a harmful alteration, disruption or destruction of *fish habitat* that cannot be mitigated, then the preparation of a compensation package will be required, as authorized by the Canadian Department of Fisheries and Oceans.
- 6.7.4 The City, working in conjunction with the Grand River Conservation Authority and neighbouring municipalities, will continue to implement measures to prevent water pollution and promote the maintenance and enhancement of *fish habitat*.

6.8 Forestry Resources

The City places a high priority on protecting existing trees, hedgerows and wooded areas. In addition, the planting of new trees in all areas of the City is encouraged for environmental and aesthetic reasons.

Woodlands that are *significant*, as defined by the provisions of this Plan, are included within the Greenlands System of Schedule 1 and are delineated as a *natural heritage feature* on Schedule 2.

Objectives

- a) To promote the retention, maintenance and enhancement of natural forest systems in the urban environment.
- b) To recognize the important role that trees, hedgerows and wooded areas play in the functioning of our supporting ecosystem.
- c) To promote the retention, maintenance and enhancement of tree cover in all areas of the City.

General Policies

- 6.8.1 The City will encourage the protection of forest resources including trees, hedgerows, wooded areas and *significant woodlands*, and encourage the integration of these resources into the urban landscape.
- 1. Forest resources should be protected for their ecological, biological, hydrological, and micro-climatic moderation effects.
 - 2. In the preparation of *development* proposals, *development* proponents will be encouraged to prepare a tree inventory. The tree inventory report should identify all individual trees (over 10 cm diameter breast height) as well as species composition. In addition, the report should address the feasibility of retaining desired trees, and the protection measures required for these trees during site development and building construction.
 - 3. Whenever the City or another agency is undertaking an *infrastructure* work, the City will attempt, where feasible, to protect and preserve existing forest resources.
 - 4. In order to enhance the urban environment, the City will promote the retention of existing street tree cover and provide for new tree planting on an on-going basis. Native tree species will be the preferred planting choice to protect the natural integrity of existing wooded areas.
 - 5. In instances where forest resources need to be removed due to a *development* proposal, measures should be taken to ensure the orderly extraction of the trees or their possible relocation, where practical, and the preservation of any remaining ones.
 - 6. In an effort to protect forest resources and maintain existing tree cover, the City will enact by-laws to prohibit the removal or injury of trees.

- 6.8.2 The City will give consideration to developing a comprehensive ecological definition of woodland significance in the Municipality by conducting an assessment study of wooded areas within Guelph.

Significant Woodlands

- 6.8.3 The City has classified certain wooded areas in the Municipality as being *significant*. These *woodlands* have been classified as being *significant* due to their natural heritage *functions* as noted in policy 6.8.1, in addition to their contiguous size of at least 1 hectare and existence in a natural setting. *Significant woodlands* are included within the Greenlands System outlined on Schedule 1. They are also delineated as *natural heritage features* on Schedule 2.
- 6.8.4 *Development* proposals within or on *adjacent* lands to a *significant woodland* should not *negatively impact* the *feature* and its associated *ecological functions*.
1. The actions as specified in policy 6.8.1 will be used to protect and preserve *significant woodlands*. In addition, the forestry management of these *woodlands* should not include timber production as a primary activity.
 2. In instances where a *development* proposal is within or *adjacent* to a *significant woodland*, the City will require that an environmental impact study be undertaken. Subsection 6.3 outlines the general requirements for this type of study; more particularly, the study shall:
 - a) Contain a detailed inventory of the *woodland* including size, age, composition, condition and *ecological functions* of the *feature*;
 - b) Indicate the *negative impacts* of the proposal on the *woodland*;
 - c) Indicate any measures that would reduce the *negative impacts* of the proposal;
 - d) Recommend provisions, in instances where trees need to be removed, for their replacement or any other enhancement opportunities.

6.9 Environmental Corridors and Ecological Linkages

Environmental corridors are linear biophysical features usually associated with river, stream and creek valleylands that provide essential links for plant and animal species and often serve as buffers to the riverine ecosystem. *Ecological linkages* are landscape areas that connect remnant *natural areas*. It is the City's intention to promote the retention, maintenance and enhancement of both of these types of *features*.

Objectives

- a) To promote the retention, maintenance and enhancement of linear biophysical features as well as natural landscaped connections that provide essential links between *natural heritage features*.

General Policies

- 6.9.1 The City encourages the connection of *natural heritage features* within the Municipality and adjacent to its municipal boundaries using *environmental corridors* and *ecological linkages*, where feasible.
1. The City will promote the retention of *environmental corridors* and *ecological linkages*.
 2. The City will promote the protection and maintenance of all rivers, streams and creeks as *environmental corridors*.
 - a) Land within the area of influence of streams and rivers should, where possible, be retained as, or rehabilitated to enhance its *function* as an *environmental corridor*.
 - b) Generally, the City will require *development* to be set back a minimum of 10 metres from the top of the stream bank, or 30 metres from the stream edge, whichever is greater. This area is to be used for a vegetated riparian buffer.
 3. The City will encourage the incorporation of *environmental corridors* and *ecological linkages* into a *development* proposal's design to enhance social and environmental qualities of the landscape.
 4. In an effort to provide *ecological linkages* between *natural heritage features*, the City will continue to support a program for naturalization of vegetation of parks, open space and storm water management areas, where appropriate.

Significant Environmental Corridors and Ecological Linkages

- 6.9.2 The City has established certain *environmental corridors* and *ecological linkages* as being *significant* within the Municipality due to their important *ecological function* in interconnecting the natural heritage system of the community. These *significant features* consist of:
- a) The riverine systems of the Speed and Eramosa Rivers and their numerous tributaries; and
 - b) A number of terrestrial systems that inter-link the *provincially significant wetlands* of the area (i.e. Hanlon, Torrance, Eramosa, Hadati, Northeast Guelph, Marden South, Ellis/Chillico, and Mill Creek) and the Speed/Eramosa Rivers.
- 6.9.3 *Significant environmental corridors* and *ecological linkages* are included within the Greenlands System on Schedule 1 of this Plan and are further delineated as *natural heritage features* on Schedule 2.
- 6.9.4 In instances where a *development* proposal is within or is on *adjacent lands* to an *environmental corridor* or *ecological linkage*, an environmental impact study will

be required. Policy 6.3 outlines the general requirements of this study; more particularly, the study shall:

- a) Accurately identify and recognize the *environmental corridor* or *ecological linkage* including its vegetative, wildlife and/or landscape *functions*;
- b) Assess the potential viability and integrity of *the environmental corridor* or *ecological linkage* as a result of the *development* proposal;
- c) Make recommendations to restore, protect, enhance or mitigate *negative impacts* upon the *natural heritage feature* and its associated *ecological functions*.

6.9.5 The City promotes the future naturalization and environmental enhancement of the Speed and Eramosa river valleys. It is hoped these measures will improve the rivers' water quality and *fish habitat*, prevent bank and steep slope erosion as well as provide the filtration of storm water run-off.

1. In spite of 6.9.1.2(b) in instances where a *development* proposal is within or on *adjacent lands* to the Speed and Eramosa Rivers' *environmental corridor*, the City will require *development* to be set back the greater of
 - a) 30 metres from the river edge; or
 - b) Where there is a steep slope adjacent to the river, 15 metres from the top of the slope.
2. The City will encourage the creation of riparian buffers within this river *environmental corridor*. As a guideline, these vegetated buffers should be no less than 15 metres in width. They will be promoted in all appropriate instances where river-edge vegetation may be feasibly provided.
3. The City will continue to investigate the feasibility of removing/modifying structured barriers in the Speed and Eramosa Rivers and their tributaries in order to permit natural stream processes and the formation of a natural stream morphology. This review will be conducted in consideration of the original intent for the provision of the river/stream structures.

6.10 Wildlife Habitat

Wildlife habitat consists of areas where plants, animals and organisms live and find adequate amounts of food, water, shelter and space to sustain their existence. Many of the *natural areas* set aside for non-development provide habitat for various wildlife species.

While all areas could conceivably be defined as a habitat for some form of living organism, the intent of this section is to identify only those natural areas which have "special characteristics" and are exclusive of the other forms of habitat spelled out by the provisions of this Plan, i.e. *habitat for endangered and threatened species*, *fish habitat*. This Plan outlines *wildlife habitat* areas within the Greenlands System of Schedule 1;

these habitat areas are also delineated within the *natural heritage features* of Schedule 2.

Objectives

- a) To recognize those areas that provide unique circumstances for habitat of plants, animals and organisms to live.

General Policies

6.10.1 The City promotes the protection of *wildlife habitat areas* that are considered *significant* within the Municipality and will encourage their protection in areas adjacent to its municipal boundaries.

6.10.2 For the purposes of this Plan, *significant wildlife habitat areas* are defined as consisting of one or more of the following:

- a) Critical habitat areas that provide for seasonal concentration of animals;
- b) Wildlife movement corridors;
- c) Rare vegetation communities or specialized habitats for wildlife;
- d) Habitats for species of conservation concern including provincially and federally vulnerable species.

6.10.3 The identification of *significant wildlife habitat areas* is completed through work of the Ministry of Natural Resources as well as by the findings of *comprehensive* and *scoped environmental impact studies* in the community.

6.10.4 *Significant wildlife habitat areas* are contained within the Greenlands System on Schedule 1. Land use policies concerning the Greenlands System are outlined in subsection 7.13 of this Plan.

6.10.5 In instances where a *development* proposal is within or *adjacent* to a *significant wildlife habitat area*, the *development* proponent is required to complete an environmental impact study. Policy 6.3 outlines the general requirements for this study; more particularly, the study shall:

- a) Identify the specific nature and *ecological function* of the *feature*;
- b) Assess the extent of *development* that may occur without jeopardizing the integrity of the habitat *feature*;
- c) Define any measures that may be instituted to mitigate potential *negative impacts* on the *wildlife habitat feature*.

SECTION 7: LAND USE

This section establishes the distribution of, and policies for, individual land use designations within the City. The land use designations provide direction for *development* and the basis for development control documents, such as the *Zoning By-law*.

This section consists of written policy that is related to the Plan's land use schedule. The policies establish for each land use category: the type of use, the intensity of *development*, and the development control process. Schedule 1, the Land Use Plan is a general guide or indication of future land use areas.

Secondary Plans, adopted through amendment to this Plan, may require more detailed land use schedules for areas to which they apply. Specific land use schedules corresponding to Secondary Plans shall be adopted as amendments to Schedule 1 and shall be subject to all applicable policies of this Plan.

7.1 All Land Use Designations

7.1.1 The following public and quasi-public services and uses may be permitted in all land use designations, subject to the provisions of policies 7.1.2 and 7.1.3:

- a) 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;
- b) Utilities and services necessary for the transmission of municipal water and sewage, public roads, bridges and railway lines, except where any of these facilities would promote a development pattern that is contrary to the Official Plan;
- c) Any building or facility of the City of Guelph, provided that such development satisfies the provisions of the Environmental Assessment Act, where applicable.
- d) The facilities, other than administrative offices, sales outlets, studios, garages, depots or yards, of any privately-owned utility.

Comment [MA194]: OPA 48 9.1.2.1 i)

Comment [MA195]: OPA 48 9.1.2.1 ii)

Comment [MA196]: OPA 48 9.1.2.1 iii)

Comment [MA197]: OPA 48 9.1.2.1 iv)

7.1.2 The implementing Zoning By-law may establish zoning categories in which the uses listed in policy 7.1.1 may not be permitted.

Comment [MA198]: OPA 48 9.1.2.3

7.1.3 Within designations permitting residential land use, the public and quasi-public services and uses listed in policy 7.1.1 above, shall only be permitted if:

Comment [MA199]: OPA 48 9.1.2.4

- a) The facilities are in conformity with the intent and policies of the land use designations;
- b) The facilities are compatible in scale, magnitude, function and character with the residential environment;

- c) The facilities do not have an adverse impact on the residential environment with regard to traffic, parking or cause environmental disturbances such as noise, odour, air or water pollution, dust, or vibration;
- d) The facility is designed and located to ensure the protection and preservation of the amenities of the residential environment and to ensure appropriate measures are taken for adequate set-backs, screening, landscaping, and enclosing of structures;
- e) The facility does not adversely fragment or bisect the residential area, or adversely impact the development potential of adjacent areas, which have been designated for future *development*.
- f) In spite of the above, all electric power facilities, shall be permitted in all land use designations permitting residential land use provided that such facilities satisfy the provisions of the Environmental Assessment Act, and any other relevant Acts or regulations, in consultation with the City of Guelph.

7.1.4 New livestock-based agricultural operations or the expansion of existing livestock-based agricultural operations will not be permitted within any land use designation.

Comment [MA200]: OPA 48 9.1.3.2

1. In spite of policy 7.1.4, this Plan does not restrict livestock-based instruction, research and animal care on any lands utilized by the University of Guelph.

Comment [MA201]: OPA 48 9.1.3.3

7.1.5 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 industrial uses or *development* when such consultation indicates that the use represents a *significant* health or safety risk to the public, employees or the environment.

Comment [MA202]: OPA 48 9.1.2.5

- a) This Plan recognizes that an abattoir, and meat packing and processing plant shall be permitted on lands designated for 'Industrial' use on property municipally known as 781 York Road.

Comment [MA203]: OPA 48 9.13.1.2

7.2 Residential

Objectives

- a) To ensure an adequate amount of residential land to accommodate the anticipated population growth over the planning period.
- b) To ensure proper location and suitable distribution for the various housing types necessary to accommodate a diversity of lifestyles and housing needs.

Comment [MA204]: OPA 48 9.3 a)

Comment [MA205]: OPA 48 9.3 b)

c) To minimize potential conflicts between various housing forms and between residential and non-residential uses.

Comment [MA206]: OPA 48 9.3 e)

d) To maintain the stability and character of the built forms in existing established residential neighbourhoods.

e) To encourage residential development in those areas where the necessary municipal services and related physical infrastructure are currently available.

Comment [MA207]: OPA 48 9.3 g)

f) To maximize accessibility between residential neighbourhoods and the major areas of employment, shopping, education and recreation.

Comment [MA208]: OPA 48 9.3 k)

g) To direct the location of future higher density housing to ensure an orderly but efficient pattern of residential land use.

h) To encourage the provision of higher density, multiple forms of housing in the downtown and its environs.

i) To encourage the distribution of local convenience uses and personal services within walking distance of residential areas.

Comment [MA209]: OPA 48 9.3 h)

j) To promote housing initiatives to facilitate community revitalization, a more compact urban form and an increased variety of housing alternatives.

k) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.

Comment [MA210]: OPA 48 9.3 j)

l) To encourage conservation and rehabilitation of older housing in order to maintain the stability and character of the existing established residential neighbourhoods.

Comment [MA211]: OPA 48 9.3 m)

m) To regulate the conversion of existing rental properties to condominiums or other forms of ownership housing in order to maintain an adequate supply of rental housing.

Comment [MA212]: OPA 48 7.2 e)

n) To provide flexible regulation of renovations, conversions and land use changes to minimize visual change and to ensure compatibility.

General Residential / Housing Policies

7.2.1 In order to provide an adequate amount of residential development and redevelopment lands for projected demographic and housing market requirements, the City will endeavour to do the following:

Comment [MA213]: OPA 48 3.6.1

a) Maintain at all times at least a 10 year supply of designated and available residential lands;

b) Maintain at all times at least a 3 year supply of residential land that has allocated servicing capacity.

7.2.2 The City shall encourage and assist, where possible, in the production of an adequate supply and mix of *affordable housing* by:

- a) Expediting the *development* approval process and other administrative requirements;
- b) Partnering with the private sector and other government levels to implement housing programs;
- c) Encouraging the provision of *affordable housing* in plans of subdivision that are designed for moderate and lower income households, and, more particularly, for large subdivisions requiring this housing form to be provided to a minimum 25% of the total potential units.
- d) Encouraging the use of alternative development techniques that can assist in lowering development costs and potentially lower housing costs;
- e) Promoting a 3 percent *vacancy rate* for rental housing;
- f) Encouraging the provision of additional rental housing;
- g) Promoting the provision of *affordable housing*, located near transit, shopping, parks and other community facilities, in order to meet the needs of lower income and senior citizen households;
- h) Supporting student housing developments conveniently accessible to the University of Guelph;
- i) Supporting the provision of specialized housing facilities to meet the needs of persons with disabilities.

Comment [MA214]: OPA 48 7.2.2.10

7.2.3 In order to provide for the housing needs of a wide array of socio-economic groups, the City will encourage the development of a variety of housing types and forms in large plans of subdivision.

7.2.4 The City shall provide for the creation of *accessory apartments* and other alternative, low impact housing forms for the lower density residential areas of the City. Regulations promoting compatibility of this housing form will be outlined in the *Zoning By-law*.

Comment [MA215]: OPA 48 9.2.3 and 9.2.4

7.2.5 The City will encourage the conversion of suitable non-residential structures to residential accommodation, provided other non-residential land uses in the vicinity would not pose an *adverse effect*.

7.2.6 The *conversion* of a residential building and the *conversion or redevelopment* of existing non-residential buildings for *multiple unit housing* will be encouraged, where appropriate. Where the proposed *conversion or redevelopment* is of a building previously used for industrial, or other use having the potential to have resulted in environmental contamination, the provisions of subsection 5.6 will also apply to the building as well as the property. Such *conversions* or

redevelopment shall require an amendment to the Zoning By-law and satisfy the criteria outlined in policy 7.2.7.

7.2.7 *Multiple unit residential buildings*, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a *development* proposal for *multiple unit* housing:

- a) *That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;*
- b) *That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;*
- c) *That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and*
- d) *That adequate municipal infrastructure, services and amenity areas for the residents can be provided.*

Comment [MA216]: OPA 48
9.3.1.1.1

Comment [MA217]: OPA 48
9.3.1.1.3

Comment [MA218]: OPA 48
9.3.1.1.4 and 9.3.1.1.5

Comment [MA219]: OPA 48
9.3.1.1.6

7.2.8 The development criteria of policy 7.2.7 will be used to assess the merits of a rezoning application to permit new *multiple unit residential buildings* on sites that are presently not zoned to permit these particular housing forms.

7.2.9 The implementing *Zoning By-law* will contain a number of residential zone categories based on the form and density of residential development.

7.2.10 In spite of the maximum residential densities that are specified for various land use designations of this Plan, *development* projects designed exclusively for occupancy by *senior citizens* may be permitted to exceed the maximum unit density allowed provided that the overall size, height and impact on the adjacent areas is consistent with that which would be associated with a standard multiple residential building that would be permitted.]

Comment [MA220]: OPA 48 9.2.1.2

7.2.11 The City will encourage the upgrading and rehabilitation of existing housing, particularly in the older residential neighbourhoods.

7.2.12 The City will consider alternative development standards that promote City environmental responsiveness and, at the same time, assist in reducing development costs. In addition, innovative and energy-efficient housing designs and subdivision plans will be encouraged.

7.2.13 The City will implement and periodically update the policies and targets of its approved "Municipal Housing Statement".

Condominium/Co-ownership Housing Conversion

7.2.14 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.

Comment [MA221]: OPA 48 7.2.5.1

7.2.15 The conversion of rental accommodation to *condominium* or *co-ownership* housing tenureship will be considered on the merits of each proposal.

Comment [MA222]: OPA 48 7.2.5.2

1. 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.

Comment [MA223]: OPA 48 7.2.5.4

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. The City will utilize agreements setting out the specific conditions and standards for a *condominium* or *co-ownership* housing conversion.

Comment [MA224]: OPA 48 7.2.5.5

4. When considering applications for *condominium* or *co-ownership* housing conversion, Council will have regard for:

Comment [MA225]: OPA 48 7.2.5.6

- a) The number of units included in the conversion application;
- b) The number of rental units under construction at the time of application for conversion;
- c) The impact of the conversion on the rental housing market (i.e., anticipated change in *vacancy rates*).

Residential Care Facilities

7.2.16 *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:

Comment [MA226]: OPA 48 9.2.2.3

- a) Adequate residential amenities and services are available nearby; and
- b) 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

Comment [MA227]: OPA 48 9.2.2.1

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 The *Zoning By-law* implementing this Plan will specifically define the various types of residential care facilities and will establish regulations regarding such matters as minimum distance separation between facilities, minimum standards for occupancy and site development.

Comment [MA228]: OPA 48 9.2.2.4

- 7.2.19 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:

Comment [MA229]: OPA 48 9.2.2.5

- a) The nature of the proposed use and its compatibility with the immediate neighbourhood;
- b) The objective of community integration;
- c) The existing *Zoning By-law* regulations;
- d) Specific performance standards such as dwelling type, buffering, minimum amenity area and minimum floor space; and
- e) Access to community facilities such as education, public transit and recreation.

Lodging Houses

- 7.2.20 *Lodging houses* may be permitted within land use designations permitting residential uses as outlined on Schedule 1 provided that:

Comment [MA230]: OPA 48 9.2.4.1

- a) Adequate residential amenities and services are available nearby; and
- b) 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.

Comment [MA231]: OPA 48 9.2.4.2

Coach House / Garden Suites

- 7.2.22 *Coach houses* and *garden suites* may be permitted as alternative forms of housing in all land use designations of the Plan allowing lower density forms of housing.

Comment [MA232]: OPA 48 9.2.5.1

1. *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.

Comment [MA233]: OPA 48 9.2.5.3

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*:

Comment [MA234]: OPA 48 9.2.5.2

- a) The use is subordinate in scale and function to the main *dwelling* on the lot;
- b) The use can be integrated into its surroundings with negligible visual impact to the streetscape;
- c) The use is situated on an appropriately-sized housing lot;
- d) The use is compatible in design and scale with the built form of the main *dwelling unit*;
- e) The 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) Any other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.

Home Occupations

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.

Comment [MA235]: OPA 48 9.2.6.1

7.2.24 A home occupation, such as a hair stylist, music teacher or home business use, will be permitted as an ancillary activity within a dwelling unit. A home occupation will 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:

Comment [MA236]: OPA 48 9.2.6.2

- a) Only persons residing within the *dwelling unit* will be permitted to operate the home occupation;
- b) The home occupation shall be compatible with adjoining residential properties and shall preserve the amenity of the overall residential neighbourhood; and
- c) The home occupation shall not change the principal character or external appearance of the dwelling and property involved; that is, no aspect of the home occupation shall be visible from outside the property.

7.2.25 The implementing *Zoning By-law* will outline regulations controlling the development of home occupations.

Comment [MA237]: OPA 48 9.2.6.3

Non-Residential Uses in Residential Areas

7.2.26 Within designations of this Plan permitting residential uses, a variety of small-scale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential uses include: schools, churches, *day care centres*, municipal parklands and recreational facilities. In addition, *convenience commercial* uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum *gross leasable floor area* of 300 square metres (3,200 square feet) on a property.

Comment [MA238]: OPA 48
9.3.2.1.1

1. A number of potential school sites have been identified by the Upper Grand District School Board and the Wellington Catholic District School Board and are outlined by symbols on Schedule 1. These symbols shall be considered in accordance with the following:

Comment [MA239]: OPA 48 9.3.1.3

- a) The symbols used to identify potential school sites do not represent a specific land use designation or location;
- b) Minor shifts in location may occur without amendment to this Plan in accordance with policy 9.2.3;
- c) The symbols do not represent a commitment by a local School Board to construct a school facility. The actual construction of a school is subject to capital funding approvals by the School Boards.
- d) The determination of whether a school site is required, its exact location and land area shall be determined as part of the City's draft plan of subdivision approval process; and
- e) Where it is determined that a school is not required, the underlying land use designation will apply, without amendment to this Plan.

7.2.27 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.

Comment [MA240]: OPA 48
9.3.1.2.2

1. In addition to implementing the objectives and policies of subsection 3.6, Urban Design, non-residential uses shall:

Comment [MA241]: OPA 48
9.3.1.2.3

- a) Be located on an arterial or collector road;
- b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
- c) Have adequate landscaping and screening to promote compatibility with adjacent activities;
- d) Have sufficient off-street parking, circulation and access points; and
- e) Have adequate municipal services.

2. Non-residential uses will be encouraged to concentrate at neighbourhood "nodes".

3. Despite the criteria identified in subsection 7.2.27.1 (a), several properties located on local roads within the St. Patrick's Ward neighbourhood (area 2 on Schedule 5) 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. This policy applies to the following properties known municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 91 Duke Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street and 60 Ontario Street.

Comment [MA242]: OPA 48 9.13.1.1

7.2.28 The development criteria of policy 7.2.27 will be used to assess the merits of a rezoning application for new non-residential uses on properties presently not zoned to permit these activities.

7.2.29 The provision of *home day care* shall be permitted in areas designated for residential land use. *Day care centres* may be permitted by site-specific amendment to the *Zoning By-law*.

7.2.30 A number of site specific amendments to this Plan have been made permitting certain types of non-residential uses in residential areas. These amendments have been made in conjunction with specific *development* applications or City-initiated amendments.

1. In addition to the provisions of policy 7.2.26, five free-standing offices or professional buildings shall be permitted on properties known municipally as 824, 834, 848, and 854 Gordon Street. The maximum floor area for each of the buildings shall not exceed 910 square metres.

Comment [MA243]: OPA 48
Schedule 2

2. In addition to the provisions of policy 7.2.26, a free-standing office or professional building or photo studio or artist studio shall also be permitted on property known municipally as 240 Victoria Road North, within the existing building that was formerly used as a postal substation.

- a) For the parking needs of customers and patrons of the property at 240 Victoria Road North, a parking lot shall be permitted on the property municipally known as 268 Victoria Road North. In addition, 268 Victoria Road North shall not be developed for commercial use.

3. In addition to the provisions of policy 7.2.26, office or professional buildings to a maximum size of 2,880 square metres *gross leasable floor area* shall be permitted on property known municipally as 512 Woolwich Street.

Comment [MA244]: OPA 48 9.13.2.8

4. In addition to the provisions of policy 7.2.26, an office or professional building to a maximum size of 2,200 square metres shall be permitted on property known municipally as 16-32 Fountain Street, 21 and 27 Surrey Street.

Comment [MA245]: Part of OPA 43
Downtown Secondary Plan

5. In addition to the provisions of policy 7.2.26, a range of non-convenience, commercially oriented uses shall also be permitted to occupy the existing buildings on property known municipally as 60 Westwood Road. These uses shall be limited to those, which maintain the integrity of the site's *natural and cultural heritage features*.

Comment [MA246]: OPA 48 9.13.2.7

6. In addition to the provisions of policy 7.2.26, a free-standing office shall be permitted on property known municipally as 5 Ontario Street.

Comment [MA247]: OPA 48 9.13.1.9

7. In addition to the provisions of policy 7.2.26, a free-standing office and life-skills training centre for persons with disabilities shall be permitted on property known municipally as 87 Silvercreek Parkway North.

Comment [MA248]: OPA 48 9.13.2.4

8. In addition to the provisions of policy 7.2.26, live theatre and accessory uses shall be permitted on property known municipally as 176 Morris Street.

Comment [MA249]: OPA 48 9.13.1.8

9. In addition to the provisions of policy 7.2.26, office and personal service uses shall be permitted on property known municipally as 300 Elizabeth Street.

Comment [MA250]: OPA 48 9.13.1.3

10. In addition to the provisions of subsection 7.2.26, several properties within the St. Patrick's Ward neighbourhood (Area 2 on Schedule 5) 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 will be defined in the implementing Zoning By-law for the following properties known municipally as 199 Alice Street, 59 Duke Street, 66 Duke Street, 91 Duke Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street, 60 Ontario Street, 320 York Road, 383 York Road, 405 York Road, and 471 York Road. New sensitive land uses (residential, institutional or park) will also be permitted on these properties subject to meeting the following land use compatibility and property clean-up criteria:

Comment [MA251]: OPA 48 9.13.1.1

- a) Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway, as outlined in Subsection 8.2.31 of this Plan, can be satisfied by the proposal, where applicable.
- b) A land use compatibility analysis where industrial and sensitive uses are proposed in proximity to one another in accordance with subsection 7.7.7 of this Plan.
- c) The property has been cleaned-up or decommissioned to the Provincial standard appropriate for the land use proposed and in accordance with subsection 5.6 of this Plan.

11. In addition to the provisions of subsection 7.2.26, a club and compatible uses normally associated with the main use shall be permitted on 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.

Comment [MA252]: OPA 48 9.13.1.5

12. In addition to the provisions of subsection 7.2.26, a religious use and compatible uses normally associated with the main use shall be permitted on property municipally known as 122 Harris Street.

Comment [MA253]: OPA 48 9.13.1.7

13. In addition to the provisions of policy 7.2.26, a social services establishment including diagnostic and treatment services shall be permitted on lands known municipally as 80 Waterloo Avenue and 20-28 Birmingham Street.

Comment [MA254]: OPA 48 9.13.2.6

14. In addition to the provisions of policy 7.2.26, a medical clinic use shall be permitted on property known municipally as 262 Edinburgh Road South.

Comment [MA255]: OPA 48 9.13.3.2

15. In addition to the provisions of policy 7.2.26, office, personal service, and medical office uses in conjunction with, or without residential units shall be permitted on the property known municipally as 1453 Gordon Street. The maximum gross leasable floor area shall be limited to 455 square metres.

Comment [MA256]: OPA 48
Schedule 2

16. In addition to the provisions of policy 7.2.26, office, medical clinic and medical office uses shall be permitted on property known municipally as 806 Gordon Street to a maximum gross floor area of 2500 square metres.

Comment [MA257]: OPA 48
Schedule 2

17. In addition to the provisions of policy 7.2.26 (Non-residential uses in residential areas), convenience commercial and office uses, in conjunction with, or without residential units shall be permitted on property known municipally as 1467 Gordon Street. Commercial uses shall be limited to a maximum gross floor area of 488 square metres.

Comment [MA258]: OPA 48
Schedule 2

'General Residential' Land Use Designation

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

Comment [MA259]: OPA 48 9.3.2.1
and 9.3.3.1

7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).

1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential

environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:

- a) The form and scale of existing residential development;
- b) Existing building design and height;
- c) Setbacks;
- d) Landscaping and amenity areas;
- e) Vehicular access, circulation and parking; and
- f) Heritage considerations.

7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

'Medium Density Residential' Land Use Designation

7.2.36 The predominant use of land within areas designated as 'Medium Density Residential' on Schedule 1 shall be for *multiple unit residential buildings*, such as townhouses, row dwellings and walk-up apartments. It is not intended that housing forms such as *single detached* or *semi-detached* units shall be permitted. Residential care facilities and *lodging houses* may be permitted by the provisions of this Plan.

Comment [MA260]: OPA 48 9.3.4.1

- a) Within the Medium Density Residential designation at the northeast side of the intersection of York Road and Wyndham Street South, detached and semi-detached housing forms are permitted with frontage onto York Road, Wyndham Street South and Richardson Street provided that the overall density of development within the Medium Density Residential designation in this location complies with Section 7.2.38.

7.2.37 The 'Medium Density Residential' designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:

- a) Medium density housing forms in new growth areas to assist in providing opportunities for *affordable housing*;
- b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
- c) A variety of housing types and forms to be situated throughout all areas of the community; and
- d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.38 The *net density of development* shall be a minimum of 20 units per hectare (8 units/acre) and a maximum of 100 units per hectare (40 units/acre), except as provided for in policy 7.2.10.

Comment [MA261]: OPA 48 9.3.4.3

7.2.39 Medium density residential *development* proposals shall generally comply with criteria established for *multiple unit residential buildings* in policy 7.2.7 of this Plan, and shall be regulated by the *Zoning By-law*.

7.2.40 In addition to being permitted on land designated 'Medium Density Residential', *multiple unit residential buildings* may be permitted without an amendment to this Plan on land designated 'General Residential' where such proposals generally comply with the criteria in policy 7.2.7.

'High Density Residential' Land Use Designation

7.2.41 The *predominant use of land within areas designated as 'High Density Residential' on Schedule 1* shall be for *multiple unit residential buildings*, generally in the form of apartments.

Comment [MA262]: OPA 48 9.3.5.1

7.2.42 The 'High Density Residential' designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:

- a) High density housing forms in new growth areas to assist in providing opportunities for *affordable housing*;
- b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
- c) A variety of housing types and forms to be situated throughout all areas of the community; and
- d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.43 The *net density of development* shall not occur at less than 100 units per hectare (40 units/acre) and shall not exceed 150 units per hectare (61 units/acre), except as provided for in policy 7.2.10.

Comment [MA263]: OPA 48 9.3.5.3

7.2.44 High density residential *development* proposals shall comply with the development criteria established for *multiple unit residential buildings* as outlined in policies 7.2.7 and 7.2.45 and shall be regulated by the *Zoning By-law*.

7.2.45 The establishment of a new high density residential use, not within a 'High Density Residential' designation on Schedule 1, will require an amendment to this Plan. When considering such amendments to this Plan, the criteria of policy 7.2.7 will be considered, as well as the following:

- a) That the proposal is located in proximity to major employment, commercial and institutional activities; and
- b) That the proposal is located on an arterial or collector road.

7.2.46 Within the “High Density Residential” designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply to special standards established in the Zoning Bylaw to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels.

Comment [MA264]: OPA 48 9.13.3.3

- a) In spite of the maximum density provisions of Policy 7.2.43, net density of residential development on the 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.

7.2.47 In spite of the maximum density provisions of Policy 7.2.43., 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.

Comment [MA265]: OPA 48 9.13.3.4

7.2.47 In spite of the provisions of Policy 7.2.41 and 7.2.43, the development of a semi-detached dwelling shall be permitted at 133/135 Bagot Street at a density of 30 units per hectare.

Comment [MA266]: OPA 48 9.13.2.1

7.3 Central Business District (Downtown)

Comment [MA267]: To be deleted by OPA 43 Downtown Secondary Plan

The Central Business District (Downtown) of the City is promoted by this Plan as a beautiful, vibrant multiple-functional urban centre for Guelph that is a focal area for investment, employment and housing. The Plan promotes the C.B.D. as the community's civic, cultural, social and economic centre with a high concentration of activities and land uses developed in concert with excellent quality design standards.

It is the overall goal of this Plan to see the C.B.D. rank amongst the finest of City centres and be a source of great public pride for the benefit of Guelph's residents.

- a) To promote the development of the C.B.D. as a major community focus and the civic, cultural, social, and economic centre of the City.
- b) To promote the development of the C.B.D. as a vibrant multiple use, multiple function district providing institutional, civic and public service uses, residential uses, recreational and cultural uses and a variety of commercial functions including office and other services, retail and entertainment uses serving both the wider city as well as the downtown area residential neighbourhoods.
- c) To ensure the C.B.D. remains as a place for people, for recreation, doing business, pursuing cultural interests, engaging in civic and other government activities and for living.
- d) To maintain and promote the current resources of the C.B.D.; its heritage buildings, scenic and carefully tended rivers, intensive vegetation, attractive streets and landmarks.

- e) To maintain and enhance the physical appearance, historic characteristics and *cultural heritage resources* of the C.B.D. with particular emphasis on Wyndham Street.
- f) To develop additional public open space, tourist, recreational and cultural facilities within the downtown.

General Policies

- 7.3.1 The area designated on Schedule 1 as the 'Central Business District' (C.B.D.) is generally defined by London Road, Gordon/Norfolk Streets and the Speed River.
- 7.3.2 The City will work in co-operation with the "Downtown Board of Management" which has been established under the provisions of the Ontario Municipal Act as the administrative body for the downtown Business Improvement Area (BIA). The primary intent of this organization is to assist in improving business within the BIA of the downtown. The BIA is defined by by-law for the purposes of levying a special charge on rateable property within a defined area of the C.B.D. This area is defined by boundaries including the following lands: property to the north of the CNR tracks; property to the east of Norfolk Street; property to the east of Yarmouth Street; and property to the west of Wellington Street.
- 7.3.3 The land use distribution in the C.B.D. consists of a variety of sub-areas and it shall be the policy of this Plan to encourage the preservation, rehabilitation and implementation of the desirable elements of identified sub-areas of the C.B.D.
 - 1. The "Guelph C.B.D.-Concept Plan", as shown on Schedule 6, indicates land use areas and the transportation facilities necessary to realize the objectives for the C.B.D.
 - 2. The concept plan provides flexibility to recognize the coexistence of a wide range of activities and to allow innovative *development* proposals.
 - 3. Without limiting the generality of this Plan, the location, nature and scale of development shall be determined by individual proposals and shall be specified in the *Zoning By-law*.
 - 4. The categories of land-use shown on the "Guelph C.B.D. - Concept Plan" are as follows:
 - a) "Commercial Base, Office and/or Residential Emphasis Above"
This category includes multiple use of buildings. The "base" referred to is the bottom layer (i.e. street-level) usually in the form of a store. Where development is to take place above that base, office and/or apartment uses would be favoured.
 - b) "Office or Residential"
This category emphasizes a mixture of office buildings and residential buildings as well as multiple-use of buildings for both these uses.

- c) "Office Emphasis" and "Residential Emphasis"
These two categories describe areas where it is desirable to encourage pure office use or pure residential uses, respectively. It does not mean that other uses cannot be considered but that one use should be favoured, and other land uses introduced into these areas should at least be compatible with the dominant use.
- d) "Sensitive Commercial"
This category encourages the retention of existing old mansions and houses. It provides for their *conversion* to boutiques, offices or agencies especially at the ground floor, with residential units in the upper floors of the existing buildings, and for infilling of new small scale commercial *developments*.
- e) "Open Space"
This category includes parks and pedestrian-oriented open space, walkways and squares. A civic centre or other recreational facilities may be located within an "Open Space" area.
- f) "C.B.D. Transition Area" - Goldie Mill Secondary Plan Area
The area designated on Schedule 6 as the "C.B.D. Transition Area" is generally defined as the area bounded by London Road, Woolwich Street, Eramosa Road, and the Speed River.

The "C.B.D. Transition Area" permits limited grade level commercial and office uses, as well as more intensive residential uses near the traditional core area of the CBD. The more intensive residential uses shall be directed to larger, consolidated land parcels where older industrial or commercial buildings exist - primarily along Cardigan Street. Existing open space uses are permitted and development of additional open space areas are encouraged.

The maximum *net density* of 200 units per hectare specified in subsection 7.3.7 of this Plan may not be achievable on all potential *development* or *redevelopment* sites within the "Transition Area" and shall not be interpreted as an expected target or yield for all properties. Achievable density for any *development* proposal will be determined by the built form envelope permitted on a particular site through the imposition of controls such as angular planes, build-to lines, and floor space index ratios specified by the *Zoning By-law*. All *development* in the "Transition Area" as designated on Schedule 6 shall be:

- i. Developed in a manner that is compatible with adjacent and nearby established low density residential uses, open space and natural areas;
- ii. Generally less intensive in character on streets serving a primarily local function, particularly where such areas occur adjacent to land designated 'General Residential' or which would have an impact on nearby lower density residential areas. More intensive *development* will be encouraged on available large, or consolidated land parcels

which are not directly adjacent to areas designated 'General Residential';

- iii. Subject to site plan control where design issues such as compatibility with adjacent and nearby development, sensitivity to local topography and natural features will be reviewed; and
- iv. Regulated through specialized *Zoning Bylaw* requirements.

Generally the "Transition Area" will encourage a stepping down of intensity of use and built form between the traditional core commercial sectors of the C.B.D. and surrounding lower density residential uses.

7.3.4 Due to special problems relating to land assembly, land costs, parking, urban design and structure, the City will promote and assist new *development* in the 'Central Business District' by:

- a) Actively participating in the promotion of commercial *development* and conducting market studies from time to time;
- b) Encouraging and co-operating with the private sector in a full and long-term program supporting downtown revitalization to ensure a favourable climate for commercial and residential activity in the core;
- c) Promoting the development of special events, cultural activities, entertainment facilities and public open space;
- d) Implementing a long range plan for the provision of off-street municipal parking;
- e) Encouraging the private sector to provide off-street parking;
- f) Considering municipal lands for *development*, generally by way of lease arrangements;
- g) Establishing priorities in the municipal capital budget specifically for downtown rejuvenation.

7.3.5 The City may reduce or exempt any requirement for private off-street parking for *development* in the downtown provided adequate alternative parking facilities are available in the general vicinity. A *development* agreement or cash-in-lieu of parking may be required where a *development* proposal is granted an exemption or is permitted to reduce the parking requirement.

7.3.6 In order to maximize the number of people in the downtown at all times and keep it economically viable, the City will encourage the expansion of the residential function of the 'Central Business District' by:

- a) Encouraging the *development* and use of lands for mixed-use commercial/residential buildings;

- b) Encouraging new housing to locate in areas where municipal *infrastructure* is available and in close proximity to residential amenities and open space;
 - c) Encouraging the rehabilitation and *renovation* of the upper stories of existing buildings and their *conversion* to residential use.
- 7.3.7 The maximum *net density* for residential use within the 'Central Business District' shall not exceed 200 units per hectare (80 units per acre), except as noted in policy 7.3.7.1.
- 1. The *net density* for residential uses within the "Sensitive Commercial" sub-area of the "Guelph C.B.D. - Concept Plan" shall not exceed 100 units per hectare (40 units per acre).
- 7.3.8 In recognizing the high density residential limits permitted by policy 7.3.7, the wide range of uses permitted by policy 7.3.3 and the historically and architecturally significant context of the downtown, this Plan requires that the design of *development* ‡ proposals be in keeping with, and be compatible with, their surrounding built and open space environments.
- 1. The urban design principles as noted in subsection 3.6 of this Plan will be used to guide *development* proposals within the C.B.D.
- 7.3.9 The City will encourage the majority of new *multiple unit residential buildings* to be designed for the accommodation of singles, couples, students and senior citizens.
- 7.3.10 For the purpose of encouraging residential *development* in the downtown, the City may consider incentives, such as:
- a) Exempting new residential units in rehabilitated buildings from off-street parking requirements;
 - b) Providing financial assistance as part of a community improvement plan or other program.
- 7.3.11 Public open space will be developed in accordance with Schedule 6 to this Plan. The basic open space components of the "Guelph C.B.D. - Concept Plan" include:
- a) Expansion and development of public open space along the banks of the Speed and Eramosa Rivers, by acquiring lands when they become available, and utilizing rail and other public lands in the downtown;
 - b) Maintenance of St. George's Square as a focal point for the downtown and the improvement of other downtown public squares;
 - c) Provision of a system of pedestrian walkways and malls throughout the downtown and linked with the citywide open space network.

7.3.12 In order to support development in the C.B.D., it shall be the policy of the City to encourage major entertainment anchor uses to locate in the downtown.

7.3.13 The civic government functions of the City of Guelph, County of Wellington, Provincial and Federal offices will be encouraged to retain their present prominence within the C.B.D. Other civic agencies and boards will be encouraged to remain or relocate to the downtown.

7.3.14 It is the policy of this Plan to improve access to and within the downtown for various modes of transportation: pedestrian, bicycle, public transit and automobiles.

1. In the review of *development* proposals, the City will encourage the retention or creation of mid-block pedestrian corridors to improve pedestrian access to all areas within the C.B.D.
2. The creation of on-road bicycle lanes and routes to and through the C.B.D. will be encouraged.
3. The continued existence of the inter-city and intra-city public transit terminals as well as the VIA rail train station in the downtown will be encouraged.
4. The maintenance of the road network in accordance with the "Guelph C.B.D. - Concept Plan" will be encouraged. Specifically, this Plan promotes the retention of a landscaped ring-road system - Wellington Street to the south, Woolwich Street to the east, Norfolk and Gordon Streets to the west - for through automotive traffic.

7.3.15 Because the design or layout of the downtown and the concentration of historic, cultural and architecturally significant buildings in the C.B.D. gives Guelph a distinctive character, the City will promote the retention of the existing downtown townscape; specifically, the focal points, view corridors, landmarks, prominent buildings and entranceways/gateways will be recognized. This Plan shall encourage and support townscape improvements by:

- a) Considering development of a co-ordinated program to improve the townscape features of publicly owned lands and to support the cosmetic improvement of privately owned lands;
- b) Encouraging the retention, renewal and conservation of *built heritage resources* and historic landmarks in the 'Central Business District';
- c) Strengthening and promoting areas with special identity through the designation of heritage conservation districts under the Ontario Heritage Act;
- d) Preserving the significant views in the downtown through building height controls and "protected view areas" in the implementing *Zoning By-law*, and

- e) Utilizing the urban design principles as outlined in subsection 3.6 of this Plan to promote compatible *development* and improvements to public space (i.e. the Speed River corridor and other open spaces and public rights-of-way).
1. The City will utilize the detailed design elements of the Council-approved “Downtown Guelph Public Realm Plan” and the “Downtown Guelph Private Realm Improvements Manual” to promote an enhanced downtown townscape.
- 7.3.16 It is the policy of this Plan to discourage the location or retention of uses in and near the C.B.D., which are incompatible with the primary role of the downtown.
- 7.3.17 While new industrial buildings are not permitted in the C.B.D., the City shall recognize existing industrial activities by:
- a) Permitting the continued operation and rehabilitation of existing activities;
 - b) Permitting the establishment of new industry occupying an existing industrial building provided that the new industrial use would be environmentally compatible with other land uses in the area. The Ministry of the Environment guidelines will be consulted in this regard.
- 7.3.18 The City will encourage the *conversion* or *redevelopment* of existing obsolete industrial buildings and sites.

7.4 Commercial and Mixed Use

Objectives

- a) To ensure an adequate supply of commercial and mixed use land is provided to meet the variety of needs of residents and businesses and to disperse and distribute commercial uses throughout the City at appropriate locations.
- b) To promote nodes forming major concentrations of commercial activity as mixed use areas providing commercial and complementary uses serving both nearby residential neighbourhoods and the wider community which are connected to each other via the City’s major transportation and transit networks.
- c) To promote the continued economic viability, intensification and revitalization of the Central Business District (Downtown) and other existing designated commercial and mixed use areas.
- d) To encourage the distribution of local convenience and neighbourhood commercial uses to locations within convenient walking distance of residential areas and to promote their development in a manner that is compatible with the residential environment.

Comment [MA268]: OPA 48 9.4.2 a)

Comment [MA269]: OPA 48 9.4 c)

Comment [MA270]: OPA 48 9.4.4 a) and b)

e) To concentrate *highway-oriented and service commercial uses* within designated areas along one side of arterial roads within the City and to limit the range of retail commercial uses within these areas.

Comment [MA271]: OPA 48 9.4.5 b)

f) To discourage the creation of new strip commercial development along the City's major streets.

Comment [MA272]: OPA 48 9.4.5 c)

g) To promote a distinctive and high standard of building and landscape design for commercial and mixed use lands and to ensure that the development of these lands occurs in a cohesive, complementary and coordinated manner.

Comment [MA273]: OPA 48 9.4.3 b and c and 9.4.5 d)

Achieving the Objectives:

7.4.1 Schedule 1 provides the location of the various designated commercial and mixed use areas expected to be required to meet the needs of the City during the planning period in keeping with the City's approved Commercial Policy Review Study. The City will review and update the policies and targets of its approved Commercial Policy Review Study and implementing commercial policy framework every five (5) years.

7.4.2 Subject to the policies of Section 9.2, proposals to establish new commercial and mixed use areas or to expand the areas identified on Schedule 1 shall require an amendment to this Plan. Proposals to convert Industrial and Corporate Business Park designated land for commercial purposes shall only be considered in conjunction with applicable Provincial policies, plans and legislation.

Comment [MA274]: OPA 48 9.4.1.1

7.4.3 Impact studies meeting the requirements outlined in policy 7.4.49 to 7.4.52 shall be required to assess the impact on the City's commercial policy structure when proposals are made to:

Comment [MA275]: OPA 48 9.4.1.2

- to establish or expand a 'Mixed Use Node' or 'Intensification Node' beyond the designation limit boundaries as shown on Schedule 1;
- to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13;
- to extend or enlarge a 'Neighbourhood Commercial Centre' to provide more than 10,000 square metres (108,000 square feet) of gross leasable floor area.

Land Use Designations

7.4.4 This Plan establishes four major land use designations to facilitate commercial and mixed use development defined by their size and planning function. These designations are as follows:

- Mixed Use Nodes
- Intensification Areas

- Neighbourhood Commercial Centres
- Service Commercial Areas

In addition this Plan provides opportunities for smaller scale mixed use and convenience commercial development generally serving residential neighbourhoods consistent with policies 7.2.26 and 7.5 and 7.6.

Mixed Use Nodes

7.4.5 The 'Mixed Use Nodes' identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". 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.

Comment [MA276]: OPA 48 9.4.2.1

7.4.6 The intent of the 'Mixed Use Node' 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 density requirements and maximum parking standards to promote the efficient use of the land base.

Comment [MA277]: OPA 48 9.4.2.2

7.4.7 It is intended that where there are adjacent properties within the node that the 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 storm water management systems. Furthermore, it is intended that individual developments within the Mixed Use Node 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.

Comment [MA278]: OPA 48 9.4.2.5

7.4.8 The boundaries of the 'Mixed Use Node' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of Section 9.2, proposals to expand a 'Mixed Use Node' beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.

Comment [MA279]: OPA 48 9.4.2.10

7.4.9 The 'Mixed Use Node' is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations.

Comment [MA280]: OPA 48 9.4.2.4 and 9.4.2.12

7.4.10 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 leasable floor area, the site

Comment [MA281]: OPA 48 9.4.2.14

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 leasable floor area* within the overall development.

- 7.4.11 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within the 'Mixed Use Node' designation to ensure such consistency.

Comment [MA282]: OPA 48 9.4.2.7

- 7.4.12 The 'Mixed Use Nodes' incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each 'Mixed Use Node' designation it is the intent of this Plan that new *retail development* will be limited to the following floor area cumulatively of all buildings within the node:

Comment [MA283]: OPA 48 9.4.2.17

- Woodlawn / Woolwich Street Node: 42,000 sq. m.
- Paisley / Imperial Node: 42,000 sq. m.
- Watson Parkway / Starwood Node 28,000 sq. m.
- Gordon / Clair Node 48,500 sq. m.
- Silver Creek Junction: 22,760 sq.m (245,000 square metres) subject to the specific restrictions set out in Section 7.18.5.1.

- 7.4.13 No individual 'Mixed Use Node' shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*.

Comment [MA284]: OPA 48 9.4.2.15

- 7.4.14 In accordance with Section 9.2, any proposal to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13 shall require impact studies as outlined in policies 7.4.48 to 7.4.52.

Comment [MA285]: OPA 48 9.4.1.2

Intensification Areas:

- 7.4.15 The 'Intensification Areas' designation identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties within a "node", and is intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

Comment [MA286]: OPA 48 9.4.3 intro statement

- 7.4.16 The intent of the 'Intensification Area' designation is to promote the intensification and revitalization of existing well defined commercial nodes in order 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 density requirements and maximum parking standards to promote the efficient use of the land base.

Comment [MA287]: OPA 48 9.4.3.1

7.4.17 It is intended that where there are adjacent properties within the node that as new development occurs the 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 storm water management systems. Furthermore, it is intended that individual developments within the Intensification Node 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.

Comment [MA288]: OPA 48 9.4.3.2 and 9.4.3.3

7.4.18 The boundaries of the 'Intensification Area' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of section 9.2, proposals to expand an 'Intensification Area' beyond these boundaries shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.

Comment [MA289]: OPA 48 9.4.3.6

7.4.19 The 'Intensification Area' is intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.

Comment [MA290]: OPA 48 9.4.3.7

7.4.20 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 leasable 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 leasable floor area* within the overall development.

Comment [MA291]: OPA 48 9.4.3.8

7.4.21 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within the 'Intensification Area' designation to ensure such consistency.

Neighbourhood Commercial Centre

7.4.22 A 'Neighbourhood Commercial Centre', comprised of one or several commercial buildings on one or more properties within a compact "node", is intended to primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. In addition, institutional and small scale office uses may also be permitted where these uses are compatible with the particular surroundings. Medium density multiple unit residential buildings and apartments in accordance with Section 7.2 may also be permitted provided the principle commercial function is maintained.

Comment [MA292]: OPA 48 9.4.4 intro statement and 9.4.4.12

7.4.23 The 'Neighbourhood Commercial Centre' designations on Schedule 1 recognize the existing centres within the City and identify the general location of new 'Neighbourhood Commercial Centres'.

Comment [MA293]: OPA 48 9.4.4.1

7.4.24 Proposals to designate new 'Neighbourhood Commercial Centres' or to expand an existing designation beyond the area indicated on Schedule 1 shall require an amendment to this Plan and the implementing *Zoning By-law*.

7.4.25 In order to prevent the creation of "strip commercial" development comprising a series of 'Neighbourhood Commercial Centres' located adjacent to one another along a major traffic street, it is a general requirement of this Plan that designated nodes have a minimum distance separation from one another of 0.5 kilometres.

Comment [MA294]: OPA 48 9.4.4.2

7.4.26 Applications for the purpose of establishing or expanding a 'Neighbourhood Commercial Centre' designation will satisfy the following criteria:

Comment [MA295]: OPA 48 9.4.4.11

- a) Located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;
- b) 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;
- c) Designed in a manner that is compatible with the building design and use of surrounding properties;
- d) The location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
- e) Adequate site area will be provided for parking, loading and all other required facilities;
- f) Adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties;

7.4.27 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 leasable floor area.

Comment [MA296]: OPA 48 9.4.4.3

7.4.27.1 Notwithstanding policy 7.4.27, the existing 'Neighbourhood Commercial Centres' listed below shall be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of gross leasable floor area:

Comment [MA297]: OPA 48 9.4.4.4

- Speedvale Avenue at Stevenson Street
- Victoria Road at Grange Avenue
- Victoria Road at York Street
- Kortright Road at Edinburgh Road
- Harvard Road at Gordon Street
- Kortright Road at Gordon Street
- Wellington Road at Imperial Drive.

7.4.28 A 'Neighbourhood Commercial Centre' as listed in 7.4.27.1 shall only be extended or enlarged to provide more than 10,000 square metres (108,000 square feet) of gross leasable floor area by amendment to this Plan and shall require an impact study.

Comment [MA298]: OPA 48 9.4.4.5

7.4.29 The maximum *gross leasable floor area* of an individual retail use within the node shall be 3,250 square metres (35,000 square feet).

Comment [MA299]: OPA 48 9.4.4.6

7.4.29.1 Notwithstanding policy 7.5.29, 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 (55,000 square feet).

7.4.30 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within the 'Neighbourhood Commercial Centre' designation to ensure such consistency.

Comment [MA300]: OPA 48 9.4.4.7

7.4.31 It is intended that where there are adjacent properties within the node that as new development occurs the 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 storm water management systems. Furthermore, it is intended that individual developments within the Neighbourhood Commercial Centre designation will be designed to be integrated into 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.

Comment [MA301]: OPA 48 9.4.4.8 and 9.4.4.9

Service Commercial Land Use Designation

7.4.32 The 'Service Commercial' designation on Schedule 1 is intended to provide a location for *highway-oriented* and *service commercial* uses that do not normally locate within a 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.

Comment [MA302]: OPA 48 9.4.5.1 and 9.4.5.8

7.4.33 In order to promote continued commercial viability of the City's C.B.D. (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.

Comment [MA303]: OPA 48 9.4.5.2

7.4.34 Complementary uses may be permitted in the 'Service Commercial' designation provided they do not interfere with the overall form, function and development of the specific area for *service commercial* purposes. Complementary activities include uses such as small scale offices, *convenience* uses, institutional, multiple-unit residential and commercial recreation or entertainment uses.

Comment [MA304]: OPA 48 9.4.5.8 and 9.4.5.9

7.4.35 *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.

Comment [MA305]: OPA 48 9.4.5.3 and 9.4.5.4

Specific *developments* within 'Service Commercial' designations may not necessarily be provided direct access to arterial roads. The City shall encourage, where feasible, the development of integrated centres between adjacent *service commercial* uses in terms of internal access roads, entrances from public streets, common parking areas, grading, open space and storm water management systems in order to minimize points of access, municipal *infrastructure* provision, parking, and to promote the efficient use of the land base.

- 7.4.36 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of *Zoning By-laws* and *site plans* used to regulate *development* within designated 'Service Commercial' areas to ensure such consistency.

Comment [MA306]: OPA 48 9.4.5.5

- 7.4.37 Where *service commercial* uses are adjacent to designated 'Residential' areas, adequate design mechanisms shall be used to reduce potential incompatibilities. These design mechanisms will be specified in the implementing *Zoning By-law* and *site plans* and may include building location, buffering, screening and landscaping requirements.

Comment [MA307]: OPA 48 9.4.5.7

- 7.4.38 This Plan will promote the retention of *service commercial* uses within well-defined areas by:

Comment [MA308]: OPA 48 9.4.5.6

- 7.4.38.1 Discouraging the further establishment of new commercial strips and the conversion of residential and industrial lands, located outside of those areas designated for 'Service Commercial' use on Schedule 1, to commercial use; and
- 7.4.38.2 Promoting the retention of 'Service Commercial' designations along only one side of arterial roads in the City.

Urban Design Policies for Commercial and Mixed Use Areas:

- 7.4.39 In addition to the policies of section 3.6, and any Council approved urban design guidelines, the following urban design policies will be applied to the design and review of commercial and mixed use *development* proposals to create distinctive, functional and high quality commercial and mixed use areas:

7.4.40 Intersections:

- 7.4.40.1 Where a commercial or mixed use area is located at the intersection of major streets the development or redevelopment of each corner property will incorporate gateway features, prominent landscaping and pedestrian amenities with linkages into the site at the intersection.

Comment [MA309]: OPA 48 8.4.7

- 7.4.40.2 Emphasize intersections of major streets by placing buildings in close proximity to the intersection and ensuring

Comment [MA310]: OPA 48 8.6.2 and 8.6.6

that building entrances are visually accessible from that intersection.

- 7.4.40.3 Use corner building placement, massing and roof treatment in combination with landscaping to screen large buildings and parking areas located within the interior of the site from view at the intersection.

- 7.4.40.4 **Corner** buildings will be designed as 'signature buildings' to take into account exposure to multiple street frontages and high public visibility by incorporating elements such as increased height, roof features, building articulation, windows and high quality finishes.

Comment [MA311]: OPA 48 8.6.5

- 7.4.40.5 **Where** a use incorporates functions such as open storage, vehicle repair operations, gas bars, garden centres and drive-throughs, these functions shall not be permitted between the building and the street line or the building and an intersection of streets.

Comment [MA312]: OPA 48 8.13.7

- 7.4.40.6 **Surface** parking and loading areas shall not be permitted immediately adjacent the four corners of an intersection.

Comment [MA313]: OPA 48 8.13.7 and 8.12.2

7.4.41 **Street Edges:**

- 7.4.41.1 Generously sized landscape strips incorporating combinations of landscaping, berming, and decorative fencing or walls shall be provided adjacent the street edge to provide aesthetically pleasing views into the site and to screen surface parking areas.

- 7.4.41.2 **Locate** free-standing buildings close to the street edge and avoid, where possible, surface parking between a building and the street.

Comment [MA314]: OPA 48 8.6.3

- 7.4.41.3 **Avoid** locating outdoor storage areas along or adjacent to street edges.

Comment [MA315]: OPA 48 8.13.7

- 7.4.41.4 **Buildings** adjacent the street edge will be designed to take into account high public visibility by incorporating elements such as increased height, roof features, building articulation, windows and high quality finishes.

Comment [MA316]: OPA 48 8.6.5

- 7.4.41.5 **Buildings** will be designed to screen roof-top mechanical equipment from visibility from the public realm.

Comment [MA317]: OPA 48 8.6.7

- 7.4.41.6 **Avoid** locating outdoor storage areas, outdoor display areas or garden centres adjacent to street edges.

Comment [MA318]: OPA 48 8.15.2

7.4.42 Driveways, Internal Roads and Parking Areas:

- 7.4.42.1 Main driveway entrances will be defined by landscaping on either side of the driveway and / or by landscaped medians. Comment [MA319]: OPA 48 8.13.2
- 7.4.42.2 Internal roads will be physically defined by raised landscaped planters where they intersect with parking area driveways. Internal roads will be used to divide large sites into a grid of blocks and roadways to facilitate safe vehicular movement. Internal roads will be designed to interconnect with adjacent commercial lands to create an overall cohesive and integrated node. Comment [MA320]: OPA 48 8.13.3
- 7.4.42.3 Divide large parking areas into smaller and defined sections through the use of landscaping and pedestrian walkways. Comment [MA321]: OPA 48 8.12.4
- 7.4.42.4 Provide bicycle parking in close proximity and convenient to building entrances. Comment [MA322]: OPA 48 8.12.6

7.4.43 Pedestrian Movement and Comfort:

- 7.4.43.1 Incorporate decoratively-paved, conveniently located and distinct pedestrian walkways which link to public boulevards, transit stops, trail systems, pedestrian systems in adjacent developments and which provide a continuous walkway along the frontage and between internal commercial uses. Comment [MA323]: OPA 48 8.13.4 and 8.13.5
- 7.4.43.2 Pedestrian systems shall incorporate landscaping and pedestrian scale lighting and shall be defined by distinct materials and / or grade separation from vehicular movement systems. Comment [MA324]: OPA 48 8.13.4 and 8.13.5
- 7.4.43.3 Pedestrian systems and buildings shall be designed to provide barrier-free accessibility and pedestrian movement systems shall be sufficiently wide enough to be functional and provide comfortable pedestrian movement.
- 7.4.43.4 Well defined pedestrian systems clearly distinctive from vehicular driveways shall be provided immediately adjacent to the main entrances of commercial buildings.
- 7.4.43.5 Where possible, main building entrances should incorporate weather protection measures such as canopies, awnings, building projections or colonnades. Comment [MA325]: OPA 48 8.2.10 v)
- 7.4.43.6 Large developments will incorporate elements designed for people to rest such as parkettes, gazebos, pergolas, decorative walls that are separate and distinct from vehicular systems and parking areas. Comment [MA326]: OPA 48 8.20.1

- 7.4.43.7 Large developments within the nodes identified in the City's 2005 Transportation Study will incorporate a transit transfer terminal facility to the satisfaction of the City. Well defined pedestrian systems shall be provided linking these facilities to pedestrian movement systems internal and external to the site.

7.4.44 Large Buildings:

- 7.4.44.1 Where building facades are visible from a public street and are greater than 30 metres in length the building facades will incorporate recesses, projections, windows or awnings, colonnades and landscaping along at least 20% of the length of the façade to reduce the mass of such facades.
- 7.4.44.2 Large buildings will incorporate architectural elements which will reduce the visual effects of flat roof lines and which will conceal roof-top equipment.
- 7.4.44.3 Large buildings will be designed to enhance the visual built form and character of Guelph by incorporating architectural styles and elements and exterior building materials into building facades that reinforce the heritage character of the City of Guelph.
- 7.4.44.4 Where outdoor display areas are associated with a large building the use of landscape elements such as plantings, decorative fencing, pergolas and / or architectural elements such as façade extensions, and canopies shall be incorporated for effective integration with the overall development.

Comment [MA327]: OPA 48 8.6.8

Comment [MA328]: OPA 48 8.6.11

Comment [MA329]: OPA 48 8.6.9

Comment [MA330]: OPA 48 8.15.1

7.4.45 Adjacent Development:

- 7.4.45.1 Where commercial or mixed use development is located in proximity to residential and institutional uses the following urban design strategies will be employed to ensure compatibility:
- 7.4.45.1.1 Building massing strategies to reduce the visual effects of flat roof lines and blank facades or building height.
- 7.4.45.1.2 Where possible, the location of noise-generating activities away from sensitive areas.
- 7.4.45.1.3 Incorporating screening and noise attenuation for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive uses.
- 7.4.45.1.4 Providing perimeter landscape buffering incorporating a generously planted landscape strip, berming and / or fencing to delineate property boundaries and to screen the commercial use from the adjacent use.

Comment [MA331]: OPA 48 8.7.1

7.4.45.1.5 Design exterior lighting and signage to prevent light spillage into the adjacent property.

7.4.45.1.6 Avoid the location of drive-through lanes adjacent a use that would be negatively affected by noise, light and activity levels associated with these facilities.

Comment [MA332]: OPA 48 8.10.2 iii)

7.4.46 Environmental Design:

7.4.46.1 The design and orientation of the site and building development will support energy efficiency and water conservation through the use of alternative or renewable energy, storm water infiltration systems, 'green' building designs, landscaping and vegetative materials and similar measures. Stormwater management measures shall address both quantity and quality issues in accordance with recognized Best Management Practices.

Comment [MA333]: OPA 48 8.1.1

7.4.46.2 Where possible buildings will be oriented to maintain vistas of natural features on lands adjacent to the site.

Comment [MA334]: OPA 48 8.3.6

7.4.47 Implementation:

7.4.47.1 To ensure that the aesthetic character of site and building design in commercial and mixed use areas is consistent with the City's urban design objectives and policies, measures shall be incorporated into the Zoning By-law and the approval of site plans used to regulate development.

Impact Studies

7.4.48 Market impact, planning and infrastructure impact studies shall be submitted and approved by Council:

Comment [MA335]: OPA 48 9.4.1.2

- to establish or expand a 'Mixed Use Node' or 'Intensification Node' beyond the designation limit boundaries as shown on Schedule 1;
- to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13;
- to extend or enlarge a 'Neighbourhood Commercial Centre' to provide more than 10,000 square metres (108,000 square feet) of gross leasable floor area.

7.4.49 An appropriate market impact study shall demonstrate that:

Comment [MA336]: OPA 48 9.4.1.3

- the proposal can be justified without detriment to the overall function or economic vitality of the 'Central Business District' or the key component functions that contribute to the C.B.D.'s overall vitality;

- the achievement of the City's Major Goals, the Urban Form policies or the Commercial and Mixed Use policy objectives of the Official Plan will not be compromised; and
- the ability of existing designated commercial or mixed use lands to achieve their planned function will not be compromised.

7.4.50 A market impact study shall include:

Comment [MA337]: OPA 48 9.4.1.4

- 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;
- An evaluation of the economic feasibility of the proposal on the basis of current market demand or retail market opportunity;
- An indication the scale of any adverse affects on the economic viability of the C.B.D., the key functions that contribute to the C.B.D.'s overall vitality, and on any existing or planned designated commercial or mixed use lands provided for in this Plan.
- 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.

7.4.51 An appropriate planning study shall include site and building design concepts at sufficient detail to demonstrate, among other matters:

- That the proposed *development* will be compatible with the adjacent land uses provided for in this Plan;
- How potential impacts of the *development* in terms of noise, activity levels, lighting, and visual impacts will be appropriately mitigated having regard to existing and future land uses of the area in which the development is proposed to be located;
- The potential impacts of the development on the physical environment and natural features of the property and of the area in which the proposal is to be located and how such impacts will be addressed.
- That the proposal will be developed in a functional and an aesthetically acceptable manner consistent with the urban design policies of this Plan and any applicable urban design guidelines.

7.4.52 An appropriate infrastructure study shall demonstrate, among other matters:

- That the capacity of roads and intersections are adequate to accommodate the traffic generated by the proposal and that access locations are appropriate and adequate;

- b) That adequate hard services capacity and storm water management systems are in place to accommodate the proposal;
- c) That adequate on-site parking, loading and pedestrian and vehicular circulation systems will be available;

7.5 Commercial Mixed Use

Objectives

- a) To recognize areas of the City where a variety of freestanding commercial uses or mixed commercial-residential uses have been concentrated.
- b) To promote the continued use and intensification of these well-defined areas.
- c) To allow for a range of compatible business land uses adjacent to residential areas within the St. Patrick's Ward neighbourhood as identified on Schedule A to the St. Patrick's Ward Community Improvement Project Area Designation By-law (2002)-16870)..

Comment [MA338]: OPA 48 9.4.6 d)

Comment [MA339]: OPA 48 9.4.6 c)

General Policies

- 7.5.1 The 'Commercial Mixed Use' designation as outlined on Schedule 1 defines areas, peripheral to the downtown, where historically a variety of small-scale commercial operations or mixed commercial-residential uses have located. This Plan promotes the continued use and revitalization of these distinctive areas through the following policies:

Comment [MA340]: OPA 48 9.4.6.1

1. York Road, north side between Smith Avenue and Victoria Road and the south side of York Road between Lawrence Avenue and Victoria Road; Elizabeth Street, both sides between Huron and Arthur Streets - these 'Mixed Use' areas are to function as local neighbourhood "focal points", physically and functionally integrating a mixture of commercial and residential uses in a compatible manner. The following sub-policies are applicable to these specific areas:

Comment [MA341]: OPA 48 9.4.6.2

- a) While a variety of commercial uses may be permitted by this 'Mixed Use' designation, office, convenience commercial, retail commercial and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted; and
- b) Commercial buildings incorporating residential units, either above or behind ground floor commercial space or freestanding residential buildings are encouraged. New sensitive land uses (residential, institutional or park) shall satisfy the following land use compatibility criteria:

Comment [MA342]: OPA 48 9.4.6.2 and 9.4.6.6

Comment [MA343]: OPA 48 9.4.6.3

- i. Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway as outlined in subsection 8.2.31 of this Plan can be satisfied by the proposal, where applicable.
- ii. A land use compatibility analysis where industrial and sensitive uses are proposed in proximity to one another in accordance with subsection 7.7.7 of this Plan.
- iii. The property has been cleaned up or decommissioned to the Provincial standard for the proposed sensitive land use and in accordance with subsection 5.6 of this Plan, where applicable.

2. Wyndham Street South, west side between the Speed River and York Road - this 'Mixed Use' area is to be used for a variety of retail, personal service and office commercial uses in conjunction with, or without residential units.

If residential units are contemplated, these units should be located above ground floor commercial space and meet the *floodproofing* requirements of subsection 7.14 of this Plan. Freestanding residential buildings shall also be permitted provided that the floodproofing requirements of subsection 7.14 of this plan can be met. In addition, the land use compatibility criteria outlined in subsection 7.5.1.1 (b) shall apply.

3. Southwest Corner of Gordon and Wellington Streets - this 'Mixed Use' area is considered a "gateway" to the 'C.B.D'. A mixture of retail, service and office commercial uses will be permitted on these lands in consideration with the following specific sub-policies:

Comment [MA344]: OPA 48 9.4.6.5

- a) In addition to any 'C.B.D.' "gateway" streetscape considerations for this 'Mixed Use' area, the design of any *development* proposal must consider the integral relationship of this property to the adjacent Royal City Park and the Speed River; and
- b) *Development* proposals must be *floodproofed* to the requirements of subsection 7.14 of this Plan.

4. West side of Gordon Street, between Waterloo Avenue and Wellington Street - this 'Mixed Use' area is to be used for multiple-unit residential buildings, commercial activities including retail, service and office uses, and commercial uses with residential units above and/or behind ground floor commercial space.

Comment [MA345]: Part of OPA 43
Downtown Secondary Plan

- a) In spite of the maximum density provisions of policy 7.5.3, the *net density* of a mixed commercial-residential development on the lands known municipally as 3 Gordon Street shall not exceed 393 units per hectare (159 units per acre) and be limited to a maximum of 70 dwelling units.

5. Northwest corner of Yorkshire Street South and Suffolk Street, this "Mixed Use" area is to be used for a variety of retail, convenience, service and commercial

Comment [MA346]: OPA 48 9.13.2.9

office type uses in conjunction with or without residential units as specified in the following sub-policies:

- a) The lands on the corner known municipally as 200-208 Yorkshire Street 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.
- b) The lands situated to the west of the corner known municipally as 155 Suffolk Street 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.

7.5.2 The existing uses located within the 'Commercial Mixed Use' designations on Schedule 1 will be recognized in the implementing *Zoning By-law*.

7.5.3 New *development* proposals within the 'Commercial Mixed Use' designation of this Plan may be permitted in consideration of the following general criteria:

- a) The building design should have a street orientation, promote continuity in the streetscape and adhere to the urban design policies of subsection 3.6 of this Plan;
- b) In instances where residential units are proposed, the maximum net density shall not exceed 100 units per hectare and the development criteria of policy 7.2.7 will be used to assess compatibility;
- c) Adequate parking, loading and access are required;
- d) Adequate municipal services are required; and
- e) Lot development and building design should be consistent with the existing built-form conditions.

7.5.4 Complementary uses, as specified in policy 7.2.26 of this Plan, may be permitted within the 'Commercial Mixed Use' designation. These complementary uses may be permitted in instances where;

- a) Their presence will not interfere with the overall form, function and development of the specific 'Mixed Use' area where they are to be located; and
- b) New *development* proposals may be permitted where the development criteria of policy 7.2.27 are satisfied.

7.6 Mixed Office-Residential

Objectives

- a) To outline areas where concentrations of office uses may locate in the low-density residential areas of the City.
- b) To encourage intensification of these well-defined areas, primarily for small scale office and residential activities.
- c) To promote the continued use and intensification of defined business land use areas within the St. Patrick's Ward neighbourhood as identified on Schedule A to the St. Patrick's Ward Community Improvement Project Area Designation By-law (2002)-16870)..

Comment [MA347]: OPA 48 9.4.6 d)

General Policies

- 7.6.1 This Plan promotes the concentration of small scale office uses, personal service uses and residential activities within the 'Mixed Office-Residential' designation of Schedule 1. These uses may be found in the same building or be free standing.
- 7.6.2 The retention and *intensification* of existing residential buildings within this designation will be encouraged in a manner that is compatible with the existing character of the streetscape.
- 7.6.3 The maximum *net density* for residential development within this designation shall be 100 units per hectare. *Multiple unit residential developments* will be required to meet the criteria of policy 7.2.7 to promote compatibility and design sensitivity to the existing built character of the mixed use area.
- 7.6.4 The implementing *Zoning By-law* will recognize existing uses. New mixed use or single use office/personal service activities may be permitted, subject to an amendment to the *Zoning By-law*. The following criteria will be used to assess the merits of a *development* proposal:
 - a) Building, property and ancillary structure design to be compatible with surrounding properties in terms of form, massing, appearance and orientation;
 - b) Adequate parking, loading and access are provided, and
 - c) Adequate municipal services are available.
- 7.6.5 Complementary uses, as outlined in policy 7.2.26 of this Plan, may be permitted to locate within a 'Mixed Office-Residential' designation provided that:
 - a) The proposed complementary use does not interfere with the overall form, function and development of the specific 'Mixed Use' area; and

Comment [MA348]: OPA 48 9.4.6.6

Comment [MA349]: OPA 48 9.4.6.5

- b) The criteria for the complementary use as specified in policy 7.2.27 can be met.

7.6.6 Lands designated Mixed-Office Residential within the St. Patrick's Ward neighbourhood as identified on Schedule A to the St. Patrick's Ward Community Improvement Project Area Designation By-law (2002)-16870) will permit an expanded range of business land uses that are defined in the implementing Zoning By-law. New light industrial uses will be permitted on lands with the appropriate industrial zoning. Zoning amendment proposals to introduce new light industrial uses shall meet the following evaluation criteria:

- a) A land use compatibility analysis where industrial and sensitive uses are proposed in proximity to one another in accordance with subsection 7.7.7 of this Plan.
- b) Vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections. The property shall be able to accommodate the required vehicular access, circulation, off-street parking and off-street loading facilities without impacting surrounding sensitive (residential, institutional and park) land uses. Intensive industrial land uses will be directed to industrial parks.

7.6.7 Lands designated Mixed-Office Residential within the St. Patrick's Ward neighbourhood as identified on Schedule A to the St. Patrick's Ward Community Improvement Project Area Designation By-law (2002)-16870) will permit a range of freestanding residential, institutional or park land uses subject to meeting the following land use compatibility and property decommissioning criteria:

- a) Noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway, as outlined in subsection 8.2.31 of this Plan, can be satisfied by the proposal, where applicable.
- b) A land use compatibility analysis where industrial and sensitive uses are proposed in proximity to one another in accordance with subsection 7.7.7 of this Plan.
- c) The property has been cleaned-up or decommissioned to the Provincial standard appropriate for the land use proposed and in accordance with subsection 5.6 of this Plan.

7.6.8 This Plan promotes the improvement of the overall image of the St. Patrick's Ward neighbourhood as identified on Schedule A to the St. Patrick's Ward Community Improvement Project Area Designation By-law (2002)-16870) by pursuing the following actions on lands designated Mixed-Office Residential:

- a) Streetscape improvements will be implemented in accordance with policies 3.6.24 to 3.6.28 of this Plan.
- b) New development proposals will be required to satisfy the urban design policies outlined in Section 3.6 and, in particular, policies 3.6.19 and 3.6.20 of this Plan.

- c) Site plan control will be required on all development approvals. Conditions will be imposed 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 uses.

7.6.9 Notwithstanding Policy 7.6.1, office or professional uses to a maximum size of 1900 square metres gross floor area shall be permitted on the property known municipally as 1077 Gordon Street:

Comment [MA350]: OPA 48 Schedule 2

7.7 Industrial

Objectives

- a) To ensure sufficient serviced industrial land to attract a diversified range of industrial activities.
- b) To ensure efficient utilization of existing industrial land and promote redevelopment of under-utilized, or obsolete sites.
- c) To recognize 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 maintain adequate standards to ensure attractive industrial developments.
- e) To minimize the journey-to-work trips within the community.
- f) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment in accordance with policy 7.1.5.

Comment [MA351]: OPA 48 9.5.1 a)

Comment [MA352]: OPA 48 9.5.1 b)

Comment [MA353]: OPA 48 9.5.1 c)

Comment [MA354]: OPA 48 9.5.1 e)

General Policies

7.7.1 Within areas designated as 'Industrial' on Schedule 1 of this Plan, the following land uses shall be permitted:

Comment [MA355]: OPA 48 9.5.1.12

- a) Industrial uses including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
- b) Warehousing and bulk storage of goods;
- c) Laboratories;
- d) Computer and data processing;
- e) Research and development facilities;
- f) Printing, publishing and broadcasting facilities;

- g) Repair and servicing operations;
- h) Transportation terminals;
- i) Contractors' yards;
- j) Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development and operation of industrial uses.

7.7.2 Complementary uses, as outlined in policy 7.7.1(j), may be permitted within the 'Industrial' designation by *Zoning By-law* amendment. The adequacy of municipal services to support the proposed complementary uses will be considered as a component of the zone change request.

Comment [MA356]: OPA 48 9.5.1.13

7.7.3 Generally, commercial uses will not be permitted within areas designated as 'Industrial'. Factory sales outlets will be permitted as an accessory use, provided that only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site in which the items for sale are manufactured or assembled.

Comment [MA357]: OPA 48 9.5.1.14 and 9.4.5.15

7.7.4 Legally-existing industrial establishments not located within areas designated 'Industrial' on Schedule 1 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.

Comment [MA358]: OPA 48 9.5.1.11

7.7.5 It is the policy of the City to maintain a high standard of industrial development.

1. In order 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 pursue the following:

Comment [MA359]: OPA 48 9.5.1.2

- a) 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*;
- b) 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
- c) Recognize a variety of categories of industrial zones in the *Zoning By-law*.

7.7.6 The City shall ensure an adequate supply and variety of serviced industrial land to meet the requirements of industrial development.

1. The City will continue to purchase, develop, and market lands for industrial use.

2. The City will continue to provide a variety of industrial activity locations in the various geographic sectors of Guelph in order to minimize journey to-work trips.

Comment [MA360]: OPA 48 9.5.1.1 ii)

- 7.7.7 Where industrial and residential (or other sensitive) uses are proposed in proximity to one another, the City, will 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, odour and particulate capture devices.

Comment [MA361]: OPA 48 9.5.1.5

1. 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;

Comment [MA362]: OPA 48 9.5.1.6

- a) Require that the Ministry of the Environment Guidelines be applied to encourage adequate separation distances.
- b) Require that a noise evaluation study be prepared, in compliance with the Ministry of the Environment Guidelines, 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.
- c) Require that appropriate conditions of development approval be imposed to mitigate identified compatibility issues.
- d) Include appropriate regulations in the implementing Zoning By-law. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, garbage, refuse and composting facility locations, outdoor storage locations, requirements for buffer strips, fencing and berms.
- e) Impose a Holding Zone to ensure that conditions encouraging land use compatibility are implemented.

- 7.7.8 Within areas designated as 'Industrial' on Schedule 1 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 zoning anomalies at the time of the passing of this Official Plan, and will zone these properties accordingly in the implementing *Zoning By-law*.

Comment [MA363]: OPA 48 9.5.1.10

- 7.7.9 In spite of the limited range of uses provided by policy 7.7.1, the industrial use of lands municipally known as 355 Elmira Road North shall be extended to include

Comment [MA364]: OPA 48 9.13.2.3

the following commercial activities: bank, restaurant or cafeteria, barber shop or beauty salon, recreation or entertainment establishment, and catering service.

- 7.7.10 In spite of the limited range of uses provided by policy 7.7.1, the industrial use of lands municipally known as 3 Watson Road shall 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.

Comment [MA365]: OPA 48 9.13.1.12

- 7.7.10.1 In spite of the limited range of uses provided by policy 7.7.1, the permitted use of lands municipally known as 95 Crimea Street shall be extended to include the following institutional and commercial activities: a religious establishment, a school and a day care centre.

Comment [MA366]: OPA 48 9.13.2.2

Industrial - South Guelph Secondary Plan Area

- 7.7.11 Land designated 'Industrial' within the South Guelph Secondary Plan area on Schedule 1 shall be generally characterized by larger, free standing industrial buildings displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses. 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 will prepare specific urban design guidelines to provide direction with respect to design principles for *development* in this area.

- 7.7.12 In addition to all other applicable Industrial goals, objectives and policies contained in this Plan, the following additional policies shall apply.

1. Generally, the following *development* criteria are applicable to industrially designated lands adjacent to the Hanlon Expressway:
 - a) Development shall be on sites of not less than 2. hectares (5 acres) in size;
 - b) Development shall consist of free-standing buildings but not industrial malls.

7.8 Mixed Business

Objectives

Comment [MA367]: OPA 48 9.5.4

- a) To provide a flexible land use framework permitting a mix of business land use activities.
- b) To promote reinvestment, intensification and the efficient utilization of existing business lands and buildings for business land use 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.

General Policies

7.8.1 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 (residential, institutional or park) land uses.

Comment [MA368]: OPA 48 9.5.4.6

7.8.2 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 the downtown and other planned "Commercial Centres".

Comment [MA369]: OPA 48 9.5.4.7

7.8.3 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 (i.e. government uses, religious uses, daycare centres, indoor community and recreation facilities). Development approval conditions will be imposed to address land use compatibility, railway and property clean-up requirements

Comment [MA370]: OPA 48 9.5.4.8

7.8.4 New sensitive (residential, institutional or park) land uses 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.

Comment [MA371]: OPA 48 9.5.4.9

7.8.5 A land use compatibility analysis will be required where industrial and sensitive uses are proposed in proximity to one another in accordance with subsection 7.7.7 of this Plan.

Comment [MA372]: OPA 48 9.5.4.1

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

7.8.7 New development shall meet the required off-street parking, circulation and loading requirements applicable to the proposed land use.

Comment [MA373]: OPA 48 9.5.4.2

7.8.8 This Plan promotes the improvement of the overall image of Mixed Business land use designation by pursuing the following actions:

Comment [MA374]: OPA 48 9.5.4.3

- a) Streetscape improvements will be implemented in accordance with policies 3.6.24 to 3.6.28 of this Plan.
- b) New development proposals will be required to satisfy the urban design policies outlined in Section 3.6 and, in particular, policies 3.6.19 and 3.6.20 of this Plan.
- c) Site plan control will be required on all development approvals. Conditions may be imposed 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 uses.

7.9 Corporate Business Park

Objectives

- a) To provide lands which can be used for office, administrative and/or research and development facilities.
- b) To outline development criteria that will promote the sensitive integration of corporate business uses into locations on the entranceways to Guelph that will recognize the sensitivity of surrounding *natural heritage features* and designated 'Residential' areas.
- c) To require high design standards to ensure attractive and consistent built form.
- 7.9.1 The 'Corporate Business Park' land use designation on Schedule 1 is intended to provide areas where employment opportunities can be provided in the new "knowledge-based technology" field.
- 7.9.2 Uses permitted within the 'Corporate Business Park' designation shall include office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities.
- 7.9.3 The implementing *Zoning By-law* for the 'Corporate Business Park' designation will establish the zoning categories and appropriate regulations to permit and control uses contained within the designation.
- 7.9.4 High standards of urban design and built form will be required for *development* proposals within the 'Corporate Business Park' designation.
- 1. 'Corporate Business Park' designated lands within the South Guelph Secondary Plan area will recognize:
 - a) The prominence of the 'Business Park' lands in association with the southern gateway locations to Guelph;

Comment [MA375]: OPA 48 9.5.2

Comment [MA376]: OPA 48 9.5.2 a)

Comment [MA377]: OPA 48 9.5.2 b and d

Comment [MA378]: OPA 48 9.5.2 e)

Comment [MA379]: OPA 48 9.5.2.1

Comment [MA380]: OPA 48 9.5.2.9 and 9.5.2.12

Comment [MA381]: OPA 48 9.5.2.11

Comment [MA382]: OPA 48 9.5 c) and 9.5.2.2

Comment [MA383]: OPA 48 9.5.2.2

- b) The environmental sensitivity of *natural heritage features* that are found in proximity to the 'Business Park' lands; and
- c) The need to promote compatibility in land use and design between the 'Business Park' lands and designated 'Residential' use areas in the south end of Guelph.

2. *Development proposals within the 'Corporate Business Park' lands of the South Guelph Secondary Plan area will be guided by the urban design and gateway condition policies of subsection 3.6.31, Urban Form and Design Considerations.*

Comment [MA384]: OPA 48 9.5.2.3

3. *Where 'Corporate Business Park' and 'Residential' use designations are in proximity to one another in the South Guelph Secondary Plan area, 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 Bylaw*, *Site Plan Control*, and/or the use of urban design guidelines.*

Comment [MA385]: OPA 48 9.5.2.6

4. *'Corporate Business Park' designated land west of the Hanlon Expressway within the South Guelph Secondary Plan area 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.*

Comment [MA386]: OPA 48 9.5.2.7

- a) 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.

5. *'Corporate Business Park' land west of the Hanlon Expressway within the South Guelph Secondary Plan area shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings.*

Comment [MA387]: OPA 48 9.5.2.14

- a) *Permitted uses will 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*.

6. 'Corporate Business Park' designated land east of the Hanlon Expressway within the South Guelph Secondary Plan area 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.

Comment [MA388]: OPA 48 9.5.2.8

- a) 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 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.

7. 'Corporate Business Park' land east of the Hanlon Expressway within the South Guelph Secondary Plan area 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.

Comment [MA389]: OPA 48 9.5.2.15

- a) 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, photo-finishing place, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. *Rest homes* and *nursing homes* as existing on May 1, 1996 are also permitted uses. 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.

7.9.5 The following site specific amendments to this Plan have been approved by City Council to recognize unique circumstances within the Corporate Business Park designation:

1. In addition to the permitted uses outlined in policy 7.9.4.7, a religious establishment use and associated institutional uses shall be permitted on property known municipally as 180 Clair Road West.

Comment [MA390]: OPA 48 9.13.3

7.10 Major Institutional

Objectives

- a) To ensure that adequate institutional, educational, health care and social services are provided at suitable locations to meet the needs of residents in the City and surrounding region.

Comment [MA391]: OPA 48 9.6 b)

- b) To encourage the provision of a full range of "continuum of care" facilities in appropriate settings to serve the residents of Guelph and surrounding area.

Comment [MA392]: OPA 48 9.6 c)

General Policies

- 7.10.1 On lands designated as 'Major Institutional' on Schedule 1 of this Plan, the predominant use of land shall be for public buildings, universities, colleges, social and cultural facilities, correctional and detention centres, hospitals, residential care and health care facilities.

Comment [MA393]: OPA 48 9.6.1.3

- 7.10.2 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. Such complementary uses may include convenience and personal service uses, residences, day care facilities, parks, recreation facilities and *non-livestock based agricultural uses*.

Comment [MA394]: OPA 48 9.6.1.3 and 9.6.1.4

- a) For convenience 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.
- b) For residential uses, these activities will be designed for, and used by those persons directly associated with the 'Major Institutional' use.
- c) In spite of the *non-livestock based agricultural uses* provision of policy 7.10.2, livestock-based instruction, research and care may be permitted on lands utilized by the University of Guelph.

- 7.10.3 The establishment of new 'Major Institutional' areas not designated on Schedule 1 shall require an amendment to this Plan. When considering such amendments, the following factors shall be taken into account:

Comment [MA395]: OPA 48 9.6.1

- a) The site's location relative to arterial or collector roads;
- b) The compatibility of the proposed *development* with surrounding land uses;
- c) The proximity of the site to existing or planned public transit routes; and
- d) The adequacy of municipal services to the proposed area.

- 7.10.4 In the preparation of the implementing *Zoning By-law*, consideration will be given to recognizing 'Major Institutional' uses based on their size, character and nature.

7.11 Institutional / Research Park

Objectives

- a) To recognize an area of the City where land may be used for both 'Major Institutional' uses, research activities and a limited range of commercial activities.

Comment [MA396]: OPA 48 9.5.3 a)

General Policies

- 7.11.1 In addition to the uses permitted by the 'Major Institutional' designation of this Plan, on lands designated as 'Institutional/Research Park' on Schedule 1, the predominant use of the land will be the following: research and development facilities, computer, electronic and data processing enterprises, professional offices, assembly and manufacturing of product lines requiring on-going research and development support and *service commercial* uses, such as restaurants and banks. Uses of a noxious nature shall not be permitted.
- 7.11.2 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.
- 7.11.3 The implementing *Zoning By-law* will outline regulations for the uses located within the 'Institutional/Research Park' designation.
- 7.11.4 In addition to the uses specified in policy 7.11.1, 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 a hotel, motel, convention services, recreation and cultural facilities, offices and restaurants.

Comment [MA397]: OPA 48 9.5.3.3 and 9.5.3.5

Comment [MA398]: OPA 48 9.5.3.2

Comment [MA399]: OPA 48 9.5.3.4

7.12 Open Space

Objectives

- a) To develop a balanced distribution of open space and recreation facilities that are conveniently accessible and safe to meet the needs of all residents.
- b) To recognize a hierarchy of open space areas based on size, function and the population to be served.
- c) To develop a continuous linear open space system connecting diverse natural, cultural and recreational land uses within the City and with links to surrounding municipalities.
- d) To assist in protecting areas comprising *natural heritage features and cultural heritage resources*.
- e) To encourage indigenous biological diversity in appropriate open space areas.
- f) To co-operate with other public, quasi-public and private organizations in the provision of open space, recreation and cultural facilities.

Comment [MA400]: OPA 48 9.7 a)

Comment [MA401]: OPA 48 7.3 c)

Comment [MA402]: OPA 48 9.7 c)

Comment [MA403]: OPA 48 7.3 j)

Comment [MA404]: OPA 48 9.7 b)

- g) To develop a walking and cycling trail system within the open space system that is accessible to the public utilizing paths, trails, streets and other public open spaces.
- h) To provide for a wide range of cultural and fine arts facilities.
- i) To promote tourism potentials and attractions in the City.

General Policies

7.12.1 The predominant use of land designated 'Open Space' on Schedule 1 shall be for public and private recreational uses and facilities, parks, golf courses, conservation lands, school sites, and cemeteries. The designation is also intended to support the protection of *natural heritage features* and *cultural heritage* resource conservation.

Comment [MA405]: OPA 48 9.7.6

7.12.2 Complementary uses that are compatible to, and which do not detract from or restrict, the primary function of the area, may be permitted within the 'Open Space' designation. Such complementary uses may include, but are not necessarily restricted to: forestry resources, horticulture, and public utilities. Other complementary uses for private and public recreational uses and facilities may include restaurants, club houses, pro shops, public halls and other accessory buildings and uses that are normally associated with the main recreational use.

Comment [MA406]: OPA 48 9.7.7

7.12.3 Where any land designated 'Open Space' 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 Municipality or any other public agency.

Comment [MA407]: OPA 48 9.7.1

1. Where lands designated 'Open Space' are in private ownership and application is made requesting a change to a land use other than open space, due consideration shall be given by Council to the following:

Comment [MA408]: OPA 48 9.7.2

- a) Council shall consider the acquisition of the subject lands, having regard for the following:
 - i. The provision of adequate open space and recreational areas, particularly in the vicinity of the subject lands;
 - ii. The existence of *cultural heritage resources* or *natural heritage features* on the site;
 - iii. 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;
 - iv. The possibility of any other government agency purchasing or sharing in the purchase of the subject lands; and

v. The ability of the City to purchase the lands and the priority of the lands in relation to the City's overall open space acquisition plan.

- b) If acquisition of lands is not deemed appropriate, Council shall consider other arrangements to retain the lands in an 'Open Space' designation by such means as management agreements or easements, where applicable.

Comment [MA409]: OPA 48 9.7.2 ii)

2. 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' 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'.

Comment [MA410]: OPA 48 9.7.3

7.12.4 When developing major recreation facilities such as indoor swimming pools, arenas, or major open space areas, consideration shall be given to locating such facilities in association with major community shopping, educational or cultural facilities.

Linked Open Space Concept

7.12.5 The "Linked Open Space Concept" which is illustrated on Schedule 7 outlines the long term potential for a city-wide open space system with connections to surrounding municipalities. The "Concept" is structured on the City's Greenlands System and comprises interconnected open space areas including park and recreation areas, conservation lands, *natural heritage features*, *cultural heritage resources* and other open spaces. This linked system supports biodiversity and plant/animal/organism distribution, especially in portions of the "Concept" comprising *natural heritage features*.

1. The "Linked Open Space Concept" is intended for illustration purposes only and should not be interpreted as representing a specific land use designation in this Plan.

2. Where privately owned lands are shown on the "Concept", this Plan does not imply that these lands are open to the general public or that these lands will be purchased by the Municipality or any other public agency in the future.

Comment [MA411]: OPA 48 7.3.1.2

3. This "Concept" recognizes that all lands owned by the University of Guelph and the Homewood Corporation are under private ownership.

Comment [MA412]: OPA 48 7.3.1.4

4. The City will consider the preparation of a trail study to explore trail routes based on the "Linked Open Space Concept". As a component of this study, processes to negotiate public access across private land holdings within the "Concept" will be examined.

7.12.6 It is the policy of this Plan to continue to pursue the development of a linear open space system throughout the City based on the "Linked Open Space Concept"

Comment [MA413]: OPA 48 7.3.1.1

(Schedule 7). The following measures may be used to assist in realizing the objective of creating a publicly accessible linked open space system:

- a) Acquiring land to complete the system through purchases, leases, easements, rights-of-way, dedications and any other applicable means;
- b) Developing, for open space purposes, those City-owned lands that are located within the proposed system;
- c) Integrating abandoned railway properties into the linear open space system as they become available;
- d) Connecting the linear open space system to other major City open space areas and linkages where feasible;
- e) Developing a trail system suitable for both bicycles and pedestrians, and connecting this system into the City's bicycle network and regional trail network;
- f) Supporting measures by the Grand River Conservation Authority, or any other public agency, to improve the river banks; and
- g) Requiring, as part of a *development* proposal, lands to be reserved for future public open space and trail linkages, where applicable.
- h) Utilizing the "Management Master Plan of the River Systems Management Study" (June 1993) as a guide for the preparation of plans within the river corridors. In doing so, the City will strive to maximize public access to the linear open space system.

7.12.7 The City may develop sections of the linear open space system with "Neighbourhood Open Space" facilities in order to alleviate any neighbourhood park deficiencies.

Comment [MA414]: OPA 48 7.3.1.7

7.12.8 In order to improve the attractiveness, continuity, accessibility and utility of the entire open space system, the City will develop linkages between open space areas at different levels of the hierarchy. Such linkages may consist of:

Comment [MA415]: OPA 48 7.3.1.8

- a) An *environmental corridor*, *ecological linkage* or open space area;
- b) A walkway, *right-of-way*, *easement*;
- c) A defined route that makes use of the street system;
- d) Walkways/trails through existing or proposed parks;
- e) Abandoned, existing or proposed utility corridors;
- f) Abandoned or underutilized railway lines;
- g) Storm drainage channels or natural drainage systems.

7.12.9 The City will support the development of a bicycle network, including the trails as indicated on Schedule 9C of this Plan. In addition, linear pathways for pedestrians and cyclists in a linked open space system will also be encouraged. The placement and method of construction for trail development within *natural heritage features* shall take into consideration the site-specific ecology of the sensitive area.

Open Space Hierarchy

7.12.10 It is the policy of this Plan to recognize a hierarchy of open space areas, differentiated primarily on the basis of function, size and population served by each level of open space.

Comment [MA416]: OPA 48 intro to 7.3.2

Neighbourhood Open Space

7.12.11 Neighbourhood open space will primarily cater to the needs and interests of the residents living within its general vicinity for unorganized, unstructured and spontaneous leisure activities. Neighbourhood open space is generally comprised of municipal parkland and school sites, containing a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas, and may include natural areas.

Comment [MA417]: OPA 48 intro to 7.3.2 Neighbourhood Parks

1. It is the policy of the City to maintain a minimum city-wide average rate of neighbourhood parks provision of 1.5 hectares (3.7 acres)/1000 population.

Comment [MA418]: OPA 48 7.3.2.3

2. The following criteria will be considered by the City in the provision of neighbourhood open space areas:

Comment [MA419]: OPA 48 7.3.2.4

- a) Neighbourhood parks should be located within 5-10 minutes walking distance of the residential area served (service radius of about 500 metres/1,600 feet);
- b) Where feasible and desirable, parks and schools should be developed on combined sites;
- c) Should contain adequate street frontage for visibility and safety;
- d) Should be linked, where feasible, to the overall open space system;
- e) Should contain sufficient table land (approximately 80 per cent of site) and be well drained, except where the site takes advantage of a specific *natural feature*;
- f) The minimum size should be 1.0 hectare (2.5 acres) so that a variety of outdoor recreation activities may be accommodated. However, in the older built-up areas that are deficient in park space, smaller open space areas may be developed.

3. Where feasible, residents of the area to be served will be consulted and involved in the design and development process for neighbourhood open space.

Comment [MA420]: OPA 48 7.3.3

Neighbourhood Open Space - Victoria Road North Secondary Plan Area

4. Local neighbourhood parks shall generally be centrally located in the residential areas east and west of Victoria Road. These parks are intended to function as a central square or plaza to each residential precinct and are intended to provide a focus for each neighbourhood community. Their design should encourage neighbourhood interaction and establish a sense of place.

City-wide Open Space

- 7.12.12 City-wide open space areas are designed primarily to provide specialized recreation facilities for use by a wide segment of the population. In addition, these open space areas may serve in a dual role as neighbourhood open space serving an immediate residential area. City-wide open space may be comprised of municipal parkland, conservation authority lands, and private land through agreement and school sites.

1. City-wide open space areas may be developed to accommodate the preservation of *cultural heritage resources* or *natural heritage feature* areas or to provide facilities for active recreational activities at the intermediate and/or major levels. City-wide open space areas may contain natural areas, beaches, trails, picnic areas, public recreation facilities and passive areas.

Comment [MA421]: OPA 48 7.3.2.5

2. It is the policy of the City to maintain a minimum city-wide average rate of city-wide parks provision of 1.8 hectares (4.45 acres)/1000 population.

Comment [MA422]: OPA 48 7.3.2.6

3. The following criteria will be considered by the City in the development of city wide open space areas:

Comment [MA423]: OPA 48 7.3.2.7

- a) That the site has direct access to an arterial or collector road and can be accessible to public transportation;
- b) That the site contains sufficient parking;
- c) That the site contains sufficient table land to accommodate the needs of the active recreation facilities proposed for development;
- d) That the site can be linked, where feasible, to the overall open space system; and
- e) That the site can consist of between 10-20 hectares (25-50 acres) in size, depending upon the nature of the facilities proposed. However, a very specialized facility may be developed on a smaller site.

4. Where feasible, the public will be consulted and involved in the design and development process for city-wide open space facilities.

Comment [MA424]: OPA 48 7.3.3

City-wide Open Space - Victoria Road North Secondary Plan Area

5. The Victoria Road North Secondary Plan promotes the development of a community park on lands currently owned by the Grand River Conservation Authority. These lands are located on the east side of Victoria Road, just south of the Speed River and outside of any *natural heritage feature* area. The community park is intended to provide a focus for active recreational activities, including outdoor uses such as sports fields for baseball, softball, soccer and other team games.

Regional Open Space

- 7.12.13 Regional open space areas are designed primarily to provide facilities or features that attract visitors from the local community and from the broader region. Regional open space areas may include: civic centres, major conservation areas, botanical gardens, regional parks, wildlife sanctuaries, natural reserves, scenic drives and portions of waterway systems, museums, major historic sites, golf courses, university facilities, major sports and community recreational facilities.

Comment [MA425]: OPA 48 7.3.2 intro to Regional Parks

1. The City will encourage the provision of regional open space facilities at the rate of 5.5 hectares (13.6 acres)/1000 population. In addition to municipal parkland, a significant proportion of regional open space will be provided by major institutional, conservation and private agencies.

Comment [MA426]: OPA 48 7.3.2.8

2. The following criteria will be considered in the development of regional open space areas:

Comment [MA427]: OPA 48 7.3.2.9

- a) That the site utilizes existing *natural heritage features and hazard lands* where feasible;
- b) That the site has significant arterial road or highway frontage;
- c) That the site is accessible by public transportation;
- d) That the site contains sufficient parking for visitors and staff;
- e) That the site can be linked or integrated into the overall open space system, where possible; and
- f) That the site normally is greater than 25 hectares (62.0 acres) in area.

Regional Open Space (Natural Heritage Features) - Victoria Road North Secondary Plan Area

3. The Speed River *flood plain* and associated valleylands and the provincially significant Guelph Northeast Wetland Complex, are situated within the Greenlands System as denoted on Schedule 1. These lands will remain in their natural state as much as possible. Permitted uses within this area shall be limited to activities not requiring buildings or structures except for erosion or flood control purposes. Fish and wildlife management and low intensity recreational uses may also be permitted. Access shall generally be by means of pedestrian walkways and bicycle paths that minimize road crossings and link these areas in an integrated manner through the community and the open space of the surrounding area. Pedestrian and cycle paths shall form a continuous system, interconnecting the open space and parkland areas.
-

Open Space Deficiencies

7.12.14 Recognizing that there may be some deficiencies in the provision of neighbourhood and city-wide parkland, it is the policy of this Plan to reduce these deficiencies, where feasible, through the following measures:

Comment [MA428]: OPA 48 7.3.4.1

- a) By conducting further studies to determine which open space areas have potential for expansion and where such expansion is most desirable;
- b) By acquiring additional land to enlarge existing small parks, where appropriate;
- c) By acquiring vacant infill sites to create new small parks;
- d) By acquiring redundant school properties;
- e) By improving the quality and usefulness of existing parks through better design and development;
- f) By encouraging and working with the local Boards of Education to upgrade the design and development of some of their open space areas;
- g) By developing portions of certain city-wide or regional open space areas to meet neighbourhood needs;
- h) By identifying the 'C.B.D.' as a high priority area for future park development within the river corridors and the public squares; and
- i) By identifying the south end of the City as a high priority area for the development of a community recreation facility.

7.12.15 In the development of the open space hierarchy, the City shall pursue all available avenues to acquire the required lands.

1. The City will use its cash-in-lieu of parkland reserve to respond to opportunities to purchase and develop desired land, as it becomes available.
2. Where feasible and desirable, the City will develop, for open space purposes, those lands already under its ownership and which are not required for other municipal purposes.

Parkland Dedication

7.12.16 The City will require parkland dedication from *development* proposals in accordance with the following formulae:

Comment [MA429]: OPA 48 7.3.5

- a) Where the density of residential development is 15 units/hectare (6 units/acre) or less, 5 per cent of the development or plan of subdivision lands are to be dedicated for parkland purposes.
- b) Where the density of residential development is greater than 15 units/hectare (6 units/acre), parkland is to be taken at the rate of one hectare of park space for every 300 *dwelling units* of development or portion thereof.
- c) In spite of the above, in no case shall the ratio of parkland dedication exceed more than 20 per cent of the lands included in the *development* proposal.
- d) The City may require a parkland dedication at a rate of up to 2 per cent of the land included in non-residential *development* proposals where the parkland is required to meet the open space objectives of this Plan or the Recreation, Parks and Culture Strategic Plan.

7.12.17 Council may pass a by-law under 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.

Comment [MA430]: OPA 48 7.3.5.2

7.12.18 Generally, *natural heritage features* and *natural hazard* lands as outlined in this Plan will not be accepted as parkland dedication.

Comment [MA431]: OPA 48 7.3.5.3

7.12.19 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:

Comment [MA432]: OPA 48 7.3.5.5

- a) That the site satisfies the development criteria of policies 7.12.11.1, 7.12.12.2 and 7.12.13.1, where appropriate;
- b) 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;

- c) That the site is oriented to take advantage of favourable topography, vistas and mature stands of trees where possible and desirable; and
- d) That the lands be dedicated in a condition suitable for parkland development in accordance with the standards of the City.

7.12.20 Cash-in-lieu of parkland dedication may be required in the following circumstances:

Comment [MA433]: OPA 48 7.3.5.6

- a) Where the application of the rate of parkland dedication would render the remaining portion of the development site unsuitable or impractical for *development*;
- b) Where the amount of parkland dedication would be insufficient to accommodate the development of a desirable range of recreation facilities;
- c) Where existing municipal parkland is available in sufficient quantity and quality to accommodate further *development* in the particular area; or
- d) Where more suitable parcels of land are available for municipal park purposes in other locations.

7.12.21 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.

Comment [MA434]: OPA 48 7.3.5.7

7.12.22 Parkland dedication requirements pursuant to the Planning Act, may be utilized, whenever necessary and feasible, for the conservation of significant *cultural heritage resources*.

Comment [MA435]: OPA 48 7.3.5.8

Other Agencies

7.12.23 It is recognized that the Municipality is not the only provider of open space within the community. In order to provide sufficient open space to meet the future needs of Guelph residents, the City will work closely with the local Boards of Education, the Grand River Conservation Authority, provincial agencies, public utilities and institutions, private organizations and individual property owners.

Comment [MA436]: OPA 48 7.3.6 introductory statement

7.12.24 Where appropriate, the City may consider the following measures:

Comment [MA437]: OPA 48 7.3.6.1

- a) Encourage other agencies to provide open space and amenity areas for public use;
- b) Enter into joint use/management and development agreements with respect to the development of specific recreation facilities that are available to the general public;

- c) Provide linkages between municipal open space areas and the recreation facilities provided by other agencies or private organizations;
- d) Ensure that adequate private outdoor 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.

7.12.25 It is recognized that school sites often provide an important open space resource within the community. The City will continue to co-operate with the local Boards of Education in obtaining new school sites and integrating such sites with municipal parkland. More specifically, the City will pursue the following:

Comment [MA438]: OPA 48 7.3.6.2

- a) Where feasible, municipal parkland will be developed in conjunction with elementary or secondary school sites;
- b) Where there is a shortage of neighbourhood parks or city-wide parks and there are undeveloped school sites within the neighbourhood, or community, the City may enter into an agreement with the respective Board of Education regarding the development of the land for parks purposes;
- c) Where municipal parkland is obtained adjacent to a new school site, such parkland shall be of a size, configuration, condition and location and have appropriate access so that it can function properly as a neighbourhood park or city-wide park in the event that the school property is not developed;
- d) Where schools are not to be provided in a new residential neighbourhood, the City may provide additional neighbourhood open space at the rate of 1.0 hectare (2.5 acres)/1000 population; and
- e) Where a school is to be closed by a local Board of Education and the neighbourhood or community in which the school would be located is deficient in parkland as a result, the City will consider the acquisition of the site and building, where appropriate, in order to maintain the desired ratio of neighbourhood and/or city-wide parks and open space facilities.

Recreation, Parks and Culture Strategic Plan

7.12.26 Detailed planning and development of open space areas, recreation facilities and programs will be completed through the implementation of the City's "Recreation, Parks and Culture Strategic Plan". This Strategic Plan generally serves the following purposes:

Comment [MA439]: OPA 48 7.3.7.1

- a) To prepare an inventory of all open space areas, recreation facilities and programs, and the providers of recreation services within the community;
- b) To identify recreational needs within the community;

- c) To prepare a comprehensive framework for the planning and development of recreation programs, facilities and open space areas;
- d) To set priorities for the allocation of funds for recreational services.

7.12.27 It will be the policy of Council to continually monitor and review the implementation of the "Strategic Plan" in order 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.

Comment [MA440]: OPA 48 7.3.7.2

7.13 Greenlands System

Comment [MA441]: Deleted by OPA 42

The Greenlands System represents a planning framework which recognizes that *natural heritage features* and their associated landscapes need to be considered in a holistic manner in order to provide a comprehensive and integrated approach for conservation and enhancement.

The Greenlands System is intended to include those *features* and areas which, are part of the City's *natural heritage* as well as areas in which *natural hazards* may pose a threat to public safety. These often inter-related areas include:

- wetlands;
- forestry resources;
- streams and valleys;
- ponds;
- areas of natural and scientific interest;
- fish, wildlife and plant habitats;
- flood plains and hazard lands;
- habitat areas for endangered and threatened species.

Objectives

- a) To outline a comprehensive natural heritage system – Greenlands - containing landscapes, resources and *ecological functions* that are essential to environmental and public health in the City.
- b) To recognize the many important and inter-related *functions* of our natural environmental system, and to encourage its protection and enhancement.
- c) To provide for the careful conservation of our land, animal, plant, water and air resources to provide a healthy, prosperous and enjoyable community.
- d) To include within the system those certain parts of the City including *flood plains* and areas of steep slopes, erosion hazards and unstable soils that may pose safety and property damage constraints to people and their activities.
- e) To acknowledge that the system also has a spiritual value providing visual pleasure, tranquility, recreation and renewal, essential to human health and well being.
- f) To acknowledge that the system has an economic value related to tourism, recreation and community vision, which is sustainable if properly managed.

Core Greenlands

7.13.1 The 'Core Greenlands' land use designation recognizes areas of the Greenlands System which have greater sensitivity or *significance*. The following *natural heritage feature* areas have been included in the 'Core Greenlands' designation of Schedule 1: *provincially significant wetlands*, the *significant* portion of habitat of *threatened and endangered species*, and the *significant areas of natural and scientific interest (ANSI)*. *Natural hazard lands* including steep slopes, erosion hazard lands and unstable soils may also be associated with the 'Core Greenlands' areas. In addition, the *floodways* of rivers, streams and creeks are found within the 'Core Greenlands' designation.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.2 The *natural heritage features* contained within the 'Core Greenlands' designation are to be protected for the *ecological* value and *function*. *Development* is not permitted within this designation. Uses that are permitted include conservation activities, open space and passive recreational pursuits that do not *negatively impact* on the *natural heritage features* or their associated *ecological functions*.

7.13.3 The *natural heritage features* contained within the 'Core Greenlands' designation are outlined on Schedule 2 of this Plan. Where a *development* proposal is made on *adjacent lands* to these *natural heritage features*, the proponent is responsible for completing an environmental impact study in accordance with the provisions of subsection 6.3 of this Plan. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of *natural heritage features* within the 'Core Greenlands' designation as part of such an environmental impact study.

7.13.4 In implementing the Greenlands System provisions of this Plan, 'Core Greenland' areas shall be placed in a restrictive land use category of the implementing *Zoning By-law*, which prohibits *development* except as may be necessary for the on-going management or maintenance of the natural environment.

Non-Core Greenlands Overlay

7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain *natural heritage features*, *natural feature adjacent lands* and *natural hazard lands* that should be afforded protection from *development*. The following *natural features* and their associated *adjacent lands* are found within the Non-Core Greenlands area: *fish habitat*, *locally significant wetlands*, *significant woodlands*, *significant environmental corridors and ecological linkages*, *significant wildlife habitat*. In many instances these *natural features* also have *hazards* associated with them which serve as development constraints.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
 2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.
- 7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no *negative impacts* will occur on the *natural features* or the *ecological functions* which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified *natural heritage feature* as part of such environmental impact study.
- 7.13.7 It is intended that the *natural heritage features* associated with the Non-Core Greenlands overlay are to be protected for their *ecological value* and *function*. The implementing *Zoning By-law* will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.
- 7.13.8 *Development* may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with *hazard lands* as noted in Section 5 can be safely addressed. In addition, *development* within the *flood fringe* areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.

Interpretation Considerations

- 7.13.9 The physical limits of the 'Core Greenlands' designation and Non-Core Greenlands overlay on the various Schedules to this Plan may be subsequently refined by more detailed mapping on individual properties or through the completion of *scoped* and *comprehensive environmental impact studies*. It is intended that, in circumstances where more detailed mapping is available, this Plan will be interpreted as applying to the most recent information available.
- 7.13.10 The boundaries of the Greenlands System are approximate. The completion of environmental impact studies will be used to determine the exact limits of *development* and areas to be afforded protection. In instances where an approved environmental impact study adjusts the boundaries of the 'Core Greenlands' designation or the Non-Core Greenlands overlay, the land use policies of the adjacent or underlying designation will apply.

Greenlands Strategy – Victoria Road North Secondary Plan Area

- 7.13.11 The Speed River corridor is a *significant environmental corridor*. It provides connection with areas north and south of the Victoria Road North Secondary Plan area. This connection can be maintained through implementation of the Greenlands Strategy outlined through the policies in this section.

The Secondary Plan area comprises an ecological system with several interacting components including: valleylands, the Speed River, a riparian zone to the river and

tributaries, *wetlands*, and upland areas. *Ecological function* interactions occur among all these components.

The policies in this section recognize the Speed River *environmental* corridor and associated valleylands and uplands as an ecosystem. The environmental policies should be regarded together as an integrated Greenlands Strategy. They stress the protection of ecological processes that support functioning ecosystems.

1. Speed River and Valleylands within the Victoria Road North Secondary Plan Area

- a) Exclude all structures (excepting storm water management facilities, trails and associated structures) from valley bottomlands and from slopes greater than 20%. In no case should *development* occur within 30 metres of the river edge.
- b) Minimize *development* on slopes between 15% and 20% in the valleylands (excluding trails and associated structures).
- c) Preserve landforms through minimizing grade changes and avoiding "area grading" wherever possible, prior to *development*.
- d) Provide access for passive recreation to foster an increased appreciation of the Speed River corridor and support for its protection.
- e) Actively pursue the development of a management program to maintain and restore the Speed River corridor and associated valleylands in accordance with the City's "River Systems Management Study" strategy, and as noted in the background studies for the Victoria Road North Secondary Plan.
- f) Consider the enactment of a bylaw that prohibits the planting of "invasive plant species" such as norway maple, manitoba maple and purple loosestrife within the Secondary Plan area. A more complete list of exotic plant species that pose a threat to natural systems should be compiled for inclusion in the by-law.
- g) Implement storm water management strategies that will minimize impacts to the Speed River, as noted in the background studies to the Victoria Road North Secondary Plan.
- h) Minimize snow storage in areas that could drain directly into *wetlands* or the Speed River.

2. Wetland Conservation within the Victoria Road North Secondary Plan Area

- a) Opportunities for recharging groundwater in upland areas, especially where *development* occurs, should be maximized, as noted in the background studies to the Victoria Road North Secondary Plan.
- b) The open space adjacent to *wetland* boundary areas should be left undisturbed by construction activities including any alteration of existing grades or removal of existing vegetation. Planting of native plant material in these areas should be encouraged to discourage access and impacts to the *wetland* edge.
- c) The provision for drainage of the *wetland* beneath Victoria Road should be sufficiently large to prevent any backup of water during the annual spring run-off period.
- d) Pedestrian access to *wetland* areas should be discouraged.

- e) Where access to *wetland* areas is necessary to complete trail linkages, boardwalks or other elevated structures that will preserve the *wetland* features and discourage off-trail use should be installed. Boardwalks should be located in areas resulting in the least impact to *wetlands*. The City should explore construction of linkages and boardwalks with established trail and nature groups within the community.
- f) Protection measures should be utilized during construction to prevent impacts to *wetlands* as noted in the background studies to the Victoria Road North Secondary Plan.

3. **Plant Conservation within the Victoria Road North Secondary Plan Area**

- a) Existing vegetation should be retained in areas set aside for passive open space unless removal is part of an approved restoration plan.
- b) Wherever possible, native vegetation in hedgerows should be incorporated into plans of subdivision.
- c) Encourage the preservation of mature native trees throughout the Secondary Plan area by incorporating them into the design of plans of subdivision.
- d) Convert existing conifer plantations in the valleyland areas to native vegetation as part of ecological restoration plans.

4. **Sloped Areas within the Victoria Road North Secondary Plan Area**

The sloped areas that define the valleylands are currently vegetated and stable. The *ecological function* of slopes, especially the steeper ones, should be protected to the extent possible through the following policies:

- a) Where *development* encroaches on moderate slopes of 15% to 20%, all structures including buildings, parking lots, swimming pools, etc. (excluding storm water management facilities) should be located back from the sloped area to the greatest extent possible.
- b) To the extent feasible, all sloped areas should be left ungraded with the existing vegetation left intact during and after development of the Secondary Plan area.

5. **Scoped Environmental Impact Studies within the Victoria Road North Secondary Plan Area**

As part of the background studies for the Victoria Road Secondary Plan, an environmental impact study was undertaken to determine areas of environmental constraint and areas suitable for *development*. This *comprehensive environmental impact study* also identified a number of mitigating practices relating to: the overall design of the development, construction practices and post-development activities that can minimize impacts on the *significant natural heritage features* of the area. At the draft plan of subdivision stage, the completion of *scoped environmental impact studies* will be required.

Environmental impact studies (EIS) shall follow the guidelines provided in subsection 6.3 of this Plan, noting that:

- a) Background information on existing vegetation, fauna, site topography, drainage, hydrology, soils and habitat areas and their *significance* has been compiled in the *comprehensive environmental impact study* report for the Victoria North area; this information source should be referred to and updated where new information becomes available.
- b) The *scoped environmental impact studies* may refer to the predicted impacts from development noted in the existing *comprehensive environmental impact studies* report, but should add more specific information that becomes available with more detailed subdivision design work.
- c) The *scoped environmental impact studies* should adhere to the policies for mitigating impacts that are outlined in this Secondary Plan.

6. Monitoring within the Victoria Road North Secondary Plan Area

An environmental impact monitoring program will be prepared by the City in consultation with the Grand River Conservation Authority and other appropriate provincial ministries. An implementation committee should be formed to develop the monitoring strategy. The monitoring program should consist of, as a minimum, the following:

- a) Ongoing environmental inspections during construction;
- b) Longer term monitoring of storm water facilities to ensure that the facilities are functioning correctly and that impact to *natural heritage features* is minimized;
- c) Monitoring of sensitive environmental features to determine if impacts are occurring and trigger the development and implementation of mitigative measures.

7. Public Awareness and Education within the Victoria Road North Secondary Plan Area

A key to long term protection of *significant natural heritage features* is increased public awareness. The following measures are outlined to increase public awareness:

- a) Developers within the Victoria Road North Secondary Plan area will be required to contribute toward the production of a stewardship manual/environmental pamphlet to advise future homeowners and interested parties of the *natural heritage features* and management strategy. This manual should review the following matters:
 - i. *Significance* of local features (Guelph Northeast *Provincially Significant Wetland* Complex, Speed River);
 - ii. The impact of using lawn care products (fertilizers and pesticides) on *wetlands* and soil fauna;
 - iii. The role native soil ecosystems (including interactions of deep-rooted native plants, soil insects, fungi, etc.) on promoting infiltration;
 - iv. Role of native vegetation in the ecosystem;
 - v. Impacts from free-roaming pets;

- vi. Potential for impacts to *wetlands* from human intrusion;
- vi. Impacts from aggressive, non-native plants.
- b) Signage should be developed and installed to educate and warn the public including:
 - i. Signs marking the *wetland* edge with information on its *significance* and potential for impacts from intrusion;
 - ii. Educational signs explaining the *significance* of the Speed River system and associated *wetlands*;
 - iii. Signs marking trails;
 - iv. Signs indicating leash requirements for pets.
- c) Local schools should be encouraged to use the trail system for outdoor education and to inform school-age children of the natural significance of the area.

7.14 Flood Plains (Two Zone and Special Policy Area)

Objectives

- a) To minimize conditions which may be hazardous to human life or may cause significant property damage due to flooding.
- b) To recognize existing development within the *flood plain*, and, where the flooding hazards will not be aggravated, provide for infill and *redevelopment* in existing built-up areas of the City.

Comment [MA442]: OPA 48 4.4.1 a)

Comment [MA443]: OPA 48 4.4.1 c)

General Policies

- 7.14.1 This Plan requires that the following uses not be located within lands comprising the Two Zone Flood Plain and the 'Special Policy Area Flood Plain' as described by the provisions of this Plan:
- a) New land uses which are associated with the manufacture, storage, disposal and/or consumption of hazardous substances or the treatment, collection and disposal of sewage are not permitted to locate within the *flood plain*.
 - b) New essential services, such as police, fire and ambulance service, as well as electrical sub-stations are not permitted to locate within the *flood plain*. Existing essential services that wish to expand/renovate will be encouraged to relocate to a site outside of the *flood plain* area.
 - c) Elementary schools, nursery schools, *day care centres*, hospitals, homes for the aged, *nursing homes*, *rest homes*, *group homes* for the physically or mentally challenged, or similar residential care and institutional facilities, shall not be located within the *flood plain*.

Two Zone Flood Plain

The “Provincial Policy Statement” generally encourages the prohibition of *development* or *redevelopment* within the *regulatory flood plain* due to inherent dangers, such as loss of life, property damage and social disruption, should flooding occur. The “Policy Statement” does however, recognize special circumstances where the general prohibition of new *development* or *redevelopment* in *flood plain* areas of historic communities is not practical. Therefore, the “Policy Statement” makes provision for the delineation of certain lands within a *flood plain* area as “*floodway*” and “*flood fringe*” – these are the lands that distinguish it as a Two Zone Flood Plain area.

7.14.2 The Two Zone *floodways* of the Speed and Eramosa Rivers are defined as a component of the ‘Core Greenlands’ designation. For a more specific definition of their extent, reference can be made to Schedule 2 where the *floodway* is illustrated. The following policies are applicable to the *floodway*:

Comment [MA444]: OPA 48 4.4.1 intro to Two Zone

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

Comment [MA445]: OPA 48 4.4.1.18

2. The *floodway* may be used for:

Comment [MA446]: OPA 48 4.4.1.19

- a) 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 *flood plain*;
- b) Open space and conservation areas;
- c) Wildlife sanctuaries; and
- d) Nurseries and forestry.

3. 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.

Comment [MA447]: OPA 48 4.4.1.20

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

Comment [MA448]: OPA 48 4.4.1.21

5. In spite of policies 7.14.2.1 and 7.14.2.2, 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.

Comment [MA449]: OPA 48 4.4.1.22

7.14.3 The Two Zone *flood fringe* for the Speed and Eramosa Rivers is outlined as a component on the Non-Core Greenlands overlay on Schedule 1. For a more

Comment [MA450]: OPA 48 4.4.1.23

specific definition on its extent, reference can be made to Schedule 2 where the flood fringe is defined as the lands that lie between the *floodways* of these river *flood plains* and the *regulatory flood line*.

1. *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.
2. Subject to policy 7.14.1, permitted uses within the *flood fringe* are established by the underlying land use designations on Schedule 1. These lands will be zoned in the appropriate categories of the implementing *Zoning Bylaw*.

Comment [MA451]: OPA 48 4.4.1.24

Comment [MA452]: OPA 48 4.4.1.25

Special Policy Area (S.P.A.) Flood Plain

The "Provincial Policy Statement" generally prohibits *development* or *redevelopment* within the *regulatory flood plain* due to inherent dangers, such as loss of life, property damage and social disruption, should flooding occur. The "Policy Statement" does however, recognize there are special circumstances in historic communities where the general prohibition of new *development/redevelopment* is so onerous that it would degrade the community's vitality. Therefore, the "Provincial Policy" also makes provision for the designation of lands within the *flood plain* as a 'Special Policy Area.'

The 'Special Policy Area Flood Plain' area as generally designated on Schedule 1 and in more defined fashion denoted on Schedule 8 of this Plan illustrates a currently built-up portion of Guelph which is within the *regulatory flood plain* of the Speed and Eramosa Rivers. *Development, redevelopment* and rehabilitation of buildings and structures in this area is considered vital to the continued economic and social viability of the City. In addition, major relocation or complete acquisition by public authorities is not feasible. Strict enforcement of the "Provincial Policy Statement's" One Zone and Two Zone Flood Plain concepts in these areas would lead to the physical deterioration of the infrastructure and unnecessary hardship to the City.

- 7.14.4 Within the 'Special Policy Area (S.P.A.) Flood Plain', as generally designated on Schedule 1 and in more detailed fashion on Schedule 8 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 in accordance with the following:
 1. The permitted uses within the 'S.P.A. Flood Plain' are established by the land use designations shown on Schedule 8. In addition, policy 7.14.1 is applicable within the 'S.P.A. Flood Plain'.
 2. *Development/redevelopment* is not permitted within the *floodway*.
 3. *Hotels* and motels may be permitted in the applicable Schedule 8 land use designations of this Plan if the use can be *floodproofed* to the *regulatory flood level* and *safe access* can be provided.

Comment [MA453]: OPA 48 4.4.1.26

Comment [MA454]: OPA 48 4.4.1.27

Comment [MA455]: OPA 48 4.4.1.28

Comment [MA456]: OPA 48 4.4.1.29

4. Within the 'S.P.A. Flood Plain' land use designation, 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. Comment [MA457]: OPA 48 4.4.1.30
 5. Within the 'S.P.A. Flood Plain' land use designation, 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. Comment [MA458]: OPA 48 4.4.1.31
 6. The City's implementing Zoning By-law will outline specific use and building regulations for lands within the 'S.P.A. Flood Plain' land use designation. Comment [MA459]: OPA 48 4.4.1.32
 - 7.14.5 Floodproofing shall be required for all forms of building activity within the 'S.P.A. Flood Plain' land use designation to the satisfaction of the City and the Grand River Conservation Authority. The following sub-policies will give guidance to the floodproofing requirements:Comment [MA460]: OPA 48 4.4.1.33
 1. 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. Comment [MA461]: OPA 48 4.4.1.33 i)
 2. The various forms of floodproofing, as outlined in the "Implementation Guidelines of the Provincial Policy Statement on Flood Plain Planning" (October, 1988) may be used to achieve the necessary floodproofing requirements of this Plan. Comment [MA462]: OPA 48 4.4.1.33 ii)
 3. 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. Comment [MA463]: OPA 48 4.4.1.33 iii)
- Floodproofing Requirements for Residential Uses within the 'S.P.A. Flood Plain' Land Use Designation**
- 7.14.6 In addition to the requirements of policy 7.14.5, the following policies apply to the renovation of, intensification of, conversion to, development and redevelopment of residential uses. Comment [MA464]: OPA 48 4.4.1.34
 1. Renovation of existing residential buildings shall be permitted provided any new habitable floor space is no lower than the elevation of the existing ground floor level. Comment [MA465]: OPA 48 4.4.1.34.1
 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, shall 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: Comment [MA466]: OPA 48 4.4.1.34.2

- a) 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*;
 - b) Mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*;
 - c) 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
 - d) 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 will be permitted provided the building is *floodproofed* to an elevation no longer than one metre below the *regulatory flood level*; and
- a) 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*;
 - b) Mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*; and
 - c) 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 7.14.6.2, shall be permitted provided that the new building and related structures are *floodproofed* to the *regulatory flood level*; and
- a) The *habitable floor space* of any new residential unit is constructed to an elevation equal to or greater than the *regulatory flood level*;
 - b) Windows, doors and other building openings for any new residential unit will be located above the *regulatory flood level*;
 - c) Mechanical, electrical and heating equipment for any new residential unit will be located above the *regulatory flood level*;
 - d) Access is available to the site at an elevation no lower than one metre below the *safe access level*; and
 - e) Unenclosed parking facilities shall be located at or above an elevation of the *100 year flood level*. Enclosed facilities shall be *floodproofed* to the *regulatory flood level*.

Comment [MA467]: OPA 48
4.4.1.34.3

Comment [MA468]: OPA 48
4.4.1.34.4

Floodproofing Requirements for Non-Residential Uses within the 'S.P.A. Flood Plain' Land Use Designation

7.14.7 In addition to the requirements of policy 7.14.5, the *renovation of, conversion to, and development/redevelopment* of non-residential uses shall be permitted provided that:

Comment [MA469]: OPA 48 4.4.1.35

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

Other General Policies Applicable to the Two Zone Flood Plain and the 'Special Policy Area Flood Plain' Land Use Designation

7.14.8 Prior to a building permit being issued by the City for construction within the *flood fringe* of the Two Zone *flood plain* or the 'Special Policy Area Flood Plain' land use designation, a permit from the Grand River Conservation Authority, pursuant to the "*Fill, Construction and Alteration to Waterways*" regulations under the *Conservation Authorities Act*, will be required.

Comment [MA470]: OPA 48 4.4.1.36

1. *Building* permit applications will be administered in phases, including: (a) a foundation permit; and (b) 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.

Comment [MA471]: OPA 48 4.4.1.36.1

Comment [MA472]: OPA 48 4.4.1.36.2

Comment [MA473]: OPA 48 4.4.1.36.3

7.15 Waste Management

Objectives

- a) *To* provide effective and efficient waste management 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 waste management facilities and sites.

Comment [MA474]: OPA 48 9.8 a)

Comment [MA475]: OPA 48 9.8 b)

Comment [MA476]: OPA 48 9.8 c)

General Policies

7.15.1 The predominant use of land in areas designated 'Waste Management', as shown on Schedule 1, shall be for waste management purposes.

1. The uses permitted in the 'Waste Management' designation shall consist of, but not be limited to *landfill* sites, wastewater treatment plants, transfer stations, facilities for waste reuse, recycling, reclamation, recovery, composting or anaerobic digestion. The facility shall be operated by the Municipality or under agreement with the Municipality.
 2. Compatible uses such as agriculture and open space may be permitted, on 'Waste Management' lands subject to approval of the City.
 3. Buildings or structures proposed to be erected on lands used for landfilling shall be subject to approval by the City.
 4. The operation of waste management sites shall comply with the applicable provisions of the Environmental Protection Act.
 5. Only wastes that have been approved by the Ministry of the Environment under a Certificate of Approval may be disposed of, stored, processed, managed or treated at a waste management site.
- 7.15.2 In spite of the provisions of policy 7.1.1, the establishment or expansion of a waste management facility beyond the boundaries of the "Waste Management" designations outlined on Schedule 1 shall require an amendment to this Plan in conjunction with the approval of the facility under the Environmental Assessment Act, or other applicable legislation. The processes followed and materials developed to satisfy the requirements of the Environmental Assessment Act shall be considered to satisfy the requirements of the amendment process for this Plan.
- 7.15.3 The City will ensure that any land use or *development/redevelopment* proposal in the vicinity of a 'Waste Management' designation is compatible with the adjacent waste management operation.
1. Appropriate separation distances between a 'Waste Management' facility and adjacent land uses shall be maintained as required by the guidelines as approved by the Ministry of the Environment.
 2. The City may require special design considerations and development conditions for *development* proposals in the vicinity of 'Waste Management' designations of this Plan.
 3. For *development* of lands adjacent to the Eastview *landfill site*, the requirements of subsection 5.5 are applicable.
- 7.15.4 It is the intent of the City to develop the Eastview *landfill site* for open space or recreational uses at such time as it is no longer required for landfilling purposes.
1. Open space or recreational uses will be permitted for the Eastview *landfill site* as described in a Closure Plan approved by the Ministry of the Environment. The site may be used for a variety of open space/recreational uses, such as conservation land, park space or a golf course.

Comment [MA477]: OPA 48 9.8.1 and 9.8.6

Comment [MA478]: OPA 48 9.8.2

Comment [MA479]: OPA 48 9.8.3

Comment [MA480]: OPA 48 9.8.4

Comment [MA481]: OPA 48 9.8.5

2. In addition to open space/recreational uses, the Eastview landfill site will require on-going waste management activities in the foreseeable future, associated with the waste material deposited at the site. These activities may include monitoring, maintenance of landfilling infrastructure and the collection, storage, treatment and discharge of leachate and landfill gases.

7.16 Reserve Lands

Objectives

- a) To outline areas of the City where there may be servicing, access or other development related limitations for urban growth.
- b) To outline areas that may be required for future urban expansion beyond the year 2021.
- c) To outline the City's requirements to bring reserve lands into urban use.

Comment [MA482]: OPA 48 9.10 a)

Comment [MA483]: OPA 48 9.10 b)

Comment [MA484]: OPA 48 9.10 c)

General Policies

- 7.16.1 The 'Reserve Lands' designation is applied to lands on Schedule 1 forming part of the long term urban land supply but which have 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 the provisions in Sections 3 and 4 of this Plan are adequately addressed.

Comment [MA485]: OPA 48 9.10.1.1

- 7.16.2 This Plan recognizes those existing legal uses of land that occurred within this designation in accordance with the implementing Zoning By-law that was in effect on these lands as of March 1, 1996. Servicing of such uses will be in accordance with Section 4, Municipal Services. Minor expansion of existing uses may be considered in accordance with the provisions of this Plan.

Comment [MA486]: OPA 48 9.10.1.2 and 9.10.1.3

- 7.16.3 New land use development may be considered within the 'Reserve Lands' designation where the following criteria are satisfied:

- a) Adoption of an Official Plan amendment in accordance with the provisions of this Plan. For lands within the South Guelph Secondary Plan Area, this amendment should be based on the adopted land use concepts of the background Secondary Plan study;
- b) Adequate capacity exists in overall municipal services as noted in subsection 4.1 and community facilities are available;
- c) Full municipal services and access can be provided to the development proposal;
- d) The development can be phased in an orderly and contiguous fashion in relation to the existing built-up area.

7.16.4 The redesignation of 'Reserve Lands' to other land use designations will be considered at the next Official Plan review. At that time, the following matters will be considered:

Comment [MA487]: OPA 48 9.10.3.3

- a) Whether City population and household forecasts justify the need for incorporating such land as part of the City's unconstrained short to medium term land supply;
- b) Whether additional residential and non-residential lands are required, and the basis for the requirement;
- c) Alternative development policies, which may include consideration of increased densities within the older, established areas of the City to accommodate growth;
- d) Whether the reserve lands can be designated for urban uses in accordance with the application of minimum distance separation requirements to adjoining *agricultural use* operations.
- e) The availability and capacity of municipal services and community facilities;
- f) The City will prepare detailed community development plans that will serve as a basis for amendments to the Official Plan.

7.17 Special Study Area

This designation applies to an area of the City that is experiencing pressure for significant land use change. A planning study will be completed, with public consultation involving landowners, government agencies and the general community to determine a future land use concept for these identified areas. These areas have a diversity of existing and potential land use activities and a holistic examination of land use, servicing, transportation and community needs is required.

Objectives

- a) To define an area of the City which, is undergoing significant change and where the need for a co-coordinated future land use concept is required.
- b) To specify an area of the City where the application of the land use policy framework of this Plan does not provide sufficient clarity regarding future land use.
- c) To provide for a planning study mechanism whereby existing land uses are permitted to continue and expand while planning for the future is undertaken.
- d) To plan for future land uses while recognizing the need to minimize impacts on *significant natural heritage features and cultural heritage resources, where applicable*, in this area.

General Policies

7.17.1 A 'Special Study Area' designation applies to lands that are situated within the general area comprising the Guelph Correctional Centre and Wellington Detention Facility, the City's wet/dry waste management complex, the Eramosa River valley, and lands to the south of Stone Road, (east of Victoria Road). This 'Special Study Area' designation is outlined on Schedule 1.

7.17.1.1 The designated 'Special Study Area' is located within an area of the City where there are a number of future land use uncertainties. The matters creating uncertainty include:

- a) The closing of the Guelph Correctional Centre and the Wellington Detention Facility in the central area of this designation;
- b) Lands within the 'Special Study Area' are located within the "Arkell Springs Water Resource Protection Area" and special land use considerations are required to protect this major water source for the City;
- c) The majority of these lands - lands north of Stone Road - are within a Stage 3 servicing area of this Plan, (see subsection 4.2). This staging area requires the completion of a secondary plan prior to *development* occurring in the area;
- d) An aggregate operation to the south of Stone Road has ceased operation and a future land use for this area is required;
- e) Significant *natural* and *cultural heritage* features exist in the area, and careful land use planning is required to minimize impacts;
- f) A major industrial operation - an abattoir, meat packing and processing plant - is located centrally to this area and creates potential land use compatibility issues;
- g) The City's wet/dry waste management facility and associated Subbor waste processing operation, which is also centrally located in the area, is undergoing expansion and requires special consideration to fit into the surrounding area.

7.17.1.2 A planning study completed by the City shall examine future land uses, servicing, phasing of development, transportation and impact assessment on *natural heritage features* and *cultural heritage resources*. The overall intent is to derive a holistic land use plan for the area.

Comment [MA488]: OPA 48 9.9.1.2

1. Existing uses of the area shall be permitted to continue in accordance with the provisions of the implementing *Zoning By-law* in effect on December 17, 2001.

2. Changes in land use, lot additions and expansions of existing non-residential uses may be permitted without amendment to this Plan provided that the *development* proposal does not compromise the potential outcomes or original rationale for undertaking the intended planning study.

Comment [MA489]: OPA 48 9.9.1.3

7.17.1.3 The completion of the land use concept for this study area will be a prioritized planning action of the City.

Comment [MA490]: OPA 48 9.9.1.4

7.17.2 A 'Special Study Area' designation applies to lands known municipally as 200 Beverley Street. This 'Special Study Area' designation is outlined on Schedule 1.

7.17.2.1 The City has initiated a review of land use options for this property. The future use of this property will be determined through a public consultation process. To implement the preferred land use, changes to the Official Plan designation and Zoning By-law may be initiated by the City at a later date. The Official Plan and Zoning By-law amendments will require a public consultation process in accordance with the Planning Act.

7.17.2.2 The completion of the land use review for this property is a high priority for the City.

7.18 "Silver Creek Junction"

Comment [MA491]: OPA 48 9.13.2.5

These policies apply to the area highlighted and notes as "Silver Creek Junction" on Schedule 1 – Land Use Plan.

In addition to the general Urban design objectives and policies of subsection 3.6, the following urban form statement, objectives and policies apply to the Silver Creek Junction lands.

7.18.1 Urban Form Statement – Silver Creek Junction

The area contains the former LaFarge lands, an abandoned brownfield site, straddling Silvercreek Parkway between the CNR and Goderich and Exeter (GEXR) rail-lines south of Paisley Road, abutting the Hanlon Expressway. Redevelopment of these lands shall be focused around the creation of a central, urban "village market square" straddling Silvercreek Parkway which will assist in creating a neighbourhood composed of a mix of land uses.

The public village market square feature will be complemented by a cohesive, mixed-use redevelopment scheme permitting a range of land uses, including large-format and specialty retail, a range of employment uses, institutional uses, high density residential uses and open space on the surrounding lands. The central village market square area will house a limited range and scale of specialized service commercial uses, mixed use and live work arrangements that are intended to serve the surrounding employment and residential uses.

The redevelopment scheme on the subject lands shall also incorporate a new neighbourhood-scale public park that links the central village market square to the Howitt Creek valley to the east. The development will also involve the re-alignment of a portion of the existing Silvercreek Parkway through the central part of the lands, to the extent appropriate, to optimize a functional and cohesive layout of a mix of uses proposed. A new local public road east of re-aligned Silvercreek Parkway will also be developed to

provide frontage and access for the above-noted neighbourhood park and a series of viable redevelopment blocks for employment and high density residential uses in the area between Howitt Creek and Silvercreek Parkway.

7.18.2 Urban Form Objectives – Silvercreek Junction

- a) To provide a desirable mix of compatible land uses that include a variety of building types to minimize travel requirements between homes and places of employment or shopping.
- b) To ensure an innovative development, which reflects the city's commitment to environmental sustainability, compact development and energy conservation.
- c) To enhance the function and naturalization of Howitt Creek and provide pedestrian views and access to this feature.
- d) To provide active and passive recreational opportunities to help fulfill the City's recreational and open space requirements.
- e) To create a variety of public spaces (streets, squares, and parks and open spaces) that encourage social interaction and provide pedestrian connections throughout the development.
- f) To require high quality built form oriented to all streets, including Silvercreek Parkway, throughout the development.

7.18.3 Urban Design Policies – Silver Creek Junction

- a) Public streets will be developed to provide a high quality urban environment with reduced setbacks, street trees and other landscape features and on-street parking.
- b) Parking areas, loading and other less desirable design elements will be screened from public streets by buildings or landscaping.
- c) Outdoor storage of goods or materials shall be prohibited with the exception of seasonal projects.
- d) The development will include extensive landscaping and plantings associated with the development shall generally be native trees and ground cover.
- e) Public safety and security will be considered in the development including the optimum visibility of public open spaces, adequate lighting, multiple pedestrian routes and opportunities to control the speed of vehicles.
- f) Reduced parking standards shall be considered for all land use components within the development to encourage alternative transportation alternatives.

7.18.4 Infrastructure Requirements – Silver Creek Junction

Redevelopment of the former Lafarge lands is dependent upon certain key improvements to public infrastructure, most notably:

- 1) the construction of a grade-separated crossing of the CN main line by an improved Silvercreek Parkway;
- 2) the extension of Silvercreek Parkway northward to connect with Paisley Road; and;
- 3) the construction of a new stormwater management facility on open space lands east of Howitt Creek, to accommodate existing off-site (upstream) storm flows during major storm events.

The site-specific implanting zoning provisions shall include the use of holding "H" provisions to address required infrastructure improvements, including the Silvercreek Parkway/CNR

underpass, other required road projects and traffic improvements, the remedial stormwater management facility, related land dedications (i.e. for roads, stormwater management, parks and open space) and the pre-requisite site plan approval and registration of the related agreement on title to the subject lands, prior to the redevelopment of the lands.

7.8.15 Land Use – Silver Creek Junction

The Silver Creek Junction lands are designated “Mixed Use Node”, “Specialized Corporate Business Park”, “High Density Residential” and “Open Space” on Schedule “A” and shall be subject to the following site-specific policies for the applicable designations”

7.18.5.1 Mixed Use Node:

The Mixed Use Node is intended provide a wide range of retail, service entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels and live work studios. Medium and high density multiple residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.

The policies contained in Sections 7.4.4 to 7.4.11 shall apply to the Mixed Use Node.

The Silver Creek Junction Mixed Use Node is divided into 2 Sub Areas as follows:

Sub Area 1:

A maximum of 22, 760 sq m (245,000 sp.ft.) of retail gross leasable floor space shall be permitted in Sub Area 1 only as shown on Schedule “A”. This total floor area will be comprised of:

- a) a maximum of one (1) large-format retail store comprised of either a warehouse membership club or a home improvement retail warehouse, to a maximum gross floor area of 13, 470 sq. m (145,000 sq. ft.),
- b) ancillary retail stores (excluding supermarkets), to a maximum aggregate gross floor area of 9,300 sq.m (100,000 sq.ft.), in a minimum of at least two (2) separate buildings, to be located in Sub-Area 1 only as shown on Schedule “A” to this amendment, subject to a maximum retail unit size of 3,716 sq.m (40,000 sq. ft.).

Commercial development to this area shall incorporate a reduced retail parking standard, to be established through the site-specific implementing zoning provisions.

Appropriate phasing requirements shall be imposed on the retail commercial components in Sub Area 1 through appropriate implementing zoning provisions.

Sub Area 2:

The maximum of 3,900 sq. m (42,000 sp. Ft.) of service commercial gross leasable floor shall be permitted in Sub Area 2 only as shown on Schedule “A”. This area shall be subject to a restricted range of service commercial uses, to be established in the implementing zoning by-law; the policy intention is to focus on true convenience-oriented service uses to serve the neighbourhood such as restaurants, financial institutions and personal services. The range of permitted uses will also allow a mixed use design with residential or office space permitted above ground floor commercial and live-work arrangements. A minimum building massing

equivalent to two (2) storeys (7.6m) shall be achieved in the buildings adjacent to the central “village market square.” Buildings shall be located close to the street line with primary entrances facing the street and grouped in manner to reinforce the limits and identity of the village market square focal point. Reduced building setbacks shall be encouraged from the public streets, to help define the streetscape and enhance the pedestrian environment.

Commercial development in this area shall incorporate a reduced parking standard, to be established through the site-specific implementing zoning provisions.

7.18.5.2 Specialized Corporate Business Park

Within the “Specialized Business Park” designation on the east side of Silvercreek Parkway adjacent to Howitt Creek, development shall conform with Section 7.9 of this plan and the following:

- a) permitted uses shall include a range of employment activities including offices, research and development facilities, computer establishments and laboratories that are compatible with the adjacent residential uses. Complementary uses such as institutional (schools and religious establishments), a public or private recreational facility or club, as well as high density residential uses shall also be permitted provided that they are limited in scale and do not detract from the primary development of the lands for employment purposes; and,
- b) reduced building setbacks and minimum building heights shall also be required, to help define the streetscape and enhance the pedestrian environment.

7.18.5.3 High Density Residential

Within the “High Density Residential” designation on the east side of Silvercreek parkway adjacent to Howitt Creek, development shall conform with the Sections 7.2.41 to 7.2.46 of this plan and with the following:

- a) residential development may take the form of individual apartment buildings on separate parcels, or a single cohesive scheme comprising several buildings and may include Nursing or Retirement homes;
- b) development shall generally occur in buildings ranging in height from 3 to 8 storeys, provided that the height and massing of buildings shall be sensitive to the proximity of these lands to existing low density residential development to the southeast, on the opposite side of the Goderich and Exeter (GEXR) rail line adjacent to the south edge of the site; Further floor space indices (FSI) may be used to control the design of the developments; and,
- c) notwithstanding the density provisions of Policy 7.2.43, the minimum net density of residential development of the subject lands shall be 175 units per hectare; the intention of this site-specific policy is to require a minimum of 350 residential units to be developed on these lands.

SECTION 8: TRANSPORTATION

8.1 Introduction

The transportation system should be designed to serve the existing and proposed land use pattern and to facilitate convenient and energy efficient movement of goods and people throughout the City. The Official Plan must recognize the relationship between future *development* and all modes of transportation: pedestrian movement and bicycles, public transit, automobiles and trucks and railways.

This section generally defines the transportation policy for the City. Policies dealing with the tertiary pathways for bicycles and recreational walking are presented in the Open Space section of this Plan.

The recommendations of the Guelph and Area Transportation Study (February 1994), serves as a basis for outlining the future transportation system for the City. The Plan includes several Schedules respecting the road network for the City. Schedule 9A outlines the "Existing Road Network"; Schedule 9B outlines the "Recommended Road Plan"; and Schedule 9C outlines the "Bicycle Network Plan".

8.2 Transportation System

Objectives

- a) To derive a transportation system, involving all forms of transport modes, to move people and goods in an environmentally efficient and effective manner.
- b) To ensure that the transportation system is financially feasible and has received an acceptable level of public approval.
- c) To implement programs to facilitate and encourage greater and safer use of the bicycle as a mode of transport.
- d) To support measures to improve the pedestrian environment and system.
- e) To encourage the use and expansion of the public transit system to all parts of the City.
- f) To work towards achieving a transit "*modal split*" of at least 10 per cent of the average daily City trips which represents more than a doubling of the existing transit ridership in the community.
- g) To develop an appropriate hierarchy of roads to ensure the desired movement of residential, commercial, industrial and institutional traffic within and through the City and non-residential use.
- h) To outline a proposed road network that will be subject to environmental review processes, either through the City's *development* planning approval process and/or through the Environmental Assessment Act.

Comment [MA492]: OPA 48 5 a)

Comment [MA493]: OPA 48 5 b)

Comment [MA494]: OPA 48 5 d)

Comment [MA495]: OPA 48 5.1.1

Comment [MA496]: OPA 48 5 g)

- i) To work in co-operation with the Provincial Ministry of Transportation and other local governments, to create a road network that can accommodate current and anticipated traffic movement volumes.
- j) To work towards minimizing road/rail conflicts by relocating minor or underutilized railway lines and removal of at-grade railroad crossings where feasible.
- k) To encourage the maintenance of adequate passenger and freight rail services.
- l) To ensure that adequate parking facilities are provided throughout the City.
- m) To develop a transportation system that minimizes impact on the environment and aesthetic character of the City.

Comment [MA497]: OPA 48 5 h)

General Policies

Pedestrian Movement and Bicycles

8.2.1 The City supports the creation of programs and facilities that will encourage walking and greater use of bicycles. To promote these transport modes, the City will:

- a) Consider the implications of its land use decisions as they may impact the promotion of pedestrian movement and the use of bicycles;
- b) Encourage *intensification* and a compact urban form to make walking and biking convenient and within a reasonable travel distance;
- c) Encourage the design of dense urban commercial/employment nodes and suburban neighbourhood centres;
- d) Consider methods to integrate safe and convenient bike and pedestrian ways into the designs of new road projects in the City. Special consideration will be given to matters such as shade trees, street furniture, lighting, street crossings and other traffic controls;
- e) Provide for bicycle/pedestrian linkages and street sidewalks in plans of subdivision and *development* proposals;
- f) Provide street sidewalks in all instances where the designations of this Plan provide for land uses warranting pedestrian access;
- g) Provide for bicycle parking facilities at municipally-owned and operated facilities and encourage provision for bicycle parking facilities at major employment/shopping nodes and transportation terminals;
- h) Utilize road design and maintenance standards which can reduce the risk of accidents and injuries to cyclists; and
- i) Provide for unobstructed pedestrian movement using ramped sidewalk facilities, wherever possible.

8.2.2 The "Bicycle Network Plan", as illustrated on Schedule 9C, will serve as the basis for the City's development of this transport system. The "Network Plan" incorporates off-road, on-road dedicated and on-road non-dedicated bicycle travel facilities as well as other network improvements.

Comment [MA498]: OPA 48 5.4.4

- a) In addition to the bike network facilities specifically noted on Schedule 9C, the City will give further consideration to the incorporation of bicycle network improvements in instances where the City is undertaking public infrastructure works or private sector development proposals are being considered.

Comment [MA499]: OPA 48 5.4.5

8.2.3 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.

Comment [MA500]: OPA 48 5.4.6

Pedestrian and Cycling Linkages - Victoria Road North Secondary Plan Area

8.2.4 A grid network of proposed local streets will serve cyclists well within this new community. Some consideration may be given to developing an east/west "on-road" cycling link to Victoria Road by either providing wide curb lanes or signing a route which has minimum stop signs. This street may correspond to the street used for transit, which would benefit from the wider pavement width and a minimum of stop signs. Cycling lanes can be accommodated on Victoria Road. This lane would be shared with on-street parking next to the curb, with cyclists traveling along the outside of the lane. Alternatively, an "off-road" shared use path may be a feasible cycling alternative within the wider street boulevard areas. Until the preferred system is established, Victoria Road will remain designated as an 'On-Road Bike Route' as outlined in Schedule 9C of this Plan.

There also exists the opportunity to link an off-road multi-purpose trail between the Speed River valleylands and the residential development at a number of key points through the urban area.

Public Transit

8.2.5 The City considers the provision of a public transit system as an essential element in the range of alternative transport modes to move people within the Guelph community. It is the policy of the City to provide for public transit facilities in the planning and development of the City by:

- a) Maintaining a compact urban form by promoting mixed land uses, urban intensification and a strong downtown to facilitate the provision of efficient transit service;
- b) Ensuring the creation of a road network design that permits reasonable walking distances to and from transit stops for a significant majority of residences, jobs and other activities in the area;
- c) Staging urban expansion and future development to include the provision of transit service;

Comment [MA501]: OPA 48 5.5.2 i)

Comment [MA502]: OPA 48 5.5.2 iii)

Comment [MA503]: OPA 48 5.5.2 iv)

d) Including transit facilities in the formulation of detailed land use plans and considering provisions for transit in the approval of subsequent subdivision plans, *site plans* and other *development* or improvement plans;

Comment [MA504]: OPA 48 5.5.2 v)

e) Locating higher density housing, commercial and employment centres along major transit routes; and

Comment [MA505]: OPA 48 5.5.2 vi)

f) Ensuring that bus stops are provided at regular intervals to promote accessibility to all areas.

Comment [MA506]: OPA 48 5.5.3 iii)

8.2.6 In the review of *development* applications that involve major traffic generators and facilities potentially used by transit riders, the City will give consideration to the provision of on or off-site facilities or road improvements that will facilitate public transit service.

8.2.7 It is the intent of the City to have sidewalks provided on all streets intended for the operation of public transit services. In addition, the City will plan for the provision of walkways and pathways in appropriate locations to increase pedestrian accessibility to the transit service.

8.2.8 The City will promote the greater use of public transit by:

Comment [MA507]: OPA 48 5.5.3

a) Maintaining efficient transit service through improvements to overall routes and regularity of service;

Comment [MA508]: OPA 48 5.5.3 i)

b) Maintaining a major transfer facility in, and direct transit access to, the downtown;

c) Improving public transit service on routes, which link areas of population and employment concentrations;

d) Providing adequate facilities to maximize the level of transit ridership such as bus bays, bus stop shelters, directories and bus lanes;

e) Involving the City's transit agency in all stages of the planning and *development* review process; and

f) Facilitating the use of public transit for persons with physical disabilities by: providing special equipment and services where warranted, designing stops and shelters for easy access, or any other such action to facilitate transit access.

8.2.9 It is the policy of the City to encourage and participate in studies and programs leading to the planning and implementation of inter-urban transit facilities to service the City and to connect Guelph to other urban centres in southwestern Ontario.

Comment [MA509]: OPA 48 5.1.7

Public Transit - South Guelph Secondary Plan Area

- 8.2.10 The provision of transit service will depend upon the staging of *development* on the urban fringe. Maintaining a compact urban form will help Guelph Transit develop a cost effective service.

Public Transit - Victoria Road North Secondary Plan Area

- 8.2.11 The Secondary Plan supports the City's overall goal of achieving a 10% transit "modal split" target. The conceptual design for the development of this area provides for a possible transit route, which enters each residential community (east side and west side), along a main boulevard and terminates at the central community park facility.

Roads

General Roads Policy

- 8.2.12 The main elements of the road system are set out on Schedule 9A, "Existing Road Network" and Schedule 9B "Recommended Road Plan for Further Study and Environmental Assessment". The following policies should be read in conjunction with these Schedules.
- 8.2.13 This Plan recognizes that to promote a "livable City", all of the various modes of transportation including transit, bicycle and pedestrian movement should be encouraged. However, this Plan also recognizes that the automobile will continue to represent the primary mode in meeting the travel needs of residents and business within the City.
- 8.2.14 The City of Guelph recognizes that traffic growth from the City will have a significant effect on the County road system, and the City and the County must work together to ensure a safe and efficient transportation system.
- 8.2.15 The growing Eastview community will place considerable traffic pressures on the County road system east and south of Guelph. Although this traffic can initially be accommodated on the existing road network, the increasing traffic will lead to the need for a new north-south highway, located east of the City boundary, connecting Highway 401 to Highway 7 and parts north. Any costs of this new highway, not borne by the Province, must be fairly shared between the City and County based on projected use.
- 8.2.16 This Plan recognizes the regional significance of a proposed east-west expressway, located immediately beyond the northwesterly boundary of the City toward Kitchener-Waterloo.
- 8.2.17 For the purpose of this Plan, the following functional hierarchy of roads is established and, with the exception of local roads, is illustrated on Schedules 9A and 9B.

1. Expressways

- a) Expressways are intended to move large volumes of traffic over medium to long distances within, and through, the City.
- b) Expressways are high speed design, multi-lane, divided roadways, with access restricted to grade-separated interchanges.
- c) 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.

Comment [MA510]: OPA 48 5.7.1.1

Comment [MA511]: OPA 48 5.7.1.1

Comment [MA512]: OPA 48 5.7.1.2

2. Arterials

- a) Arterials are intended to move moderate volumes of traffic over moderate distances within the City and to collect traffic and feed it to the expressway and Provincial highway system.
- b) Arterials are medium speed design, having capacity for 2-6 lanes, usually undivided, with access restricted wherever possible to at-grade intersections with other arterial and collector roads.
- c) Direct access from local roads and individual properties shall be limited, where possible, to avoid interference with the primary function of moving through traffic.
- d) Parking shall be discouraged except in the main shopping streets of downtown.
- e) The desirable *right-of-way* width shall range from 26 metres to 36 metres.
- f) It is recognized that arterial roads of less than 26 metres presently exist and widenings to achieve the desirable minimum may not be practical.

Comment [MA513]: OPA 48 5.7.2.1

Comment [MA514]: OPA 48 5.7.2.2

Comment [MA515]: OPA 48 5.7.2.4

Comment [MA516]: OPA 48 5.7.2.6

Comment [MA517]: OPA 48 5.7.2.7

3. Collectors

- a) 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.
- b) Collectors are moderate speed design, having capacity for 2 - 4 lanes, usually undivided.
- c) Direct access to private property may be permitted, but controlled to avoid traffic hazards.
- d) Parking may be permitted.
- e) The desirable *right-of-way* width shall range from 23 metres to 26 metres.

Comment [MA518]: OPA 48 5.7.3.1

Comment [MA519]: OPA 48 5.7.3.2

Comment [MA520]: OPA 48 5.7.3.2

Comment [MA521]: OPA 48 5.7.3.4

Comment [MA522]: OPA 48 5.7.3.5

- f) It is recognized that collector roads of less than 23 metres exist and widenings to achieve the desirable minimum may not be practical.

Comment [MA523]: OPA 48 5.7.3.6

4. Local Roads

- a) All other roads not designated on Schedules 9A and 9B, shall be considered a local road whose function is to provide for low volumes of traffic and access to abutting private property.
- b) Local roads are low speed design, having capacity for two lanes of traffic, usually undivided, with through traffic discouraged.
- c) Parking may be permitted.

Comment [MA524]: OPA 48 5.7.4.1 and 5.7.4.2

Comment [MA525]: OPA 48 5.7.4.3

Comment [MA526]: OPA 48 5.7.4.4

8.2.18 The City's functional hierarchy of roads is a component of and ties into the Provincial Highway grid. The Provincial Highway grid through Guelph is illustrated on the Existing Road Network, Schedule 9A.

- a) All development proposals adjacent to the Provincial Highways in Guelph are subject to the requirements and permits of the Ministry of Transportation. These requirements and permits are in addition to the road design standard requirements of the City of Guelph.

Comment [MA527]: OPA 48 5.12.3

General Roads Policy - South Guelph Secondary Plan Area

8.2.19 The main elements of the road transportation system for the South Guelph Secondary Plan area are set out in Schedule 9B "Recommended Road Plan".

1. It is the policy of the City to provide for the upgrading of Highway 6 – the Hanlon to an expressway with a grade separated intersection at Laird Road and the closing of the intersections at Clair Road, Forestell Road and Phelan Drive. In this regard the City will withhold from development the lands required for the grade separation and access roads. Furthermore the City will make provisions in the existing and proposed road network on the west side of Gordon Street to funnel traffic towards the grade separated intersection.

General Road Policies - Victoria Road North Secondary Plan Area

8.2.20 The street network for the Secondary Plan area is modeled after a neo-traditional neighbourhood design or grid system, with several streets accessing the main arterial road.

1. The main road network within the Victoria Road North Secondary Plan shall consist of:
 - a) Access to Woodlawn Road West will be provided via existing Hilltop Drive/Country Club Drive and Inverness Drive, west of Victoria Road.
 - b) Access to Woodlawn Road East will be provided via two new streets (one being opposite Muskoka Drive), east of Victoria Road and Ferndale Road.

- c) Access to Victoria Road will be provided via a series of streets to the east and west, crossing Victoria Road, north of Woodlawn Road.
- 2. Traffic signalization alterations may be required within the Victoria Road North Secondary Plan area.
 - a) It is recommended that traffic volumes and delays at Woodlawn Road and Country Club Drive be monitored as the residential development in the Secondary Plan area proceeds. Should delays extend beyond the peak hours, traffic signals may be required.
 - b) A traffic signal may be required on Victoria Road, at the central entrance to the east and west residential areas.
- 3. Victoria Road, the Secondary Plan area's main north-south axis, will be designed within a road allowance established at 36 metres. This right-of-way width will allow pedestrian access along sidewalks on both sides of the road. A minimum 3 metre wide boulevard will provide a buffer to traffic, allow for plantings, as well as accommodate utilities. By curving the sidewalk adjacent to the boulevard area, plantings will appear less linear and denser along the length of the roadway. Sidewalks should be gradually redirected closer to the roadway at intersections to properly align with the pedestrian crossing and stop bar in the intersection. A centre landscaped median and restricted private entrances should be encouraged.

Road Design

- 8.2.21 The functional road hierarchy, as outlined in policy 8.2.17 and Schedules 9A and 9B will serve as the basis for the planning of the City's roads system.
- 8.2.22 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.
- 8.2.23 The City will promote the creation of an arterial ring-road system to take inter-urban traffic around the City. This ring-road system will consist of an inter-connected Elmira Road, Woodlawn Road, Watson Road and Stone Road.
- 8.2.24 The City will promote the creation of an arterial-collector grid system in the new growth areas of the Municipality to assist in the dispersion of traffic and to provide a reasonable walking distance to transit services on the main roads.
- 8.2.25 It is the policy of the City to maintain and protect the traffic capacity of collector and arterial roads.
- 1. 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.

Comment [MA528]: OPA 48 8.2.22

Comment [MA529]: OPA 48 5.8.4

Comment [MA530]: OPA 48 5.6.4

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

Comment [MA531]: OPA 48 5.8.6

- a) Restrict strip commercial development and residential to commercial conversions along arterial roads;
- b) Locate service commercial development in designated areas along only one side of arterial roads;
- c) Locate higher density residential uses in designated areas along arterial roads to minimize impact and maximize accessibility.

3. The City will require the submission of traffic impact studies for development proposals that are considered high traffic generators or along arterial and collector roads that are experiencing traffic operational problems.

Comment [MA532]: OPA 48 5.8.7

8.2.26 It is the policy of the City to ensure that development will not interfere with possible plans to widen existing roads or improve intersections in certain locations of the City.

1. Land for possible road widening and intersection improvements as described in Tables 8.1 and 8.2, will be dedicated to the City at no expense, as a condition for the following:

Comment [MA533]: OPA 48 5.13.1

- a) A draft plan of subdivision;
- b) A consent by the Committee of Adjustment;
- c) A site plan approval for development as required by subsection 9.9.1 to 9.9.4 of this Plan.

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 8.1.

Comment [MA534]: OPA 48 5.13.2

3. Road widenings in excess of the "Ultimate Widths" listed in Table 8.1 may be required at intersections listed in Table 8.2 for traffic operation and safety improvements such as sidewalks, bike lanes, daylight triangles, turn lanes, and channelization,

Comment [MA535]: OPA 48 5.13.3

4. 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.

Comment [MA536]: OPA 48 5.13.5

5. Plans for future widenings, intersection improvements or road alterations will have consideration for land use, environment and visual streetscape matters.

Comment [MA537]: OPA 48 5.13.6

Specific Road Facility Alternatives

8.2.27 Schedule 9B identifies several areas of the City's road grid network where alternative road improvements have been outlined. These alternative network

alterations will be assessed, in addition to other yet to be identified alternatives, via further study and the Environmental Assessment review process taking into account all applicable general development policies of this Plan. The particular road segments, which have established alternative designs, are the following:

1. Road Improvement Alternatives for the East-West Corridor in North Guelph
 - a) The extension of the Hanlon Expressway north of Woodlawn Road to connect to the existing Highway 6 corridor in the vicinity of Marden and intersection improvements/turning lanes only on Woodlawn Road, between the existing Hanlon Expressway and Woolwich Street; or
 - b) The widening of Woodlawn Road between the existing Hanlon Expressway and Woolwich Street to 6 lanes, without the Hanlon Expressway northerly extension.
2. Road Improvement Alternatives for the East-West Corridor through Central Guelph
 - g) The widening of Wellington Street, between the Hanlon Expressway and McCrae Boulevard, to 4 lanes; and York Road, between Wyndham Street and Victoria Road, to have local intersection improvements only; or
 - h) The widening of Wellington Street, between the Hanlon Expressway and McCrae Boulevard, to 6 lanes; and the widening of York Road, from Wyndham Street to Victoria Road, to 4 lanes.
3. Access Improvements in the Southwest Area of the City - Kortright Hills and Woodland Glen area
 - a) The development of a partial interchange along the Hanlon Expressway in the vicinity of Kortright Road; or
 - b) The extension of College Avenue southward from its intersection with Stone Road to connect with Ptarmigan Drive at Niska Road.

Road Segment Special Policies - Eastview Secondary Plan Area

- 8.2.28 The Eastview Secondary Plan has identified a specific policy for "potential" roads in the Eastview area. These roads are identified on Schedule 9B as requiring additional study in accordance with the following:
- a) The extension of the mid-block arterial road (Starwood Drive) north of Eastview Road will be assessed relative to its impact on the *natural heritage features* found in this area. Prior to the development of this road segment occurring, the feasibility and impact of the proposed alignment will be considered through detailed studies required by subsection 6.3 of this Plan.
 - b) Collector roads east of Watson Road and in the southeast quadrant of Eastview Road and the Starwood Drive will require needs assessment studies based on

localized and regional development patterns. The final needs assessment for these roads will occur at the subdivision approval stage.

Transportation and the Urban Environment

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

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

Comment [MA538]: OPA 48 5.9.3 i)

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

Comment [MA539]: OPA 48 5.9.3 ii)

8.2.30 It is the policy of the City to maintain and enhance the streetscape, as outlined in subsection 3.6, Urban Design.

Comment [MA540]: OPA 48 8.2.7

1. The City will maintain a program of tree planting and replacement in all areas of the City.

8.2.31 It is the policy of the City to minimize land use conflicts between residential areas and major transportation corridors. The guidelines of the Ministry of Environment will be consulted for guidance on promoting compatible development between transport corridors and nearby land uses.

1. Adequate noise attenuation will be required to buffer future residential, residential care and other institutional use *development* adjacent to CN, CP and Guelph Junction railway lines, the Hanlon Expressway and major traffic streets in new growth areas.

- a) A noise evaluation study, prepared by a recognized acoustical consultant, shall be submitted to the City with a *development* application. The study shall identify the total noise impact on the site from all sources, and shall demonstrate whether noise control measures are needed to meet the Ministry of the Environment's sound level criteria. The study shall be prepared to the satisfaction of the City in consultation with the Ministry staff and any associated owners or operators of the adjacent transportation corridor. Where a need is demonstrated, the study shall generally recommend the noise reduction measures and any appropriate warning clauses to be applied.

Comment [MA541]: OPA 48 4.4.5.3

- b) As a condition of *development* approval, and where a noise evaluation 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. The City will attach conditions to a subdivision or

Comment [MA542]: OPA 48 4.4.5.3.4

development agreement that will satisfactorily address the recommendations of the acoustical design study.

2. Consideration will be given to adequate vibration attenuation required to buffer future residential, residential care and other institutional use *development* within 75 metres of a CN, CP or Guelph Junction railway line.

- a) A study, prepared by a consultant recognized in monitoring ground-borne vibration levels, will be submitted with the draft plan of subdivision or other *development* application. The study shall be submitted to the City and shall indicate any vibration impact and the mitigation measures to be applied.

Comment [MA543]: OPA 48 4.4.5.6

- b) Where the vibration study identifies a need, attenuation measures acceptable to the City shall be provided for in the subdivision or *development* agreement. In the review of vibration studies, the City may consult with the Ministry of the Environment and the owners of the adjacent railroad.

Comment [MA544]: OPA 48 4.4.5.7

3. 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.

Comment [MA545]: OPA 48 4.4.5.8

4. 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.

Comment [MA546]: OPA 48 4.4.5.9

Railways

- 8.2.32 The City recognizes the importance of the rail system in the existing and future growth of the City.

Comment [MA547]: OPA 48 5.10.1

1. The City will facilitate the provision of freight service to industrial areas, where feasible including the continued support of the City-owned Guelph Junction Railway company.

Comment [MA548]: OPA 48 5.10.2

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

Comment [MA549]: OPA 48 5.10.4

- 8.2.33 In order to minimize road/rail conflict, the City has identified the following locations for road/rail grade separations:

Comment [MA550]: OPA 48 5.10.5

- a) Elmira Road and CNR grade separation as part of the Elmira Road southerly extension to Paisley Road;
 - b) Silvercreek Parkway and CNR grade separation as part of the Silvercreek Parkway connection to Paisley Road; and

- c) Elmira Road and CNR grade separation as part of the Elmira Road southerly extension to County Road 124.
- d) Paisley Road and CNR grade separation as part of the reconfiguration of the Paisley Road-Hanlon Expressway intersection.

8.2.34 In order to plan for possible multiple use or alternate use of existing rail rights-of-way in the City, it is a policy of this Plan that CN, CP and Guelph Junction railways be encouraged to develop long-term rail service policies for their systems within the City.

Parking

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

Comment [MA551]: OPA 48 5.11.1

1. The City shall specify off-street parking requirements for all types of land use in the Zoning By-law.

Comment [MA552]: OPA 48 5.11.2

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

Comment [MA553]: OPA 48 5.11.3

3. The City may acquire, develop and operate public parking facilities.

Comment [MA554]: OPA 48 5.11.4

4. The City may, where the property owner enters into an agreement with the City to ensure continued availability of an off-street parking area, permit the provision of required parking on another site which is within convenient and reasonable walking distance of the property.

8.2.36 The City may exempt, or reduce, the required parking for properties where adequate alternative parking facilities are available and parking cannot be provided on site. As a condition of development on properties where parking requirements have been exempted or reduced, cash payment shall be required in lieu of required parking, to such amounts as Council may determine, to assist the City in providing adequate alternative off-street parking facilities.

Comment [MA555]: OPA 48 5.11.5

8.2.37 It is recognized that a progressive program to provide off-street parking facilities, both private and public, will be required to serve the 'Central Business District'.

- 1. The City will continue to acquire, develop and operate public parking facilities in the downtown to meet normal weekly peak needs.
- 2. The City shall continue to work with private enterprise in the supply of off-street parking in the downtown.
- 3. Structured parking may be considered where high demand areas in the downtown are associated with proposed new development.

8.2.38 The City will give consideration to the provision of traffic and parking control requirements that are intended to promote personal safety.

8.2.39 Designated parking facilities for vehicles used in the transportation of persons with physical disabilities will be required in new *development* proposals.

Staging

8.2.40 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.

Comment [MA556]: OPA 48 5.1.4

Table 8.1: Road Widening Dedications

Comment [MA557]: OPA 48 Table 5.1

While Table 8.1 is intended to clearly notify landowners that they may be required, as a condition of *development* approval, to dedicate a portion of their lands to the City for road widening without compensation, it is not intended to specify that such roads will necessarily be widened.

	<u>ROAD</u>	<u>ULTIMATE RIGHT-OF-WAY</u>	<u>WIDENING SPECIFICATION</u>
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 to Marcon Street
4.	Church Lane	12 m	3 m both sides, Norfolk Street to end
5.	Clair Road	30 m	5 m both sides
6.	College Ave	30 m	2–5 m both sides, Hanlon Pkwy to Gordon Street
7.	Crawley Road	30 m	10 m east side
8.	Crimea Street	20 m	2 m south side, Edinburgh Road. to Alma Street
9.	Downey Road	3 m	5 m east side, Old Downey Road to 560 metres south of Ptarmigan Road
		36 m	8 m both sides of Downey Road, 560 metres south of Ptarmigan Road to Forestell Road
10.	Dufferin Street	20 m	4 m west side, London Road to Kerr Street

<u>ROAD</u>	<u>ULTIMATE RIGHT-OF-WAY</u>	<u>WIDENING SPECIFICATION</u>
11. Eastview Road	30 m	5 m both sides, Mountford Drive to east City Limit
12. Edinburgh Road	26 m	2–3 m both sides, College Avenue to Suffolk Street
	30 m	2–5 m both sides, Suffolk to Woodlawn Road
Edinburgh Road / McCurdy Road	26 m	3 m both sides, Rodgers Road to Gordon Street
13. 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
14. Elmira Road	36 m	5 m east side, Massey Road to Woodlawn Road
		8 m west side, Speedvale Avenue to Massey Road
15. 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
16. 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
	30 m	2-5 m both sides, Victoria Road to north City Limit
17. Exhibition Street	18 m	5 m east side, Division Street to Verney Street

<u>ROAD</u>	<u>ULTIMATE RIGHT-OF-WAY</u>	<u>WIDENING SPECIFICATION</u>
	15 m	2–5 m both sides, Verney Street to Speedvale Avenue
18. Fife Road	30 m	4 m both sides, Wellington Street to west City Limit
19. Forestell Road	30 m	5 m both sides
20. 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
21. Grange Street	20 m	3 m both sides, Arthur Street to Victoria Road
	30 m	5 m both sides, Victoria Road to Watson Road
22. Hyland Road	20 m	2–3 m both sides, Eleanor Court to end
23. Janefield Avenue	26 m	6 m east side, College Avenue to Scottsdale Drive
24. Kathleen Street	15 m	5–10 m west side, Division Street to Speedvale Avenue
25. Laird Road	36 m	8 m both sides from Downey Road to Highway #6
26. London Road West	22 m	2 m south side, Edinburgh Road to North Street
27. Maltby Road	30 m	5 m both sides

	<u>ROAD</u>	<u>ULTIMATE RIGHT-OF-WAY</u>	<u>WIDENING SPECIFICATION</u>
28.	Marlborough Road McCurdy Road – see Edinburgh Road	20 m	2–5 m on both sides, Emma Street to Speedvale Avenue
29.	McWilliams Road	30 m	10 m west side
30.	Neeve Street	20 m	1 m both sides, C.N.R to York Road
31.	Nicklin Road	26 m	2 m east side, Brentwood Drive to Woodlawn Road
32.	North Street	22 m	2 m west side, London Road West to Suffolk Street
33.	Norwich Street	20 m	4–6 m south side, Arthur Street to Speed River
34.	Paisley Road	23 m	2 m both sides, Edinburgh Road to Silvercreek Pkwy
		30 m	5 m both sides, Silvercreek Pkwy to west City Limit
35.	Palmer Street	15 m	2–3 m both sides, Queen Street to Stevenson Street
36.	Phelan Road	30 m	10 m along the west side
37.	Queen Street	20 m	2–3 m both sides, Arthur Street to Palmer Street
38.	Raglan Street	19.8 m	1.5 m south side, Edinburgh Road South to Omar Street
39.	Raymond Street	20 m	5 m east side, Bristol Street to 70 m south
40.	Regent Street	23 m	3 m east side, Rose Street to Grange Street
41.	Roland Street	20 m	3–5 m both sides, Waterloo Avenue to Bristol Street

	<u>ROAD</u>	<u>ULTIMATE RIGHT-OF-WAY</u>	<u>WIDENING SPECIFICATION</u>
42.	Silvercreek Pkwy	30 m	5 m both sides, Wellington Street to Woodlawn Road
43.	Silvercreek Pkwy	30 m	5 m both sides, Woodlawn Road to north City Limit
44.	Speedvale Avenue	30 m	2–5 m both sides, West City Limit to East City Limit
45.	Stevenson Street	26 m	3 m both sides, York Road to Lane Street
		30 m	5 m both sides, Lane Street to Eramosa Road
46.	Stone Road	36 m	3–8 m south side, Speed River to Victoria Road
		36 m	5 m both sides, Victoria Road to Watson Road
47.	Suffolk Street	18.3 m	3 m north side, Edinburgh Road to North Street
48.	Surrey Street	20 m	2.2 m on south side between Grant Street and Wyndham Street
49.	Victoria Road	36 m	8 m east side, Speed River southerly to 310 metres north of Woodlawn Road
		36 m	8 metres west side, Speed River southerly to 400 metres north of Woodlawn Road
		30 m	2–5 m east side, 310 metres north of Woodlawn Road southerly to York Road
		30 m	2-5 m west side, 400 metres north of Woodlawn Road southerly to York Road

<u>ROAD</u>	<u>ULTIMATE RIGHT-OF-WAY</u>	<u>WIDENING SPECIFICATION</u>
	26 m	3 m both sides, York Road to Eramosa River
	30 m	2–5 m both sides, Eramosa River to Stone Road
	36 m	8 m both sides from Stone Road to the South City limit
50. Watson Road	30 m	5 m both sides, South City Limit to North City Limit
51. Watson Pkwy. (new alignment)	36 m	8 m both sides, Watson Road (South) to C.N.R
	30 m	5 m both sides, C.N.R to Watson Road (North)
52. Wellington Street	36 m	10 m south side, Imperial Road to West City Limit
53. Woodlawn Road	36 m	2–8 m both sides, Hanlon Pkwy. to West City Limit
	30 m	2 m both sides, Hanlon Pkwy. to Woolwich Street
	30 m	5 m south side, Woolwich Street to Victoria Road
54. 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
55. Wyndham Street	30 m	3 m both sides, Wellington Street to York Road
56. York Road	30 m	2–5 m both sides, Victoria Road to Watson Road
	24 m	Up to 2 m both sides Wyndham Street South to Victoria Road

Table 8.2: Intersection Improvements

Comment [MA558]: OPA 48 Table 5.2

While Table 8.2 is intended to clearly notify landowners that they may be required as a condition of *development* approval to dedicate a portion of their lands to the City for intersection improvements without compensation, it is not intended to specify that such intersections will necessarily be improved.

<u>ROAD</u>	<u>INTERSECTION IMPROVEMENT</u>
Alma Street	Paisley Road
Clair Road	At Laird Road At Crawley Road
Dawson Road	At Speedvale Road West
Delhi Street	At Speedvale Road East
Downey Road	At Laird Road At Forestell Road
Eastview Road	At Starwood Drive At Watson Road
Edinburgh Road	At College Avenue At London Road West At Suffolk Street At Willow Road
Elizabeth Street	At Arthur Street At Stevenson Street
Eramosa Road	At Stevenson Street At Metcalfe Street At Meyer Drive
Gordon Street	At Stone Road At College Avenue At Wellington Street At James Street At Clair Road At Maltby Road
Grange Road	At Watson Road
Kathleen Street	At Speedvale Avenue W.
Laird Road	At McWilliams Road / Phelan Drive

<u>ROAD</u>	<u>INTERSECTION IMPROVEMENT</u>
Maltby Road	At Crawley Road
Norfolk Street	At Norwich Street At Woolwich Street
Paisley Road	At Yorkshire Street
Silvercreek Parkway	At Paisley Road At Willow Road At Speedvale Avenue W. At Woodlawn Road
Speedvale Avenue	At Stevenson Street At Victoria Road At Woolwich Street At Eramosa Road At the proposed "Mid-Block Arterial" At Watson Road
Stevenson Street	At Elizabeth Street At York Road At Guelph Junction Railway crossing
Victoria Road	At Woodlawn Road At Speedvale Avenue At Eramosa Road At Eastview Road At Grange Street and Grange Road At Elizabeth Street At York Road At College Avenue At Stone Road At Arkell Road At Clair Road At Maltby Road
Watson Road	At Eastview Road At York Road At Stone Road At Grange Road At Woodlawn Road (extension)
Proposed "New" Watson Road	At Starwood Drive
Wellington Street	At McCrae Boulevard

ROAD

INTERSECTION IMPROVEMENT

Woodlawn Road	At Dawson Road At Edinburgh Road At Woolwich Street
Woolwich Street	At London Road
Wyndham Street S.	At York Road
York Road	At Elizabeth Street

SECTION 9: IMPLEMENTATION

9.1 Introduction

The purpose of Section 9 is to outline the means by which the objectives and policies of this Plan will be implemented.

The Plan will be implemented by means of the authority given to the Municipality by the Planning Act, the Municipal Act, other statutes where applicable and the provision of municipal *infrastructure* and services, public works and capital works programs.

9.2 Interpretation

9.2.1 The Official Plan is intended to provide a comprehensive framework for the guidance of the planning and physical development of the community. The policies are intended to serve as a guide to Council, to committees appointed by Council, other boards and commissions having jurisdiction in the City of Guelph and to all its citizenry and businesses.

9.2.2 The boundaries of the designations on Schedules to the Plan shall be considered approximate, except where they coincide with roads, railways, lot and concession lines, major water courses or other definitive physical features. Where the general intent of the Plan is maintained, minor boundary adjustments will not require an amendment to this Plan.

Comment [MA559]: OPA 48 1.3.7

9.2.3 Where the designations on Schedules to the Plan are delineated by symbols, their extent and location in specific *development* applications may be considered flexible, in accordance with the other policies and general intent of this Plan, and minor adjustments in their location will not require an amendment to this Plan.

Comment [MA560]: OPA 48 1.3.9

9.2.4 Where examples of permitted use are provided for in the land use provisions of this Plan, they are intended to indicate the possible range of uses considered and are not intended to be all encompassing. However, future uses shall be in conformity with the general intent and policies of the appropriate land use designation.

9.2.5 All figures in this Plan are approximate and any minor variations from these figures will not require an amendment to this Plan.

9.2.6 Where a goal, objective, policy statement, land use designation or schedule is added, deleted or significantly altered, an amendment to this Official Plan shall be required.

Comment [MA561]: OPA 48 1.3.12

9.2.7 Where any Act or portion of an Act of the Ontario Government is referred to in this Plan, such reference shall be interpreted to refer to any subsequent renaming of sections in the Act as well as any subsequent amendments to the Act, or successor thereof. This provision is also applicable to any policy statement, regulation or guideline issued by the Province. No provision of this Plan shall derogate from any applicable law.

9.3 PRE-CONSULTATION AND COMPLETE APPLICATION REQUIREMENTS

Comment [MA562]: OPA 48 10.18

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. Prior to the submission of any other development application, applicants are encouraged to pre-consult with the City's Community Design and Development Services. 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.
- 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 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) The prescribed information and material as required under the Planning Act; and
 - b) Other Information and material deemed necessary by the Director of Community Design and Development Services 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 amended 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 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) 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
- Tree and/or Vegetation Preservation, Planting and/or Management Plan
- Topographical Survey/Slope Analysis
- Geotechnical Report

b) 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
- Housing Issues Report
- Conceptual Site Plan Layout
- Detailed Site Plan

c) 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
- Pedestrian and Cycling Accommodation Report

d) 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) 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) 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 Impact Study
- Scoped Cultural Heritage Impact Study
- Archaeological Assessment
- Structural Engineering Report
- Cultural heritage Landscape Assessment
- Views and Vistas Impact study

g) 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 but shall not be limited to:

- Noise and Vibration 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) 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) 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 Heating Feasibility Study
- Renewable Energy Feasibility Study
- Water Conservation Efficiency Study
- Energy Conservation Efficiency Study

- 9.3.5 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 Director of Community Design and Development Services.

- 9.3.6 The information and material described in Section 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 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.

9.4 Official Plan Amendments

- 9.4.1 It is the policy of Council that any provision of this Plan may be amended pursuant to the requirements of the Planning Act.
- 9.4.2 When considering an application to amend the Official Plan, Council shall consider the following matters:
- a) The conformity of the proposal to the goals and objectives of this Plan;
 - b) Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City;
 - c) Compatibility of the proposed use with adjacent land use designations;
 - d) The need for the proposed use, in light of projected population and employment targets;
 - e) The market feasibility of the proposed use;
 - f) The extent to which the existing areas of the City designated for the proposed use are developed or are available for development;
 - g) The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the natural environment; and
 - h) The financial implications of the proposed development.
- 9.4.3 Council shall provide information regarding a proposed amendment to the Official Plan to such boards, commissions, agencies and the public that may have an interest in it. Prior to approving a proposed amendment, Council shall afford such organizations and the public an opportunity to submit comments.
- 9.4.4 Council shall, prior to approving an amendment to this Plan, provide information and hold a public meeting for the purposes of obtaining public input concerning the proposal, subject to the provisions of the Planning Act.

Comment [MA563]: OPA 48 1.3.14

9.5 Official Plan Review

9.5.1 In order 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 carry out a review of the goals, objectives and policies of the Official Plan every five years. Such a review shall be in accordance with the requirements of the Planning Act.

Comment [MA564]: OPA 48 10.1.1

9.5.2 In order to facilitate review or amendment of the Official Plan, the City shall establish an ongoing monitoring program to evaluate such matters as:

Comment [MA565]: OPA 48 10.1.2

- a) Population, employment and land use changes;
- b) Rate of development;
- c) Housing densities, housing intensification opportunities inventory, housing mix, housing needs and conditions, lot inventories and rental housing vacancy rates;
- d) Municipal assessment and the residential/non-residential assessment balance;
- e) Water, sewage and solid waste capacity utilization;
- f) Changes in Federal and Provincial programs, legislation and policies;
- g) Recreation, cultural and other community facilities;
- h) Extent, nature and location of industrial, corporate business, institutional/research and commercial development;
- i) Preservation of significant *natural heritage features* and *cultural heritage resources*;
- j) Transportation facilities including pedestrian flow and transit usage rates, traffic volumes and conditions;
- k) Environmental impacts.

9.5.3 The compilation of information noted in policy 9.5.2 will be used as a benchmarking database to assess the sustainability goals, objectives and policies of this Plan. These benchmarks will be used to evaluate whether the quality of life is getting better or worse for the Guelph community.

Comment [MA566]: OPA 48 10.1.3

9.6 Secondary Plans

9.6.1 Secondary Plans will be prepared for specific areas of the City where it is considered necessary to provide more detailed planning objectives and policies for *development* activities. Secondary Plans may be prepared for established, partially developed or undeveloped areas of the City. In partially developed or

Comment [MA567]: OPA 48 10.2.1

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.

- 9.6.2 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.

Comment [MA568]: OPA 48 10.2.2

- 9.6.3 Secondary Plans shall generally conform to, and implement the goals, policies and land use designations of the Official Plan. However, where there is a conflict between the Official Plan and the Secondary Plan, the Secondary Plan policies shall supersede the Official Plan policies for the area covered.

Comment [MA569]: OPA 48 10.2.3

- 9.6.4 The City has prepared Secondary Plans for the following areas:

- a) Eastview;
- b) Goldie Mill;
- c) South Guelph;
- d) Victoria Road North.

The physical extent of these Secondary Plan areas is illustrated on Schedule 1A of this Plan. The text of these Secondary Plans has been integrated into the goals, objectives and policies of the overall Official Plan.

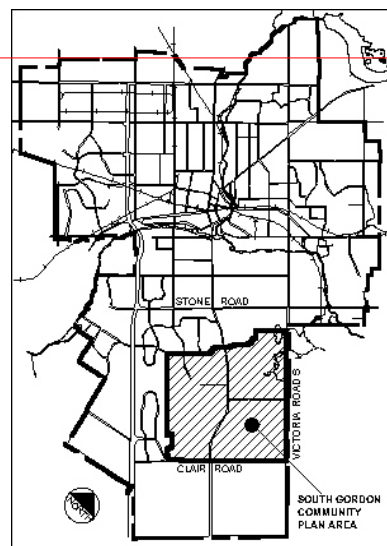
- 9.6.5 In certain areas, Council may require that a Secondary Plan be prepared before *development* may proceed because of the need for detailed studies on servicing, staging of development, the location of major uses, transportation facilities, the impact of new *development/redevelopment* on an area's existing *natural heritage features*, *cultural heritage resources* or development constraints, the overall community pattern or for such other reasons deemed to be significant.

1. The 'Central Business District' has been identified as having a high priority for completion of a Secondary Plan;

2. Secondary Plans will be required in Stage 3 servicing areas identified on Schedule 4, prior to the approval of *development* requiring the extension of municipal trunk services.

Comment [MA570]: OPA 48 9.10.3

- 9.6.6 In addition to the Secondary Plan work in the South Guelph Area, a "community plan" has been prepared to give guidance to *development* plans for land within the South Gordon Community Plan area. The preparation of this Plan is in accordance with the provisions of the South Guelph Secondary Plan, Urban Form and Design Considerations (see policy 3.6.31). This



Community Plan supplements the policies of the Official Plan.

9.7 Zoning By-laws

9.7.1 *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 the Official Plan.

Comment [MA571]: OPA 48 10.4.1

9.7.2 Following adoption of this Plan, any amendments to the *Zoning By-law* shall be in conformity with the objectives and policies of this Plan.

Comment [MA572]: OPA 48 10.4.3

9.7.3 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 in conformity with this Plan.

Comment [MA573]: OPA 48 10.4.4

1. *Fringe* 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 *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.

Comment [MA574]: OPA 48 10.4.5

9.7.4 The *Zoning By-law* will be used, wherever possible, to protect existing or newly identified *natural heritage features* within the City.

Comment [MA575]: OPA 48 10.4.6

9.7.5 The *Zoning By-law* may be utilized, wherever possible, for the protection of *cultural heritage resources*.

Comment [MA576]: OPA 48 10.4.7

9.7.6 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.

Comment [MA577]: OPA 48 10.4.8

9.7.7 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:

Comment [MA578]: OPA 48 10.4.9

- a) That the zoning will not permit any change of use or performance standard;
- b) That the use does not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or by the traffic generated;
- c) That the use does not pollute the air or water and the use conforms with the provisions of subsection 7.1.
- d) That any extension or enlargement to an existing building or structure will be permitted only by amendment to the *Zoning By-law*; and

- e) 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.

9.7.8 In spite of policy 9.7.2, the City, where appropriate, may zone lands in an "urban reserve" or other suitable zoning category where:

Comment [MA579]: OPA 48 10.4.10

- a) There is insufficient information to determine specific zoning categories that would implement the provisions of this Plan; and
- b) *Development* of lands is considered premature because adequate services are not available.

9.8 Subdivision Control

9.8.1 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:

Comment [MA580]: OPA 48 10.9.1

- a) The *plan of subdivision* conforms to the objectives, policies and land use designations of this Plan;
- b) The *plan of subdivision* 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;
- c) The *plan of subdivision* will not adversely impact upon the transportation system, adjacent land uses and the natural environment;
- d) The *plan of subdivision* can be serviced economically without imposing an undue financial burden upon the Municipality;
- e) The *plan of subdivision* proposal has incorporated all necessary studies and assessments to ensure impacts on *natural heritage features* and *cultural heritage resources* are minimized;
- f) The *plan of subdivision* can be integrated with adjacent lands, subdivisions and streets;
- g) The *plan of subdivision* is considered to be necessary, timely and in the public interest;
- h) The *plan of subdivision* is designed in accordance with accepted and contemporary subdivision design principles.

9.8.2 Council shall continue to use subdivision agreements that maintain acceptable standards of *development* in order to protect the City and the public interest.

Comment [MA581]: OPA 48 10.9.3

9.8.3 Council may pass by-laws to exempt properties from part-lot control, subject to the provisions of the Planning Act.

Comment [MA582]: OPA 48 10.9.4

9.8.4 Council may, by by-law, deem any *plan of subdivision*, or part thereof, not to be a registered plan of subdivision, subject to the provisions of the Planning Act.

Comment [MA583]: OPA 48 10.9.5

9.9 Committee of Adjustment

Consents

9.9.1 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*.

Comment [MA584]: OPA 48 10.10.1.1

9.9.2 The *Committee of Adjustment* shall also consider the following matters when reviewing an application for a *consent*:

Comment [MA585]: OPA 48 10.10.1.2

- a) That all of the criteria reviewed as a component of subdivision control, as noted In subsection 9.8 are given due consideration;
- b) That the application is properly before the *Committee* and that a *plan of subdivision* has been deemed not to be necessary for the proper and orderly development of the Municipality;
- c) That the land parcels to be created by the *consent* will not restrict or hinder the ultimate *development* of the lands; and
- d) That the application can be supported if it is reasonable and in the best interest of the community.

9.9.3 *Consents* may be permitted for the purpose of boundary adjustments or to convey additional lands to an abutting property.

Comment [MA586]: OPA 48 10.10.1.3

9.9.4 The *Committee of Adjustment* shall have regard for any comments provided by agencies and municipal departments regarding the effect of the proposed *consent* and *development* proposal upon their plans and programs.

Comment [MA587]: OPA 48 10.10.1.4

9.9.5 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:

Comment [MA588]: OPA 48 10.10.1.5

- a) The fulfillment of all servicing, grading, easement and financial requirements of the City;
- b) The dedication of lands for park purposes or the payment of cash-in-lieu thereof;
- c) The dedication of appropriate road widenings or land for intersection improvements where required;

- d) The preparation of development agreements respecting *development* of the lands to include:
 - i. The elevation, location and design of any new dwelling;
 - ii. The location and extent of any access point, driveway and legal off-street parking space, grading, drainage and servicing information, and
 - iii. Any additional requirements imposed at the discretion of the Committee.

Minor Variances

9.9.6 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:

Comment [MA589]: OPA 48
10.10.2.1

- a) That the requested variance is minor in nature;
- b) That the intent and purpose of the *Zoning By-law* is maintained;
- c) That the general intent and purpose of the Official Plan is maintained; and
- d) That the variance is desirable for the appropriate *development* and use of the land, building or structure.

9.9.7 The *Committee of Adjustment* may attach such conditions, as it deems appropriate and desirable to the approval of the application for a minor variance.

Comment [MA590]: OPA 48
10.10.2.2

Legal Non-Conforming Uses

9.9.8 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.

Comment [MA591]: OPA 48
10.10.3.1

9.9.9 In reviewing an application concerning a legal non-conforming used property, building or structure, the *Committee of Adjustment* will consider the matters outlined in policy 9.9.6, 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:

Comment [MA592]: OPA 48
10.10.3.2

- a) That the use has been continuous;
- b) 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;
- c) That no new separate buildings will be permitted;

- d) That the proposed use is similar or more compatible with the uses permitted by the *Zoning By-law* in effect.

9.9.10 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.

Comment [MA593]: OPA 48
10.10.3.3

9.9.11 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.

Comment [MA594]: OPA 48
10.10.3.4

9.10 Development Control

Site Plan Control

9.10.1 The City will use the *site plan* control provisions of the Planning Act in order to:

Comment [MA595]: OPA 48 10.11.1

- a) Ensure the adequate provision and maintenance of site-specific facilities required by *development*;
- b) Require necessary easements or otherwise control the location of necessary services and utilities;
- c) Ensure that the proposed *development* is functional for the intended use;
- d) Ensure compatibility of design between sites;
- e) Minimize any adverse effects of the *development* on adjacent properties;
- f) Secure necessary road widenings and lands for intersection improvements from abutting properties in accordance with the provisions of policy 8.2.26 of this Plan;
- g) Ensure that *development* is completed and maintained as approved by Council;
- h) Ensure that *development* is compatible with on-site or adjacent property *natural heritage features* and *cultural heritage resources*.

9.10.2 All lands within the City of Guelph are designated as a *site plan* control area, except:

Comment [MA596]: OPA 48 10.11.2

- a) 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 residential care facilities;
- b) Farm-related *development* including buildings and structures for agricultural use; and
- c) Buildings or structures used for flood control or conservation purposes.

9.10.3 As a condition of *development* approval in *site plan* control areas, Council may require plans and drawings outlining the following:

Comment [MA597]: OPA 48 10.11.5

- a) The elevations and cross-section views of buildings and structures;
- b) Landscaping, servicing and buffering;
- c) Grading and drainage;
- d) Vehicle access and off-street circulation, loading and parking;
- e) Signage and lighting;
- f) Pedestrian access and bicycle facilities;
- g) Barrier free facilities; and
- h) Facilities for the storage of garbage and other waste materials.

9.10.4 The City will utilize urban design policies of subsection 3.6 and any applicable urban design guidelines to further the "image", "sense of place", and design compatibility considerations given under *site plan* control.

Comment [MA598]: OPA 48 10.11.6

Temporary Use By-laws

9.10.5 Council may pass a Temporary Use By-law to permit a specific use on a site for a short-term period 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:

Comment [MA599]: OPA 48 10.6.1

- a) That it is compatible with neighbouring land use activities;
- b) That adequate parking can be provided on site;
- c) That an adverse impact on traffic will not be created;
- d) That the construction of a permanent building or structure is not required; and
- e) That the use is in general conformity with the intent and policies of this Plan.

Interim Control By-law

9.10.6 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.

Holding By-law

9.10.7 The City may utilize 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.

Comment [MA601]: OPA 48 10.5.1

1. 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:

Comment [MA602]: OPA 48 10.5.2

- a) Where municipal services such as sanitary sewers, storm water management facilities, water supply, parks and schools and community facilities have been determined to have insufficient capacity to serve the proposed *development* until necessary improvements are made;
- b) Where the submission and acceptance of special studies or support studies as required by this Plan are required prior to *development*;
- c) To ensure that *natural heritage features* or *cultural heritage resources* are protected in accordance with the policies of this Plan prior to *development*;
- d) To ensure that potential *natural hazards* or development constraints are safely addressed in accordance with the policies of this Plan prior to *development*;
- e) Where it is necessary to require the phasing of an overall *development* in order to ensure logical and orderly land use, to minimize negative impacts or to secure commitments consistent with the policies of this Plan;
- f) 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.

9.10.8 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.

Comment [MA603]: OPA 48 10.5.3

9.10.9 Where the holding symbol "H" is in effect, the use of land may be restricted to the following;

Comment [MA604]: OPA 48 10.5.4

- a) Agricultural uses, excluding *livestock-based agricultural* uses;
- b) Uses existing at the date of passing of the Holding By-law;
- c) Open space;
- d) 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.

Sign By-law

9.10.10 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.

Comment [MA605]: OPA 48 10.13.1

Demolition Control

9.10.11 In order to prevent the premature demolition of residential buildings within designated areas of the City, Council may prepare and enforce a Demolition Control By-law in accordance with the provisions of the Planning Act.

Comment [MA606]: OPA 48 10.15.1

Development Permit System

9.10.12 The City may establish a Development Permit System in accordance with the provisions of the Planning Act.

Comment [MA607]: OPA 48 10.12.2

9.11 Property Conditions

9.11.1 The City shall pass a *Property Standards By-law* setting 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.

Comment [MA608]: OPA 48 intro to 10.14

1. The By-law adopted by Council will be concerned with the following matters:

Comment [MA609]: OPA 48 10.14.1

- a) The health, safety and security of building occupants;
- b) The physical condition of the interior and exterior of all buildings;
- c) The condition of yards, vacant property, parking areas and walkways.

9.11.2 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*.

Comment [MA610]: OPA 48 10.14.2

9.11.3 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.

Comment [MA611]: OPA 48 10.14.3

9.12 Municipal Finance

9.12.1 Municipal capital expenditures implementing any aspect of this Plan will be guided by a *Ten Year Capital Budget Forecast*, which will be reviewed annually.

Comment [MA612]: OPA 48 10.16.1

9.12.2 Development staging and priorities as established by this Plan will be carried forward, having regard for the City's ability to assume the financial burdens involved. Each proposal and each stage of *development* will proceed only after Council has indicated that the Municipality is in a position to assume the financial and other obligations required to provide the necessary services.

Comment [MA613]: OPA 48 10.16.2

9.12.3 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.

Comment [MA614]: OPA 48 10.16.3

9.13 Land Acquisition

9.13.1 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.

Comment [MA615]: OPA 48 10.17.1

9.14 Public Participation

9.14.1 Council, in general, will follow the public notification procedures regarding planning matters that are contained in the Planning Act and its regulations.

Comment [MA616]: OPA 48 10.19.1

1. 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.

Comment [MA617]: OPA 48 10.19.2

9.14.2 In addition to the public notification requirements of policy 9.14.1, the City will use the following mechanisms to promote public participation and informed decision-making:

Comment [MA618]: OPA 48 10.19.3

- a) The placing of signage on properties undergoing a planning approval process, (i.e. Official Plan amendment, Zoning, By-law amendment, Committee of Adjustment application);

b) Any other means that Council deems appropriate.

9.14.3 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” to ensure effective decision-making.

Comment [MA619]: OPA 48 10.19.4

9.15 Other Relevant Legislation

9.15.1 Council will review and monitor existing and future legislation contained in the Planning Act, the Municipal Act and other relevant Provincial statutes and, where appropriate, amend existing by-laws or pass new by-laws to ensure that the uses of land are regulated and controlled in accordance with the policies of this Plan.

9.15.2 Nothing in this Plan shall be interpreted to mean that an undertaking, which is subject to the Environmental Assessment Act, may proceed except in compliance with that Act. The City will not give any license, permit or approval that may lead to the commencement of any such undertaking that is not approved or exempted under the Environmental Assessment Act.

SECTION 10: GLOSSARY

The terms as listed in the Glossary have a specific technical meaning as used in the Plan text. They are *italicized* in the body of the Plan in instances where this technical meaning applies. The terms are listed in alphabetical order.

100 Year Flood means the flood which has a return period of 100 years, on average, or which has a 1% chance of occurring or being exceeded in any given year, as determined by the Grand River Conservation Authority.

Accessory Apartment means a dwelling unit located within and subordinate to an existing single detached dwelling, semi-detached dwelling or link dwelling.

Adjacent Lands means those lands containing or contiguous to natural heritage features or areas, where development or site alteration may have a negative impact on the feature or ecological functions. The extent of the adjacent lands will be as described in a *Comprehensive Environmental Impact Study*, where such a study has been completed for the area being considered, or where such a study has not been completed, the following shall apply:

Provincially Significant Wetlands – 120 metres

Locally Significant Wetlands – 30 metres,

Endangered Species and Threatened Species habitat – 50 metres

Fish habitat – 30 metres,

Significant woodlands – 50 metres

Environmental corridors and ecological linkages – 50 metres

Significant wildlife habitat - 50 metres

Areas of Natural and Scientific Interest – 50 metres.

Adverse Effects as defined in the Environmental Protection Act, means one or more of:

- Impairment of the quality of the natural environment for any use that can be made of it;
- Injury or damage to property or plant and animal life;
- Harm or material discomfort to any person;
- An adverse effect on the health of any person;
- Impairment of the safety of any person;
- Rendering any property or plant or animal life unfit for use by humans;
- Loss of enjoyment of normal use of property ; and
- Interference with normal conduct of business.

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.

Affordable housing means:

- a) in the case of ownership housing, housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the City of Guelph;

- b) in the case of rental housing, a unit for which the rent is at or below the average market rent of a unit in the City of Guelph.

Aggregate (see Mineral Aggregate definition).

Agricultural Use means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agroforestry; maple syrup production; and associated on-farm building and structures.

Alternative energy systems means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Aquifer means a subsurface geological material which yields significant amounts of water.

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.

Areas of Archaeological Potential 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.

Area of Natural and Scientific Interest (ANSI) means areas of land and water containing natural landscapes or features which have been identified as having values related to natural heritage protection, scientific study or education.

Brownfield sites means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built Heritage Resource means a building, structure, landscape, monument, installation (or a group of them) or visible remains, 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. All buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1930, but not limited to those constructed prior to 1930, shall be considered to be built heritage resources until considered otherwise by the Guelph LACAC.

Built Heritage Resource Impact Assessment means a study conducted prior to *development/ redevelopment* to investigate the potential impact of development on *built heritage resources*. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize adverse impact on *built heritage resources*.

Built-up area means lands identified within the built boundary as approved by the Minister of Energy and Infrastructure in accordance with Policy 2.2.3.5 of the Growth Plan and as identified on Schedule 1B.

Business land use refers to a broad range of employment-oriented land uses including commercial (convenience, office, service commercial, personal service, commercial entertainment, retail commercial) and industrial activities.

Capital Expenditure means the acquisition of an asset that is of a fixed or permanent nature or which improves an existing asset or extends the life of such an asset. Examples of capital expenditures includes the purchase of roads maintenance equipment, the construction of a road or an arena.

Clean-up means the restoration of a contaminated site to ensure the protection of human health and the environment.

Coach House means a self-contained and fully detached dwelling unit added or converted on the same lot as an existing house. The Coach House is subordinate to the existing main dwelling unit on the lot in terms of size and function.

Committee of Adjustment means a quasi-judicial body, appointed by City Council in accordance with the Planning Act, authorized to rule on applications for minor variances to zoning by-laws, for enlargements and extensions to non-conforming buildings, for conversions of non-conforming uses and buildings to other non-conforming uses, to interpret general clauses in by-laws, and for *consents* in accordance with the provisions of the Planning Act.

Community infrastructure means lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety and the provision of programs and services provided or subsidized by a government or other body, such as social assistance and affordable housing. Community infrastructure does not include *infrastructure* or *municipal services*.

Compact Urban Form means a land-use pattern that encourages efficient use of land, walkable communities, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), is in proximity to transit and reduces need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

Complete Community means a City that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Comprehensive Environmental Impact Study means the form or product of a study used in the context of *natural heritage features* where development provisions on or adjacent to a *natural heritage feature* have been established through a rigorous ecosystem-analysis approach. This will usually take the form of a (sub) watershed study or environmental overview based on a landscape scale review of the natural features and functions of an area.

Condominium, means a form of property ownership in which title to a unit, such as an individual apartment or townhouse unit is held by an individual together with a share of the rest of the property, which is common to all of the owners.

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 restaurant.

Conversion means the alteration or change of use of an existing building or structure to some other use.

Co-ownership means a form of property possession in which a person has a joint interest in a co-operative or as a member of a corporation with the stated right to a present or future exclusive possession to a dwelling unit within a *multiple unit residential building*.

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.

Cultural Heritage Resource means *archaeological resources, built heritage resources and cultural heritage landscape resources*.

Cultural Resources (see **Cultural Heritage Resource** definition).

Day Care Centre means a premise licensed under the Day Nurseries Act, that receives more than five children who are not of common parentage primarily for the purpose of providing temporary care or guidance, or both temporary care or guidance, for a continuous period not exceeding twenty-four hours, when the children are under eighteen years of age in the case of a day nursery for children with a developmental handicap and under ten years of age in all other cases.

Density Targets mean the targets for the Urban Growth Centre density contained in Section 2.4.6 and for designated *greenfield areas* density targets contained in Section 2.4.10.

Designated and Available means lands that have been designated in the Plan for urban residential use.

Development means:

- a) The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act;
- b) Site alteration activities such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site; and
- c) Various forms of *intensification, infill development and redevelopment*.

Development does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process or works subject to the Drainage Act.

In spite of the above definition, for the Special Policy Area Flood Plain of this Plan, development means the construction, erection or placing of one or more buildings or structures on lands, or an addition or alteration to a building or structure which adds more than 50% of the existing ground floor space area to the building or structure.

Down-zoning means the rezoning of a parcel of land to permit only fewer units or less intensive uses in relation to what had previously been permitted.

Dwelling Unit shall mean a room or group of rooms occupied or designed to be occupied as an independent and separate self-contained housekeeping unit.

Easement means the permission to use a part of an individual's property, usually for services that are either overhead (as wires) or underground (i.e. pipes) and, furthermore, to service such installations.

Ecological Functions means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

For wetlands, ecological functions mean the biological, physical and socio-economic interactions that occur in an environment because of the properties of the wetlands that are present, including, but not limited to groundwater recharge and discharge; flood damage reduction; shoreline stabilization; sediment trapping; nutrient retention and removal; food chain support; habitat for fish and wildlife; and attendant social and economic benefits.

Ecological Linkages means landscape links/connections between remnant natural areas that promote the transfer of genetic material to maintain and enhance genetic viability, health and biological diversity.

Elements of Urban Design means the physical features that contribute to visual character, as viewed from the public domain (streets, public open space and adjacent lands thereto). The following features comprise urban design:

- a) **For Buildings Adjacent to Public Spaces**
 - building setback from the right-of-way and from the curb
 - height, mass, bulk of buildings
 - style, age, architectural character of buildings
 - roof line of buildings
 - porches and entrances to buildings, orientation to street
 - building materials, colours
 - garages - location (in front of residences, recessed, prominence, size)
 - side yards - set-backs, proximity of buildings to one another
- b) **For Landscape Features**
 - hedges, fences, lawns, gardens, pavements, plantings
 - location of driveways, parking areas
- c) **For Context of Features in the Streetscape/Landscape**
 - landmarks
 - corner anchors or lack of
 - views and vistas (long, short, none)
 - relationship of buildings to topography
 - consistency or variety, rhythm
 - gaps or voids
 - harmony or dichotomy
 - mixture of uses or consistency
 - security of public areas

Employment Area means those areas designated in the Official Plan for clusters of businesses and economic activities including, but not limited to:

- a) manufacturing uses;
- b) warehousing uses;
- c) office uses;

- d) Minor retail uses that are associated with the uses mentioned in clauses (a) to (c); and
- e) Facilities that are ancillary to the uses mentioned in clauses a) to d).

Endangered Species means any native species, as listed in the Regulations under the Endangered Species Act, that is at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed.

Environmental Corridor means a linear biophysical feature usually associated with natural topographic, surface water and vegetation features such as wetlands, rivers and creeks, valleylands and wooded areas. These corridors serve as essential passageways for native plant and animal species and communities including: migratory routes; passage between different habitat types for animals requiring a variety of habitat types to survive and; pathways for movement and reproductive interchange between different populations of the same plant or animal species. In addition, where these corridors are associated with streams, these natural corridors also serve as essential buffers to protecting the integrity of the stream's ecosystem.

Environmental Impact Study means a study conducted prior to development to investigate the potential environmental impact of development. This type of study will determine whether a particular development should proceed, and if so, what actions or measures are required to minimize adverse impact on the environment.

Feature (see Natural Heritage Feature definition).

Fish means fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat means spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Fill, Construction, and Alteration to Waterways Regulations means a regulation passed pursuant to the Conservation Authorities Act, or its successors, whereby a Conservation Authority may, among other matters, regulate:

- The straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse;
- The construction of any building or structure in or on a pond or swamp or in any area susceptible to flooding; and
- The placing or dumping of fill of any kind in any defined part of the area over which the Conservation Authority has jurisdiction in which, in the opinion of the Conservation Authority, the control of flooding or pollution or the conservation of land may be affected.

Flood means a temporary rise in the water level resulting in the inundation of areas in the flood plain not ordinarily covered by water.

Flood Fringe means that area in the Two Zone Flood Plain concept, which lies between the floodway and the regulatory flood level.

Flood Plain means the area, usually low lands, adjoining a watercourse, which has been, or may be covered by flood water. The regulatory flood line delimits the boundaries of the flood plain.

Flood Lines (see Regulatory Flood Lines definition).

Floodproofing means a combination of structural changes or adjustments incorporated into the basic design or construction of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damage. 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.

Functions (see Ecological Functions definition).

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.

Greenfield area means the area within the *settlement area* boundary that was not part of the *built-up area* in 2006 and is not part of the *non-settlement areas* identified on Schedule 1B.

Greyfield means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

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 partitions and from the outside face of exterior walls.

Groundwater means the water held beneath the earth's surface, especially water that flows or seeps downward and saturates the soil. The upper level of this saturated zone is called the water table.

Group Home means a single housekeeping unit in a dwelling unit licensed, approved or supervised by the Province of Ontario under any general or specialized or group accommodation with responsible 24 hour supervision consistent with the requirements of its residents. Without limiting the generality of the foregoing, a group home does not include a *day care centre*, a crisis care centre or a halfway house.

Habitable floor space means any room or space in a dwelling unit designed for living, sleeping, or the preparation of food and sanitary facilities; and also includes hotels and motels for overnight accommodation.

Hazards or Hazardous (see Hazard Lands definition).

Hazard 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.

Highway-Oriented Service Commercial means *service commercial* uses that are particularly well suited to a highway location. These uses usually comprise business activities that require expansive storage components to their operation or are activities catering to tourists and inter-urban traffic.

Home Day Care means the temporary care for reward or compensation of five children or less who are under ten years of age where such care is provided in a private residence, other than the home of a parent or guardian or any such child, for a continuous period not exceeding twenty-four hours.

Impact (see Negative Impact definition).

Industrial Park means a planned or organized industrial district with a comprehensive plan which is designed to insure compatibility between the industrial operations therein and the existing activities and character of the community in which the park is located. The plan must provide for streets designed to facilitate truck and other traffic, proper setbacks, lot size minimums, land use ratio minimums, architectural provisions, landscaping requirements, and specific use requirements.

Infill Development means a form of *development* within an older established area of the City on land that has not previously been built on.

Infrastructure means physical structures that form the foundation for development. Infrastructure includes: sewage and water works, waste management systems, electric power, communications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

Intensification means the development of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the reuse of *brownfield sites*;
- b. the development of vacant and/or underutilized lots within previously developed areas;
- c. *infill development*; and
- d. the expansion or conversion of existing buildings.

Intensification Area means lands identified by municipalities within a *settlement area* that are to be the focus for accommodating *intensification*. *Intensification areas* include Downtown Guelph, *intensification corridors*, *major transit station areas*, and other major opportunities that may include *infill*, *redevelopment*, *brownfield sites*, the expansion or conversion of existing buildings and *greyfields*.

Intensification Corridors means intensification areas identified along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels.

Intensification Target means the target as established in Sections 2.4.5.1 a).

Landfill Site means a site used for the disposal of waste by deposit, under controlled conditions, on land.

Land Severance (see Consent definition).

Light Industrial means uses that involve processes that do not emit fugitive emissions or discharges to the environment and do not have outdoor storage requirements.

Live/work means a *dwelling unit* that may be partially used for the operation of a small scale business.

Livestock-based Agriculture 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.

Locally Significant Wetlands means *wetland* areas that are not identified by the Ontario Ministry of Natural Resources as *provincially significant*.

Lodging House means any place, including but not limited to a dwelling unit, that is used to provide 5 or more lodging units for hire or gain directly or indirectly to persons.

Major Offices generally means freestanding office building having a minimum of 10, 000 sq.m. (107,639 Sq.ft.) and 500 jobs.

Major retail uses means retail uses that are greater than 3,250 sq.m. (34,982.7 sq.ft.).

Major transit station area means the area generally defined as the area within an approximate 500m radius of a major bus depot or transit station, representing about a 10-minute walk.

Mineral Aggregate 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.

Mineral Aggregate Operation means lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto.

Modal Split means the proportion of users that use a particular form of transport as compared to the total vehicular users of the roadway.

Multi-modal means the availability or use of more than one form of transportation, such as automobiles, buses, rail (commuter, light rail and freight), walking, and cycling.

Multiple Unit Residential Building means a residential building containing 3 or more dwelling units, without consideration of *accessory apartments*.

Municipal Comprehensive Review means an Official Plan review, or an Official Plan amendment, initiated by a municipality under Section 26 of the Planning Act.

Municipal Services means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a the City or a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act.

Natural Areas (see *Natural Heritage Features* definition).

Natural Hazards (see *Hazard Lands* definition).

Natural Heritage Features means features and areas, which are important for their environmental and social values as a legacy of the natural landscapes of the area. These features include *significant* areas of *wetlands*, habitats of *endangered* and *threatened species*, *areas of natural and scientific interest*, *fish habitat*, *woodlands*, *environmental corridors*, *ecological linkages* and *wildlife habitat*.

Negative Impacts means:

- a) In regard to *fish habitat*, the harmful alteration, disruption or destruction of fish habitat, except where it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity;
- b) In regard to other *natural heritage features* and areas, the loss of the natural features or *ecological functions* for which an area is identified.

Net Density means the concentration of residential development, calculated by dividing the total number of dwellings by the net area of the site developed for residential purposes. This

term excludes roads and road rights-of-way and areas that have been dedicated to the City or another public agency.

Non-settlement area means publicly owned land, which is not identified in the Official Plan for development or redevelopment up to the year 2031 as shown on Schedule 1B.

Nursing Home means any premises, licensed under the Nursing Homes Act, maintained and operated for two or more persons requiring nursing care.

One Hundred Year Flood (see **100 Year Flood** definition at beginning of Glossary).

Plans of Subdivision (see **Registered Plan of Subdivision** definition).

Portable Asphalt Plant means a facility:

- a) With equipment designed to heat and dry *aggregate* and to mix *aggregate* with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
- b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Prime Agricultural Land means land that includes Canada Land Inventory Classes 1, 2 and 3 soils.

Property Standards Bylaw means a municipal bylaw, passed in accordance with the provisions of the Ontario Building Code which prescribes the standards for the maintenance and occupancy of property.

Provincially Significant Wetlands means *wetlands* identified by the Ontario Ministry of Natural Resources as being provincially significant.

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.

In spite of the above definition, for the lands within the Special Policy Area Flood Plain 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.

Regulatory Flood means the flood resulting from the Hurricane Hazel Regional Storm, as determined by the Grand River Conservation Authority.

Regulatory or **Regional Flood Level** means a set of lines on either side of river or stream showing the highest water level which may be reached in the event of a regional storm as defined and calculated by the Grand River Conservation Authority. In Guelph, the regional flood is defined as the rainfall experience during the Hurricane Hazel storm of 1954 superimposed over the Grand River watershed.

Renewable energy means the production of heat or energy from a renewable source such as, the sun, wind, water, biomass, biogas or geothermal.

Renovation shall mean, for the Special Policy Area Flood Plain of this Plan, a form of *development* involving the improvement, alteration or addition under 50% of total ground floor area to an existing building or structure.

Rest Home means a private or corporation-operated residence providing room, board, and such personal care needed to 3 or more persons of any age for gain or reward. A rest home includes a retirement home, convalescent home or domiciliary hostel but shall not include a hotel, hospital, nursing home, home for the young or aged or institution licensed, approved or supervised under any general or special act.

Retail Commercial means an enterprise whose purpose is to sell a commodity to the end user.

Right-of-Way means the permission granted to a person, usually in perpetuity, to travel over land by foot or by vehicle for the purpose of obtaining access from one place to another.

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 $0.4 \text{ m}^2/\text{sec}$. provided that the depth and velocity do not exceed 0.8 m. and 1.7 m/sec. respectively.

Settlement area means all lands identified in the Official Plan, excluding *non-settlement areas*, for development or redevelopment up to the year 2031 as shown on Schedule 1B

Scoped Built Heritage Resource Impact Assessment means a reduced scope of study conducted prior to *development/redevelopment* to investigate the potential impact of development on *built heritage resources*. 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*.

Scoped Environmental Impact Study (E.I.S.) means the form of study used in the context of assessing impact on *natural heritage features* where development on or *adjacent* to a *natural heritage feature* is contemplated and a *Comprehensive E.I.S.* has been completed. In this instance a development proposal will be generated in consideration of the provisions specified in the *Comprehensive E.I.S.*

Alternatively, this form of E.I.S. may be used in instances where a *Comprehensive E.I.S.* has not been undertaken, but the City, via its development approval process, requires a study to be conducted to assess impact on the *features* and *adjacent lands* thereto.

Semi-Detached Dwelling means a separate building divided vertically into two dwelling units. Each dwelling unit may contain an *accessory apartment*.

Senior Citizen means any person 60 years of age or older.

Sensitive land use means a residential, institutional or park land use (including a building, amenity area or outdoor space) where normal activities occurring at reasonably expected times may be affected by the operation of a nearby industrial facility.

Service Commercial means uses that support *highway-oriented* or service-oriented commercial activities that cannot be readily located within the downtown area or within a shopping centre location. The following list characterizes the main features of a service commercial use:

- a) A use that requires a large site area and outdoor display area to accommodate the sale of large commodities such as cars, recreational vehicles, building supplies;
- b) A use that primarily relies on business from tourists and inter-urban traffic such as a hotel, gas bar, fast-food restaurant;
- c) A use that supplies goods and services that are not normally found within the downtown or a shopping centre such as auto repair and service facilities;
- d) A use that requires a location convenient to industry as it primarily provides service to industry such as machinery sales and service, electrical supplies; or
- e) A use that requires substantial showroom area because of the bulky or large size nature of the principal commodities that are being marketed, and the requirement for a large showroom makes it economically difficult to provide the space in the downtown or shopping centre location.

Significance (see Significant definition).

Significant means:

- a) In regard to *wetlands* and *areas of natural and scientific interest*, an area identified as being provincially or non-provincially significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) In regard to *natural heritage features* ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of the Guelph and area natural heritage system;
- c) In regard to other matters, important in terms of amount, content, representation or effect.

Single Detached Dwelling means a separate building containing one dwelling unit. In addition, this type of dwelling may contain an *accessory apartment*.

Site alteration means activities such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site.

Site Plan means a plan, prepared in accordance with the *Planning Act*, showing the location of all buildings and structures to be created and showing the location of all facilities and works to be provided in conjunction with development or redevelopment of the property.

Special needs 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.

Storm Water Management Practices means a general term describing procedures for the control of storm water from a quality and quantity perspective. These controls are used to reduce pollutants available for transport by run-off and to reduce amounts of pollutants in run-off before it is discharged into a river or stream. The controls are used to reduce pollutants in order to alleviate or mitigate existing or potential water quality concerns in a receiving water body. These practices include the following: oil/grit separators, porous pavement, seepage trenches, underground storage tanks, vegetated buffer or filter strips, the creation of artificial wetlands, extended detention ponds, grassed swales, infiltration basins or trenches, wet ponds, etc.

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 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.

Ten Year Capital Budget Forecast means the municipality's best estimate for the capital expenditures it proposes to undertake over the next ten year period and how it intends to finance these expenditures.

Threatened Species means any native species that is at risk of becoming *endangered* through all or a portion of its Ontario range if the limiting factors are not reversed.

Transit-supportive means making transit viable and improving the quality of the experience of using transit. When used in reference to development, it often refers to compact, mixed-use development that has a high level of employment and residential densities to support frequent transit service. When used in reference to urban design, it often refers to design principles that make development more accessible for transit users, such as roads laid out in a grid network rather than a discontinuous network; pedestrian-friendly built environment along roads to encourage walking to transit; reduced setbacks and placing parking at the sides/rear of buildings; and improved access between arterial roads and interior blocks in residential areas.

Transportation Corridor means a thoroughfare and its associated buffer zone for passage or conveyance of vehicles or people. A transportation corridor includes any or all of the following:

- a) Major roads, arterial roads, and highways for moving people and goods;
- b) Rail lines/railways for moving people and goods;
- c) Transit rights-of-way/transitways including buses and light rail for moving people

Urban Growth Centre means the area identified on Schedule 1B and is delineated in accordance with Policies 2.2.4.2 and 2.2.4.3 of the Growth Plan.

Vacancy Rate means the percentage of dwelling units that are vacant in relation to the total number of dwelling units of that type. A vacant dwelling unit is one that is available for immediate rental and is physically unoccupied at the time of enumeration.

Walkable Communities means well-designed, compact communities where people can walk to school or work, to stores, parks, restaurants and entertainment destinations thereby providing opportunities for exercise and significantly reducing the need to drive.

Watershed means all land drained by a river or stream and its tributaries.

Watershed Plan means a plan prepared by the City and/or the Grand River Conservation Authority, in consultation with Provincial Government ministries and local municipalities. The

plan will take a broad ecosystem approach to water, water related natural features, terrestrial resources, fisheries, water dependencies/linkages and valley/open space systems. It is intended to provide watershed-wide policy and direction for: ecological integrity and carrying capacity; the protection of valley systems and green space planning; the management of water quantity and quality; aquifer and groundwater management; fisheries management; rehabilitation/enhancement programs; a framework for implementation of watershed policies and programs; regional opportunities/constraints; and document servicing needs/availability of water/sewerage. The plan will also delineate subwatershed planning areas and present targets, goals and objectives for subwatersheds.

Wayside Pit and Quarry means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. For the purposes of this Plan, *wetlands* also include wetland complexes as defined by the Ontario Ministry of Natural Resources.

Wildlife habitat means areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas, which are important to migratory or non-migratory species.

Woodland means a forested area, of at least one hectare in size, that contains trees in a natural setting. The forested area provides environmental benefits such as erosion prevention, water retention, and provision of habitat in association with social, economic and aesthetic effects.

Zero Lot Line Dwelling means a single-detached dwelling located on a lot in a manner that one or more exterior walls are located on a property line.

Zoning By-law means a municipal by-law prepared in accordance with the Planning Act, that restricts the use of land and the manner in which buildings or structures are located on a property. A zoning by-law implements the intent of the Official Plan by specifically regulating what may or may not be done on individual parcels of land.

SCHEDULES

- SCHEDULE 1 – Land Use Plan**
- SCHEDULE 1A – Secondary Plans & Water Features**
- SCHEDULE 1B – Growth Plan Elements**
- SCHEDULE 2 – Natural Heritage Features & Development Constraints**
- SCHEDULE 3 – Areas of Potential Archaeological Resources**
- SCHEDULE 4 – Staging of Development**
- SCHEDULE 4A – Eastview Secondary Plan Phasing of Development**
- SCHEDULE 4B – South Guelph Secondary Plan Phasing of Development**
- SCHEDULE 4C – Victoria Road North Secondary Plan Phasing of Development**
- ~~SCHEDULE 5 – Community Improvement Areas Deleted by OPA 47~~**
- SCHEDULE 6 – Guelph CBD - Concept Plan**
- SCHEDULE 7 – Linked Open Space Concept**
- SCHEDULE 8 – ‘Special Policy Area’ Flood Plain - Land Use Plan**
- SCHEDULE 9A – Existing Road Network**
- SCHEDULE 9B – Recommended Road Plan**
- SCHEDULE 9C – Bicycle Network Plan**

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