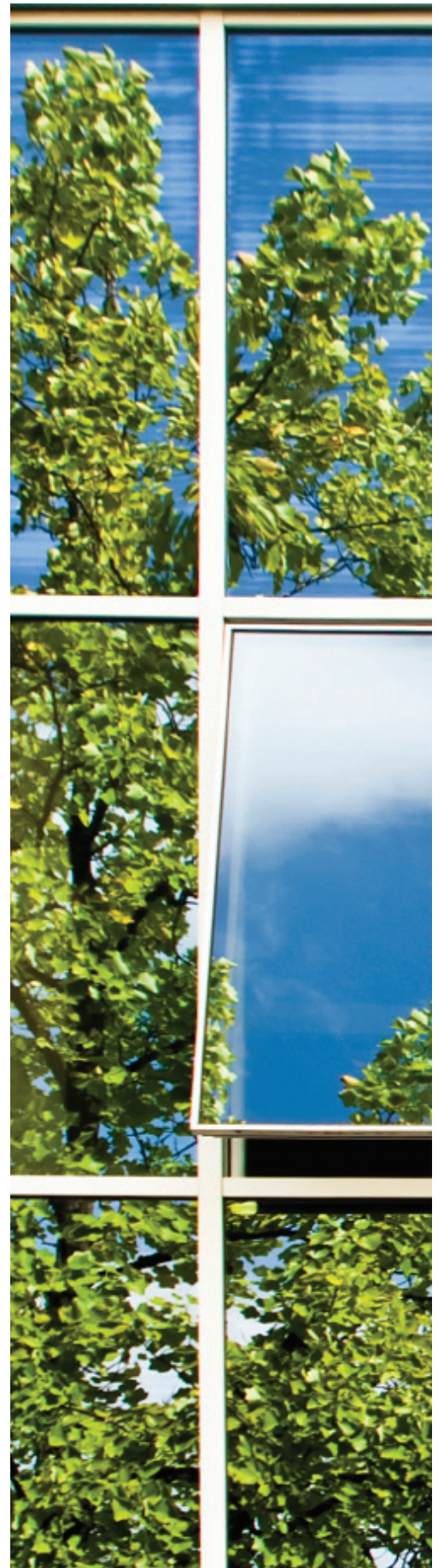


# envision GUELPH

City of Guelph  
Draft Official Plan



growth ▶ community ▶ environment



DRAFT

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# 1.0 Introduction

## 1.1 Purpose of the Official Plan

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

This Plan has been prepared and enacted in accordance with the provisions of the *Planning Act* and approved by the Ministry of Municipal Affairs on \_\_\_\_ pursuant to the *Planning Act*. This Plan updates the previous Official Plan for the City of Guelph, which was adopted by City Council on November 1, 1994, approved by the Minister of Municipal Affairs on December 20, 1995, and comprehensively updated by the City on December 17, 2001. In addition, the Plan includes the detailed provisions required to ensure conformity with the *Growth Plan for the Greater Golden Horseshoe* (2006), consistency with the *Provincial Policy Statement* (2005) and has had regard for matters of provincial interest.

### The Official Plan

- a) Establishes a vision, guiding principles, strategic goals, objectives and policies to manage future land use patterns that have a positive effect on the social, economic, cultural and natural environment of the City.
- b) Promotes long-term community sustainability and embodies policies and actions that aim to simultaneously achieve social well-being, economic vitality, cultural conservation and enhancement, environmental protection and energy sustainability.
- c) Promotes the public interest in the future development of the City and provides a comprehensive land use policy basis which will be implemented through the *Zoning By-law* and other land use controls.
- d) Guides decision making and community building to the year 2031.

## 1.2 Plan Organization

The Official Plan consists of written text, all figures and tables within the text, Schedules and definitions. Future approved amendments and Secondary Plans will be incorporated into the Plan by amendment.

The Plan is composed of twelve parts including Schedules.

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

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

Part Three, entitled 'Planning Complete and Healthy Communities' provides an overview of the City's urban structure, establishes a Growth Management Strategy, and sets out general policies that are intended to permeate the entire Official Plan.

Part Four, entitled 'Protecting What is Valuable' establishes policies and development criteria to conserve and protect these features and addresses natural heritage protection, cultural heritage conservation, water resource protection, energy conservation measures and health and safety provisions aimed at ensuring a diverse, healthy environment.

Part Five, entitled 'Municipal Services' addresses the policies related to municipal services such as water, waste water, solid waste, stormwater and transportation.

Part Six, entitled 'Community Infrastructure' sets out a policy framework for the efficient and adequate provision of physical and social services to sustain and support growth.

Part Seven, entitled 'Urban Design' provides detailed policy on how the City will be built.

Part Eight, entitled 'Land Use Designations' sets out objectives, policies, permitted uses, and design and development criteria for land use designations within the City that correspond to Schedule 2.

Part Nine, entitled 'Implementation' provides the legal framework and tools required to achieve the goals and objectives, and implement the policies of this Plan.

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

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

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

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

### **1.3 Interpretation**

1. The Plan must be read in its entirety as a comprehensive policy framework to be used in evaluation for decision making by Council, committees appointed by Council, Boards and Commissions having jurisdiction within the City, and by staff and the public, including the Ontario Municipal Board.
2. All Schedules form part of the Plan and must be read in conjunction with the text of the Plan.
3. Words that are italicized in the text are defined in the Glossary.
4. This Plan consists of text, tables, figures and Schedules. Diagrams, appendices and photographs are provided for descriptive purposes and are not part of the Plan.
5. In the event of a conflict between a general and an area specific policy, the area specific policy shall prevail.

## **Boundaries**

6. The boundaries of the designations on the Schedules to the Plan shall be considered approximate, except where they coincide with roads, railways, former township lots and concession lines, major water courses or other well defined natural or physical features. Where the general intent of the Plan is maintained, minor boundary adjustments will not require an amendment to this Plan.
6. In the case of discrepancy between the maps and related text policy, the policies will take precedence.

## **Symbol**

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

## **Permitted Uses**

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

## **Numerical Provisions**

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

## **Amendments to the Plan**

10. Where a goal, objective, policy, land use designation or a Schedule is proposed to be changed, added, deleted or the meaning of which is significantly altered, an amendment to this Plan shall be required.
11. Changes to the text tables, figures or schedules to this Plan to correct grammatical or reference errors or updates, punctuation, formatting, numbering or sequencing or modification of illustrations may be made without a Plan amendment.
12. When considering an application to amend the Official Plan, Council shall consider the following matters:
  - i) the conformity of the proposal to the goals and objectives of this Plan and the *Provincial Growth Plan*;

- ii) the consideration of the proposal with the *Provincial Policy Statement*;
- iii) suitability of the site or area for the proposed use, particularly in relation to other potential sites or areas of the City where the use may be accommodated without an amendment;
- iv) compatibility of the proposed use with adjacent land use designations;
- v) the need for the proposed use, in light of projected population and employment targets;
- vi) the market feasibility of the proposed use, where appropriate;
- vii) the extent to which the existing areas of the City designated for the proposed use are developed or are available for development;
- viii) the impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the *Natural Heritage System*; and
- ix) the financial implications of the proposed development.

### **Provincial Plans and Legislation**

- 13. Where any legislation, Provincial plan, policy or regulation or portion thereof is referred to in this Plan, such reference shall be interpreted to refer to any subsequent renaming or amendment(s) to these documents or successors thereof.
- 14. In accordance with Section 3 of the *Planning Act*, a decision of Council, a local board, a planning board, board, commission or agency of the government, including the *Ontario Municipal Board* in respect to any authority that affects a planning matter addressed by the *Planning Act*, including site plan approval and development permitting, shall be consistent with Provincial Policy Statements and shall conform with any applicable Provincial Plan that are in effect on the date of the decision.
- 15. Comments, submissions or advice that affects a planning matter that are provided by the council of a municipality or its delegate, a local board, a planning board, or agency of the government shall be consistent with Provincial Policy Statements and shall conform to any applicable Provincial Plan that are in effect on the date the comments are provided.
- 16. In the case of any conflict between this Plan and a Provincial Plan or policy, the applicable Provincial Plan or Policy shall prevail. In the case of the Natural Heritage System, the more restrictive policy shall apply.

### **By-laws**

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

## **1.4 Planning Area**

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

## 2.0 Strategic Directions

The Official Plan provides the long term vision for the City. The vision is further articulated and implemented through the guiding principles, goals, objectives, and policies which are set out in the Plan.

The Official Plan builds on the City's *Strategic Plan (2007)*, the *Community Energy Plan (2008)*, the *Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) (2006)*, and the *Local Growth Management Strategy (2008)*, as well as numerous background studies completed by the City.

### 2.1 Official Plan Vision

The vision for the City is derived from the Strategic Plan and seeks a healthy and liveable community. Vision: Integrated energy, transportation and land use planning will make a difference in the environmental sustainability, cultural vibrancy, economic prosperity and social well being of Guelph and the world.

### 2.2 Guiding Principles

The Guiding Principles emanate from the *Smart Guelph* community consultation process that reflects what citizens of Guelph value about their community. The principles serve as touchstones to constantly remember what is important and guide community building discussions that will shape the future of the City. Each of the Guiding Principles present key descriptive words that are followed by a brief explanation of the principle.

#### a) Inviting and Identifiable

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

#### b) Compact and Connected

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

#### c) Distinctive and Diverse

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

#### d) Clean and Conscious

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

**e) Prosperous and Progressive**

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

**f) Pastoral and Protective**

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

**g) Well-Built and Well-Maintained**

A city willing and able to invest in high-quality infrastructure and public buildings, ensuring they are beautifully designed and maintained, engineered to last, and civilizing in their effect on the community.

**h) Collaborative and Cooperative**

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

**2.3 Strategic Goals of the Plan**

The following Strategic Goals are general statements of intent that describe a desired future condition. The goals are consistent with the fundamental principles set out in Section 2.2 and provide a broad framework for more specific Official Plan policy that will inform planning and development within the City.

The following are the strategic goals of the Official Plan:

**1. Community Quality of Life:**

- a) Preserve and enhance a safe, liveable and healthy community.
- b) Ensure that land use planning provides for a diverse and multi-cultural city.

**2. Energy:**

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

- b) Promote opportunities for the use and generation of renewable and alternative energy systems.
- c) Implement clear goals and targets towards reducing the City's energy use by 50 per cent per capita and reducing Green House Gas (GHG) emissions by approximately 60 per cent by the year 2031.
- d) Decouple energy consumption from population growth.

**3. Urban Design:**

- a) Build a compact mixed-use and transit-supportive community.
- b) Plan and design an attractive urban landscape that reinforces and enhances Guelph's sense of place and identity while encouraging innovative design and development opportunities.
- c) Encourage intensification and redevelopment of existing urban areas that is compatible with existing built form.

**4. Community Identity:**

- a) Enhance the visual identity of the City through protecting and celebrating the City's *cultural heritage resources*.
- b) Preserve, enhance and protect the distinct character of the City and the sense of a community of neighbourhoods.

**5. Economy:**

- a) Encourage steady and diverse economic growth while striving to achieve a balanced tax assessment ratio and a wide range of employment opportunities.
- b) Promote opportunities for employment in the emerging high-tech "knowledge based" sectors including environmental management and technology, and agri-food technology.

**6. Downtown:**

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

**7. Open Space, Parks and Trails:**

- a) Ensure an accessible connected park and trail system and sustainable network of recreational facilities necessary to promote a physically active and healthy community.
- b) Develop and maintain sufficient parks facilities and open space to meet resident needs for active and passive recreation activities.

**8. Community Infrastructure:**

- a) Plan to meet the implementation of social, health, educational and leisure needs of the community.
- b) Continue to support the geographic distribution of community facilities within the City to maximize the environmental benefits associated with access and integrated land use.

**9. Physical Infrastructure:**

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

**10. Natural Environment:**

- a) Protect and, where possible, enhance *natural heritage features* and functions and biodiversity of the City's *Natural Heritage System* and support linkages between and among such systems and features within the City and beyond.

**11. Transportation:**

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

**12. Municipal Services:**

- a) Protect, maintain, enhance and sustainably manage the finite groundwater and surface water resources that are needed to support the City's existing and planned growth and wildlife.
- b) Promote the effective management of waste to ensure protection of the natural and built environment.

**13. Sustainability:**

- a) 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.
- b) Achieve sustainability by minimizing the City's ecological footprint.
- c) Foster local sources of food which are sustainable.

**14. Public Engagement:**

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



**15. Housing:**

- a) Ensure that an adequate supply and range of housing types including affordable housing and supporting amenities are provided to satisfy the needs of the community.

**16. Climate Change:**

- a) Advance innovation by building on the synergies between infrastructure, built form and climate change imperatives.
- b) Make an ongoing commitment to environmentally responsible development through an integrated approach that balances economic and cultural needs with environmental social needs.

**17. Complete Community:**

- a) Ensure an appropriate range and mix of employment opportunities, local services, community infrastructure, housing including affordable housing and other land uses are provided to meet current and projected needs to the year 2031.
- b) Provide for urban growth and land use patterns that ensures efficient use of public expenditures without creating financial strain on the City and the Province over the long term.

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## 3.0 Planning Complete and Healthy Communities

### 3.1 Purpose of this Section

The purpose of this section is to outline the objectives, policies and mapping (i.e., Schedule 1 – Growth Plan Elements) that provide an overall integrated planning framework for the management of growth and change to the year 2031 in conformity with the *Growth Plan*.

### 3.2 Objectives

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

- a) To provide for an adequate supply of land within the City's settlement area boundary to accommodate projected growth to the year 2031.
- b) To direct growth to locations within the *built-up area* where the capacity exists to best accommodate expected population and employment growth.
- c) To plan the *greenfield area* to provide for a diverse mix of land uses at transit supportive densities.
- d) To maintain a healthy mix of residential and employment land uses at approximately 57 jobs per 100 residents.
- e) To maintain a strong and competitive economy by preserving existing employment areas and identifying areas for future employment uses.
- f) To support a *multi-modal* transportation network and efficient public transit that link the City's *Downtown* to the entire community and surrounding municipalities.
- g) To integrate land use planning, built form and to reduce overall energy demand.
- h) To plan for *community infrastructure* to support growth in a compact, responsive and efficient form.
- i) To ensure that sustainable energy, water and wastewater services are available to support existing development and future growth.
- j) To encourage renewable and alternative energy systems that will reduce green house gas emissions.
- k) To promote protection and enhancement of the City's *Natural Heritage System*.
- l) To support the protection and/or conservation of water, energy, air quality and cultural heritage resources, as well as innovative approaches to waste management.
- m) To support transit, walking and cycling for everyday activities.

- n) To shift dependency away from truck traffic toward rail transportation that maximizes the use of the Guelph Junction Railway and other rail infrastructure.
- o) To support community gardens and urban agricultural activities in appropriate locations throughout the City as a means of encouraging local food production, reducing transportation needs and fostering community spirit.

### **3.3 Population and Employment Forecasts**

- 1. By the year 2031, Guelph is expected to be a city of approximately 175,000<sup>1</sup> (169,000 without undercount) 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. The City will accommodate growth by:
  - i) planning for a population forecast of 175,000 people by the year 2031;
  - ii) promoting a steady rate of growth equivalent to an average population growth rate of 1.5 % annually, which will allow growth to keep pace with the planning of future physical *infrastructure* and *community infrastructure*; and
  - iii) ensuring the employment growth in the City is planned to keep pace with population growth by planning for a minimum of 92,000 jobs by the year 2031.

### **3.4 Settlement Area Boundary**

- 1. The City's future *development* to the year 2031 will be accommodated within the City's *settlement area* boundary identified on Schedule 1 of this Plan.
- 2. The City will meet the forecasted growth within the *settlement area* through:
  - i) promoting *compact urban form*;
  - ii) intensifying generally within the *built-up area*, with higher densities within the Downtown, the community mixed use nodes and within the identified *intensification corridors*; and
  - iii) planning for a minimum density of 50 residents and jobs per hectare in the *greenfield area*.

### **3.5 Settlement Area/Rural Boundary Separation**

#### **3.5.1 Objective**

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

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<sup>1</sup> 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.

### 3.5.2 General Policies

1. The City will review and provide comments on *development* applications processed by the County of Wellington, the Townships of Guelph-Eramosa and Puslinch within the County of Wellington Official Plan's "Urban Protection Area" (generally considered being within one kilometre of the City of Guelph boundary).
2. The City will rely upon the provisions of the County of Wellington's Official Plan to discourage *development* within the "Urban Protection Area" of the surrounding Townships.
3. The City will rely upon the provisions of the Provincial Policy Statement and the Growth Plan.
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:
  - i) river, watershed, subwatershed and source water protection issues;
  - ii) transportation, trails, infrastructure and other public service facilities;
  - iii) connectivity with the Natural Heritage System within the City; and
  - iv) other land use planning matters requiring a coordinated approach.

### 3.6 Housing Supply and Residential Density

1. To provide an adequate amount of residential *development, redevelopment* and intensification lands for projected housing, the City will endeavour to:
  - i) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and on lands which are designated and available within the greenfield area; and
  - ii) maintain at all times at least a 3 year supply of residential land that has allocated servicing capacity.

### 3.7 Built-up Area and General Intensification

1. To ensure development proceeds in accordance with the objectives of Section 3.2 and to achieve the *intensification targets* of this Plan, significant portions of new residential and employment growth will be accommodated within the *built-up areas* through *intensification*.
2. The *built-up area* is identified on Schedule 1 of this Plan. The *Built-up area* has been delineated in accordance with Section 2.2.3.5 of the Growth Plan and is based on the limits of the developed urban area as it existed on June 16, 2006. The *built-up area* will remain fixed in time for the purpose of measuring the *density* and *intensification targets* of the Growth Plan and the Official Plan.

3. Within the *built-up area* the following general intensification policies shall apply:
  - i) By 2015 and for each year thereafter, a minimum of 40% of the City's annual residential development will occur within the City's *built-up area* as identified on Schedule 1. Provisions may be made for the fulfilment of this target sooner than 2015.
  - ii) The City will promote and facilitate *intensification* throughout the *built-up area*, and in particular within the *urban growth centre* (Downtown), the community mixed use nodes and the *intensification corridors* as identified on Schedule 1 "Growth Plan Elements".
  - iii) Vacant or underutilized lots, *greyfield*, and *brownfield sites* will be revitalized through the promotion of *infill development*, *redevelopment* and expansions or conversion of existing buildings.
  - iv) The City will plan and provide for a diverse and compatible mix of land uses, including residential and employment uses to support vibrant communities.
  - v) A range and mix of housing will be planned, taking into account affordable housing needs and encouraging the creation of accessory apartments throughout the *built-up area*.
  - vi) *Intensification* areas will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.
  - vii) The City will plan for high quality public open space with site design and urban design standards that create attractive and vibrant spaces.
  - viii) Development will support transit, walking and cycling for everyday activities.
  - ix) The City will identify the appropriate type and scale of development within *intensification areas* and facilitate *infill development* where appropriate.

### **3.8 Urban Growth Centre (Downtown Guelph)**

1. Downtown Guelph is the City's 'Urban Growth Centre' and is identified on Schedule 1. The precise boundary of the Downtown will be clearly defined through a detailed secondary plan for the Downtown.
2. Downtown Guelph will continue to be a focal area for investment in office, employment, commercial, recreational, cultural, civic entertainment, and institutional uses while attracting a significant share of the City's residential growth.
3. 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.
4. Downtown Guelph will be planned and designed to:
  - i) achieve a minimum density target of 150 people and jobs combined per hectare by 2031, which is measured across the entire Downtown;
  - ii) serve as a high density major *employment area* that will attract provincially and potentially nationally and internationally significant uses;
  - iii) provide for additional residential *development*, including *affordable*

- housing, major offices, commercial and appropriate institutional development to promote *live/work* opportunities and economic vitality in the Downtown;
- iv) maintain, enhance and promote *cultural heritage resources*, the *Natural Heritage System*, unique streetscapes and landmarks within the Downtown;
- v) develop additional public *infrastructure* and services, public open space, and tourist, recreational, entertainment, and cultural facilities within the Downtown; and
- vi) accommodate a major transit station and associated *multi-modal* transportation facilities within the Downtown, which facilitates both inter and intra-city transit service.

### **3.9 Major Transit Station Area**

1. In keeping with the vision for a complete and transit supportive community, a portion of Downtown Guelph is identified as a *major transit station area*. The *major transit station area* will support both inter-city transit service as well as local transit service and function as the central hub providing connections within and outside the City. It will be well connected to all available modes of transportation (i.e., regional and local rail, transit, bicycle routes) as well as parking and commuter pickup/drop off areas. This area is intended to accommodate higher residential and employment densities.

### **3.10 Intensification Corridors**

1. *Intensification Corridors* are identified on Schedule 1 of this Plan and will be planned to provide mixed-use development in proximity to transit services at appropriate locations.
2. *Intensification Corridors* will be planned to achieve:
  - i) increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;
  - ii) a mix of residential, office, institutional, and commercial development where appropriate; and
  - iii) a range of local services, including recreational, cultural and entertainment uses where appropriate.

### **3.11 Community Mixed Use Nodes**

1. Community Mixed Use nodes are identified on Schedule 1. These areas will be planned for higher density mixed uses including residential and employment uses, as well as a wide range of retail, service, entertainment, recreational and commercial uses that serve the local and wider community.
2. The Community Mixed Use nodes will be planned and designed to:
  - i) be well served by transit and facilitate pedestrian and cycling traffic;
  - ii) provide a mix of commercial, offices and residential development in a higher density *compact urban form* that supports *walkable communities* and *live/work* opportunities; and
  - iii) allow complementary uses such as open space, institutional, cultural and educational uses, hotels and *live/work* studios.

### 3.12 Greenfield Area

1. The *Greenfield Area* is identified on Schedule 1 of this Plan. The *Greenfield Area* will be planned and designed in a manner which will contribute to the objective 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. The *Greenfield Area* will be planned and designed to:
  - i) achieve an overall minimum *density target* that is not less than 50 residents and jobs combined per hectare in accordance with the Growth Plan policies. The density target will be measured in accordance with the provisions of subsection 2.2.7.3 of the Growth Plan over the entire designated *Greenfield Area* to be developed;
  - ii) ensure that new *development* is designed to promote energy conservation, *alternative* and/or *renewable energy systems*, and water conservation;
  - iii) create street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;
  - iv) provide a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
  - v) create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling;
  - vi) promote, where appropriate through secondary planning, the development of identifiable, pedestrian oriented neighbourhood scale 'urban villages' through the use of medium and high density, street-related built form that contains a mix of commercial, residential and employment uses, as well as supporting *live/work* opportunities. These centres will be designed around active public spaces and street, and pedestrian access that is well-linked to the surrounding neighbourhood through walking, cycling and public transit; and
  - vii) develop and implement policies, including phasing policies and other strategies to achieve the *intensification* and *density targets* of this Plan.

### 3.13 Affordable Housing

1. To maintain and enhance a healthy and *complete community*, the City will make provisions for an adequate range of housing types and affordability options by:
  - i) establishing and implementing minimum housing targets for the provision of housing that is affordable to low and moderate income households, in consultation with the County of Wellington; and
  - ii) permitting and facilitating all forms of housing required to meet social, health and well being requirements, including *special needs* requirements of current and future residents.



### 3.14 Employment Lands

1. As part of fostering a complete and healthy community, the City shall promote economic development and competitiveness and ensure that there is an adequate supply of land for a variety of employment uses to accommodate the forecasted growth in Section 3.3 of this Plan by:
  - i) planning to accommodate the employment growth forecast of a minimum of 92,000 jobs City wide by the year 2031;
  - ii) providing for an appropriate mix and range of employment uses to meet long term needs;
  - iii) providing opportunities for a 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;
  - iv) planning for, protecting, and preserving *employment areas* for current and future uses;
  - v) ensuring the necessary infrastructure is provided to meet current and future employment needs;
  - vi) directing *major office* and appropriate institutional uses primarily to the Downtown; and
  - vii) planning for, and facilitating the development of, employment lands that are *transit supportive*, are compact in built-form, and minimize surface parking.

### 3.15 Making Land Use and Transportation Connections

1. The City's transportation system will be planned and managed to:
  - i) provide connectivity among transportation modes for moving people and goods;
  - ii) offer a balance of transportation choices that reduces reliance upon any single mode and promotes transit, cycling and walking;
  - iii) be sustainable, by encouraging the most financially and environmentally appropriate mode for trip-making;
  - iv) offer *multi-modal* access to jobs, housing, schools, cultural and recreational opportunities, and goods and services;
  - v) provide for the safety of system users; and
  - vi) ensure coordination between transportation system planning, land use planning, and transportation investment.
2. In planning for the development, optimization, and/or expansion of new or existing transportation infrastructure the City will:
  - i) consider increased opportunities for moving people and goods by rail, where appropriate;
  - ii) consider separation of modes within *transportation corridors*, where appropriate;
  - iii) use transit infrastructure to shape growth and plan for high residential and employment densities that ensure the efficiency and viability of existing and planned transit service levels;
  - iv) place priority on increasing the capacity of existing transit systems to support *intensification areas*;
  - v) expand transit service to areas that have achieved, or are planned to

- achieve, transit supportive residential and employment densities, together with a mix of residential, office, institutional and commercial development, wherever possible;
- vi) facilitate improved linkages from nearby neighbourhoods to the Downtown, and other *intensification areas*; and
  - vii) increase the modal share of transit.
3. The City will implement Transportation Demand Management (TDM) policies and measures and other transportation planning documents with the objective to reduce trip distance and time, and increase the modal share of alternatives to the private automobile.
  4. Public transit will be the first priority for vehicular transportation infrastructure planning.
  5. The City will ensure that pedestrian and bicycle networks are integrated into transportation planning to:
    - i) provide safe, comfortable travel for pedestrians and bicyclists within existing communities and new development; and
    - ii) provide linkages between intensification areas, adjacent neighbourhoods, and transit stations, including dedicated lane space for bicyclists on the major street network where feasible.

### **3.16 Natural Heritage System**

1. One of the City's most valuable assets is its *Natural Heritage System*. The City is committed to protecting, maintaining, enhancing and restoring the *Natural Heritage System* and diversity, function, linkages, and connectivity between and among *natural heritage features* and areas, and surface water and ground water features within the City over the long term.
2. *Development* will be prohibited within defined features in accordance with the *Natural Heritage System* provisions and consistent with the Provincial Policy Statement and the Growth Plan.
3. The City will ensure that water quality and quantity is protected, improved or restored.

### **3.17 Culture of Conservation**

1. The City will develop and implement policies and other strategies in support of the following conservation objectives:
  - i) to improve water conservation measures including water demand management for the efficient use of water and water recycling to maximize the reuse and recycling of water;
  - ii) to protect a sustainable groundwater supply and waste water system that ensures water quality and quantity is protected, improved, or restored;
  - iii) to protect air quality, including the reduction of emissions;

- iv) to integrate waste management to enhance waste reduction, composting and recycling and the identification of new opportunities for source reduction, reuse, and diversion where appropriate; and
- v) to conserve *cultural heritage* and *archaeological resources*, where feasible.

### **3.18 Energy Sustainability**

1. Fundamental to being a well-built city in the twenty first century is the need to encourage compact, mixed use development of energy efficient residential, commercial and industrial buildings that support efficient, accessible and affordable energy, water, waste and transportation infrastructure in an integrated manner. The City's Community Energy Plan establishes progressive targets for both energy consumption and greenhouse gas emissions.
2. The City will reduce energy consumption and promote renewable and alternate energy systems by developing policies and programs for:
  - i) implementing energy conservation for municipally owned facilities;
  - ii) identifying and implementing opportunities for *renewable* and alternative energy generation and distribution;
  - iii) developing and implementing energy demand management to reduce energy consumption;
  - iv) establishing land use patterns and urban design standards that encourage and support energy-efficient buildings and opportunities for district energy; and
  - v) conserving energy by encouraging renovation and efficient design of buildings and development.
3. The Growth Plan Elements and Land Use Schedules 1 and 2, respectively set out the land use context that will contribute to achieving the Community Energy Plan goals.

An integrated approach is essential to planning land use, transportation, energy generation and distribution, waste management and water and waste water systems. The City's Community Energy Plan establishes progressive targets for both energy conservation and reduction in greenhouse gas emissions. To meet these targets, an integrated energy system approach will be the hallmark of future community design and development. Policies and programs will be developed to improve efficiencies, optimize energy, develop district energy, capture and use excess heat, reduce water consumption, reuse water and encourage and facilitate the use of renewable energy resources.

### **3.19 Municipal Services**

1. 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:
  - i) strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and
  - ii) plans for expansion or new services that supports the achievement of the *intensification* and *density targets* of this Plan.

### 3.20

#### Community Infrastructure

1. Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement the objectives of this Plan.
2. An appropriate range of *community infrastructure* should be planned to meet the needs resulting from population changes and to foster a complete community.
3. Planning for growth will take into account the availability and location of existing and planned *community infrastructure* so that it can be provided efficiently and effectively.
4. Services planning, funding and delivery sectors are encouraged to develop a *community infrastructure* strategy to facilitate its co-ordination and planning with land use, infrastructure and investment through a collaborative and consultative process.
5. The City will work with the Grand River Conservation Authority, non-governmental organizations, and other interested parties to encourage and develop a system of publicly accessible parkland, open space and trails, including areas that:
  - i) clearly demarcates where public access is and is not permitted;
  - ii) is based on a co-ordinated approach to trail planning and development;
  - and
  - iii) is based on good land stewardship practices for public and private lands.
6. The City will encourage an urban open space system that may include rooftop gardens, urban squares, communal courtyards and public parks.

## 4.0 Protecting what is Valuable

This part of the Plan addresses the features, resources and built form that are highly valued and essential to the City's environmental health and safety, energy sustainability and quality of life and includes:

- the *Natural Heritage System*
- Water Resources
- Public Health and Safety
- Community Energy Planning
- Cultural Heritage Resources

### 4.1 Natural Heritage System

The City's *Natural Heritage System (NHS)* is comprised of a combination of natural heritage features or areas, including woodlands, wetlands, meadows, surface water and groundwater features, and *ecological linkages*. The system also includes lands that have been identified for *restoration*. Together, these elements maintain local biological, hydrological and geological diversity and functions, support viable populations of indigenous species, and sustain local ecosystems.

A diverse and well-connected *Natural Heritage System* contributes to the City's environmental, social, cultural and economic values. The wide range of ecological services provided by the *Natural Heritage System* includes, but is not limited to, the protection of biodiversity and water resources, reduced need for engineered storm water management, attenuation of air and water pollutants, moderation of the urban heat island effect, the provision of natural and open spaces for leisure activities and aesthetic enjoyment, and opportunities for residents and visitors to experience nature in the City.

#### 4.1.1 Purpose

The purpose of the *Natural Heritage System* is to protect natural features and areas for the long term, and maintain, restore and where possible, improve the biodiversity and connectivity of *natural features* and *ecological function* of the *Natural Heritage System* in the long term, while recognizing and maintaining linkages between and among *natural heritage features and areas* and surface water and groundwater features.

In order to achieve this purpose, the *Natural Heritage System*:

- i) provides permanent protection to the *Significant Natural Areas* and *established buffers*; and
- ii) identifies *Natural Areas* for further *study* to determine the features and functions that may be incorporated into the *Natural Heritage System* or alternatively that may be developed.

The intent of the *Natural Heritage System* is to provide permanent protection to the *Significant Natural Areas* and *established buffers*. *Natural Areas* require further study to identify the features and functions that are required to be protected before *development* may be permitted. Wildlife crossings are identified to ensure that mitigative measures are undertaken to minimize any harm to wildlife, the public and/or vehicles.

The NHS policies aim to strike a balance between protection of the Natural Heritage System while providing for growth and development in accordance with the Planning Complete and Healthy Communities Section of this Plan.

The NHS fosters partnerships with public agencies, community organizations and private land owners by promoting stewardship and enjoyment of these natural assets.

The *Natural Heritage System* is made up by the following two designations as identified on Schedule 2 of this Plan:

1. *Significant Natural Areas* (including *established buffers*); and
2. *Natural Areas*

The components that make up the *Natural Heritage System* are listed below and are illustrated on Schedules 4A through 4D and must be read in conjunction with Schedule 2.

Each of the *Natural Heritage System* components has specific policy provisions as outlined in this section. Where minimum buffers are identified on Table 4.1, the designations on Schedule 2 include the minimum buffers.

1. *Significant Natural Areas*
  - *Significant Areas of Natural and Scientific Interest*
  - *Significant Habitat for Provincially Endangered and Threatened Species*
  - *Significant Wetlands*
  - *Surface Water and Fish Habitat*
  - *Significant Woodlands*
  - *Significant Valleylands*
  - *Significant Landform*
  - *Significant Wildlife Habitat*
  - *Restoration Areas*
2. *Natural Areas*
  - *Other Wetlands*
  - *Cultural Woodlands*
  - *Habitat for Significant Species*
3. The *Natural Heritage System* also includes Wildlife Crossings, as identified on Schedule 4.

#### **4.1.2 Objectives**

- a) To implement a systems approach that ensures interconnectivity between and among natural heritage features and areas, surface water and groundwater features, *ecological* and *hydrologic functions are maintained*.
- b) To identify *Significant Natural Areas* for long term protection.
- c) To identify *Natural Areas* that need to be studied to determine whether long term protection is warranted.

- d) To recognize that *natural features* and areas in urban settings are subject to a variety of impacts and stresses, and seek to identify opportunities to mitigate against these influences through ongoing stewardship, monitoring and ecological management.
- e) To protect provincially *endangered* and *threatened species* and their significant habitats.
- f) To recognize that the *Natural Heritage System* contributes to important *ecosystem services* that benefit current and future generations.
- g) To protect, maintain, enhance and restore the *Natural Heritage System* to the greatest extent possible, while providing for compatible *development* and activities as identified in this Plan that do not negatively impact the protected natural features and their *ecological* or *hydrologic functions* now or in the long term.
- h) To protect and enhance *tree canopy cover* within the City while providing for meadow habitat.
- i) *To protect significant portions of the Paris-Galt Moraine* identified by the City in recognition of its role in contributing to *wildlife habitat* and *ecological linkages*, continuity of the *Natural Heritage System*, *surface water* and *groundwater* resources, *biodiversity*, *aesthetic value in the landscape*, and local geologic *uniqueness*.
- j) To ensure that the criteria identifying the Natural Heritage System are applied in a transparent and consistent manner.
- k) To implement an ecosystem based approach on a watershed and subwatershed basis.
- l) To provide clear mechanisms for assessing the potential immediate and long term impacts of *development*, *site alteration* and *other activities* on the *Natural Heritage System*.
- m) To foster appreciation and local stewardship of the *Natural Heritage System*.
- n) To support the ongoing monitoring and management of the City's *Natural Heritage System* to ensure its long-term sustainability and resilience in relation to the impacts and stresses associated with being in an urban context, as well as other factors such as climate change.

#### **4.1.3 General Policies**

1. The City shall ensure the long term protection of the *Natural Heritage System* and associated *ecological* and *hydrological functions*.

#### ***Significant Natural Areas***

2. *Development* or *site alteration* shall not be permitted within *Significant Natural Areas* or their minimum *buffers*, as illustrated on Schedule 2, with the exception of uses identified in the General Permitted Uses listed below.

3. *Development or site alteration* may be permitted within the *adjacent lands* to *Significant Natural Areas* provided it has been demonstrated through an Environmental Impact Study (EIS) or Environmental Assessment (EA) that there will be no *negative impacts* on the protected natural features or their associated *ecological functions*. Exceptions are identified in the General Permitted Uses listed below.

#### **Natural Areas**

4. *Development or site alteration* may be permitted within all or parts of identified Natural Areas, as illustrated on Schedule 2, provided it has been demonstrated through an EIS or EA that all or parts of such areas do not meet the established criteria that warrant their inclusion in the *Natural Heritage System*. Exceptions are identified in the General Permitted Uses listed below.
5. *Development or site alteration* may be permitted within the *adjacent lands* of Natural Areas provided it has been demonstrated through an EIS or EA that there will be no *negative impacts* on the protected natural features or their associated *ecological functions*. Exceptions are identified in the General Permitted Uses listed below.

#### **Restoration Areas**

6. *Development or site alteration* shall generally not be permitted within *Restoration Areas* (as illustrated on Schedule 4), provided it has been demonstrated through an Environmental Impact Study (EIS) or Environmental Assessment (EA) that the proposed activities will not compromise the sustainability of the *Natural Heritage System*. Exceptions are identified in the General Permitted Uses listed below.

#### **All Natural Heritage Designations**

7. The boundaries of the *natural features* and areas that make up the *Natural Heritage System* are based on established criteria and the best information available at the time of completion of this Plan. The minimum *buffers* identified in Table 4.1 have generally been incorporated into the *Significant Natural Areas* designation identified on Schedule 2.
8. In the event that there is a discrepancy between the Schedules and the policies, the policies shall prevail.
9. Species designations and rankings change over time. As new information becomes available and is assessed at the national, provincial, and local level, the most current species designations shall apply and will not require an amendment to this Plan.
10. The City will work with the County to maintain a connected *Natural Heritage System*.



#### 4.1.4 General Permitted Uses

1. *Development and site alteration* shall not be permitted within the *Natural Heritage System*, and *established buffers* to natural features, except for the following uses:
  - i) legally existing uses, buildings or structures;
  - ii) passive recreational activities;
  - iii) low impact scientific and educational activities;
  - iv) fish and wildlife management;
  - v) *forest management*;
  - vi) *habitat conservation*; and
  - vii) *restoration* activities.
2. Notwithstanding the provisions of Section 4, an EIS may be required for trails and walkways, *fish and wildlife management*, and *habitat conservation*, where the proposed work has the potential to result in negative impacts to the Natural Heritage System.
3. The above uses may be further limited through the specific policies for each natural feature.
4. Where two or more *Natural Heritage System* features or areas overlap, the policies that provide the most protection to the natural feature or area shall apply.
5. All *public and private infrastructure* including, but not limited to, storm water management, water and waste water, power generation, waste management systems, linear utilities and facilities, and *transportation infrastructure* are subject to the policies of the *Natural Heritage System* and other applicable policies of this Plan.
6. *Development and site alteration* within and adjacent to the *Natural Heritage System* (as outlined in Table 4.1) shall be required to demonstrate, through site-specific study (i.e., EIS, EA), to the satisfaction of the City, in consultation with the Grand River Conservation Authority (GRCA), the Province and federal government, as applicable, that there will be no negative impacts on the natural features or their *ecological* and *hydrological functions*.

##### 4.1.4.1 Adjacent Lands and Buffers

*Adjacent Lands* are those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. Generally, an EIS/EA is required to assess potential impacts of the proposed activities, and recommend appropriate setbacks (i.e., *buffers*) from the *Natural Heritage System* to ensure no negative impacts (see Table 4.1). The *established buffers* are identified to prevent damage and degradation to the identified *Natural Heritage System* and become integrated to form a naturalized edge to the protected feature(s).

1. *Adjacent lands* and minimum *buffers* for all components of the *Natural Heritage System* are identified on Table 4.1. The final width of *established buffers* may be greater than those identified on Table 4.1 and shall be

established through an approved EIS or EA or through an approved subwatershed studies or Secondary Plans.

2. *Adjacent lands and buffers* shall be measured from the field-verified edge of an identified feature or area (e.g. drip line of a woodland, boundary of a wetland).
3. With the exception of the uses permitted by this Plan, *buffers* shall be restored to, or maintained in a natural state in support of the *ecological* and /or *hydrological functions* of the adjacent protected natural feature.

**Table 4.1 Minimum Buffers and Adjacent Lands to the Components of the Natural Heritage System**

<b>Significant Natural Areas</b>	<b>Width of Minimum Buffers</b>	<b>Width of Adjacent Lands</b>
<i>Areas of Natural and Scientific Interest (ANSIs)</i>	To be established through a site-specific study (EIS or EA) in consultation with the Ontario Ministry of Natural Resources OMNR)	50 m
<i>Significant Habitat for Provincially Endangered and Threatened Species</i>	To be established through a site-specific study in consultation with MNR or Recovery Plans where available	120 m
<i>Significant Wetlands</i> i. <i>Provincially Significant Wetlands</i> ii. <i>Locally Significant Wetlands</i>	i. 30 m ii. 15 m	i. 120 m ii. 120 m
<i>Surface Water and Fish habitat<sup>1</sup></i> i. <i>Cold/cool water fish habitat</i> ii. <i>Warm water fish habitat, permanent and intermittent streams and undetermined fish habitat</i>	i. 30 m ii. 15m	i. 120 m ii. 120 m
<i>Significant Woodlands</i>	10 m from the drip line	50 m
<i>Significant Valleylands</i>	To be established by site-specific study.	50 m
<i>Significant Landform</i>	No buffer required	50 m

<i>Significant Wildlife Habitat</i> i. Deer Wintering Areas and Waterfowl Overwintering Areas ii. Provincially significant vegetation types <i>Ecological Linkages</i>	i. To be established through a site-specific study. ii. No buffer required.	i 50 m  ii. no adjacent lands
<i>Restoration Areas</i>	No buffer required	No Adjacent Lands

<b>Natural Areas</b>	<b>Width of Minimum Buffers</b>	<b>Width of Adjacent Lands</b>
<i>Other Wetlands</i>	To be established through a site-specific study.	15 m.
<i>Cultural Woodlands</i>	To be established through a site-specific study.	10 m
Habitat for Significant Species (excluding provincially <i>Endangered and Threatened Species</i> )	To be established through a site-specific study.	50 m

Notes:

1. Adjacent to the Speed and Eramosa Rivers, the buffer shall be measured from the river's edge; or where there is a steep slope adjacent to the river, 15 m from the top of the stable slope.
2. For permanent and *intermittent streams* and cold/cool/warm water *fish habitat*, the buffer will be measured from the *bankful channel*.

**4.1.4.2 Existing Uses**

1. Legally existing uses, existing utilities, facilities and *infrastructure* and their *normal maintenance* are recognized and may continue within the *Natural Heritage System*.
2. An expansion of a legally existing building or structure may be permitted within the *Natural Heritage System* without an amendment to this Plan provided that it can be demonstrated, to the satisfaction of the City and the GRCA, where applicable, through an EIS, that the objectives of the designation can be met and that the proposed expansion will not have a negative impact on the natural features or *ecological functions* for which the area is identified. Existing uses will be discouraged from expanding further into protected natural features. Such expansions shall be minor in proportion to the size and scale of the building or use and shall not result in further intensification of the use.
3. *Development, site alteration* or activities carried out within the *Natural Heritage System*, without prior approval by the City, which result in reduction

in the extent of the natural features or the associated *ecological* will not be recognized as a new existing condition. *Development* or *site alteration* change the designation of the feature as part of the *Natural Heritage System*. Restoration of the disturbed area shall be required to the satisfaction of the City. If the unapproved *development* or *site alteration* is carried out in conjunction with a *development* application, restoration will be required prior to or as a condition of approval of any permitted *development*.

#### **4.1.4.3 Study Requirements Within and Adjacent to the *Natural Heritage System***

1. The scope of the required environmental study(ies) will depend on the scale and nature of the proposed *development* and/or *site alteration* and the specific *natural features* potentially impacted, and will be subject to the Complete Application provisions of this Plan.
2. Within the *Built-Up Area* identified on Schedule 1, the study requirements on the *adjacent lands* may be reduced by the City under limited circumstances where existing *development* exists between the proposed *development* and the *natural feature*.

#### **4.1.4.4 Interpretation**

1. Boundaries of natural features and areas that make up the *Natural Heritage System* shown on Schedule 2 are general and shall be delineated using the criteria for designation laid out in this Plan and the most current information, and are required to be field verified and staked as part of an EIS or EA, to the satisfaction of the City, in consultation with the Ontario Ministry of Natural Resources (OMNR) and/or the Grand River Conservation Authority (GRCA), as applicable. Once confirmed in the field, and approved by the City, boundaries of natural features and areas and *established buffers* shall be required to be accurately surveyed and illustrated on all plans submitted in support of *development* and *site alteration* applications. Such boundary interpretations will not require an amendment to this Plan. Minor refinements to the boundaries may be made on the basis of the criteria for designation, without an amendment to this Plan.
2. Where land is under private ownership within the *Natural Heritage System* or determined through subsequent site-specific studies to meet the criteria for inclusion in the *Natural Heritage System*, nothing in this Plan will be construed to imply that such lands are open for public use or that the City or other public agency are obliged to purchase the lands.
3. The City may consider alternative means to protecting and managing the *Natural Heritage System* including but not limited to:
  - i) partnerships with the GRCA and other public or non-profit agencies;
  - ii) entering into agreements such as conservation easements;
  - iii) conveyance of land to the City, a public agency or a land trust; and
  - iv) implementing municipal by-laws.

## **4.1.5 Significant Natural Areas**

This section outlines specific objectives, criteria for designation and policies for *Significant Natural Areas* and their *buffers*. Specific policies related to *Natural Heritage System* management and stewardship are provided in Section 4.

### **4.1.5.1 Areas of Natural and Scientific Interest (ANSI)**

#### **4.1.5.1.1 Objectives**

- a) To protect *Areas of Natural and Scientific Interest (ANSIs)* identified by the Ontario Ministry of Natural Resources (OMNR) for their life science or earth science values related to natural heritage features, scientific study or education and significance within the Province.
- b) To promote the value and importance of ANSIs within the City through education and stewardship.

#### **4.1.5.1.2 Criteria for Designation**

1. Provincially Significant Earth Science *ANSIs* as identified by the OMNR;
2. Provincially Significant Life Science *ANSIs* as identified by the OMNR;
3. Regionally Significant Earth Science *ANSIs* as identified by the OMNR; and
4. Regionally Significant Life Science *ANSIs* as identified by the OMNR.

#### **4.1.5.1.3 Policies**

##### **Provincially and Regionally Significant Earth Science ANSIs**

1. *Development* and *site alteration* shall not be permitted within a provincially or regionally significant Earth Science *ANSI* and *established buffer*, except for uses permitted by the General Permitted Uses of Section 4.
2. No minimum buffers have been established for Earth Science *ANSIs*. *Buffers* to a provincially and regionally significant Earth Science *ANSI* will be determined through site-specific study (i.e., EIS or EA) to the satisfaction of the City and the OMNR.
3. *Development* and *site alteration* may be permitted *adjacent* to a provincially and regionally Significant Earth Science *ANSI* where it has been demonstrated, through an EIS or EA, to the satisfaction of the City and the MNR, that there will be no *negative impacts* on the geological features, or the interpretative and scientific value for which the *ANSI* was identified.

##### **Provincially and Regionally Significant Life Science ANSI**

4. *Development* and *site alteration* shall not be permitted within a provincially or regionally significant Life Science *ANSI* or *established buffers*, except for uses permitted by the General Permitted Uses of Section 4.

5. Buffers to provincially and regionally significant Life Science ANSI's will be determined through site-specific study to the satisfaction of the City and the OMNR.

#### **4.1.5.2 Significant Habitat for Provincially Endangered and Threatened Species**

##### **4.1.5.2.1 Objectives**

- a) To protect the *Significant Habitat of Provincially Endangered and Threatened Species*.
- b) To work with the OMNR to identify and protect *Significant Habitat* for *Provincially Endangered and Threatened Species* in the City, and potentially implement mitigative measures to support the long-term sustainability of the species.

##### **4.1.5.2.2 Criterion for Designation**

1. The *Significant Habitat of Provincially Endangered and Threatened Species* identified by the *Ontario Endangered Species Act* by the Committee on the Status of Species at Risk in Ontario (COSSARO).

##### **4.1.5.2.3 Policies**

1. *Development and site alteration* shall not be permitted within the *Significant Habitat of Provincially Endangered and Threatened Species* and *established buffers*, except for uses permitted by the General Permitted Uses of Section 4.
2. The extent of the *significant habitat* and *buffers* for the species in question will be established to the satisfaction of the City, in consultation with the OMNR or its designate, and will be consistent with any applicable Recovery Strategy for the species identified.
3. In cases where the *Significant Habitat of Provincially Endangered and Threatened Species* is defined through regulation, decisions shall be consistent with the extent of habitat required by the regulation.

#### **4.1.5.3 Significant Wetlands**

##### **4.1.5.3.1 Objectives**

- a) To protect *Provincially Significant Wetlands* (PSWs) and *Locally Significant wetlands* (LSWs) and their *established buffers*.
- b) To recognize the important role that *Significant Wetlands* play in maintaining the ecological health of the *Natural Heritage System*, including moderating the flow of water, contributing to groundwater recharge, improving water and air quality, storing carbon, and providing habitat for a broad range of species.
- c) To work with various government agencies, (i.e. the GRCA and the OMNR) to protect *Significant Wetlands* through integrated land use planning, site design, and implementation of best management practices.

#### 4.1.5.3.2 Criteria for Designation

1. *Provincially Significant Wetlands* (PSWs) as designated by OMNR, including a 30m minimum buffer.
2. *Locally Significant Wetlands* (LSWs), including a 15m minimum buffer for:
  - i) *evaluated wetlands* or *wetland* complexes of at least 2 ha identified by OMNR that do not meet provincial criteria for significance but are considered significant at the local (i.e., City) level; and
  - ii) *unevaluated wetlands* identified by the City in consultation with the GRCA that are at least 0.5 ha in size.

#### 4.1.5.3.3 Policies

1. *Development and site alteration shall not be permitted within Significant Wetlands, or established buffers* except for uses permitted by the General Permitted Uses of Section 4.
2. The *established buffer* will be determined through site-specific study, and may be greater than the minimums identified.
3. *Significant Wetland* features or functions that are impaired during the development process will require mitigation, including remedial measures to restore wetland features and functions.
4. In addition to the uses permitted by the General Permitted Uses of Section 4, the following additional uses may be permitted within the *established buffers* to *Significant Wetlands* where it has been demonstrated through an EIS or EA to the satisfaction of the City, in consultation with the GRCA and/or the OMNR, that there will be no *negative impacts* on the *Significant Wetland* or its *ecological and hydrological functions* and *no feasible alternative exists*:
  - i) *essential* public and private *linear infrastructure* lines and their *normal maintenance*; and
  - ii) storm water management facilities and structures and their *normal maintenance*, (where low impact development measures have been implemented to the extent possible outside the buffer) provided they are located a minimum distance of 15 m from a *provincially significant wetland* and 7.5 m from a *locally significant wetland*. *Established buffers will be naturalized or restored* with site-appropriate native plants.
5. Notwithstanding the General Permitted Uses of Section 4, trails within *Significant Wetlands* are subject to the following additional limitations. The formalization of existing trails through new trails and walkways may be permitted within *Significant Wetlands* and their *established buffers* where:
  - i) they are considered *essential* to the trail system;
  - ii) no reasonable alternative location exists;
  - iii) the environmental impacts of the proposed trails have been assessed and mitigated through design that minimize impacts to the feature and its functions; and
  - iv) they consist primarily of boardwalks and viewing platforms and are accompanied with educational signs.

#### 4.1.5.4 Surface Water and Fish Habitat

##### 4.1.5.4.1 Objectives

- a) To protect, improve or restore the quality and quantity of *Surface Water* features and *Fish Habitat*.
- b) To maintain and where possible enhance linkages and related functions among surface water features, groundwater features, *hydrologic functions* and natural heritage features.
- c) To maintain, protect and enhance all types of *Fish Habitat*, as defined by the federal *Fisheries Act*.

##### 4.1.5.4.2 Criteria for Designation

1. Cold water *Fish Habitat* as identified by the GRCA including a 30 metre buffer.
2. Cool water *Fish Habitat* as identified by the GRCA including a 30 metre buffer.
3. Warm water and undetermined *Fish Habitat* as identified by the GRCA including a 15 metre buffer.
4. Permanent and *intermittent streams*, as identified by the City and/or the GRCA including a 15 metre buffer.

##### 4.1.5.4.3 Policies

1. *Development and site alteration* shall not be permitted within Surface Water and *Fish Habitat* or *established buffer*, except for uses permitted by the General Permitted Uses of Section 4.
2. In addition to the General Permitted Uses of Section 4, the following additional uses may be permitted within Surface Water and *Fish Habitat* and *established buffer*:
  - i) *essential* public and private *linear infrastructure* lines and their *normal maintenance*, provided no feasible alternative exists;
  - ii) *essential transportation infrastructure* including roads and sidewalks and their *normal maintenance*, provided no feasible alternative exists;
  - iii) flood and erosion control facilities or other similar works and their normal maintenance; and
  - iv) storm water management facilities and structures and their normal maintenance.
3. These additional uses may only be permitted where it has been demonstrated through an EIS, EA or subwatershed study, to the satisfaction of the City in consultation with the MNR and/or the GRCA, and/or the Department of Fisheries and Oceans, that:
  - i) there will be no *negative impacts* on the water resources, *fish habitat* or related *ecological* and *hydrological functions*;



- ii) there will be no net loss of *fish habitat*, and no harmful alteration, disruption, or destruction of *fish habitat*;
  - iii) where authorization for the harmful alteration, disruption, or destruction of *fish habitat* has been obtained from Fisheries and Oceans Canada under the Fisheries Act using the guiding principle of no net loss of productive capacity, and the impact of *development* on *fish habitat* will be avoided or fully mitigated; and if not, the loss of *fish habitat* will be adequately compensated for through a compensation plan approved by the GRCA and/or the Department of Fisheries and Oceans (DFO); and
  - iv) all applicable protocols or policies of the provincial and federal government have been met.
4. The *established buffer* is to be determined through site-specific study and may be greater than the recommended minimum buffer.
  5. Adjacent to the Speed and Eramosa Rivers, the buffer shall be measured from the river's edge; or where there is a steep slope adjacent to the river, 15 m from the top of the stable slope.
  6. For permanent and *intermittent streams* and warm water *fish habitat*, the buffer will be measured from the *bankful channel*.
  7. Construction within or across a surface water or *fish habitat* shall:
    - i) adhere to OMNR fisheries timing windows so as to avoid or minimize impacts on fish, wildlife and water quality; and
    - ii) implement the best management practices related to construction.
  8. Opportunities to restore permanent and *intermittent stream* and *fish habitat* (e.g. taking ponds off-line, re-establishing a natural channel, removal of weirs) shall be encouraged and supported.
  9. Where *fish habitat* is undetermined, an EIS, EA or subwatershed study, shall assess and determine, to the satisfaction of the City and the GRCA, the presence and type of *fish habitat* and the level of protection required.
  10. The City will continue to investigate the feasibility of removing/modifying structural barriers to fish passage in the Speed and Eramosa Rivers and their tributaries in order to permit natural stream processes, improve *fish habitat* and the *restoration* of natural stream morphology.

#### **4.1.5.5 Significant Woodlands**

##### **4.1.5.5.1 Objective**

- a) To protect, maintain and enhance *Significant Woodlands* for the ecological, social, economic and environmental services they provide including but not limited to enhancing biodiversity, providing *wildlife habitat*, moderating temperatures, erosion control and pollution filtration.

##### **4.1.5.5.2 Criteria for Designation**

1. *Woodlands* 1 ha or greater in size, including a 10 m minimum buffer not identified as *cultural woodlands* or *plantations*.

2. *Woodlands* 0.5 ha in size or greater consisting of Dry-Fresh Sugar Maple Deciduous Forest (FOD5), including a minimum 10 metre buffer, or
3. *Woodland* types ranked as S1 (Critically Imperiled), S2 (Imperiled) or S3 (Vulnerable) by the OMNR Natural Heritage Information Centre, including a 10 metre minimum buffer.

#### **4.1.5.5.3 Policies**

1. *Development* and *site alteration* shall not be permitted within *Significant Woodlands* and *established buffers* except for uses permitted by the General Permitted Uses of Section 4.
2. All *Significant Woodlands* require a minimum *buffer* of 10 m from the drip line of the trees at the woodland edge, except where existing development precludes it. The *established* buffer is to be determined through site-specific study, and may be greater than 10 m.
3. In addition to the General Permitted Uses of Section 4, storm water management facilities and structures may be permitted in the *established buffers to Significant Woodlands* where it has been demonstrated through an EIS or EA study, to the satisfaction of the City that there will be no *negative impacts* on the feature or its *ecological* and *hydrological functions* and provided a minimum distance of 5 m from the *woodland* is maintained. Buffers outside storm water management facilities shall be naturalized with site-appropriate indigenous species.
4. Notwithstanding the General Permitted Uses of Section 4, trails within *Significant Woodlands* are subject to the following additional limitations. Formalization of existing trails through new trails and walkways *may be permitted within Significant Woodlands* and their *established buffers* where:
  - i) they are considered *essential* to the trail system;
  - ii) no reasonable alternative *location exists*;
  - iii) *the environmental impacts of the proposed* trails have been assessed and mitigated through design that minimizes impacts to the feature and its functions; and
  - iv) they are accompanied with educational signs.

#### **4.1.5.6 Significant Valleylands**

##### **4.1.5.6.1 Objectives**

- a) To protect *Significant Valleylands* associated with the Speed and Eramosa Rivers, including the remnant representative valley features that are predominately *natural areas*, floodplain areas, steep slopes, *erosion hazards* and apparent valleys associated with the river system and their tributaries.
- b) To support flood protection, erosion control, and passive recreational activities within *Significant Valleylands*.

#### **4.1.5.6.2 Criteria for Designation**

1. Undeveloped areas within the regulatory floodplain areas, *riverine flooding hazards, riverine erosion hazards*, as identified by the GRCA.
2. The remnant portions of the Speed and Eramosa Rivers, identified by the City that are predominantly within natural areas and represent the quality and diversity of the physical expression of the river system on the landscape and measured to the uppermost break in slope associated with the valley and including the terraces on the valley slopes.

#### **4.1.5.6.3 Policies**

1. *Development and site alteration* shall not be permitted within *Significant Valleylands* and *established buffers* except for uses permitted by the General Permitted Uses of Section 4.
2. In addition to the General Permitted Uses of Section 4, the following additional uses may be permitted within *Significant Valleylands* and *established buffers* where it has been demonstrated through an EIS or EA, to the satisfaction of the City, and where applicable the GRCA, that there will be no *negative impacts* on the natural characteristics of the valley features or its *ecological or hydrological functions*, nor will there be increased susceptibility to natural hazards:
  - i) *essential* public and private *linear infrastructure* lines and their *maintenance*, provided no feasible alternative exists;
  - ii) *essential transportation infrastructure* including roads and sidewalks and their *normal maintenance*, provided no feasible alternative exists;
  - iii) flood and erosion control facilities or other similar works;
  - iv) *renewable energy* facilities; and
  - v) storm water management facilities and structures and their normal maintenance in accordance with the *surface water and fish habitat* policies of this Plan.
3. Where the *Significant Valleylands* are disturbed, the City promotes the *restoration/naturalization* of the *Significant Valleylands* aimed at improving water quality and quantity, ensuring bank and slope stabilization, and enhancing *wildlife habitat*.

#### **4.1.5.7 Significant Landform**

##### **4.1.5.7.1 Objectives**

- a) To identify and protect the significant portions of the *Paris Galt Moraine* within the City that play a role in contributing to:
  - i) important environmental services including, surface water and groundwater resources, providing *wildlife habitat* and linkages, and supporting biodiversity; and
  - ii) the City's geologic and aesthetic uniqueness.

- b) To maintain and enhance linkages, connectivity and related functions between and among natural heritage features and areas, surface water and groundwater features and related *hydrological functions* within the *Paris Galt Moraine*.

#### **4.1.5.7.2 Criterion for Designation**

- 1. Hummocky topography of the *Paris Galt Moraine* that exhibit slope concentrations where the slope is 20 % or greater and located in association with closed depressions identified by the GRCA, and in proximity to other *natural heritage features* or areas included in the *Natural Heritage System*.

#### **4.1.5.7.3 Policies**

- 1. *Development* and *site alteration* shall not be permitted within *Significant Landform* except for uses permitted by the General Permitted Uses of Section 4.
- 2. In addition to the General Permitted Uses of Section 4, the following uses may be permitted within the *Significant Landform* where it has been demonstrated through an EIS or EA to the satisfaction of the City, in consultation with the GRCA, where appropriate, that there will be no *negative impacts* to the natural characteristics and contours of the landform feature or its *ecological* and *hydrological functions*:
  - i) *essential* public and private *linear infrastructure* lines and their *normal maintenance*, provided no feasible alternative exists;
  - ii) *essential transportation infrastructure* such as, roads and sidewalks and their *normal maintenance*, provided no feasible alternative exists; and
  - iii) municipal water supply wells, underground water storage and associated small scale structures (e.g. pumping facility).
- 3. *Essential* public and private *linear infrastructure* and underground water supply storage shall be required to demonstrate that:
  - i) the natural contours will be maintained or restored;
  - ii) local hydrological regimes will be maintained;
  - iii) works will not result in loss in connectivity within the *Natural Heritage System*; and
  - iv) vegetation removal will be minimal and/or removed vegetation will be restored.
- 4. The boundaries of *Significant Landform* must be confirmed on a site-specific basis by a topographic survey carried out by a professional Ontario Land Surveyor.
- 5. Minor modifications to the boundaries of the *Significant Landform* may be made without an amendment to this Plan provided it is demonstrated through an EIS or EA with a topographic survey, to the satisfaction of the City that:
  - i) there will be a no net loss of total area of the *Significant Landform* on the property(ies) affected by the *development* application;

- ii) the areas identified for protection about other protected components of the *Natural Heritage System* and maintain continuity of the *Significant Landform*;
- iii) modification to the originally identified areas does not result in loss of connectivity within the *Natural Heritage System*;
- iv) the alternative areas identified for protection contain hummocky topography of the *Paris Galt Moraine* with slopes of at least 15%; and
- v) pre-development hydrological regimes on the site as a whole will be maintained.

#### **4.1.5.8 Significant Wildlife Habitat**

##### **4.1.5.8.1 Objectives**

- a) To protect and enhance *Significant Wildlife Habitat* to support the local occurrence of the full range of significant species that occur within the City.
- b) To recognize, protect and enhance *ecological linkages* between and among natural heritage features and areas including surface water and ground water features.

##### **4.1.5.8.2 Criteria for Designation**

1. Deer wintering and waterfowl overwintering areas identified by the OMNR.
2. Habitat for provincially *significant vegetation types*, (i.e., provincially rare vegetation communities ranked S1, S2 or S3 by the Natural Heritage Information Centre (NHIC)).
3. *Ecological linkages* (i.e. areas that provide connectivity between *significant natural areas*).

##### **4.1.5.8.3 Policies**

1. *Development and site alteration* shall not be permitted within *Significant Wildlife Habitat* or the *established buffers* except for uses permitted by the General Permitted Uses of Section 4.
2. In addition to the General Permitted Uses of Section 4, the following additional uses may be permitted within *Significant Wildlife Habitat* where it has been demonstrated through an EIS, or EA, to the satisfaction of the City, in consultation with OMNR, that there will be no *negative impacts* on *wildlife habitat*:
  - i) *essential* public and private *linear infrastructure* lines and their normal maintenance; and
  - ii) flood and erosion control facilities and their *normal maintenance*, provided no feasible alternative exists.
3. The extent of the habitat and *buffers* for *Significant Wildlife Habitat* will be established through a site-specific EIS or EA, to the satisfaction of the City, in consultation with the OMNR or its designate, and will be consistent with the status, habitat requirements and any applicable Recovery Strategy for the species identified.

4. Additional areas of *Significant Wildlife Habitat* may be identified through site-specific study based on criteria established by OMNR for Ecoregion 6E.

### **Ecological Linkages**

5. *Ecological Linkages* should be at least 50 m wide but ideally closer to 100 m except where narrower linkages have been approved.
6. *Ecological Linkages* may incorporate remnant natural or semi-natural features in the landscape (e.g. *plantations* and *hedgerows*).
7. *Ecological Linkages* shall be maintained and where appropriate enhanced to ensure connectivity and diversity of the *Natural Heritage System*.
8. Portions of *Ecological Linkages* will be maintained as open meadow to provide habitat for meadow species including birds, butterflies and other insects, while other portions may be allowed to naturalize or be actively restored to allow regeneration into wooded areas.
9. *Development* and *site alteration* on lands abutting *Ecological Linkages* may be permitted provided it has been demonstrated through an EIS or EA, to the satisfaction of the City that there will be no *negative impacts* on the *Ecological Linkages* and its ecological and *hydrological functions*.
10. In addition to the General Permitted Uses of Section 4, the following uses may be permitted within *Ecological Linkages*, where it has been demonstrated through an EIS or EA to the satisfaction of the City, that there will be no *negative impacts* on the feature or its ecological and *hydrological functions*:
  - i) *essential* public and private *linear infrastructure* lines;
  - ii) *transportation infrastructure* such as roads and sidewalks and their *normal maintenance*, provided no feasible alternative exists; and
  - iii) storm water management facilities and structures and their normal maintenance.
11. Notwithstanding the above policies, the *Ecological Linkages* identified on Schedule 4 may be refined or additional linkages added through an EIS, EA or subwatershed study that demonstrates, to the satisfaction of the City, in consultation with the GRCA that:
  - i) the proposed change should not result in a linkage less than 50 m;
  - ii) the linkage will provide connectivity between *Significant Natural Areas*;
  - iii) the linkage is designed based on the most current conservation biology principles; or
  - iv) proposed changes to the location of the linkage do not result in loss in connectivity within the *Natural Heritage System*.
12. Where *Ecological Linkages* are located such that wildlife will need to cross a road, these areas shall also be identified as wildlife crossings and mitigative measures shall be required in accordance with the provisions of Section 4.1.7 (Wildlife Crossings).

#### **4.1.5.9 Restoration Areas**

*Restoration Areas* have been identified by the City (see Schedule 4) to provide habitat supportive of the overall sustainability of the City's *Natural Heritage System*. *Restoration Areas* are generally located on public lands and identify potential areas where restoration may be directed.

##### **4.1.5.9.1 Objectives**

- a) To identify opportunities for *restoration* throughout the City, including opportunities to increase and/or maintain open meadow landscapes for pollinators, birds and other wildlife to ensure diversity within the *Natural Heritage System*.
- b) To identify areas where replacement trees and shrubs will be focused in conjunction with Tree Compensation Plans.
- c) To provide opportunities to increase the City's *tree canopy cover*.

##### **4.1.5.9.2 Criteria for Designation**

1. Existing and new storm water management areas abutting the *Natural Heritage System* and outside the storm water management facility.
2. Areas within City parkland (including portions of the Eastview Community Park) and GRCA lands which are not intended for active uses.
3. Isolated gaps within the *Natural Heritage System*.

##### **4.1.5.9.3 Policies**

1. *Development and site alteration* shall not be permitted within *Restoration Areas* except for the uses permitted by the General Permitted Uses of Section 4.
2. In addition to the uses permitted by the General Permitted Uses of Section 4, storm water management facilities and their normal maintenance, and *renewable energy* systems may be permitted subject to an EIS or EA completed to the satisfaction of the City.
3. The primary use of the lands within the *Restoration Areas* will be storm water management and restoration.
4. Opportunities for *restoration* on public *and private* lands abutting the *Natural Heritage System* beyond those identified in Schedule 4 will be encouraged.
5. Portions of *Restoration Areas* will be maintained, restored or managed to provide habitat for birds, butterflies, and other insects that play an important role in pollination.
6. The City will undertake a study to prioritize and develop a management plan for *Restoration Areas* in the City.

## 4.1.6 Natural Areas

Natural areas are features that may potentially meet the criteria for *Significant Natural Areas*, but require more detailed site-specific study. Natural features identified as requiring site-specific study include *Other Wetlands*, Cultural Woodlands, and Habitat for Significant Species (excluding provincially *endangered and threatened species*).

### 4.1.6.1 Other Wetlands

#### 4.1.6.1.1 Objectives

- a) To identify and assess *Other Wetlands* to determine if they meet the criteria for *Significant Wetlands*.
- b) To protect *Other Wetlands* that contribute to the City's biodiversity or the ecological and *hydrological functions* of the *Significant Natural Areas*.

#### 4.1.6.1.2 Criterion for Designation

1. Unevaluated wetlands less than 0.5 ha and at least 0.2 ha in size.

#### 4.1.6.1.3 Policies

1. *Development and site alteration* may be permitted within *Other Wetlands* where it has been demonstrated, to the satisfaction of the City, through a site-specific study, that the wetland does not meet one or more of the following criteria:
  - i) located within a floodplain or riparian community;
  - ii) identified as part of another *Significant Natural Area* in the City;
  - iii) a bog or fen;
  - iv) *Fish Habitat*;
  - v) *Significant Wildlife Habitat*;
  - vi) confirmed *Habitat for Significant Species* (as identified by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), Committee on the Status of Species at Risk in Ontario (COSSARO), the Natural Heritage Information Centre (NHIC), and the Significant Plant List or Significant Wildlife List for Wellington County and any updates to those lists);
  - vii) part of an ecologically functional corridor or linkage between larger wetlands or *Significant Natural Areas*; or
  - viii) is part of a seep or spring or is hydrologically linked to a PSW or LSW.
2. *Development and site alteration* shall not be permitted within *Other Wetlands* and their *established buffers* except for uses permitted by the General Permitted Uses of Section 4, where a site-specific study demonstrates that the *Other Wetland* meets at least one criteria for designation.
3. For *Other Wetlands* identified for protection:
  - i) *buffers* are to be determined through site-specific study, but should be at least 15 m wherever possible; and
  - ii) features or functions that are impaired during the development process



will require mitigation, including remedial measures to restore wetland features and functions.

4. In addition to the General Permitted Uses of Section 4, the following additional uses may be permitted within the *established buffers* to *Other Wetlands* identified for protection where it has been demonstrated through an EIS or EA to the satisfaction of the City, in consultation with the GRCA, that there will be no *negative impacts* on the *wetlands* or their *ecological functions*:
  - i) *essential* public and private *linear infrastructure* lines and their *normal maintenance*, provided no feasible alternative exists; and
  - ii) storm water management facilities and structures and their *normal maintenance*, provided they are *naturalized* or *restored* with site-appropriate indigenous plants.
5. In addition to the General Permitted Uses of Section 4, new trails and walkways, and formalization of existing trails may be permitted within *Other Wetlands* and their *established buffers* where:
  - i) they are considered *essential* to the trail system;
  - ii) no reasonable alternative location exists;
  - iii) the environmental impacts of the proposed trails have been assessed and mitigated through design that minimize impacts to the feature and its functions; and
  - iv) they consist primarily of boardwalks and viewing platforms and are accompanied with educational signs.

#### **4.1.6.2 Cultural Woodlands**

*Cultural Woodlands* are defined in the Glossary and identified on the Ecological Land Classification Map attached as Appendix 1. These woodlands are generally considered of less ecological value than those categorized *Significant Woodlands*, however the City recognizes the environmental benefits and services they provide.

##### **4.1.6.2.1 Objectives**

- a) To promote the protection and management of *Cultural Woodlands* where appropriate, in order to encourage their succession to a mixed woodland community.
- b) To protect *Cultural Woodlands* that support the ecological functions of the *Natural Heritage System*.
- c) To protect healthy trees within *Cultural Woodlands* to the fullest extent possible.
- d) To recognize that *Cultural Woodlands* contribute to environmental services such as moderating temperatures, erosion control and pollution filtration.
- e) To replace *Cultural Woodlands*, where *development* and *site alteration* is permitted.

#### 4.1.6.2.2 Criterion for Designation

1. *Cultural Woodlands* equal to or greater than 1 ha in size.

#### 4.1.6.2.3 Policies

1. *Development and site alteration* may be permitted within *Cultural Woodlands* or *established buffers* in accordance with the uses permitted by the General Permitted Uses of Section 4.
2. *Development and site alteration* may be permitted within all or part of a *Cultural Woodland* where it has been demonstrated through an EIS or EA, to the satisfaction of the City, that the *cultural woodland* or part thereof:
  - i) does not meet the criteria for one or more *Significant Natural Areas*, including an *ecological linkage*; and
  - ii) is dominated by non-indigenous *invasive species* (i.e., 60 % or more).
3. *Development and site alteration* affecting a *Cultural Woodlands* shall require an EIS or EA that includes the following additional information:
  - i) *the necessary* documentation to address subsection 2 above;
  - ii) a Tree Inventory measuring all *trees over 10 cm* diameter at breast height (dbh), including the size, species composition and health, and native shrubs in accordance with the City's tree inventory guidelines;
  - iii) a Tree Inventory and Tree Preservation Plan identifying healthy non-invasive trees and indigenous shrubs to be protected, including those that may be transplanted (e.g. smaller specimens);
  - iv) breeding bird inventory;
  - v) the feasibility of retaining healthy, non-invasive trees;
  - vi) the protective measures required for tree protection during construction; and
  - vii) measures for avoiding disturbance to any confirmed breeding birds during construction.
4. Healthy non-invasive trees in *Cultural Woodlands* should be protected *to the fullest extent possible*.
5. Buffers to protected *Cultural Woodlands* will be determined through site-specific EIS, to the satisfaction of the City
6. Storm water management facilities and structures may be permitted in the *established buffers to Cultural Woodlands* that are intended for protection, where it has been demonstrated through an EIS or EA, to the satisfaction of the City that there will be no *negative impacts* to healthy indigenous vegetation within the *Cultural Woodland*.
7. In addition to the General Permitted Uses of Section 4, new trails and walkways, and formalization of existing trails may be permitted within *Cultural Woodlands* and their *established buffers* where:
  - i) *the environmental impacts of the proposed* trails have been assessed and mitigated through design that minimize impacts to the feature and its functions; and

- ii) they are accompanied with educational signs.
8. A *Vegetation Compensation Plan* shall be required for the replacement of all healthy indigenous trees measuring over 10 dbh, and all healthy native shrubs proposed to be removed. The *Vegetation Compensation Plan* requirements are addressed under the Urban Forest provisions of this Section of the Plan.

#### **4.1.6.3 Habitat for Significant Species**

A number of nationally, provincially and locally significant species (excluding provincially *endangered* or *threatened* species) included in *Significant Natural Areas* have been documented and are known to breed within the City. However, the habitat requirements of these species are extremely variable and best determined on a case by case basis. The areas protected as *Significant Natural Areas* are intended to provide habitat for the majority of the significant species known to occur in the City. However, there are some species with unique or specialized habitat needs that will need to be considered and accommodated as development proceeds in the City. Furthermore, the status for federally and provincially significant species is updated regularly, and studies need to reflect these updates as they apply to the species within the City.

##### **4.1.6.3.1 Objectives**

- a) To identify and protect the habitat of globally, nationally, provincially and locally significant wildlife species not designated as provincially *endangered* or *threatened*.
- b) To ensure that where the existing protected areas within the *Natural Heritage System* do not provide adequate habitat for the given species, that suitable additional habitat is identified and protected.

##### **4.1.6.3.2 Criteria for Designation**

- 1. Species designated as globally significant, nationally *endangered* or *threatened* by COSEWIC but not protected by regulation under Ontario's *Endangered Species Act* (e.g. Western Chorus Frog, Great Lakes / St. Lawrence – Canadian Shield population).
- 2. Species designated as *Special Concern* (SC) by COSEWIC or COSSARO at the federal or provincial level.
- 3. Species considered provincially significant by the Natural Heritage Information Centre (OMNR) (i.e. ranked as S1, S2 or S3).
- 4. Locally significant species which are considered significant in Wellington County (as identified in the *Significant Plant List* and the *Significant Wildlife List* for Wellington County), and any updates to these lists.<sup>2</sup>

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<sup>2</sup> There may be some exemptions for bird species subject to review.

#### **4.1.6.3.3 Policies**

1. *Development and site alteration* shall not be permitted within the habitat of globally significant, nationally *endangered* or *threatened* species identified by COSEWIC (not protected by regulation under Ontario's *Endangered Species Act*), species of *special concern* at the federal and provincial level and provincially significant species, and their *established buffers*, except for uses permitted by the General Permitted Uses of Section 4.
2. The extent of the habitat and *buffers* required for globally significant, nationally endangered, threatened species, or species of *special concern* at the federal and provincial level will be established, to the satisfaction of the City, in consultation with the OMNR or other appropriate agencies, and shall be consistent with any applicable Recovery Strategy for the species identified. The extent of habitat required for protection will depend upon the species being considered and their status.
3. *Development and site alteration* may be permitted within all or portions of the habitat of locally significant wildlife species and *established buffers* where it has been demonstrated through an EIS or EA, to the satisfaction of the City, that there will be no *negative impacts* on the local habitat that is necessary for the maintenance and survival of the species.
4. The identification of species considered locally significant in Wellington County will be subject to review and may be updated from time to time through scientific analysis and peer review.
5. Open meadow species and associated habitat are in decline and their protection will be encouraged and supported, where appropriate.

#### **4.1.7 Wildlife Crossing Locations**

##### **4.1.7.1 Objective**

- a) To minimize and mitigate impacts to wildlife, property damage and threats to human safety (deer collisions) at locations where wildlife are known to cross roadways.

##### **4.1.7.2 Criteria**

1. Confirmed locations where deer and amphibians cross roadways within or abutting City boundaries.
2. Areas where habitat is found on both sides of the roadway where wildlife is likely to cross.

#### **4.1.7.3 Policies**

1. At known, confirmed or potential wildlife crossing locations or at locations determined through detailed study in conjunction with development or site alteration:
  - i) the City will implement species-appropriate mitigation measures to minimize the impacts to wildlife and property damage; and
  - ii) the City will require mitigation measures identified through the EIS or EA, to the satisfaction of the City, to be implemented through the subsequent *development*.
2. Where the City is undertaking public *infrastructure* improvements, species-appropriate mitigative measures will be implemented to minimize the incidence of human-wildlife conflict (e.g., culverts under roads to accommodate amphibian and reptile migration).
3. Where warranted, the City will proactively post signage to warn vehicular traffic of the potential for wildlife crossing (e.g. by deer). The signage may be passive and/or interactive (signage triggered by motion), depending on the level of risk posed.
4. The City will develop wildlife crossing guidelines that identify appropriate mitigation measures.

#### **4.1.8 Urban Forest**

The City's Urban Forest, for the purposes of this Plan, includes plantations, smaller wooded areas (less than one 1 ha), hedgerows and individual trees outside of the City's *Natural Heritage System*. *Plantations* and *hedgerows* are identified on the Ecological Land Classification Map attached as Appendix 1.

These wooded areas and trees provide various benefits and services to the City including reduction of air pollution, moderation of the urban heat island effect, carbon sequestration, shade, habitat for urban adapted wildlife and mental health benefits.

It is also recognized that in some cases wooded areas in the urban matrix are degraded (e.g., dominated by invasive species) and that development may provide opportunities for enhancement and restoration of portions of these features, and/or integration of mature and healthy native trees within the City's neighbourhoods.

##### **4.1.8.1 Objectives**

- a) To ensure that opportunities for protection of trees outside the City's *Natural Heritage System* but within the Urban Forest are fully considered through the planning process and implemented wherever possible.
- b) To recognize that the Urban Forest provides important *ecosystem services* that benefit current and future generations by:
  - i) identifying opportunities for protection, enhancement and restoration wherever possible; and

- ii) supporting initiatives that provide for ongoing management and stewardship of the Urban Forest.
- c) To maintain and increase *tree canopy cover* within the City with a target of 40% by 2031.
- d) To protect provincially *Endangered* and *Threatened Species* of trees and their significant habitats (in consultation with OMNR).

#### **4.1.8.2 Policies**

*Plantations* and *hedgerows* not identified on Appendix 1 will be required to be identified on a site-specific basis through the EIS in conjunction with proposed *development* applications.

1. Healthy native, non-invasive trees within the *Urban Forest* shall be encouraged to be retained and integrated into proposed *developments*.
2. Where the City is undertaking *infrastructure* work, healthy indigenous native, non-invasive trees within the *Urban Forest* will be retained to the fullest extent possible. Where trees are required to be removed, relocation or replacement plantings will be provided by the City.
3. Development and implementation of woodlot management plans shall be required prior to the conveyance of woodlands to the City.
4. Tree destruction or removal on private property will be regulated by the City's tree by-law.

##### **4.1.8.2.1 Plantations**

1. *Development* and *site alteration* may be permitted within all or part of a *plantation* where it has been demonstrated through an EIS or EA, to the satisfaction of the City, that the *plantation* or part thereof:
  - i) does not meet the criteria for a *Cultural Woodland* or *Significant Natural Area* (e.g., *Significant Woodland*) within the *Natural Heritage System*; and
  - ii) does not provide an *Ecological Linkage* within the *Natural Heritage System*.
2. *Development* and *site alteration* affecting a *plantation* shall require an EIS or EA that includes the following additional information:
  - i) the necessary documentation to address Policy 1 above;
  - ii) a Tree Inventory measuring all trees over 10 cm diameter at breast height (dbh), including the size, species composition and health, and native shrubs in accordance with the City's tree inventory guidelines;
  - iii) a Tree Preservation Plan identifying healthy non-invasive trees and native shrubs to be protected, including those that may be transplanted (e.g., smaller specimens);
  - iv) a breeding bird inventory;

- v) the protective measures required for tree protection during construction; and
  - vi) measures for avoiding disturbance to any confirmed breeding birds during construction.
3. A *Vegetation Compensation Plan* shall be required for the replacement of all live healthy indigenous and non-invasive trees measuring over 10 dbh, and all indigenous shrubs proposed to be removed.

#### **4.1.8.2.2 Hedgerows and Trees**

1. *Development and site alteration* may be permitted to impact *hedgerows* and individual trees provided it has been demonstrated to the satisfaction of the City that the *hedgerows* and trees cannot be protected or integrated into the urban landscape.
2. Tree Inventory and Vegetation Compensation Plans shall be required for all new *development and site alterations*.
3. *Heritage Trees* may be identified by the City in accordance with the Cultural Heritage Policies of this Plan.

#### **4.1.9 Vegetation Compensation Plan**

1. The detailed requirements for a Vegetation Compensation Plan will be developed by the City through the Urban Forest Management Plan. The requirements once developed will be applied to determine appropriate vegetation compensation for the loss of trees and shrubs through development and site alteration.
2. The Vegetation Compensation Plan shall identify, to the satisfaction of the City, where the replacement trees and shrubs will be planted. Where replanting is not feasible on the subject property, the planting may be directed off-site to lands identified in consultation with the City, within the Natural Heritage System and may include:
  - i) *established buffers,*
  - ii) *Significant Valleylands,*
  - iii) *Significant Landform,*
  - iv) *Ecological Linkages, or*
  - v) *Restoration Areas.*
3. All replacement trees and shrubs should be indigenous species and compatible with the site conditions within which they are proposed. In some cases, re-vegetation may consist of a combination of trees, shrubs and herbaceous species, or may consist exclusively of native herbaceous species and grasses where the restoration objective is to establish a meadow habitat.
4. The vegetation compensation plantings do not replace the normal landscape planting requirements as part of the approval of the development or site plan application.
5. Where replacement planting either on or off site is not feasible, cash-in-lieu will be required equal to the value of the replacement trees and shrubs.

## **4.1.10 Natural Heritage Stewardship and Monitoring**

### **4.1.10.1 Objective**

- a) To manage *the City's Natural Heritage System and Urban Forest* through stewardship, monitoring and partnerships between the City, GRCA, the OMNR and private landowners.

### **4.1.10.2 Policies**

#### **4.1.10.2.1 Invasive Species**

1. Management and control of non-native and *indigenous species* will be undertaken on City owned and managed properties.
2. Plantings on municipal properties (e.g. municipal facilities, roadsides, storm water management facilities, parks) shall be indigenous species where feasible and appropriate, except where harsh environments conditions would limit their survival (e.g., impacts due to salt).
3. Management and control of non-native, indigenous *species* is encouraged on lands owned by other public agencies and utilities.
4. Landscape plans prepared in conjunction with *development* applications will require indigenous plants, trees and shrubs except where harsh environments conditions would limit their survival.
5. Landscaping and gardening on private property is at the discretion of the owner and may include non-indigenous species, however native species will be encouraged on private lands, particularly those *adjacent* to the *Natural Heritage System*.

#### **4.1.10.2.2 Deer**

1. Deer wintering habitat for the safety of deer and residents, will be monitored and addressed, as appropriate, in conjunction with the OMNR.
2. The City in consultation with OMNR, will explore the development of a deer management program.

#### **4.1.10.2.3 Land Stewardship**

1. Public agencies, community organizations, and private landowners are encouraged to protect and enhance the *City's Natural Heritage System*.
2. The City will work with the GRCA and other public and private organizations to promote stewardship and leverage funding to support land stewardship activities.
3. Development and implementation of woodlot management plans shall be required prior to the conveyance of *Cultural Woodlands* to the City.



4. Encroachment into the City's *Natural Heritage System* will be discouraged through education and appropriate provisions.
5. The City will promote stewardship of the Natural Heritage System.

#### **4.1.10.2.4 Pollinator Habitat**

1. The City recognizes the role that *pollinator habitat* plays in supporting ecosystem functions.
2. Opportunities to protect, maintain and enhance *pollinator habitat* within City parks, *Restoration Areas* and *Ecological Linkages*, lands *adjacent* to storm water management facilities and open space areas will be encouraged.

#### **4.1.10.2.5 Ecological Monitoring**

1. A City-wide environmental monitoring program will be developed and implemented to assess the effectiveness of the policies, decisions and programs in meeting the objectives of the *Natural Heritage System*.
2. Opportunities for collaborating with the GRCA and the OMNR will be incorporated into the environmental monitoring program (e.g. fisheries, *threatened species*).
3. Short-term, site-specific monitoring may be required as a condition of the planning approval process and the results will be integrated into the City-wide monitoring program, where applicable.

## **4.2 Environmental Impact Studies**

### **4.2.1 Environmental Study Requirements**

#### **4.2.1.1 Objectives**

- a) To ensure that *Environmental Impact Studies (EIS)*, *Environmental Assessments (EA)* or other comparable environmental studies are carried out to assess the potential impacts of *development* and *site alteration* on *Natural Heritage System*, *surface water and groundwater features*, and the related *hydrologic and ecologic functions* and linkages between these features.
- b) To ensure that development or site alteration does *not negatively impact*, in the short term or long term the *Natural Heritage System*, *surface water and groundwater features*, and the related *hydrologic and ecologic functions* and linkages between these features.
- c) To provide a mechanism for monitoring the potential impacts and establish strategies and mitigation measures to minimize *negative impacts* on the *Natural Heritage System*, *surface water and groundwater features*, and the related *hydrologic and ecologic functions* and linkages between these features.
- d) To support the Grand River Conservation Authority and the Provincial ministries with respect to provincial regulations and policies regarding natural

heritage feature, surface water and groundwater features and the related ecological and hydrological functions and linkages between these features.

- e) To implement the EIS/EA process to plan for the provision of municipal *infrastructure* in a manner that assesses impacts, considers all reasonable alternatives and avoids or minimizes impacts on the *Natural Heritage System, surface water and groundwater features, and the related hydrologic and ecologic functions* and linkages between these features.

#### 4.2.1.2 General Policies

1. Where *development* or site alteration may *negatively impact* the *Natural Heritage System, surface water and groundwater features* or related *ecological* or hydrological functions or the linkages between these features, the proponent shall prepare an EIS.
2. The mapping associated with the *Natural Heritage System* (as provided in Schedules 4A through 4D), or subwatershed plans may be refined or updated through new or more detailed information brought forward through Environmental Impact Studies.
3. The scope of an EIS must be determined in consultation with the City, the GRCA and applicable Provincial ministry, where one or more of the potentially impacted features or functions fall under their jurisdiction.
4. A scoped EIS, that entails a more narrowly defined assessment may be required by the City were *development* or *site alteration* is:
  - i) minor in nature or small scale and provided negative impacts are anticipated to be negligible;
  - ii) located in a previously disturbed area; or
  - iii) located in an area where recent previous studies have been prepared that provide sufficient detailed information.
5. Consultation with the GRCA is required where any GRCA-regulated lands or wetlands may be impacted by proposed *development* or site alteration.
6. An Environmental Impact Study shall be prepared and submitted to the City in support of development and site alterations that as proposed within or adjacent to the natural heritage features identified on Table 1 under the Natural Heritage System provisions of this Plan.
7. The City shall not permit *development* or *site alteration* within the *Natural Heritage System* or on *adjacent lands* to a *natural heritage feature*, until the required Environmental Impact Study and Environment Study Report has been reviewed and approved by the City, in consultation with the Environmental Advisory Committee, and where applicable the Grand River Conservation Authority, and ministry of the Province.
8. Proposed *development* or site alteration shall not be approved where it is in conflict with the provisions of this Plan.

9. Environmental studies include:
  - i) Environmental Impact Study (EIS);
  - ii) Environmental Implementation Report (EIR);
  - iii) Environmental Assessment; and
  - iv) Detailed Environmental Impact Studies completed in conjunction with Secondary Plans.
  
10. An Environmental Impact Study and Environmental Implementation Reports shall be carried out by professional(s) qualified in the field of environmental and hydrological sciences and shall be acceptable to the City, in consultation with the Environmental Advisory Committee, the Grand River Conservation Authority and provincial ministry or agency, as applicable.
  
11. Prior to commencement of the study, terms of reference, acceptable to the City, shall be prepared in consultation with the Environmental Advisory Committee, Grand River Conservation Authority, and other provincial agencies or ministry as applicable.
  
12. Environmental Impact Studies and Environmental Implementation Reports shall be completed in accordance with the Guidelines prepared by the City, as updated from time to time.
  
13. Additional studies may be required to be submitted in conjunction with an Environmental Impact Study and/or Environmental Implementation Report including, but not limited to, an Ecological Land Classification, a Wetland Evaluation, Wildlife Inventory, Tree and Vegetation Inventory, a Tree Compensation Plan, Vegetation Restoration Plan, Hydrology or Hydrogeological Report, Water Balance, Fisheries Report, Stormwater Management Report, Water Conservation Efficiency Study, etc. in accordance with the Complete Application and applicable provisions of this Plan.

#### **4.2.1.3 Environmental Impact Studies**

1. The Environmental Impact Study shall as a minimum address the following:
  - i) a description of and statement of the rationale for the *development* and site alteration and where appropriate, alternatives to the proposal;
  - ii) a description of the proposed *development* or *site alteration*, including a detailed location map and property survey 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) *Natural Heritage System, surface water and groundwater features, hydrologic functions* and the linkages and related ecological functions between these features;
  - v) a description of all *natural features* and their *ecological and hydrological functions* that might directly or indirectly be *negatively impacted*;
  - vi) a description of the potential *negative impacts* that might reasonably be caused to the *natural heritage feature*, surface water and ground water features, and their associated *ecological and hydrological functions* and any linkages between these features and functions. The description shall

- also include a statement of the *significance* of the *natural heritage feature*;
- vii) a description of alternates to the proposed *development or site alteration* that has the potential to impact a natural heritage feature or area, including an assessment of the advantages and disadvantages of each;
  - viii) a description of the constraints to *development and site alteration* and mitigative measures necessary to prevent, mitigate or remedy any potential *negative impacts*;
  - ix) where appropriate, measures to provide for the enhancement of *Natural Heritage System, surface water and groundwater features and related ecological function and hydrological functions* and including the linkages between these functions;
  - x) a description of any short and or long term monitoring that will be undertaken by the proponent to determine if *negative impacts* to the Natural Heritage System, *surface water and groundwater features* or related *ecological function or hydrological functions* or the linkages between these functions are occurring which may require remediation measures; and
  - xi) any other information required by the City, in consultation with the Environmental Advisory Committee, the GRCA or any ministry or agency that is considered necessary to assess the potential impact of the proposed *development or site alteration*.

#### **4.2.1.4 Environmental Study Report**

1. The City will require, as a condition of *development or site alteration*, and prior to final decision on any development or site alteration, that an Environmental Implementation Report (EIR) shall be prepared and submitted to the City for approval. This EIR will serve as a summary document containing information, including but not limited to the following:
  - i) a description of how all the conditions of the decision have been met;
  - ii) how municipal *infrastructure* servicing, including but not limited to trails, storm water management facilities and the protection of *natural heritage system* and the associated *ecological functions* have been addressed; and
  - iii) any other special requirements that are required to protect the overall natural environment of the area.
2. The City's Environmental Advisory Committee will review EIS and EIR to offer advice on environmental matters.

#### **4.3 Watershed Planning**

Watershed/subwatershed planning is an ecosystem based approach to environmental, land use and infrastructure planning based on subwatershed boundaries. Planning at the watershed/subwatershed scale fosters integrated planning and provides a framework for protecting, maintaining and enhancing natural heritage features and their associated ecological functions. The City recognizes watershed planning as an important tool for guiding environmental, land use and infrastructure planning decisions to ensure the natural heritage features and water resources are protected from individual or cumulative impacts.

#### 4.3.1 Objective

- a) To use a Subwatershed Planning Systems approach for the identification, evaluation and protection of the natural environment.

#### 4.3.2 Policies

1. The City will use watershed/subwatershed planning as the basis for environmental, land use and infrastructure planning. Subwatershed planning may also serve as a *comprehensive environmental impact study* framework but will not replace the need for detailed Environmental Impact Studies required in support of *development* applications.
2. The City will work with the Grand River Conservation Authority, stakeholders and other agencies to develop and implement watershed, subwatershed, master drainage and Storm Water Management Plans.
3. Watershed/subwatershed studies will be used:
  - i) to identify surface water and *groundwater features, hydraulic functions* and associated *natural heritage features* and linkages which are necessary for the ecological and hydrological integrity of the watershed;
  - ii) to ensure linkages and related functions among surface water features, ground water features, hydrologic and natural heritage features are maintained;
  - iii) as the basis for storm water management plans, augmenting *natural heritage feature* protection, restoration and enhancement where applicable, and the requirements for major municipal *infrastructure*;
  - iv) to provide guidance for activities within the watershed with the intended purpose of maintaining and enhancing the health and quality of surface water and groundwater features, *natural heritage features*, and associated *ecological and hydrological functions* within the subwatershed; and
  - v) to inform and assist in the land use decision making process.
4. Planning studies and *development* applications shall be consistent with the recommendations of watershed, subwatershed and master plans. Schedule 4A displays the surface water features of the City including its rivers, creeks and wetland areas. Appendix 2 to this Plan lists completed watershed and subwatershed studies.
5. Where *subwatershed studies* have not been completed or approved, the City may in limited situations consider *development* proposals where a Stormwater Management Plan is prepared incorporating among other things, the following matters:
  - i) stormwater quantity, quality, water balance, major and minor conveyance system (both on and off-site), grading and drainage, erosion and sediment control, and minimizing *negative impacts* and implementing recommendations from environmental impact studies, and other design requirements, shall be addressed as appropriate; and
  - ii) information shall be provided on the potential *negative impacts* of the proposed stormwater management techniques on the water quality of the receiving waters in terms of, but not limited to, water temperature,

base flow and wildlife and *fisheries habitat*, including recommendations on how any potential *impacts* will be mitigated.

6. 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:
  - i) assess impacts on *natural heritage features* and *ecological functions* during construction;
  - ii) assess longer term impacts on *features* and *functions* through benchmarking studies; and
  - iii) assist in identifying corrective or mitigation measures in instances where negative impacts to *natural features* and *functions* have been identified.
7. The findings and recommendations of watershed/subwatershed studies and *Environmental Impact Study* process will be used for initial benchmarking for site specific development applications.
8. The City will use a variety of techniques to increase public awareness of *natural heritage features* and *hydrologic functions*, and to garner community environmental stewardship.

#### **4.4 Water Resources**

Protection, conservation and enhancement of the City's water resources are integral to sustaining the environmental, social and economic well being of the community. Water resources supply potable water for residents and businesses in the community, and support diverse fish habitat as well as riverine and wetland ecosystems.

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 threats to surface water and groundwater resources from possible deterioration of water quality and quantity. Source Protection Planning aims to minimize these threats by protecting drinking water at the source. Source Protection Plans will be designed to reduce risks of threats to safeguard human health and the environment.

##### **4.4.1 Objectives**

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

#### 4.4.2 Water Resource Protection and Conservation Policies

1. The City will protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for planning; minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts.
2. The City shall promote efficient and sustainable use of water resources, including practices for conservation and sustaining water quantity and quality.
3. Reduction in water consumption in all sectors will be encouraged through upgrading/retrofitting of existing buildings and facilities and by requiring Water Conservation Efficiency Studies in conjunction with new development.
4. New landscaping and maintenance practices will be required to minimize water consumption.
5. Alternative water supply and demand management systems such as, rain water harvesting and grey water reuse is encourage in all new development or redevelopment.
6. The use of potable water for outdoor watering is discouraged.
7. The City will work with the Grand River Conservation Authority, other government agencies, municipalities and interested parties on integrated, co-ordinated water resource management to prepare and implement watershed plans, sub-watershed plans and storm water management master plans.
8. The City will implement necessary restrictions on development and site alteration to:
  - i) protect all municipal water supplies and designated vulnerable areas; and
  - ii) protect, improve or restore vulnerable surface water and groundwater, sensitive surface water features and sensitive ground water features, and their hydrological functions.
9. 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 water and groundwater.
10. The City will ensure that development activities do not impair the future ability of the area's groundwater and surface water resources to provide a quality water supply to satisfy the residential and business needs of the City and to sustain the area's natural ecosystem.
11. Development and site alteration shall be restricted in or near *sensitive* surface water features and *sensitive* groundwater features and tributaries including those tributaries defined by the City's Source Protection Plan such that these features and their related hydrologic functions and water quality functions shall be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

12. The City will continue to implement the recommendations of the Water Conservation and Efficiency Strategy Update (2009).
13. 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 sufficient quantity and quality water supply to satisfy the residential and business needs of the community and to sustain the area's natural ecosystem.
14. 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:
  - i) protect wetlands and other areas that make significant contributions to groundwater recharge;
  - ii) ensure that storm water management systems protect water quality and quantity;
  - iii) require all storage of liquid waste, petroleum, fuels, fertilizers and related chemicals be provided for in properly designed and engineered containment areas in accordance with Ministry of Environment containment policies and guidelines;
  - iv) prohibit the placement of underground chemical/fuel storage tanks within the City;
  - v) require impact studies where proposed development has the potential to affect the quantity or quality of groundwater resources;
  - vi) require that contaminated properties be restored to the appropriate potable condition in compliance with Ministry of the Environment Guidelines and City requirements, where appropriate; and
  - vii) place restrictions on land use in areas of greatest risk to contamination of groundwater resources. Uses that may be restricted include, but are not limited to: industrial landfills, lagoons, sewage treatment or other putrescible waste disposal facilities, asphalt and concrete batching plants, the storage or processing of chemical products, handling and storage of dense non-aqueous phase liquids, organic solvents, commercial fertilizers, fuel, non-agricultural source material, pesticides, and road salt, gasoline or oil depots and service stations, and vehicle salvage, maintenance and service yards. These uses may be expanded upon in accordance with the requirements of the *Clean Water Act*.

#### **4.4.3 Source Protection Planning**

The *Clean Water Act* (2006) provides a legislative framework to protect future and existing sources of drinking water safeguarding human health and the environment.

1. The City will work with the Lake Erie Source Protection Committee and the Lake Erie Source Protection Region to develop and implement a Source Protection Plan.
2. The Groundwater and Surface Water Vulnerability Report will inform the development of Source Protection Plan and the potential land use restrictions.
3. The Official Plan will be amended, from time to time, to implement the requirements of the Source Protection Plan.



#### **4.4.3.1 Wellhead Protection Areas**

1. The Wellhead Protection Areas (WHPAs) identified on Schedule 11 form the basis of the City's Source Protection Plan.
2. Wellhead Protection Areas are identified under four (4) categories:
  - i) Wellhead Protection Area A – 100 metre surface and subsurface area centred on the well;
  - ii) Wellhead Protection Area B – surface and subsurface area within the 2 year Time of Travel;
  - iii) Wellhead Protection Area C – surface and subsurface areas within the 5 year Time of Travel; and
  - iv) Wellhead Protection Area D – surface and subsurface areas within the 25 year Time of Travel.
3. The City's *Wellhead Protection Areas* and the *Intake Protection Zones* extend into the County of Wellington and the Region of Halton. The City will continue to work with the County of Wellington, the Region of Halton and GRCA to ensure the long-term protection of the City, the County and the Region's water resources.
4. The City encourages residents to take advantage of the funding provided through the *Clean Water Act* for the purposes of decommissioning off-line wells and the removal of old septic systems/beds that are no longer in use and to mitigate significant threats.
5. The City will implement necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas in accordance with the Source Protection Plan.
6. The City may require technical studies to be prepared by a qualified professional to assess the potential impacts of a proposed development application within the City's wellhead protection areas. These studies may include but are not limited to disclosure reports, detailed hydrogeological studies and spill prevention and contingency plans.
7. Risk Management Plans may be required to reduce the risk of significant threats identified through the Assessment Reports or by other means.

#### **4.5 Public Health and Safety**

Natural and human-made hazards pose threats to human health, safety and wellbeing. Natural hazards are naturally occurring processes that create unsafe conditions for development generally identified as flooding, erosion and unstable soils. Human-made hazards are the result of human activities on the landscape which includes but is not limited to contaminated sites, landfills and oil and gas operations. Additionally, adverse impact may result from noise and vibration. Both natural and human-made hazards may result in constraints to development on, abutting and adjacent lands which are generally presented in Schedule 5. Precautionary and proactive policy that directs and manages development within or adjacent to these hazard areas is intended to ensure safety and prevent loss of life, reduce property damage, limit social disruption, and minimize public and private expenditures. Sound management of natural and human-made hazards will result in a safe, healthy and sustainable community.

Natural and man-made hazards include:

- Natural Hazards;
- Landfill Constraint Areas;
- Potentially Contaminated Properties; and
- Noise and Vibration.

#### **4.5.1 Natural Hazards**

1. *Natural Hazards* include floodplains, *erosion hazards* and *hazardous sites*. The delineation and regulation of *natural hazards*, *erosion hazards* and *hazardous sites* within the City are regulated by the Grand River Conservation Authority.
2. Floodplain limits, steep slopes and erosions hazards are identified on Schedule 5. Refinements to the *natural hazard* identified on Schedule 5 may be made where more up to date mapping becomes available or where flood control or other works alter or eliminate the flood prone area. Such amendments will not require an amendment to this Plan.

##### **4.5.1.1 Objectives**

- a) To direct development outside of *natural hazards* associated with *flooding hazards*, *hazardous lands* adjacent to rivers, streams and small lakes to reduce the threats to human health, safety and well-being.
- b) To minimize the potential for loss of life or property damage due to flooding, erosion, unstable soils, steep slopes or other environmental hazards.
- c) To prevent the creation of new hazards.
- d) To recognize existing development within the flood plain and provide for limited infill and redevelopment in accordance with Provincial policy.
- e) To ensure the location and design of development reduces the potential for building/property damage or the creation of unsafe conditions.
- f) To identify situations where human life safety and the protection of property may be jeopardized due to *erosion hazards*, steep slopes or *hazardous sites*.
- g) To direct development outside erosion hazards, steep slopes and hazardous sites.

##### **4.5.1.2 Flood Plains**

1. Lands adjacent to rivers and streams within the City may be subject to flooding conditions. The areas subject to flooding are identified on Schedule 5.

2. The City, in cooperation with the Grand River Conservation Authority and the Province, has identified three types of floodplain areas as illustrated on Schedule 5.
  - One Zone
  - Two Zone
  - Special Policy Area.
3. The One Zone area is the most restrictive of the policies and prohibits new development with the flood plain.
4. The Two Zone and Special Policy Area policies apply to the older, established areas of the City where past development activities have occurred within the flood plain. In these areas some allowance are provided to recognize existing development and to permit new development subject to design criteria/standards which address protection of human life and minimize property damage in the event of a flood.

#### **4.5.1.2.1 General Policies**

1. Development within flood plain areas shall be consistent with the Provincial Policy Statement, and the flood plain and riverine flooding hazard policies and regulations of the Grand River Conservation Authority, as amended from time to time.
2. *Development and site alteration* shall generally be directed to areas outside *flooding hazard* and *erosion hazard*, *hazard lands* adjacent to a river, stream or small inland lake which is impacted by *flooding hazard* and/or *erosion hazard* and *hazardous site*, except as provided for in the Two Zone and Special Policy Area policies.
3. Development and site alteration shall not be permitted within areas rendered inaccessible to people and vehicles during times of *flooding hazards* or *erosion hazards* unless it has been demonstrated to the satisfaction of the GRCA that:
  - i) development and site alteration is carried out in accordance with flood proofing standards, protection works standards, and access standards;
  - ii) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
  - iii) new hazards are not created and existing hazards are not aggravated; and
  - iv) no adverse environmental impacts will result.
4. Development within a floodway, shall not be permitted regardless of whether the area of inundation contains high points of land not subject to flooding, except as provided for in the Two Zone and Special Policy Area policies.
5. This Plan recognizes special circumstances in the older, established areas of the City, where the Two Zone and Special Policy Area policies have been approved by the Province, the Grand River Conservation Authority and the City to allow development and redevelopment within portions of the floodway and the flood fringe, subject to the provisions of this section.

6. The following development shall not be permitted within or on *hazardous land*, including the Two Zone and Special Policy Area associated with flooding, or on *hazardous sites*:
  - i) institutional uses associated with hospitals, nursing homes, pre-schools, school nurseries, daycare and schools where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as result of flooding or failure of floodproofing measures or protection works, or erosion;
  - ii) essential emergency service such as fire, police and ambulance stations and electrical substations which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and /or protection works or erosion; and
  - iii) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
7. 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 within the flood plains and improve water quality.
8. Council shall maintain its "Emergency Response Plan" to ensure a prompt response and the co-ordination of all required services in the event of a flood emergency.
9. The City will continue to co-operate with the Grand River Conservation Authority in the operation of the Grand River watershed flood warning system.

#### **4.5.1.2.2 One Zone Flood Plain**

##### **Permitted Uses**

1. No *development* shall be permitted within the One Zone flood plain areas of the City.
2. The following passive uses may be permitted in the One Zone Flood Plain subject to the provisions of this section and the applicable provisions of this Plan:
  - i) outdoor recreation, excluding buildings and structures;
  - ii) open space and conservation areas;
  - iii) wildlife sanctuaries; and
  - iv) nurseries and forestry.

##### **Policies**

1. 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.

#### 4.5.1.2.3 Two Zone and Special Policy Area (S.P.A) Policies

##### Two Zone Flood Plain

1. The Two Zone Flood Plain of the Speed and Eramosa Rivers is identified on Schedule 5. The following policies are applicable to the Two Zone Flood Plain:

##### Permitted Uses

1. No new *development* is permitted within the *floodway*; existing buildings/structures within the *floodway* will be recognized as legal non-conforming uses.
2. The following uses may be permitted within the Two Zone *floodway* subject to the provisions of this section and the applicable provisions of this Plan:
  - i) outdoor recreation, including small municipal ancillary buildings and structures (e.g. picnic shelters) provided that the potential for damage is minimized and proposed structures will not affect the hydraulic *floodway*;
  - ii) open space and conservation areas;
  - iii) urban agriculture;
  - iv) wildlife sanctuaries; and
  - v) tree nurseries and forestry.
3. In addition to the uses prohibited by the General Policies of this section, the following additional uses are prohibited within the Two Zone Flood Plain and the Special Policy Area Flood Plain:
  - i) new land uses associated with the use of hazardous substances;
  - ii) existing essential services, such as, fire, police and ambulance services that wish to expand or renovate will be encouraged to relocate to a site outside of the *flood plain* area; and
  - iii) homes for the aged, assisted living facilities, *group homes* for the physically or mentally challenged, or similar residential care and institutional facilities.
4. Within the *flood fringe*, uses permitted by the underlying land use designation on Schedule 2 may be permitted.

##### Policies

1. 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.
2. *Floodway* lands will be zoned in an appropriate hazard category in the implementing *Zoning By-law*.
3. Uses permitted within the *flood fringe* are subject to the use, building and/or structure being *floodproofed* to the *regulatory flood level* as required by the Grand River Conservation Authority and the applicable provisions of this Plan.

## Special Policy Area (SPA)

Within the Special Policy Area identified on Schedule 5, 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 provisions:

### Permitted Uses

1. The permitted uses of the underlying designation identified on Schedule 2 may be permitted within the Special Policy Area subject to the provisions of this section and the applicable provisions of this Plan.
2. *Development or redevelopment* is not permitted within the *floodway*.
3. Hotels and motels may be permitted if permitted by the underlying land use designations as identified on Schedule 5, provided the use can be *floodproofed* to the *regulatory flood* level and *safe access* can be provided.
4. In addition to the uses prohibited by the General Policies and the Two Zone and the Special Policy Area Flood Plains addressed above, the following uses shall not be permitted:
  - i) service stations; and
  - ii) gas bars and other uses involving the manufacture, disposal, consumption or storage of chemical, flammable, explosive, toxic, corrosive or other dangerous materials.

### Policies

1. Within the Special Policy Area, 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.
2. The City's implementing *Zoning By-law* will outline specific use and building regulations for lands within the Special Policy Area Flood Plain Area.
3. *Floodproofing* shall be required for all forms of building activity within Special Policy Area to the satisfaction of the City and the Grand River Conservation Authority, subject to the following.
  - i) new buildings or structures shall be designed such that the structural integrity is maintained during a *regulatory flood*. Notwithstanding, the lower minimum levels specified by the policies of this subsection, every attempt should be made to *floodproof* buildings and structures to the *regulatory flood* level;
  - ii) the *floodproofing* techniques, as specified by the Province, will be implemented to achieve the necessary *floodproofing* requirements of this Plan; and
  - iii) the replacement of a building or structure on the footprint of a previous structure which has been destroyed or demolished by fire or natural causes will be permitted, provided the building or structure is not located within the *floodway*.

## **Floodproofing Requirements for Residential Uses within the Special Policy Area**

In addition to the Special Policy Area provisions above, the following policies apply to the *renovation*, intensification, *conversion*, *development* or *redevelopment* for residential uses:

1. *Renovation* of existing residential buildings may be permitted provided new *habitable floor space* is no lower than the elevation of the existing ground floor level.
2. Residential intensification, involving the building of a new single/semi/duplex on an existing vacant lot, or adding an *accessory apartment* to an existing *single/semi/duplex* building or the creation of a new lot by *consent* for a single/semi/duplex dwelling, may be permitted provided that:
  - i) the new building or structure is *floodproofed* to an elevation no lower than one metre below the *regulatory flood* level;
  - ii) 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;
  - iii) mechanical, electrical and heating equipment is located no lower than one metre below the *regulatory flood* level;
  - iv) the elevation of the basement floor is greater than the elevation of one metre below the *regulatory flood* level;
  - v) where the above 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
  - vi) access is available to the site at an elevation no lower than one metre below the *safe access* level.
3. Conversion of a non-residential building to a residential use may be permitted provided the building is *floodproofed* to an elevation no lower than one metre below the *regulatory flood* level and provided that:
  - i) the *habitable floor space* elevation of any new residential unit is located at an elevation no lower than one metre below the *regulatory flood* level;
  - ii) mechanical, electrical and heating equipment is located no lower than one metre below the *regulatory flood* level; and
  - iii) access is available to the site at an elevation no lower than one metre below the *safe access* level.
4. New residential units, excluding forms of residential intensification noted in subsections 2 and 3 above may be permitted provided that:
  - i) the new building and related structures are *floodproofed* to the *regulatory flood* level;
  - ii) the *habitable floor space* of any new residential unit is constructed to an elevation equal to or greater than the *regulatory flood* level;
  - iii) windows, doors and other building openings for residential units will be located above the *regulatory flood* level;
  - iv) mechanical, electrical and heating equipment for any new residential unit will be located above the *regulatory flood* level;

- v) access is available to the site at an elevation no lower than one metre below the *safe access* level;
- vi) unenclosed parking facilities shall be located at or above the elevation of the *100 year flood* level; and
- vii) enclosed parking facilities shall be *floodproofed* to the regulatory flood level.

#### **Floodproofing Requirements for Non-Residential Uses within the Special Policy Area**

1. In addition to the requirements of subsection 3 of the General Policies for Special Policy Areas, the *renovation, conversion, development or redevelopment* for non-residential uses may be permitted provided that:
  - i) the building or structure is *floodproofed* to a minimum elevation no lower than one metre below the *regulatory flood* level; and
  - ii) the minimum elevation of any floor area is at or above the *100 year flood* level.

#### **4.5.1.2.4 Implementation**

1. 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 a permit from the Grand River Conservation Authority, pursuant to the "*Development, Interference with Wetlands and Alterations to Shorelines and Watercourse*" regulations under the *Conservation Authorities Act*, will be required.
2. Building permit applications will be administered in phases, including:
  - i) a foundation permit; and
  - ii) a building permit.
3. 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.
4. Upon completion of the building or structure, the City will require a letter of compliance by a professional engineer, verifying that the *floodproofing* measures have been implemented as required, and are in conformity with the policies of this Plan.

#### **4.5.1.3 Erosion Hazards and Hazardous Sites**

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

Erosion hazards, steep slopes and hazardous sites are generally regulated by the Grand River Conservation Authority and are identified on Schedule 5.



#### 4.5.1.3.1 Permitted Uses

1. The permitted uses of the underlying designation identified on Schedule 2 and the Natural Heritage System may be permitted within *erosion hazards* and *hazardous sites* subject to the provisions of this section and the applicable provisions of this Plan.

#### 4.5.1.3.2 General Policies

1. *Development* will be directed outside *erosion hazards*, steep slopes or *hazardous sites*. For the purpose of this policy steep slopes are slopes of 20 % or greater (5 horizontal/1 vertical).
2. Setbacks from *erosion hazards*, steep slopes or *hazardous sites* will be determined by the Grand River Conservation Authority in accordance with Ontario Regulation 150/06, as amended from time to time.
3. *Development* and *site alteration* within *erosion hazards*, *steep slopes* and *hazardous sites* may only be permitted where a site-specific geotechnical or engineering assessment based on established provincial guidelines and an appropriate *factor of safety* against slope failure or slipping establishes a more precise hazard limit, and where it can be demonstrated to the satisfaction of the City and the Grand River Conservation Authority that:
  - i) there is no feasible alternative site;
  - ii) the proposed development is not subject to a *Riverine Erosion Hazard* or a *Riverine Flooding Hazard*;
  - iii) there is no impact on existing and future slope stability;
  - iv) the risk of creating new *Riverine Erosion Hazards* or aggravating existing *Riverine Erosion Hazards* as a result of the development is negligible;
  - v) the potential of increased loading forces on the top of the slope is addressed through appropriate structural design;
  - vi) the potential for surficial erosion is addressed by a drainage plan;
  - vii) vehicles and people have a way of safely entering and exiting the areas during times of flooding, erosion, and other emergencies; and
  - viii) no adverse environmental effects will result.
4. The geotechnical report shall identify the slope hazard and the design/engineering works required to ensure slope stability, positive storm water drainage and public safety and shall be prepared by a qualified geotechnical engineer, to the satisfaction of the City and the Grand River Conservation Authority.
5. *Development* and *site alteration* will be directed away from riverine erosion standards in accordance with the regulations administered by the Grand River Conservation Authority.
6. Certain lands in low-lying areas of the City may have unstable soils, e.g. organic (muck) soils or peat. These unstable areas are usually associated with wetland areas and *development* or *site alteration* shall not be permitted in these areas except as permitted by the provisions of the Natural Heritage System section of this Plan.

7. The City's Natural Heritage System as illustrated on Schedule 2 and 4 incorporates portions of the lands identified as erosion hazards, steep slopes and unstable soils. Updated or more detailed mapping may be prepared from time to time by the Grand River Conservation Authority and will be incorporated into this Plan without a Plan Amendment.

#### **4.5.2 Landfill Constraint Area**

The former Eastview Landfill site is identified as a Landfill Constraint Area on Schedule 5. In addition to the former landfill site, there are also other lands containing landfill material, including sites adjacent to the Speed and Eramosa Rivers.

##### **4.5.2.1 Objectives**

- a) To identify former landfill sites and to establish policies that acknowledge the potential adverse environmental effects of these sites while encouraging remediation and compatible re-use, where feasible.
- b) To restrict or control development and/or redevelopment on lands containing landfill (solid waste) and lands adjacent to landfill sites.
- c) To ensure surface and groundwater resources are protected from contamination from existing or past landfill sites.

##### **4.5.2.2 Policies**

1. Notwithstanding the permitted uses of the land use designation identified on Schedule 2, future development and/or redevelopment may be restricted or controlled on lands on, or adjacent to Landfill Constraint Areas.
2. Only those uses approved by the City and pursuant to the Environmental Protection Act, shall be permitted on lands that are used or have been formerly used for solid waste disposal purposes.
3. Development and land uses on the Eastview Sanitary Landfill Site shall be in compliance with the Eastview Sanitary Landfill Site Closure Plan (May 2003) and the Certificate of Approval pursuant to the *Environmental Protection Act*.
4. Where development is proposed within 500 metres of the fill area of the Eastview landfill site:
  - i) the Ministry of the Environment shall be consulted regarding actions necessary to identify and mitigate any potential adverse environmental effects; and
  - ii) where appropriate, evidence shall be provided to the City that *development* including but is not limited to the construction of buildings, structures, underground utilities and services, as well as hard surface paving, can safely occur.
5. 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.

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

### **4.5.3 Potentially Contaminated Properties**

Potentially contaminated properties are properties where past land uses have or may have resulted in contamination of the property. These properties are typically former industrial or commercial properties or former disposal sites and are referred to as *brownfield sites*.

#### **4.5.3.1 Objectives**

- a) To ensure that contaminated properties are remediated to Provincial standards in recognition of the City potable use of local groundwater.
- b) To promote the efficient use of land and/or buildings identified as a *brownfield site*.
- c) To protect, improve or restore the quantity and quality of the City's groundwater resources.
- d) To encourage and facilitate safe redevelopment of contaminated sites.
- e) To establish requirements for assessment and remediation of contaminated properties.

#### **4.5.3.2 Policies**

1. The City may require proponents of development or redevelopment proposals to document previous use of property affected by the proposal for lands currently or previously used for, or adjacent to lands currently or previously used for:
  - i) employment (industrial, corporate business, and institutional research park), commercial, community, transportation, or utility purposes;
  - ii) activities involving the elimination or disposal of waste or other residues including landfill sites or waste disposal sites and facilities;
  - iii) any activities involving the storage or use of hazardous substances, including fuels, oils, chemicals, paints, or solvents; and
  - iv) any use with the potential for site contamination, such as dry cleaning facilities and gas stations.
2. Prior to any approval of development or site alteration of a potentially contaminated site, documentation shall be provided, to the satisfaction of the City that documents the possible nature and extent of any contamination in accordance with the City and Ministry of the Environment requirements. If the analysis indicated that the property is contaminated, the proponent will be required to submit a Record of Site Condition in accordance with Ontario Regulation 153/04, as amended from time to time and other applicable documentation to the appropriate approval authority. A Record of Site Condition will also be required where a more sensitive land use is proposed. (e.g., industrial to residential)

3. Where contamination is identified on a particular property, the development proponent will be required to submit a *decommissioning* and/or remediation program that meets the requirements of the City and the Ministry of Environment prior to any decisions on *development* and *site alteration*. The issuance of a site alteration and/or 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.
4. It is the intent of the City that all contaminated properties be remediated to a level that protects human health by meeting the generic soil and water quality standards for potable groundwater conditions as set out by the Ministry of the Environment in the document entitled 'Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act', as amended from time to time. A Record of Site Condition will also be required, which demonstrated, to the satisfaction of the City, that the environmental condition of the property is suitable for its proposed land use.
5. Where it is not feasible or economically viable to meet the generic site condition standards issued by the Ministry of the Environment, or on the basis or other considerations, a risk assessment approach may be used. The risk assessment must assume that the groundwater beneath the development site serves as a raw drinking water source for a drinking water system.
6. In instances where the City is deeded land for public highways, road widening, parkland, storm water management, easements or for any other purpose, the City will require, as a condition of the transfer, verification to the satisfaction of the City, from a qualified person as defined by Provincial legislation and regulations, that the subject lands are suitable or have been made suitable for the proposed use in accordance with Provincial legislation and regulations. This may include the filing, by the property owner, a Record of Site Condition and submission of proof that the Ministry of the Environmental has acknowledged the receipt of the Record of Site Condition.
7. 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.

#### **4.5.4 Noise and Vibration**

It is the policy of the City to minimize land use conflicts between *sensitive land uses* including residential uses, and uses creating noise and vibration. The guidelines of the Ministry of Environment will be applied to ensure compatibility between uses that create noise and vibration and *sensitive land uses*.

Noise, vibration, and other emissions such as dust and odours from specific land uses including but not limited to: rail yards, railways, highways, transit corridors, employment areas and vehicle-orientated land uses may impact *sensitive land uses*. The following policies aim to reduce these conflicts and provide mitigation measures where necessary.

#### 4.5.4.1 Objective

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

#### 4.5.4.2 Policies

1. Noise and vibration attenuation will be required to buffer *sensitive land uses* including residential, residential care and other institutional uses adjacent to CN and Guelph Junction railway lines, the Hanlon Expressway, roads, employment lands, auto-orientated uses and stationary sources.

##### Noise

2. A Noise Impact Study, prepared by qualified professional(s), shall be submitted to the City with all development applications that may be impacted by noise. The study will 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 of the Environment. The study shall demonstrate whether noise control measures are required to meet all applicable provincial guidelines and standards.
3. As a condition of a decision on a development application where a Noise Impact Study shows a need for attenuation measures, a detailed Acoustical Design Study will be prepared and submitted to the City for approval. In the review of the Acoustical Design Study, the City may consult with the Ministry of the Environment and the owners or operators of the adjacent transportation corridor. The City may require conditions to a subdivision or development agreement to address noise mitigation measures.

##### Vibration

4. Consideration will be given to adequate vibration attenuation required to buffer future *sensitive land uses* including residential, residential care and other institutional uses within 75 metres of a CN or Guelph Junction railway line.
5. A Vibration Study, prepared by qualified professional(s), shall be submitted with all development applications that may be impacted by vibration. The study will be submitted to the City and shall indicate any vibration impact and the recommended mitigation measures. The study shall demonstrate whether vibration attenuation measures are required to meet all applicable provincial guidelines and standards.
6. As a condition of a decision on a *development* application where the Vibration Study identifies the need for attenuation measures, such measures shall be prepared and submitted to the City for approval. In the review of vibration studies, the City may consult with the Ministry of the Environment. The City may require conditions to a subdivision or development agreement to address vibration mitigation measures.

## Other Provisions

7. 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.
8. Where noise or vibration levels are in excess and may marginally persist notwithstanding attenuation measures, provisions will be made through the 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.
9. It must be demonstrated, to the satisfaction of the City, that the noise, vibration and safety requirements of the Canadian National Railway and Guelph Junction Railway can be satisfied by the proposal, where applicable.
10. Noise and vibration impact mitigation measures, including but not limited to spatial separation, building design, landscaping, security fencing and earth berms may be required as a condition of subdivision approval or other *development* approval.
11. 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.
12. New technologies may provide opportunities for innovative noise and vibration abatement techniques not yet available on the market. The City encourages the use of new, proven and innovative techniques, where feasible.
13. New noise-generating activities will be located away from *sensitive land uses*.
14. Screening and noise attenuation will be required for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive land uses.
15. Drive-through lanes and similar uses adjacent to *sensitive land uses* will be avoided.
16. Planning study shall include site and building design concepts at sufficient detail to demonstrate, among other matters:
  - i) that the proposed *development* will be compatible with the adjacent land uses provided for in this Plan; and
  - ii) how potential impacts of the *development* in terms of noise, activity levels, will be appropriately mitigated having regard to existing and future land uses of the area in which the development is proposed to be located;
17. 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 for an industrial, residential or other *sensitive land uses* to be located in proximity to one another, the City may require that one or more of the following measures be used to ensure land use compatibility.

- i) require that the Ministry of the Environment Guidelines be applied to encourage adequate separation distances; and
- ii) require that a Noise Impact Study be prepared, in compliance with the Ministry of the Environment requirements, by a qualified acoustical professional. 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.

18. 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.

## **4.6 Community Energy and Climate Change**

Community energy, energy efficiency, environmental design and increasing the supply of energy through renewable energy systems and alternative energy systems benefits human and environmental health, protects the global climate and reduces the demand for energy resources and the infrastructure needed for its production and distribution.

### **4.6.1 Objectives**

Community energy goals are recognized through the following objectives:

- a) To reduce energy demand within the built environment.
- b) To promote urban and building design that facilitates efficient delivery of energy and optimizes opportunities for walking, cycling and transit use.
- c) To promote sustainable development through conservation, efficiency and design.
- d) To encourage and facilitate local generation through renewable energy systems, alternative energy systems and the utilization of efficient generation and distribution systems.
- e) To incorporate energy mapping and energy densities as a planning tool in the evaluation of development applications, neighbourhood planning and the provision of energy generation.
- f) To demonstrate leadership in energy conservation, innovation and renewable energy generation and distribution.
- g) To maximize opportunities for the use of energy efficient modes of travel and reduce energy consumption for motor vehicles in the City.

## 4.6.2 General Policies

The Official Plan is intended to be read and interpreted in accordance with the *Planning Act* and *Green Energy and Green Economy Act*.

1. The implementation of Community Energy goals require the City to address the following four fundamental cornerstones of the city's energy system by integrating land use, energy and transportation planning:
  - Local Generation
  - Local Sustainable Transmission
  - End-Use Efficiency/Conservation
  - Transportation – Urban Form/Density

## 4.6.3 Local Generation

The *Green Energy and Green Economy Act*, streamlines approvals for renewable energy undertakings which generate electricity from renewable sources such as, wind and solar. Renewable energy systems are, with some exceptions, no longer subject to land use planning approval under the *Planning Act*. They are however, subject to approval under other provincial legislation.

Policies contained in this Plan that relate to renewable energy systems are not intended to prevent, restrict or regulate these systems or projects. Exceptions to the *Green Energy and Green Economy Act* relate to land division policies and community improvement plan policies, as well as policies related to undertakings which generate heat from renewable sources, such as solar thermal and geothermal projects. Policies in this Plan related to these matters continue to apply to such projects.

The application of renewable energy and alternative energy sources are encouraged.

### 4.6.3.1 Renewable Energy Sources

**Community Energy Plan Target: Within 15 years, at least a quarter of Guelph's total energy requirement will be competitively sourced from locally created renewable resources.**

1. The City supports renewable energy systems, including thermal solar and geothermal as a principal use or as an accessory use to a permitted use in all land use designations.
2. The City will work jointly with the Province, and public and private partners to investigate the need, feasibility, implications and suitable locations for solar, wind and bio-energy projects and to promote local clean energy generation, where appropriate and in accordance with the *Green Energy and Green Economy Act* and the *Environmental Protection Act*.
3. Where applicable, *renewable energy systems* may be subject to the provisions of the *Ontario Building Code*, the City's Tree By-law and the provisions of the *Ontario Heritage Act*.



#### 4.6.3.2 Alternative Energy Sources

1. *Alternative energy systems* may be permitted at appropriate scales, in accordance with provincial and federal requirements and policy.
2. Alternative energy systems, including heat producing renewable energy, shall adhere to City approved engineering policies and standards, where applicable.
3. Alternative energy systems, including district energy systems with combined heat and power, may be permitted in all designations except General Residential and Medium Density Residential designations where they may only be permitted through a Zoning By-law amendment and provided they are compatible with the surrounding land uses.
4. Alternative Energy Systems will be subject to studies to demonstrate, to the satisfaction of the City, how potential adverse impacts, such as noise, dust, vibration, air quality, and water quality and quantity will be mitigated.
5. Small-scale alternative energy generating structures and facilities designed to service individual buildings or residences, including those encouraged through government programs shall be encouraged subject to the zoning and the Ontario Building Code.
6. New larger scale power generation producing more than 10 Kw facilities or expansions of existing power generation facilities, that do not fall under the provisions of the *Green Energy and Green Economy Act* may be permitted through an amendment to this Plan.
7. Appropriate impact studies shall be required in accordance with provincial and municipal requirements.

**Community Energy Plan Target: At least 30% of Guelph's anticipated electricity requirements will be associated with Combined Heat and Power (cogeneration) by 2031.**

#### 4.6.4 Local Sustainable Transmission

1. The optimization of electrical and natural gas infrastructure is encouraged to provide a back-bone for renewable supplies thereby ensuring reliability and optimizing system efficiency.
2. Utility networks are encouraged to adapt to emerging technologies such as the incorporation of smart power grids, smart metering and advanced telecommunications.
3. Shared utility locations (e.g. renewable energy systems within utility corridors), shall be encouraged to minimize land requirements and increase the efficiency of utility construction and maintenance, while also protecting existing and future utility corridors.

#### **4.6.4.1 District Energy**

1. The City shall support the application of district energy through:
  - i) encouraging the development of guidelines and technical standards to implement district energy using a combination of renewable and alternative energy systems, including combined heat and power;
  - ii) preparing Secondary Plans that will incorporate feasibility studies for district energy; and
  - iii) supporting public/private partnerships and initiatives exploring the potential to use district energy.
2. Where a district energy system is in place, new development and redevelopment will be encouraged to connect to the district energy system, once available.

#### **4.6.5 End Use Efficiency/Conservation**

1. The City will encourage and support energy efficiencies and water conservation through the following provisions:
  - i) historic and architecturally significant buildings and landmarks will be conserved, restored and reused, where practicable, in accordance with the Cultural Heritage provision of this Plan;
  - ii) *development* applications will be required to demonstrate, to the satisfaction of the City, how energy and water is being conserved or generated. Such studies may include, but not limited to an Energy Conservation Efficiency Study, a Water Conservation Efficiency Study, a Feasibility Study for Renewable or Alternative Energy Systems, District Heating Feasibility Study, and the completion of the City's Sustainability Checklist.
  - iii) water consumption in all sectors will be encouraged to be reduced through upgrading/retrofitting of existing buildings and facilities and efficiency in new development;
  - iv) new landscaping and maintenance practices will be strongly encouraged to minimize water consumption;
  - v) alternative water supply and demand management systems such as , rain water harvesting and grey water reuse is encouraged in all new development or redevelopment;
  - vi) the use of potable water for outdoor watering is discouraged;
  - vii) the City will establish a monitoring program to measure energy efficiency to assist the City in meeting the CEP goals and targets; and
  - viii) municipal incentives will be investigated through such tools as, density bonusing, and expediting processing of development approvals to encourage higher levels of energy efficiency than required by the *Ontario Building Code*.

#### **4.6.5.1 Building Design**

1. The City will support energy efficient building design by:
  - i) encouraging and facilitating the incorporation of individual and collective *renewable energy systems and alternative energy systems*;
  - ii) encouraging and promoting designs that use Energy Star, LEED Building

- Standards or equivalent building rating systems that reference Canada's Natural Resources EnerGuide rating system for new development and retrofits;
- iii) ensuring that streets and lotting patterns are oriented to take maximum advantage of passive and active solar systems;
  - iv) encouraging and facilitating designs that incorporate or maximize the use of *renewable energy systems, such as solar and wind or alternative energy systems*, and district energy, including combined heat and power;
  - v) ensuring building and site designs maximize passive solar gain and minimize the need for building cooling, through the use of green or reflective roofs, minimizing surface parking, use of awnings and efficient glazing, use of effective shade landscaping, surface cooling and other mitigating effects of vegetation;
  - vi) encouraging building designs that go beyond the Ontario Building Code to minimize building heat loss, particularly in higher density built forms and larger buildings, e.g. apartments;
  - vii) encouraging designs that facilitate cooperation/joint energy efficiencies between developments to optimize the efficient use of water, energy and residual heat or cooling;
  - viii) encouraging designs that support and facilitate sustainable forms of transportation, including active transportation (walking and cycling), transit, and energy conserving vehicles and transportation programs;
  - ix) retrofitting of existing buildings to increase energy efficiencies;
  - x) supporting the use of reclaimed, environmentally friendly and locally sourced building materials, where appropriate;
  - xi) strongly encouraging three stream waste separation in multiple residential buildings to accommodate the separation and collection waste; and
  - xii) supporting and promoting the use of performance labeling (Energy Performance Certificate).

#### **4.6.5.2 Integrated Energy Mapping**

Energy mapping and land use work to provide the City and local distribution companies with a way to evaluate existing energy use in a community and plan to improve energy efficiency through the use of better building standards and alternative energy sources. The mapping process incorporates the idea that to maximize energy efficiencies the urban built form requires integration with transportation. In addition, improvements to and orientation of the built environment is important to ensure that energy needs of a community are met in the most efficient way possible, including obtaining the highest and best use from a given primary source of energy. Inputs to energy mapping aim to maximize the amount of energy savings and reduction in greenhouse gas emissions from strategically planned community intensification, reurbanization and efficient greenfield development. The maps produced will clearly show the impacts of different building energy efficiencies and the application of renewable and alternative energy sources so that informed decisions on alternative energy systems can be made.

Upon the completion of the energy mapping process the results will be used by the City to:

- i) provide an approach to integrate community energy modeling and land-use spatial analysis to undertake strategic development of infrastructure assets and long-range planning to meet energy and greenhouse gas objectives while accommodating expected population and employment growth;
- ii) track and monitor energy consumption and provide a clear link to land-use and transportation strategies;
- iii) identify land-use, building development and transportation practices that have a direct impact on energy demand and provide the opportunity to implement a process to lower energy demands;
- iv) enable the City and the local distribution companies to incorporate energy planning and actionable demand-side management and energy supply activities to address local energy challenges;
- v) inform the Official Plan and other policies to identify additional land use policies needed to achieve the targeted reduction in greenhouse gas emissions;
- vi) identify the opportunity to integrate high performance (green) building development with community energy systems to achieve improved energy efficiencies; and
- vii) outline where alternative and renewable energy systems might be located and what types of systems should be encouraged across Guelph.

#### **4.6.6 Transportation – Urban Form/Density**

1. Improve energy efficiencies and air quality by directing land use and development patterns that ensure compact urban form that provides for a mix of employment, commerce and housing that promotes walking, cycling and the use of transit.
2. The City will plan for and support energy efficiencies through land use patterns and densities as outlined in the Land Use section of this Plan by:
  - i) promoting compact urban form *that concentrate development in* nodes and corridors to achieve a more efficient pattern that facilitates transit and energy efficiencies;
  - ii) establishing mixed use urban environments that support public transit and active transportation, such as walking and bicycling;
  - iii) ensuring employment, commercial and other travel-intensive activities are supported by public transit or located to reduce commute journeys and traffic congestion;
  - iv) encouraging the design and orientation of buildings to support energy efficiency; and
  - v) locating land uses to facilitate the use of transit and expansion of rail for goods and people movement.

#### **4.6.7 Corporate Leadership**

**Community Energy Plan Goal: All publicly funded investments will visibly contribute to meeting the four CEP goals.**

1. Corporately, the City will support energy efficiencies by ensuring that municipal facilities will be designed to demonstrate leadership in energy and water efficiencies.
2. The City will aim to achieve energy efficiency and water conservation through implementing programs and policies which include, but are not limited to:
  - i) participating in and implementing energy and water conservation programs;
  - ii) water conservation measures, infrastructure renewal and operational efficiencies within water and waste water treatment and conveyance;
  - iii) supporting public/private partnership that exhibit energy efficiency and energy design standards;
  - iv) marketing and education initiatives;
  - v) encouraging changes to the *Ontario Building Code* and regulations that accelerates and supports energy efficiency standards in all built forms;
  - vi) preparing energy conservation and demand management plans (CDM) for municipal assets;
  - vii) establishing greenhouse gas emission targets for municipal assets;
  - viii) requiring all new municipal buildings over 500 square metres to be constructed to a LEED silver rating or equivalent;
  - ix) implementing green purchasing and sustainable green fleet procedures; and
  - x) strongly encouraging the use of low maintenance landscaping throughout the City.

#### **4.6.8 Climate Change**

The development and redevelopment of Guelph needs to be conducted as an integrated system where density is the key to the development of new transport and renewable energy systems and whose systems help to meet the City's targets for greenhouse gas reductions. Trails and bike paths throughout the City will spur walking and cycling while connecting green spaces, urban agriculture, recreation and other social gathering spaces. An integrated *Official Plan* will use a systems approach to create an over-arching vision and structure that shows low carbon energy opportunities, viable sustainable transportation routes and nodes, potential for expanding open space and employment areas and appropriate housing density. This integrated approach is essential to achieving many of the long-term goals of the *Official Plan* including taking measures to address climate change.

##### **4.6.8.1 Objectives**

- a) To require a reduction in greenhouse gas emissions to minimize Guelph's contribution to climate change impacts.
- b) To improve air quality through a variety of measures to support a healthy and liveable community.
- c) To encourage a zero-emission mobility.

#### **4.6.8.2 General Policies**

1. Climate change can be caused by natural processes and human activities. Addressing climate change requires two complementary actions: mitigation and adaptation.
2. Mitigation involves actions to reduce greenhouse gases or actions to avoid or delay climate change.
3. Adaptation involves actions or planning to minimize a city's vulnerabilities to the impacts of climate change.

#### **4.6.8.3 Climate Change Adaptation**

1. The policies contained in the Land Use section of this Plan sets out strategies which address climate change adaptation such as the promotion of compact, mixed-use urban development.
2. To safeguard its future, Guelph must monitor the latest climate projections and take appropriate actions to ensure its economy, physical infrastructure and social frameworks are resilient to a range of new conditions.
3. Educational materials on climate change should be distributed to raise the ecological literacy of people and businesses.

#### **4.6.8.4 Climate Change Mitigation**

1. The City will undertake the preparation and ultimate communication of a consolidated and comprehensive climate change protection program that will work towards successfully reducing greenhouse gas emissions and reduce energy consumption. To implement this program the following steps should be completed:
  - i) in conjunction with Community Energy establish an emissions baseline for the city;
  - ii) develop and implement action plans that will assist in reducing emissions and energy use in the city's operations and the city at large;
  - iii) improve community information and heighten the awareness of issues associated with climate change; and
  - iv) in conjunction with Community energy initiatives, monitor to measure success over time.
2. To facilitate a reduction in energy consumption in the construction and servicing requirements of subdivision and other development by:
  - i) adopting the use of alternative development standards; and
  - ii) maintain the policy of requiring gravity feed sanitary sewers.
3. The City will work towards reducing heat island effects through encouraging the use of reflective or green roofs, natural landscaping and increasing the tree canopy.
4. Urban design and alternative development standards will work towards the mitigation of climate change impacts on public works, alternative

development standards and urban infrastructure – roads, and associated infrastructure, bridges, water and waste water systems and energy distribution.

5. The City will incorporate the social cost of carbon emissions into its procurement, procedure, policies, capital planning and decision-making.

## **4.7 Cultural Heritage Resources**

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

The *cultural heritage resources* paint the history of the City and provide identity and character while instilling pride and contributing to economic prosperity.

### **4.7.1 Objectives**

- a) To maintain and celebrate heritage character of the City, including built heritage resources and cultural heritage landscapes.
- b) To identify, evaluate, *list, conserve* and protect cultural heritage resources in accordance with the *Ontario Heritage Act* through the adoption and implementation of policies and programs including partnerships amongst various public and private agencies and organizations.
- c) To encourage a city-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive environmental, economic and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous city.
- d) To ensure that all new development, site alterations, building alterations and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources.
- e) To encourage the rehabilitation, restoration and preservation of built heritage resources so that they remain in active use.
- f) To promote public and private awareness, appreciation and enjoyment of the City's cultural heritage through public programs and activities, heritage tourism and guidance on appropriate conservation practices.
- g) To maintain a municipal register of properties of *cultural heritage value or interest* in accordance with Section 27 of the *Ontario Heritage Act*.
- h) To identify, designate and conserve *significant built heritage resources* and *significant cultural heritage landscapes* in accordance with Part IV of the *Ontario Heritage Act*.

- i) To identify, designate and conserve *Heritage Conservation Districts* under Part V of the *Ontario Heritage Act*.
- j) To identify, evaluate and *conserve archaeological resources and areas of archaeological potential* in accordance with the *Ontario Heritage Act*.
- k) To promote the identification and protection of *heritage trees* as part of the natural and cultural heritage landscape.

#### **4.7.2 General Policies**

1. Ensure that *cultural heritage resources* are *conserved* and protected in accordance with the provisions of the *Ontario Heritage Act*, the *Planning Act*, the *Building Code Act*, the *Environmental Assessment Act*, the *Cemeteries Act*, and the *Municipal Act*.
2. Significant built heritage resources and significant cultural heritage landscapes shall be identified and conserved through designation and *listed* on the *Municipal Register of Cultural Heritage Properties*.
3. A register of property situated in the City that is of cultural heritage value or interest shall be maintained and kept up to date by the City, in consultation with Heritage Guelph, according to Section 27 of the *Ontario Heritage Act*. This register is known as the *Municipal Register of Cultural Heritage Properties (Heritage Register)*. Properties in the *Heritage Register* will *list designated and include non-designated built heritage resources and cultural heritage landscapes*.
4. To recognize *built heritage resources* within the City that are included in the *Inventory of Heritage Structures* (also known as the Couling Building Inventory). The *built heritage resources included* in the *Inventory of Heritage Structures* may be considered by Council for inclusion in the *Heritage Register*.
5. Guidelines for *Cultural Heritage Impact Assessments*, *Cultural Heritage Conservation Plans* and *Cultural Heritage Reviews* may be provided by the City. Cultural Heritage Impact Assessment and Cultural Heritage Conservation Plans will be used when evaluating *development and redevelopment* in association with designated and non-designated properties. Cultural Heritage Reviews will be used to assess non-designated properties *included* on the *Municipal Register of Cultural Heritage Properties*.
6. *Built heritage resources and cultural heritage landscapes* are required to be maintained in accordance with the City's Property Standards By-law with appropriate care and maintenance that conserves their *heritage attributes*.
7. *Built heritage resources and cultural heritage landscapes* should be maintained in accordance with federal and provincial prescribed standards and guidelines (e.g. *Standards and Guidelines for the Conservation of Historic Properties in Canada*. Parks Canada, 2003)
8. Proper conservation and maintenance of *built heritage resources and cultural heritage landscapes* should be recognized and encouraged as a viable and preferred means of reducing energy and waste.



9. Harmful disruption or disturbance of known archaeological sites or areas of archaeological potential should be avoided.
10. The ongoing maintenance and care of individual built heritage resources and cultural heritage landscapes and the properties on which they are situated together with associated features and structures is encouraged and where appropriate the city will provide guidance on sound conservation practices.
11. The conservation of *cultural heritage resources* will be achieved by encouraging property owners to seek out and apply for funding sources available for conservation and restoration work.
12. The City will ensure the conservation and protection of *cultural heritage resources* in planning and development matters subject to the *Planning Act*.

#### **4.7.3 Heritage Designation**

1. Council, in consultation with Heritage Guelph, may designate by by-law, properties of *cultural heritage value or interest* in accordance with Part IV of the *Ontario Heritage Act*, that in Council's opinion, meet the prescribed criteria as established by regulation under the *Ontario Heritage Act*. Such properties shall be *listed as designated properties* in the *Register of Cultural Heritage Properties*. Schedule 10 identifies all designated Heritage properties.
2. *Development, redevelopment, and/or alteration* affecting a *designated* or other *protected heritage property*, where the works are likely to affect the property's *heritage attributes*, shall not be permitted unless written consent is received from the City.
3. Applications for any alteration affecting or likely to affect the *heritage attributes* of a *designated property* or other *protected heritage property* shall be required to demonstrate, to the satisfaction of the City, in consultation with Heritage Guelph, through a *Cultural Heritage Impact Assessment* and/or a *Cultural Heritage Conservation Plan* how the *heritage attributes* will be *conserved*, protected and integrated, where appropriate, into the *development plans*.
4. *Development, redevelopment and/or alteration* of *designated properties* or other protected heritage property shall be designed to integrate the property's *heritage attributes* into the proposed design and ensure compatibility with the *heritage attributes* and values through such measures as:
  - i) maintaining the original location and orientation to the street and lot pattern;
  - ii) conserving the *cultural heritage landscape* or setting;
  - iii) ensuring the height, bulk, form, massing, materials, fenestration and/or facade treatments do not detract from the *heritage attributes* or *cultural heritage landscape*; and
  - iv) maintaining the general scale and pattern of the streetscape.
5. *Development, redevelopment and/or alteration* of *designated properties* or other protected heritage property shall ensure that the proposed

*development, redevelopment or alteration conserves or enhances the context in which the cultural heritage resource is situated.*

6. *Heritage attributes shall be conserved, unless it has been demonstrated to the satisfaction of the City, in consultation with Heritage Guelph, that the heritage attribute(s) and/or the designation of the property no longer meet the criteria for designation established by provincial regulation or by the City.*
7. *Where a cultural heritage resource that cannot be conserved on site and approval for demolition or removal is granted, the City, in consultation with Heritage Guelph, will require the proponent to provide full documentation of the cultural heritage resource for archival purposes, consisting of a history, photographic record and measured drawings, in a format acceptable to the City.*
8. *The proponent shall provide and deliver to the City all or any part of the demolished cultural heritage resource that the City, in consultation with Heritage Guelph, considers appropriate for re-use, archival, display, or commemorative purposes, at no cost to the City. The City may use or dispose of these artifacts, as it deems appropriate.*

#### **4.7.4 Heritage Conservation Districts**

1. *Council, in consultation with Heritage Guelph, may by by-law, define any area of the City as an area to be examined for possible designation as a Heritage Conservation District, in accordance with Part V of the Ontario Heritage Act.*
2. *Prior to the designation of a Heritage Conservation District, the City shall:*
  - i) *identify its intent to define and investigate an area;*
  - ii) *undertake a study of the area to determine if the area should be conserved as a Heritage Conservation District;*
  - iii) *examine and make recommendations on the boundaries of the study area,*
  - iv) *evaluate the area's cultural heritage value or interest;*
  - v) *recommend the objectives, policies and contents of the Heritage Conservation District Plan; and*
  - vi) *determine development control measures that will be required to conserve the cultural heritage of the area and any other matters deemed necessary.*
3. *Pursuant to the Ontario Heritage Act, and in consultation with Heritage Guelph, Council may, by by-law designate any area within the City as a Heritage Conservation District.*
4. *Once approved by Council, a Heritage Conservation District Plan will guide public infrastructure, development and site alteration within the Heritage Conservation District.*
5. *Properties within an approved Heritage Conservation District shall be listed in the Heritage Register.*

#### **4.7.5 Development and Site Alteration Adjacent to a *Designated Heritage Property***

1. *Development and/or site alteration may be permitted on adjacent lands to a designated heritage property or other protected heritage property where the proposed development and/or site alteration has been evaluated and demonstrated, to the satisfaction of the City, in consultation with Heritage Guelph, that the heritage attributes of the designated heritage property or other protected property will be conserved. Mitigative measures and/or alternative development approaches may be required to conserve the heritage attributes of the designated heritage property or other protected heritage property affected by the adjacent development and/or site alteration.*
2. *Development and/or site alteration on adjacent lands to a designated heritage property or other protected heritage property shall require a Scoped Cultural Heritage Impact Assessment to evaluate and demonstrate, to the satisfaction of the City in consultation with Heritage Guelph, that the heritage attributes of the designated heritage property will be conserved.*
3. *Development and site alteration adjacent to a designated heritage property or other protected heritage property shall be designed to minimize the impact on the identified heritage attributes of the designated heritage property, and should be designed to be compatible with the immediate context on the street.*
4. *Adjacent lands guidelines may be developed by the City to guide the consideration of development adjacent to designated heritage properties or other protected heritage property and to set out the detailed requirements for a Scoped Cultural Heritage Impact Assessment.*
5. *Architectural design guidelines may be developed by the City to guide development and redevelopment adjacent to designated heritage properties or other protected heritage property.*

#### **4.7.6 Non-Designated Properties Included in the *Heritage Register***

1. *A Heritage Register shall be maintained and kept up to date by the City that includes non-designated properties that Council believes to be of cultural heritage value or interest. Such properties are identified as properties included in the Heritage Register.*
2. *Council, in consultation with Heritage Guelph, as appropriate, may remove non-designated properties from the Heritage Register, provided it has been demonstrated through a Cultural Heritage Review to the satisfaction of Council, that the property is no longer of cultural heritage value or interest.*
3. *Properties may be added to the Heritage Register where Council, in consultation with Heritage Guelph, believes the property to be of cultural heritage value or interest.*
4. *Non-designated built heritage resources or cultural heritage landscapes included in the Heritage Register shall not be demolished or removed without the owner providing written notice to the City of the intent to demolish in conjunction with an application for a demolition permit. Council, in*

consultation with Heritage Guelph, will assess requests for demolition to determine the significance of the *built heritage resources* and/or *cultural heritage landscapes* affected. The Council may refuse to issue the demolition permit and determine that the property is of sufficient *cultural heritage value or interest* that it should be designated under Part IV of the *Ontario Heritage Act*.

5. Council, in consultation with Heritage Guelph, may determine that a property included in the Heritage Register has no *cultural heritage value or interest*, and in such instances, demolition may be permitted.
6. *Built heritage resources* and *cultural heritage landscapes* that have been included in the *Heritage Register* may be considered for conservation and/or incorporation into *development* applications initiated under the *Planning Act*, unless the applicant demonstrates to Council in consultation with Heritage Guelph, through a *Cultural Heritage Impact Assessment*, *Scoped Cultural Heritage Impact Assessment* or *Cultural Heritage Review*, that the *built heritage resource* or *cultural heritage landscape* does not meet the criteria for designation under the *Ontario Heritage Act*.
7. Where a non-designated *built heritage resource* or *cultural heritage landscape* is included in the *Heritage Register*, the City may require, as a condition of approval of a *development* application under the *Planning Act*, a building permit, a partial demolition or change of use, that the proponent enter into agreements to conserve and/or permit to be designated, by the City, in consultation with Heritage Guelph, the *built heritage resource* or *cultural heritage landscape*.
8. The City may require the proponent to prepare a *Cultural Heritage Conservation Plan* as a condition of approval for a development proposal, a building permit, including partial demolition, and/or a change in use that has the potential to impact a non-designated *built heritage resource* or a *cultural heritage landscape* included in the *Heritage Register*.

#### **4.7.7 Archaeological Resources**

1. The City recognizes that there are archaeological remnants of prehistoric and early historic habitation within the City. The *Archaeological Master Plan* identifies known *archeological sites* registered with the *Provincial Archaeological Site database*. The Plan also identifies lands that have the potential for the discovery of *archeological resources*. Additional areas may be identified by the City on the basis of the definition for *areas of archaeological potential* as defined in the Plan and in the *Archaeological Master Plan for the City of Guelph*. Schedule 11 identifies the Areas of Potential Archaeological Resources.
2. Where *archaeological resources* or *areas of archaeological potential* have been identified or have the potential to be present on lands proposed for *development* or *site alteration*, the City shall require the preparation of an *Archaeological Assessment* by a *licensed archaeologist*.
3. *Development* and/or *site alteration* shall only be permitted on lands containing *archaeological resources* or *areas of archaeological potential* if it has been demonstrated that the *significant archaeological resources* have

been *conserved* by removal and documentation, or by preservation of the site. Where significant archaeological resources must be preserved on site, only *development* and/or *site alteration* which maintains the integrity of the archaeological resource may be permitted.

4. *Development and site alteration* shall not commence on lands containing archaeological resources or areas of archaeological potential until an *Archaeological Assessment*, prepared to the satisfaction of the City, has been completed that:
  - i) identifies the affected *areas of archaeological potential* and *archaeological resources*;
  - ii) *assesses the archaeological significance* of the subject land;
  - iii) recommends conservation and/or preservation measures required to retain the heritage value, attributes and integrity of the resource;
  - iv) meets the *Standards and Guidelines for Consultant Archaeologists*, as amended, the *Ontario Heritage Act* and its regulations; and
  - v) includes a completed archaeological site registry form in instances where archaeological sites are registered.

#### **4.7.8 Heritage Guelph**

1. Heritage Guelph is the City's municipal heritage advisory committee, and will be consulted, as appropriate, on matters associated with the identification, evaluation, *listing*, conservation, restoration, protection, and enhancement of *cultural heritage resources*.
2. Heritage Guelph, will advise and assist Council in the identification and prioritization of *cultural heritage resources* within the City in accordance with the criteria established by Provincial regulation.
3. Heritage Guelph will provide advice to Council on the designation of properties under Part IV of the *Ontario Heritage Act* and the delineation and designation of Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.
4. Heritage Guelph will provide advice on *cultural heritage value or interest* on all matters referred to it by Council.
5. The City will promote good communication between Heritage Guelph and City departments, local heritage groups, and applicable government agencies.
6. The City, in conjunction with Heritage Guelph, will encourage and foster public education, awareness, participation in, and appreciation of the conservation of *cultural heritage resources* by installation of plaques, conservation awards, publication of literature, assistance to the media and other means considered appropriate by Council.
7. The City may use government or non-government funding programs to assist in the implementation of the heritage conservation policies of this Plan.
8. The City shall co-ordinate its heritage conservation plans and programs with other levels of government.

#### 4.7.9 Heritage Trees

1. Where *heritage trees* have been identified by the City, they will be protected to the fullest extent possible while having regard to the health of the tree and public safety.

#### 4.7.10 Cultural Heritage Impact Assessment

1. The City will require as a condition of approval, a *Cultural Heritage Impact Assessment* or a *Scoped Cultural Heritage Impact Assessment* for the following development application types if the subject property has been designated under the *Ontario Heritage Act* or has been *included* as a non-designated property in the *Heritage Register*:
  - Official Plan Amendment (when combined with a Zoning by-law Amendment or a Plan of Subdivision)
  - Consent
  - Zoning By-law amendment
  - Plan of Subdivision
  - Minor Variance
  - Site Plan Control.
2. A *Cultural Heritage Impact Assessment* or a *Scoped Cultural Heritage Impact Assessment* shall be carried out to the satisfaction of the City, in consultation with Heritage Guelph, to identify and evaluate potential impacts (proposed by the development, redevelopment or alteration) to *designated properties* or non-designated properties *included* in the *Heritage Register*.
3. The *Cultural Heritage Impact Assessment* shall be conducted by professional(s) qualified in the field of *cultural heritage resources* and in accordance with the City's *Cultural Heritage Impact Assessment Guidelines*.
4. The *Cultural Heritage Impact Assessment* shall include, but is not limited to the following:
  - i) a description of the proposed *development, redevelopment or alteration*, including a location map showing proposed buildings, existing land uses, and a site survey, architectural drawings, detailed conceptual façade renderings, interior architectural details where the heritage attributes are identified within a building or structure and other details as specified by the City;
  - ii) a detailed description of the *built heritage resource(s), cultural heritage landscape features, heritage attributes*, sources of research and conclusions regarding the significance of the *cultural heritage resource* with respect to their *cultural heritage value or interest*;
  - iii) a description of the existing regulations if any, affecting the proposal (e.g. flood or fill regulation);
  - iv) a description of *cultural heritage resources and heritage attributes* that might directly or indirectly be affected by the proposal;
  - v) a description of the impacts that might reasonably be caused to the *cultural heritage resource or heritage attributes* and how the impacts may affect the value or interest of the resource or attribute;
  - vi) an evaluation of alternative conservation and mitigation measures and their effectiveness in conserving the *cultural heritage resource* or

- heritage attributes*. Such evaluation shall be based on established principles, standards and guidelines for heritage conservation and include an assessment of the advantages and disadvantages of each;
- vii) an implementation and monitoring plan shall be required and include a reporting structure, for the implementation of the recommended actions as *development* and *site alteration* proceeds; and
  - viii) any other information required by the Province or the City, in consultation with Heritage Guelph, that is considered necessary to evaluate the proposal.

#### **4.7.11 Scoped Cultural Heritage Impact Assessment**

1. A *Scoped Cultural Heritage Impact Assessment* may be prepared in instances where the proponent can demonstrate, to the satisfaction of the City, in consultation with Heritage Guelph, that a particular proposal can proceed without adverse impact on any *cultural heritage resources* or *heritage attributes*.
2. The *Scoped Cultural Heritage Impact Assessment* shall be conducted by a professional(s) qualified in the field of *cultural heritage resources* and in accordance to the City's *Cultural Heritage Resource Impact Assessment Guidelines*.
3. Heritage Guelph may assist in the review of *Cultural Heritage Impact Assessments* and/or *Scoped Cultural Heritage Impact Assessments* and provide recommendations to Council. The conservation and/or designation of any *cultural heritage resource* identified through the assessment may be a condition of a *development* approval by the City.

#### **4.7.12 Cultural Heritage Conservation Plan**

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

#### **4.7.13 Cultural Heritage Review**

1. A Cultural Heritage Review is required when requests are made to remove, add or modify a description of non-designated properties included in the Heritage Register.
2. A Cultural Heritage Review will be conducted in accordance with the Cultural Heritage Review Guidelines.

#### **4.7.14 Implementation Policies**

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

1. The City may use a range of implementation tools to achieve the objectives with respect to *built heritage resources* and *cultural heritage landscapes*, including *Site Plan Control* to require exterior design drawings which address matters such as: the character, massing, scale, appearance and design features of buildings; relationship of proposed building to adjacent buildings and the street; interior walkways; stairs; elevators, etc. that are accessible to the general public; and impacts on the design elements within the municipal right of way.
2. Regulate *development* so that it is sympathetic in height, bulk, location and character with *built heritage resources* and *cultural heritage landscapes*, where character includes, but is not limited to, form and massing, materials, fenestration, facade treatments, building orientation, existing scale and pattern and existing landscape and streetscape qualities.
3. Control *demolition of built heritage resources* in a defined area.
4. Provide financial incentives to encourage the retention of *built heritage resources* and *cultural heritage landscape*.
5. Provide for an exemption from parking requirements or for increasing the height or density of *development* when deemed appropriate through the bonusing provision of this plan, for specific *development* proposals.
6. Facilitate the retention of *built heritage resources* and *cultural heritage landscapes*.
7. 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:
  - i) conserving, protecting and maintaining the heritage features of the property in perpetuity;
  - ii) preventing any demolition, construction, alteration, addition or any other action which would adversely affect the heritage features of the property; and
  - iii) establishing criteria for the approval of any *development* affecting the heritage property.



## 5.0 Municipal Services

### 5.1 Introduction

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

### 5.2 Objectives

- a) To encourage the efficient use of municipal services and utilities.
- b) To ensure full municipal services are provided for all forms of development.
- c) To ensure groundwater resources, on which Guelph's water supply is based and which sustain the area's natural environment, are respected, protected and conserved.
- d) To set out staging for the logical, economic expansion of services.
- e) To promote the retention, repair and upgrading of infrastructure in the older parts of the City.

### 5.3 General Policies

1. The City will ensure the provisions for infrastructure and utilities in accordance with recognized standards for urban development.
2. The City will ensure there is an adequate supply of land with servicing capacity and *intensification* opportunities to meet future development needs.
3. The provision and extension of full municipal services and utilities to all new *development* will be required. Full municipal services shall include facilities for:
  - i) sanitary sewage disposal;
  - ii) water supply;
  - iii) storm water management;
  - iv) solid waste management;
  - v) electrical power; and
  - vi) *transportation networks* including pedestrian and cycling networks and public transit.
4. Telecommunication facilities and natural gas will be provided and extended to all new *developments*, where feasible and appropriate.
5. In new development where a district energy network is planned, provision for future connections to the district energy system will be encouraged.
6. Electrical and cabled services will be located underground.
7. Prior to permitting a *development* proposal, the City shall ensure there is adequate capacity for overall municipal water, wastewater treatment, solid

waste management facilities and stormwater to accommodate the *development*.

8. Prior to permitting a *development* proposal, the City shall be satisfied that all municipal site services are adequate to accommodate the specific *development* proposal.
9. City Council may pass by-laws and enter into agreements, including financial arrangements for the installation of municipal services.
10. 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 and energy efficiencies may be realized.
11. 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.
12. The City will ensure full utilization of existing municipal services and utilities and conservation measures as appropriate.
13. The City will ensure that *infrastructure* and *public service facilities* are provided in a coordinated, efficient, integrated and cost-efficient manner to meet current and projected needs, including:
  - i) the strategic location of infrastructure and public service facilities to support effective and efficient delivery of emergency management services;
  - ii) the optimization of existing infrastructure and public service facilities, where feasible, before giving consideration to new infrastructure or facilities; and
  - iii) the co-location of public services facilities to promote cost effectiveness and facilitate service integration.
14. The City will ensure that *sewage and water services* are financially viable and comply with regulatory requirements.
15. *Development* on private services is prohibited except as provided for in subsection 16 to avoid premature municipal servicing and potential negative impacts on the City's water resources and *natural heritage features*.
16. The City will not allow any development on *partial services* except where necessary to address a failed individual on-site water service or sewage disposal system on an existing lot of record and only where municipal services are not available or are expected to be available within 2 years.

## **5.4 Staging of Development**

### **5.4.1 Objective**

- a) To ensure development is staged in keeping with the City's growth management objectives in a fiscally responsible manner.

## 5.4.2 General Policies

1. *Development and redevelopment* will be staged relative to a program for orderly extension, repair and upgrading of municipal trunk storm and sanitary sewers and watermains.
2. The rate and direction of development in the City will be guided by the growth management objectives and policies of this Plan including 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 required services. Schedule 2 outlines in general terms the sequencing of servicing infrastructure within the City.
  - i) Staging Area 1 corresponds to the Built-up Area boundary for the City, and this area reflects that portion of the City where the majority of serviced development is already situated. To meet the minimum intensification target within the Built-up Area, this area will continue to be subject to development over the planning period.
  - ii) Staging Area 2 reflects that portion of the Greenfield Area where servicing is available or planned. The Stage 2 area represents the logical extension of development and identified registered plans of subdivision that were registered at the time of approval of this Plan. Servicing expansion into this area will be governed by the City's ability to provide and extend municipal services in accordance with budgeting and financial obligations for the provision of the required services.
  - iii) Staging Area 3 constitutes the Guelph Innovation District which is currently subject to a Secondary Plan process. The provision of staging into this area will be subject to the findings of the detailed planning work.
  - iv) Staging Area 4 is reflective of a future Secondary Plan study area for the 'Special Study Area' south of Clair Road. The servicing of potential development within this area will be addressed in the Secondary Plan work for this area.
3. New development and redevelopment proposals will be evaluated related 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.
4. The extension of municipal trunk services to support new urban development within Greenfield Areas will be assigned to those areas where maximum efficiencies are achieved. The staging and other provisions of this Plan along with the City's Master Plans respecting water, wastewater and transportation infrastructure service provision will be used to guide development. The City will provide new infrastructure where the City's staging policies and infrastructure financing capability are aligned.
5. *Development* within the Special Study Areas designation will be subject to the adoption of a secondary plan and the Land Use and applicable policies of this Plan.

6. The Secondary Plans, implementing *Zoning By-law*, and its associated amendment process, will be used as a regulatory mechanism to prevent premature development that would not have adequate municipal services.
7. The annual preparation of the City's Development Priorities Plan will be used as a means to assign priority to development considering the objectives and policies of this Plan, and the City's financial considerations for urban expansion.
8. The City will prepare a *Development Priorities Plan* to assist in defining the rate, timing and location of *development* and *redevelopment* in the City. This Plan will be prepared and updated on an annual basis and will provide a multi-year forecast of growth. The following matters will be considered in the preparation of the Plan:
  - i) promoting the realization of the goals, objectives and policies of the Official Plan;
  - ii) ensuring an effective and efficient growth pattern in both new and older, established areas of the City;
  - iii) ensuring the co-ordinated and orderly provision of municipal services and community facilities in conjunction with growth; and
  - iv) monitoring development activity to ensure growth is consistent with population forecasts, the intensification target for the Built-up Area, the density target for the Greenfield Area and the provision for a mix of housing, including affordable housing.

## **5.5 Water Supply**

The City relies primarily on groundwater resources for its potable water. The Arkell Spring wellfield, located in Puslinch Township, is a significant source of supply for the City. Numerous municipal wells within the City boundary and immediately adjacent to the City also contribute to the City's overall water supply.

### **5.5.1 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 sustainability, conservation and efficiency measures to sustain the City's valuable water resources.

### **5.5.2 General Policies**

1. The City will implement the Water Supply Master Plan (2006) that aims to provide a safe, efficient and cost-effective water supply. The Plan identifies short-term, mid-term and long-term recommendations including:
  - i) implementation of findings for the Water Conservation and Efficiency Strategy Update (2009);
  - ii) expanding the existing groundwater supply system; and
  - iii) establishing new water supplies at the local level.

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

## **5.6 Waste Water Treatment**

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

### **5.6.1 Objectives**

- a) To protect, maintain or restore the quality and quantity of water upstream and downstream of the City's wastewater treatment facility.

### **5.6.2 General Policies**

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.
2. The City has completed a 50 year Wastewater Treatment Master Plan (2009) as background to the preparation of this Plan. The Master Plan will be implemented and updated generally at 5 year intervals to ensure continued optimization of the plant infrastructure, and the incorporation of new technologies from time to time.
3. The implementation of the Waste Water Treatment Master Plan will ensure energy is conserved through innovation and distribution.

## **5.7 Solid Waste Management**

### **5.7.1 Objectives**

- a) To provide adequate solid waste management facilities to accommodate present and future requirements.
- b) To show environmental leadership in utilizing a waste management system that facilitates, encourages, promotes and minimizes waste generation through the 3R's – reduce, reuse, recycle.

### **5.7.2 General Policies**

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 wet-dry recycling and composting facility.
2. A Solid Waste Management Plan (2008) with a 25 year time horizon has been prepared. This plan outlines mechanisms to address waste minimization, diversion and disposal targets with an overall goal of reducing the City's

ecological footprint. The plan will be updated from time to time, generally at 5 year intervals.

3. The management of the former Eastview Landfill Site will be carried out in accordance with the Environmental Protection Act and applicable legislation.
4. Land uses permitted within the Utilities designation are addressed in the Land Use Section of this Plan. All waste management systems will be located and designed in accordance with Provincial Legislation and standards.

## **5.8 Stormwater Management**

### **5.8.1 Objectives**

- a) To protect, improve or restore the quality and quantity of surface water and groundwater resources through sound stormwater management.
- b) To ensure that stormwater management practices minimize storm water volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- c) To implement an integrated watershed planning approach in the design of stormwater management such that watershed plans, subwatershed plans and Stormwater Management Master Plans serve to guide site-specific development.
- d) To implement a stormwater management technique that protects, maintains, enhances or restores the surface water and groundwater resources of the City.
- e) To implement stormwater management practices that maintain the pre-development hydrologic cycle, maintains or enhances the quantity and quality of storm water runoff discharged to receiving natural watercourses, wetlands and recharge facilities, and minimize erosion and flooding and wildlife and fisheries impacts.
- f) To recognize stormwater runoff as an important resource rather than a waste product.
- g) To ensure subwatershed plans for the various sub-watersheds of the City are kept up to date.

### **5.8.2 Policies**

1. All development shall occur in accordance with Subwatershed Plans or Stormwater Management Master Plans, as approved by the City of Guelph and the Grand River Conservation Authority
2. *Development and site alteration* shall require the preparation of a detailed Storm Water Management and Engineering Report, prepared to the satisfaction of the City and the Grand River Conservation Authority, where applicable, that addresses the following matters and other issues as may required by the City:

- i) demonstrate how the design and construction of the stormwater management facility will protect, improve or restore the quality and quantity of surface and groundwater resources;
  - ii) demonstrate how the proposed stormwater management design will be consistent with and implement the recommendations of the appropriate watershed, subwatershed or Stormwater Management Master Plans, as approved by the City for the subject area;
  - iii) identify the impacts and mitigation measures with respect to protecting, improving or restoring surface water quantity and quality, water balance, conveyance system, grading and drainage, erosion/siltation control, identification of potential environmental negative impacts including recommendations from environmental impact studies, and other design requirements;
  - iv) information 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, wildlife and fisheries habitat, including recommendations on how any potential impact will be mitigated;
  - v) Geotechnical and hydrogeologic information to identify soil infiltration rates, depths to the seasonally high water table and deeper regional aquifers beneath the site and in the surrounding area;
  - vi) Information on the potential impacts in terms of quality and quantity of any proposed stormwater management techniques on the City's groundwater resources; and
  - vii) demonstration that pre-development stormwater flows from the site match post-development stormwater flows for a given storm event.
3. Storm water management and engineering reports shall address all policy matters with necessary modifications based on the scale of the proposed development as well as any design impediments in the receiving system (i.e. size of pipe, existing downstream flooding conditions, etc.).
  4. The City will require appropriate use of on-site infiltration measures, within the storm water management design.
  5. The City encourages the use of landscape-based stormwater management planning and practices (also referred to as Low Impact Development) including rainwater harvesting, green roofs, bioretention, permeable pavement, infiltration facilities and vegetated swales in the design and construction of new *development* and *site alteration*.
  6. The City encourages approaches to stormwater management that includes a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect water quality and quantity, and minimize erosion and flooding impacts.
  7. All development and site alteration shall be required to adhere to the City's Storm Water Management Master Plan which is under preparation for approval in 2011, and the Design Principles for Storm Water Management (1996). These plans and guidelines are intended to augment the Ontario Ministry of the Environment's "Stormwater Management Practices Planning & Design Manual" (as amended from time to time) and are intended to achieve the highest level of utilization, aesthetics, environmental benefits and ease of maintenance for storm water management facilities.

8. Storm water management facilities are not permitted in all land use designations on Schedule 2. The City will generally discourage detention and retention facilities in Open Space designations, natural heritage features and in buffers to natural heritage features, except as provided for under the Natural Heritage System policies of this Plan. The City recognizes that controlled discharge from stormwater facilities to receiving wetlands and watercourses is required to ensure the water quality and quantity maintains or enhances the receiving waterbody.
9. The City strongly encourages the use of low impact development measures such as bio-filters, grasses swales, rain gardens, etc, in the design of new development and site alteration.
10. Watercourses, regulated by the Grand River Conservation Authority should be left in an open and natural state unless approval to alter the watercourse is obtained from the Conservation Authority. The enclosure of open watercourses or their channelization into open concrete channels will be prohibited.
11. Approvals from the City, Grand River Conservation Authority, and other relevant agencies shall be required prior to the alteration of any watercourse, the design and construction of any storm water management facility or the commencement of any grading or filling.
12. Wherever feasible, watercourses that have been enclosed or channelized should be restored as open watercourses.
13. Subwatershed plans will be prepared and/or updated by the City in consultation with the Grand River Conservation Authority and other government agencies.
14. *Development* in the Special Study Area designation south of Clair Road is premature and shall require the preparation of an updated subwatershed study that has been approved by relevant agencies and adopted by Council.
15. *Development* in the Special Study Area of the Guelph Innovation District Secondary Plan area shall require the preparation of a detailed Stormwater Management and Municipal Servicing Report prior to the registration of any individual Plan of Subdivision. These reports will be prepared on the following basis:
  - i) they will be subject to approval by the City of Guelph and the Grand River Conservation Authority; and
  - ii) the reports will be consistent with and implement the recommendations of the updated subwatershed studies as approved by relevant agencies and adopted by Council and the Secondary Plan, once approved.



## **5.9 Site Alteration**

### **5.9.1 Objective**

- a) To preclude premature or undesirable alterations of the natural landscape prior to *development*, all site alteration will be subject to the City's Site Alteration By-law.

### **5.9.2 General Policies**

- 1. In an effort to preserve topsoil, the City will prepare by-laws to promote the preservation of top soil.

## **5.10 Termite Control**

### **5.10.1 Objective**

- a) To prevent the spread of and eradicate termites within the City.

### **5.10.2 General Policies**

- 1. The City will implement the City's Termite Control By-law which regulates 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.

## **5.11 Electrical Transmission Lines and Pipelines**

### **5.11.1 Objective**

- a) To ensure that any future high voltage transmission lines or major pipelines are located such that the health and safety of the residents and business are protected.

### **5.11.2 General Policies**

- 1. The location of new electrical transmission lines, associated facilities and pipelines will be evaluated in accordance with the Environmental Assessment Act, and will minimize any adverse social, land use, visual, environmental or safety impacts.
- 2. Future high voltage transmission lines and major pipelines will be encouraged to locate along existing utility corridors or other rights-of-way, such as roads and railways, in order to minimize the fragmentation of properties.
- 3. Future high voltage transmission lines and major pipelines will avoid existing and future residential areas, the Natural Heritage System and Open Space and Parks designations.
- 4. Land within transmission corridors will be encouraged to be made available for urban agriculture.

## **5.12 Movement of People and Goods – An Integrated Transportation Network**

The transportation network 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 recognizes that the relationship between future development and all modes of transportation. Transportation is made more efficient when complemented by appropriate built form, mix of land uses and appropriate population and employment densities.

The City is planning for an integrated transportation network contributing to a complete community through the policies of this Plan. This network will offer a greater range of transportation mode choices and is conducive to moving goods to/from and through the City. A balanced integrated transportation network shall contribute to vibrant streets where pedestrians and cyclists feel comfortable and can co-exist with traffic on the street, thus improving the health and quality of life.

The Plan includes several Schedules respecting the road network for the City. Schedule 7 outlines the Road and Rail Network; Schedule 8 outlines the Bicycle Network Plan; and Schedule 9 outlines the Trail Network. The following policies should be read in conjunction with these Schedules.

Policies dealing with recreational trails and walkways for bicycles/walking are addressed in the Recreation and Parks section of this Plan.

### **5.12.1 Objectives**

- a) To provide a transportation system, involving all forms of transport modes, to move people and goods efficiently and economically while minimizing the impacts on the social, aesthetic, cultural and natural environments.
- b) To ensure that the transportation system is financially feasible.
- c) To encourage walking and cycling as safe and convenient modes of transportation all year round and ensure that the design of pedestrian and cycling networks are integrated with other modes of transportation.
- d) To place priority on increasing the capacity of the existing transit system and facilitate its efficient expansion, where necessary, to areas that have achieved, or are planned to achieve, transit supportive residential and employment densities, wherever possible.
- e) To aim to achieve the following modal share for average daily City trips: 15% from transit, 15% walking and 3% cycling.
- f) To maintain and develop an appropriate hierarchy of roads to ensure the desired movement of people and goods within and through the City.
- g) To work in co-operation with the Province and other local governments, to create a transportation network that can accommodate current and anticipated transportation movements.
- h) To have a transportation system that meets the needs of the community including people with disabilities.

- i) To develop a transportation network that minimizes impact on the environment and aesthetic character of the City.
- j) To work in cooperation with other levels of government and agencies to further develop inter-regional travel plans including passenger and freight rail services.

### **5.12.2 General Policies**

1. The City shall maintain the existing transportation network and ensure its continued sustainability while at the same time planning for new infrastructure development.
2. Transportation infrastructure shall be designed and implemented to support the growth objectives and planned urban structure as set out in this Plan.
3. All land use planning decisions shall be coordinated with the integrated transportation network.
4. The timing and phasing of new developments shall be coordinated with the availability of adequate, matched transportation network capacity.
5. Transportation demand measures shall be evaluated in all transportation studies and new development plans.
6. Public transit shall be an integral component of planning for new development and redevelopment.
7. The City, in consultation with the Province and other nearby municipalities shall work to implement inter-city transit projects in conjunction with Provincial transportation projects to achieve a balanced transportation network.

### **5.12.3 Barrier Free Transportation**

1. The City's transportation network shall be developed to be inclusive of the needs of persons with disabilities, seniors, children and those with reduced mobility by:
  - i) ensuring that new transit facilities, transit stops and vehicles are accessible and use barrier free design principles in accordance with the Accessibility for Ontarians with Disabilities Act;
  - ii) ensuring the sidewalks are accessible and accommodate people with impaired or reduced mobility;
  - iii) encouraging the use of voice signals at crosswalks;
  - iv) modifying existing transportation facilities over time to enhance accessibility;
  - v) requiring minimum off-street parking spaces for the disabled, regulated through the Zoning By-law; and
  - vi) taking accessibility considerations into account for the design of new developments.

#### **5.12.4 Transportation Demand Management (TDM)**

1. TDM is an essential part of an overall integrated transportation network and part of a sustainable transportation system. TDM measures shall be evaluated in all transportation related studies and new development plans including the degree to which it can achieve transportation objectives outlined in this section of the Plan.
2. TDM Measures may include, but not be limited to:
  - i) including provisions for active transportation features including secure bicycle storage facilities and pedestrian and cycling access to the road network facilities;
  - ii) supporting transit through reduced parking standards for some land uses, where appropriate and making provisions for car sharing spaces through the site plan process, where feasible and appropriate; and
  - iii) encouraging carpooling programs, preferential parking for carpoolers, transit pass initiatives and flexible hours.
3. The City will encourage shorter trip distances primarily through the development of a more compact urban form with additional opportunities for mixed use development. In addition, the City will promote active transportation measures that promote walking, cycling, public transit, ridesharing, park and ride facilities, and parking supply management where appropriate.

#### **5.12.5 Active Transportation – Pedestrian Movement and Bicycles**

Active transportation which includes pedestrian movement, cyclists and any non-motorized modes of transportation is key to the City's transportation network. Active transportation provides a sustainable alternative to travel by private automobile.

1. The City will ensure that streets, spaces and public facilities are designed to be comfortable for pedestrians and cyclists.
2. The City supports the creation of a pedestrian and bicycle network that is convenient, safe, and pleasant, serves both commuter and recreational purposes, and provides access throughout the City.
3. These transportation measures will be promoted in accordance with the following provisions:
  - i) require, provide and maintain infrastructure that maximizes safe and convenient passage for pedestrians and cyclists along streets;
  - ii) ensure that bikeways and pedestrian walkways are integrated into and designed as part of new road and other infrastructure projects in the City. Special consideration will be given to matters such as bike lanes inside or outside of the roadway, and provisions for a comfortable pedestrian environment which may include shade trees, street furniture, bicycle racks, lighting, signed and safe street crossings and other traffic controls;
  - iii) ensure that bicycle/pedestrian linkages and street sidewalks are provided for in all development;

- iv) require minimum provisions for on-site parking and storage for bicycle and other personal transportation devices in the Zoning By-law for uses such as employment and commercial uses, schools, high and medium density residential developments and transportation terminals;
  - v) implement design and maintenance standards which can reduce the risk of accidents and injuries;
  - vi) provide for unobstructed pedestrian movement by using ramped sidewalk facilities, and by providing crossings at reasonable intervals across major barriers such as rivers and railway lines, and priority crossing at high activity signalized intersections, wherever possible;
  - vii) provide safe, comfortable travel for pedestrians, bicyclists, and other active modes of transportation within existing communities and new development;
  - viii) provide linkages between intensification areas, adjacent neighbourhoods, and transit stations;
  - ix) implement the Bicycle Network Plan illustrated on Schedule 9.
4. The Bicycle Network Plan, as illustrated on Schedule 9 will be implemented through the development process as well as City projects. The Bicycle Network Plan identifies a system of off-road, on-road dedicated and existing on-road non-dedicated bicycle travel facilities as well as other network improvements.
  5. In addition to the bicycle network identified on Schedule 9, the City will give further consideration to the incorporation of improvements and expansions to the network when, the City is undertaking public infrastructure works or when private sector development proposals are being considered.
  6. If rail lines within the City become abandoned or opportunities for multiple-use of rail corridors become available, the City will actively promote the provision of bicycle and pedestrian paths along these corridors, where appropriate.
  7. A multi-modal approach will be used in planning and implementing transportation improvements and in encouraging the increased use of non-auto travel modes.
  8. In new developments, sidewalks shall be provided on both sides of all streets with the exception of the following situations:
    - i) residential streets with less than ten dwelling units or cul-de-sacs where sidewalks shall be required on only one side of the street;
    - ii) rear laneways, where no sidewalks will be required;
    - iii) roads where a rural cross-section is being maintained and paved shoulders are provided; and
    - iv) a road adjacent to the Natural Heritage System, where a sidewalk is provided on the opposite side of the street from the Natural Heritage feature and a trail facility is provided instead of a sidewalk on the Natural Heritage side of the street.

### **5.12.6 Public Transit**

1. Public Transit shall continue to be a key component of the City's integrated transportation network. Transit shall continue to increase connectivity and integration with other forms of transportation.
2. To ensure that public transit is an attractive, energy efficient and convenient means of travel the City will:
  - i) plan for compact urban form by promoting mixed land uses, urban intensification and a strong Downtown to facilitate the provision of efficient transit service;
  - ii) consider public transit as the first priority for transportation infrastructure planning;
  - iii) ensure the creation of a road network that permits reasonable walking distances to and from transit stops for a majority of residences, jobs and other activities in the area. Generally a transit stop should be within 400 meters of every residence and business;
  - iv) ensure that the phasing of new development allows for the provision of transit service in the early phases of new development so that using transit is a viable option for the first residents;
  - v) include transit facilities in the formulation of detailed land use plans and include provision for transit in the approval of development applications;
  - vi) locate higher density housing, commercial and employment centres along major transit routes;
  - vii) ensure that bus stops are provided at regular intervals to promote accessibility to all areas;
  - vii) require that new street networks be in the form of a modified grid to enable an efficient transit system;
  - ix) coordinate connections with neighbouring municipal and regional public transportation systems;
  - x) implement transit priority measures to reduce transit delays and congestion;
  - xi) provide adequate facilities to maximize the level of transit ridership such as bus stop shelters, directories and bus lanes; and
  - xii) facilitate the use of public transit for persons with disabilities by providing special equipment and services where warranted, designing stops, shelters, and terminals for easy access, and any other action, which facilitates improved access to transit services.
3. The City will promote the use of the Guelph Junction Railway as a transportation corridor for higher order transit with appropriate station locations.
4. In the review of development applications that involve major traffic generators and facilities potentially used by transit riders, the City may require the provision of on or off-site facilities, such as transit user amenities, or road improvements that will facilitate public transit service.

### **5.12.7 Major Transit Station Area**

1. In keeping with the vision for a complete and transit supportive community, the City will have identified a portion of the Downtown as a Major Transit Station Area on Schedule 1.

2. A *major transit station area* is defined generally as the area within approximately 500 m, of a transit station. Within these areas, development will generally be planned and designed to:
  - i) achieve increased residential and employment densities that support and ensure the viability of existing and planned transit infrastructure and service;
  - ii) achieve mix of residential, office, institutional and commercial *development*, where appropriate; and
  - iii) provide access from various transportation modes to the transit facility including consideration of pedestrians, bicycle parking and commuter pick-up/drop-off areas.

#### **5.12.8 Transit Promotion**

1. The City will promote greater use of transit by:
  - i) maintaining efficient transit service through improvements to overall routes and regularity of service;
  - ii) maintaining a major transfer facility in, and direct transit access to the Downtown;
  - iii) improving public transit service on routes, which link areas of population and employment concentrations;
  - iv) providing adequate facilities to maximize the level of transit ridership such as bus bays, bus stop shelters, directories and bus lanes;
  - v) involving the City's transit agency in all stages of the planning and *development* review process;
  - vi) facilitating the use of public transit for persons with 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; and
  - vii) improving the speed and reliability of transit service by providing transit priority measures to lessen delays on transit vehicles caused by the traffic and traffic control signals where feasible.

#### **5.12.9 Inter Regional Transit Network**

1. The City shall work together with other municipalities to promote an integration between transit networks across municipal jurisdictions from both planning and operational perspectives.

#### **5.12.10 Road Network**

1. The road network is a very significant component of the overall transportation network. An efficient road network will accommodate anticipated traffic volumes at a reasonable level of service.

##### **5.12.10.1 Policies**

1. All land use planning and design discussions shall be coordinated with and consider the integrated transportation network objectives and policies of this Plan.

2. A variety of design mechanisms and operational techniques will be used by the City to promote the efficient use of the City's road grid system. For example, shared driveways may be required in commercial development and synchronized traffic signals.
3. Transportation corridors and road rights-of-way should accommodate and ensure the safety of all modes of transportation.
4. This Plan supports the development of an arterial-collector grid road network in the City that serves as the structure for a circulatory transportation system within Guelph.
5. The development of road right-of-ways will adhere to the principles of complete streets, which will be planned and designed to enable safe and comfortable access for all users including pedestrians, cyclists, motorists and transit riders of all ages and abilities.
6. The design and development of new transportation facilities will be subject to the applicable policies of this Plan, including but not limited to the Cultural Heritage, Urban Design and Natural Heritage System policies.
7. The timing of new development shall be coordinated with the availability of adequate, matched transportation network capacity.
8. Generally, private roads shall be discouraged.

#### **5.12.11 Functional Hierarchy of Roads**

1. The main elements of the road network are set out on Schedule 7 of this Plan.
2. The following functional hierarchy of roads will serve the community:

##### **5.12.11.1 Expressway**

1. The Hanlon Expressway is intended to move large volumes of traffic over medium to long distances within and through the City a high speed design, multi-lane, divided roadway with access restricted to grade separated interchanges..
2. The Hanlon Expressway is a north-south Provincial Highway that links Highways 6 and 7 and provides access to Highway 401 to the south.
3. Expressways include "staged expressways" where the right-of-ways is protected but only two lanes and/or controlled access may be provided at grade, normally at signalized intersections for an interim period of time.

##### **5.12.11.2 Arterial Roads/Transit Corridors**

1. Arterials are meant to accommodate a high level of transit service.
2. Arterials are intended to move moderate volumes of traffic over moderate distances within the City and to collect traffic and direct it to the Provincial highway system.



3. Arterials are medium speed design, having capacity for 2 to 6 lanes, usually undivided, with access generally restricted, wherever possible, to at-grade road intersections with other arterial and collector roads.
4. Direct access from local roads and individual properties shall be discouraged, where possible, to avoid interference with the primary function of moving through traffic.
5. While parking will be generally discouraged to promote optimum traffic flow, on-street parking may be permitted in certain instances to achieve urban design objectives and functions of this Plan. In these instances, special design provisions will be incorporated within the street right-of-way to ensure safe passage of traffic for pedestrian, bicyclists, and motorists while also permitting motor vehicle movement.
6. The desirable right-of-way width shall range from 26 metres to 36 metres with additional widths as required at intersections and to incorporate transit priority measures.
7. It is recognized that arterial roads of less than 26 metres presently exist and widening to achieve the desirable minimum may not be practical.
8. Wherever possible, dedicated bike lanes shall be provided on arterial roadways.

#### **5.12.11.3 Collector Roads**

1. Collector roads are intended to move low to moderate volumes of traffic within specific areas of the City and collect local traffic for distribution to the arterial or Provincial highway system.
2. Collectors are moderate speed design, having capacity for 2 to 4 lanes, usually undivided and may act as a transit corridor.
3. Direct access to private property may be permitted, but controlled to avoid traffic hazards.
4. Parking may be permitted in instances where parking needs have been identified, and it can be safely accommodated in conjunction with abutting land uses.
5. The desirable right-of-way width shall range from 23 metres to 26 metres with additional widths as required as intersections and to incorporate transit priority measures.
6. It is recognized that collector roads of less than 23 metres exist and widening to achieve the desirable minimum may not be practical.

#### **5.12.11.4 Main Streets**

1. Main Streets may be identified in the Downtown or areas of high density including Intensification Corridors and Community Mixed Use Nodes identified on Schedule 1. These areas function as focal points for shopping, offices and

community interaction and will develop based on the adjacent land use context.

2. A safe, functional and attractive pedestrian, cycling and transit-oriented environment will be balanced with an acceptable level of motor vehicular traffic on Main Streets. If necessary, the City may accept a level of service which is less than optimum for private automobiles in return for a more pedestrian, cycling, and transit-oriented environment through such measures as:
  - i) on street parking may be permitted, where appropriate;
  - ii) accommodation of a high level of transit service; and
  - iii) the development of a strong pedestrian realm in accordance with the Urban Design policies of this Plan.

#### **5.12.11.5 Local Roads**

1. Local roads are shown on Schedule 7 for information purposes only.
2. Local roads will provide for low volumes of traffic and access to abutting private property.
3. Local roads are low speed design, having capacity for two lanes of traffic, usually undivided and through traffic discouraged.
4. Transit service and school bussing may be provided on local roads.
5. Parking may be permitted, where appropriate.
6. New local roads should generally not exceed 18 metres in right-of-way width.

#### **5.12.12 Road Design**

1. The City will ensure any impacts on the Natural Heritage System are addressed in accordance with the provision of this Plan.
2. The character of landscapes, streetscapes, tree lines, bridges, views and points of scenic interest and the prevailing pattern of settlement will be considered and, when necessary, will require measures to mitigate any negative impacts, when considering the construction of new roads and road improvements, including road re-alignment and road widenings.
3. The road system in new developments will be connected to the existing road network and facilitate linkages between existing and future developments, and ensure continuity of sidewalks, bicycle facilities and bus routes. Road network design will work to minimize travel distances for pedestrians, bicycles and transit.
4. The City will promote the creation of an arterial-collector grid road system in the Greenfield areas of the City to assist in the dispersion of traffic and to provide appropriate walking distances to transit services on the main roads.
5. The design of roads and road networks will incorporate streetscape and design elements as outlined in the Urban Design policies of this Plan.

6. The City will maintain the traffic capacity of arterial and collector roads by:
  - i) various design mechanisms and operational techniques will promote the efficient use of the road grid system. Shared driveways in commercial areas and synchronized traffic signals will be required, where appropriate;
  - ii) controlling future land uses that would increase traffic on the arterial and collector grid and at intersections the City will:
    - a. restrict strip commercial development along arterial roads; and
    - b. locate commercial service development in designated areas along only one side of the arterial road; and
  - iii) requiring the submission of traffic impact studies for development proposals that are considered as high traffic generators along arterial and collector roads that are experiencing traffic operational problems.
7. The design and construction of roads will incorporate trail components located within the road right-of-way and will follow the design recommendations outlined in the Guelph Trail Master Plan (2005) or any successor thereto, where appropriate.
8. The City shall consider road designs that are innovative in terms of environmental considerations and that support pedestrians, cycling and transit.

#### **5.12.13 Trucking and Goods Movement**

1. Moving goods by rail is encouraged and will be prompted where access to rail is readily available. Where goods movement is required to use roads the City will coordinate with the Province, the County and neighbouring municipalities the planning and design of an efficient goods movement system that minimizes community and traffic impacts, particularly on local roads. Truck use will be regulated through a truck route system and regulations, pertaining to heavy trucks, which is contained in the City's Traffic By-law, as amended from time to time.
2. The City will minimize the impact of trucks upon residential areas. Truck routes may be used as a traffic calming device to restrict through truck traffic on certain residential streets.
3. Truck routes, if provided will be designed to maximize accessibility to commercial and industrial areas of the City.
4. The City will restrict the location of land uses, activities and home occupations that increases truck traffic.

#### **5.12.14 Noise and Vibration**

1. New transportation facilities proposed near *sensitive land uses* and new development adjacent to transportation corridors are subject to the noise and vibration provisions of the Protecting What is Valuable section of this Plan.

### **5.12.15 Railways**

1. The City recognizes the importance of the rail system for goods and passenger movement affecting future growth of the City.
2. The City will facilitate the provision of freight service to and from employment areas, where feasible including the continued support of the City-owned Guelph Junction Railway company.
3. The City supports and encourages the enhanced role of rail transportation for goods movement to reduce the need for road based goods movement within the City.
4. The City will support the future use of the Guelph Junction Railway for passenger service in accordance with Schedule 7.
5. The City will facilitate the continued provision for rail passenger service to the surrounding region and Urban Growth Centres.
6. To minimize road/rail conflict wherever possible, the City has identified the following location for road/rail grade separations:
  - i) Silvercreek Parkway and CNR grade separation as part of the Silvercreek Parkway connection to Paisley Road.
7. The City will promote the minimization of potential incompatibility between railways and sensitive land uses in accordance with the noise and vibration provisions of this Plan.

### **5.12.16 Airport**

1. The City recognizes the business and recreation function of the Guelph Airport, which is located adjacent to the City's eastern boundary.
2. The City will encourage the mitigation of land use conflicts with the airport.

### **5.12.17 Parking**

1. The City will ensure that adequate parking facilities are provided to meet the parking demands generated by various land uses.
2. The City may establish maximum parking requirements, where appropriate, to use land efficiently.
3. Off-street parking areas and facilities shall be provided through zoning and site plan requirements.
4. The City may acquire, develop and operate parking facilities.
5. 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.

6. Structured parking may be considered in high demand areas such as in the Downtown.
7. Cash in lieu of required parking may be considered in accordance with the *Planning Act*.
8. Reduced parking requirements may be considered as part of a Parking Study, particularly for affordable housing, within the Downtown, Community Mixed Use Nodes, Intensification Corridors, and major transit station areas. Adequate parking for a development may be considered in conjunction with particular design or locational attributes of the proposal, i.e. in a transit corridor or node, for affordable housing development.
9. The City will continue to acquire, develop and operate public parking facilities in the Downtown to meet normal weekly peak needs.
10. The City shall continue to play an active role in the supply of off-street parking in the Downtown.
11. It is recognized that a progressive program to provide off-street parking facilities, both private and public, will be required to serve the Downtown:
  - i) the City will continue to acquire, develop and operate public parking facilities in the Downtown to meet normal weekly peak needs;
  - ii) the City shall continue to work with private enterprise in the supply of off-street parking in the Downtown; and
  - iii) structured parking may be considered where high demand areas in the Downtown are associated with proposed new *development*.
12. Designated parking facilities for vehicles used in the transportation of persons with disabilities will be required in new development proposals through the Zoning By-law.

#### **5.12.18 Coordination**

1. The City will work with the County, Region of Waterloo, Province and the Federal Government, as appropriate, to coordinate the transportation infrastructure planning and implementation within the City and surrounding areas.
2. The City's road network is integrated into the existing Provincial Highway system, and ties into County/Township roads. A co-ordinated systems-approach to design and development of the road network within and outside Guelph is required to ensure a seamless efficient and effective transportation network.

#### **5.12.19 Provincial /County Connections**

The following section describes the relationship between the Provincial and County road network to the City's road system.

1. The Provincial Highway system consists of the Hanlon Expressway, Highways 6 and 7 through Guelph.

2. Highway 6 south of Guelph connects to, and includes the Hanlon Expressway – a staged expressway running north south through the City, and includes the ‘connecting link’ along Woodlawn Road east to Woolwich Street North to Highway 6, north of the City.
3. Highway 7 is comprised of the following ‘connecting links’ through the City: York Road and Wellington Street to the Hanlon Expressway, and Woodlawn Road West to Highway 7, west of the City.
4. The Province operates the Hanlon Expressway. The Province will upgrade existing at-grade intersections on the highway to full or partial interchanges or grade separations. The City will work with the Province to incorporate future improvements into the City’s transportation system through the environmental assessment process.
5. This Plan recognizes that the Hanlon Expressway will link to a new east-west Highway 7 Expressway to the Region of Waterloo. The Highway 7 Expressway has received approval through the Environmental Assessment process.
6. There is also a proposal to extend the current Hanlon Expressway (Highway 6) northerly to Wellington County Road 30 (Marden Road). This corridor is protected by Provincial corridor control policy. The Province is currently evaluating the Highway 6 extension proposal in conjunction with the GTA West corridor identified in the Provincial Growth Plan. The City will continue to participate in the Environmental Assessment for this project.
7. A new controlled four lane, divided highway has been identified in the County of Wellington Official Plan west of Guelph which connects to the City to Cambridge. A road alignment has been defined in the County Official Plan, and this road corridor enters the City in proximity to Wellington Street West near the City’s Wastewater Treatment Plant.
8. A proposed north-south corridor has also been identified in the County of Wellington Official Plan on the east side of Guelph, to provide a link to and between County Road 124 and Highway 401 to the south. The future consideration of this corridor is subject to an Environmental Assessment and/or may be considered in conjunction with the GTA West Corridor Environmental Assessment.

**5.12.20 Development Adjacent to Planned Transportation Corridors**

1. Proposed transportation improvements shown on Schedule 7 will be protected from development proposals which would undermine the ability to construct the improvement, increase the cost of acquiring land or constructing the improvement or impair the future functioning of the transportation infrastructure.
2. All development proposals adjacent to the Provincial Highways in Guelph are subject to the requirements and permits of the Province. These requirements and permits are in addition to the road design standard requirements of the City.

## 5.12.21 Road Widening

1. Land for possible road widening and intersection improvements as described in Tables 5.1 and 5.2, will be dedicated to the City at no expense, as a condition for the following:
  - i) a draft plan of subdivision;
  - ii) a consent by the Committee of Adjustment; and
  - iii) a site plan approval for development as required by the Implementation section of this Plan.
2. Road widenings will generally be taken equally from each side of the right-of-way to ensure uniform road widths unless otherwise specified in Table 5.1.
3. Road widenings in excess of the ultimate widths listed in Table 5.1 may be required at intersections listed in Table 5.2 for traffic operation and safety improvements such as sidewalks, bike lanes, daylight triangles, turn lanes, channelization, transit priority measures, grade separations and where topographic challenges exist.
4. Where an approved Environmental Assessment identifies a right of way width that is different than the ultimate widths listed in Table 5.1, the larger width may be applied.
5. Where existing development, road alignments, topographic features or other factors make it impractical to obtain the desired road widening, or road intersection improvements, road right-of-way alterations will be designed to minimize the impact on abutting properties.

**Table 5.1 Road Widening Dedications**

While Table 5.1 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.

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF-WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
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

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF-WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
6.	College Ave W.	30 m	2-5 m both sides, Hanlon Expressway to Gordon Street
	College Ave E.	30 m	2-5 m both sides, Gordon Street to 50 metres east of Dundas Lane
7.	Crimea Street	20 m	2 m south side, Edinburgh Road to Alma Street
8.	Downey Road	36 m	8 m both sides of Downey Road, from 100 m south of Teal Drive to Forestell Road
9.	Dufferin Street	20 m	4 m west side, London Road to Kerr Street
10.	Eastview Road	30 m	5 m both sides, Mountford Drive to east City Limit
11.	Edinburgh Road	26 m	2-3 m both sides, College Avenue to Suffolk Street
		30 m	2-5 m both sides, Suffolk to Woodlawn Road
12.	Elizabeth Street	24 m	Up to 2 m, both sides, Arthur Street South to Garibaldi Street
		30 m	2-5 m both sides, Garibaldi Street to York Road
13.	Elmira Road	36 m	8 m both sides, Speedvale to north City limits
14.	Emma Street	20 m	5 m south side, Speed River to Delhi Street
		20 m	2-5 m both sides, Delhi Street to Stevenson Street
15.	Eramosa Road	23 m	1-2 m, both sides, Woolwich Street to Metcalfe Street
		30 m	2-5 m both sides, Metcalfe Street to Meyer Drive
		26 m	3 m both sides, Meyer Drive to Victoria Road



	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF-WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
		30 m	2-5 m both sides, Victoria Road to north City Limit
16.	Exhibition Street	18 m	5 m east side, Division Street to Verney Street
		15 m	2-5 m both sides, Verney Street to Speedvale Avenue
17.	Fife Road	30 m	4 m both sides, Wellington Street to west City Limit
18.	Forestell Road	30 m	5 m both sides
19.	Gordon Street	30 m	5 m west side, Wellington Street to Speed River
		24 m	Up to 2 m, both sides, Speed River to College Avenue
		26 m	1-3 m both sides College Avenue to Stone Road
		30 m	3-5 m both sides, Stone Road to Clair Road
		30 m	5 m both sides, Clair Road to Maltby Road
20.	Grange Street	20 m	3 m both sides, Arthur Street to Victoria Road
		30 m	5 m both sides, Victoria Road to Watson Road
21.	Hyland Road	20 m	2-3 m both sides, Eleanor Court to end
22.	Janefield Avenue	26 m	6 m east side, College Avenue to Scottsdale Drive
23.	Kathleen Street	15 m	5-10 m west side, Division Street to Speedvale Avenue
24.	Laird Road	36 m	8 m both sides from Downey Road to Hanlon Expressway
25.	Maltby Road	30 m	5 m both sides

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF-WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
26.	Marlborough Road	20 m	2–5 m on both sides, Emma Street to Speedvale Avenue
27.	Neeve Street	20 m	1 m both sides, C.N.R to York Road
28.	Nicklin Road	26 m	2 m east side, Brentwood Drive to Woodlawn Road
29.	Norwich Street	20 m	4–6 m south side, Arthur Street to Speed River
30.	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
31.	Palmer Street	15 m	2–3 m both sides, Queen Street to Stevenson Street
32.	Queen Street	20 m	2–3 m both sides, Arthur Street to Palmer Street
33.	Raglan Street	19.8 m	1.5 m south side, Edinburgh Road South to Omar Street
34.	Raymond Street	20 m	5 m east side, Bristol Street to 70 m south
35.	Regent Street	23 m	3 m east side, Rose Street to Grange Street
36.	Roland Street	20 m	3–5 m both sides, Waterloo Avenue to Bristol Street
37.	Silvercreek Pkwy	30 m	5 m both sides, Wellington Street to Woodlawn Road
38.	Silvercreek Pkwy	30 m	5 m both sides, Woodlawn Road to north City Limit
39.	Speedvale Avenue	30 m	2–5 m both sides, West City Limit to East City Limit
40.	Stevenson Street	26 m	3 m both sides, York Road to Lane Street

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF-WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
		30 m	5 m both sides, Lane Street to Eramosa Road
41.	Stone Road	36 m	3-8 m south side, College Ave to Victoria Road
		36 m	5 m both sides, Victoria Road to Watson Road
42.	Suffolk Street	18.3 m	3 m north side, Edinburgh Road to North Street
43.	Surrey Street	20 m	2.2 m on south side between Grant Street and Wyndham Street
44.	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
		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
45.	Watson Road	30 m	5 m both sides, South City Limit to North City Limit
46.	Watson Pkwy.	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)

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF-WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
47.	Wellington Street	36 m	10 m south side, Imperial Road to West City Limit
48	Woodlawn Road	36 m	2–8 m both sides, Hanlon Expressway. to West City Limit
		30 m	2 m both sides, Hanlon Expressway to Woolwich Street
		30 m	5 m south side, Woolwich Street to Victoria Road
49.	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
50.	Wyndham Street	30 m	3 m both sides, Wellington Street to York Road
51.	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

### 5.12.22 Intersection Improvements

1. While Table 5.2 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.
2. Plans for future widening, later section improvements or road alterations will have consideration for land use, environmental and visual streetscape matters.

**Table 5.2: Intersection Improvements**

<b><u>ROAD</u></b>	<b><u>INTERSECTION IMPROVEMENT</u></b>
Alma Street	Paisley Road
Clair Road	At Laird Road At Crawley Road
Dawson Road	At Speedvale Road West

<b><u>ROAD</u></b>	<b><u>INTERSECTION IMPROVEMENT</u></b>
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 Metcalfe Street At Meyer Drive
Gordon Street	At Arkell At Wellington Street At James Street At Clair Road At Maltby Road
Kathleen Street	At Speedvale Avenue W.
Niska Road	At Pioneer Trail
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 Woolwich Street At Eramosa Road At Watson Road
Stevenson Street	At Elizabeth Street At York Road At Guelph Junction Railway crossing

<b><u>ROAD</u></b>	<b><u>INTERSECTION IMPROVEMENT</u></b>
Victoria Road	At Woodlawn Road At Eastview Road At Grange Street At Elizabeth Street At York Road At College Avenue At Maltby Road
Watson Parkway	At Eastview Road At Stone Road At Grange Road
Woodlawn Road	At Dawson Road At Edinburgh Road At Regal Road At Woolwich Street
Woolwich Street	At London Road
Wyndham Street S.	At York Road
York Road	At Elizabeth Street

### **5.12.23 Implementation of Transportation Initiatives**

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

## **6.0 Community Infrastructure**

Community infrastructure includes the services that are integral to the social, health, educational and recreational needs of the City. These services contribute to the quality of life for existing and future residents of all ages, abilities, interests, cultural background or income level.

### **6.1 Community Facilities**

#### **6.1.1 Objective**

- a) To promote the maintenance and development of sustainable neighbourhoods by providing community facilities that supports a high standard of quality of life for all residents.

#### **6.1.2 General Policies**

1. The City will encourage the adequate provision of community facilities in conjunction with new residential growth. For the purposes of this Plan, community facilities include, but are not limited to such things as municipal recreational facilities, institutional health care facilities, library and museum services, religious and educational facilities.
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.
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.
4. 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.
5. The City may require residential development proposals to be phased where it is determined, in consultation with the School Board(s) if there is not an adequate supply of school spaces within the community.
6. Community facilities in the older established areas of the City have an important urban design and neighbourhood land use stability function and should be retained. Urban design will be used to guide development regarding these community assets.

### **6.2 Public Art and Culture**

#### **6.2.1 Objective**

- a) To encourage public art and cultural facilities and experiences throughout the City as a means of fostering community identity and creating rich experiences.

## 6.2.2 Policies

1. Public art is encouraged to be incorporated into buildings, infrastructure or landscapes to contribute to interesting and memorable places for residents and visitors alike.
2. The City will develop a public art and culture policy that clarifies the City's role in providing and facilitating access to public art and cultural resources.
3. The design and placement of public art will be guided by the public art provisions in the Urban Design section of this Plan.
4. Cultural services, such as public programming, conservation and presentation of cultural resources are encouraged.
5. *Cultural facilities* include museums, art galleries, exhibition facilities, and managed historical sites are supported as an integral part of the social and cultural fabric of the City.
6. New *cultural facilities* that serve the City or larger region are encouraged to locate Downtown.

## 6.3 Affordable Housing

The City recognizes the importance of housing, including affordable housing, in meeting the diverse needs of the City's residents.

### 6.3.1 Objectives

- a) To encourage and support the development of *affordable and special needs housing* throughout the City by providing for a range of housing types, forms, tenures and densities.
- b) To actively participate in, encourage and promote affordable housing opportunities funded by Provincial and/or Federal programs in conjunction with the Consolidated Municipal Service Manager (*Service Manager*) to ensure a supply of new *affordable housing* within the City.
- c) To encourage and support education and awareness programs with private, public and local community stakeholders to highlight the economic and social advantages of *affordable housing*.
- d) To recognize the role of existing housing and accessory apartments in providing choices for a full range of housing, including *affordable housing*.
- e) To regulate the conversion of existing rental properties to condominiums or other forms of ownership housing to maintain an adequate supply of rental housing.
- f) To promote innovative housing types and forms to ensure affordable housing for all socio-economic groups throughout the city.



- g) To establish and implement minimum targets for housing that is affordable to low and moderate income households through new development applications.
- h) To require that new development provides for affordable housing types and forms to implement the targets for affordable housing to meet the needs of current and future residents.
- i) To Ensure that an adequate supply and range of housing types including affordable housing and supporting amenities, are provided to satisfy the needs of the community.

### 6.3.2 Targets

1. The *affordable housing* targets outlined in Table 6.1 below will be implemented through new development applications City wide. The table outlines annual percentage targets for the overall housing market, with specific itemization of targets for affordable ownership and affordable rental housing, as well as *social housing*. The affordable housing targets are based on the methodology outlined in the City of Guelph’s “Affordable Housing Discussion Paper” dated December 2009, and will be implemented through the use of various planning tools, (i.e., planning policy, financial incentives, partnerships, community education and monitoring).
2. The annual *affordable housing* targets established in Table 6.1 requires that 36 % of all new residential development shall constitute *affordable housing*. *Affordable housing* will be provided throughout all areas of the City.
3. Implementation of the *affordable housing* targets will be outlined in an annual Affordable Housing Implementation Report. This report will provide details on the affordable housing developments planned and constructed over the year, and will set the new *affordable housing* benchmark prices for ownership/rental housing for the upcoming year. The information contained within the Implementation Report will be used to inform the prioritization and assignment of development proposals in the City’s Development Priorities Plan.
4. Over the planning horizon to 2031, the following table establishes the planned housing targets, including the allotment of affordable housing.
5. A separate annual target of 90 units has been established for *accessory apartments*.

**Table 6.1: Annual Percentage by Market and Affordable Housing Classification**

Market Ownership	Market Rental	Affordable Ownership	Affordable Rental	Social Rental
48%	16%	27%	3%	6%

### 6.3.3 Policies

1. The City shall endeavour to provide a facilitative land use planning process for developing applications for affordable housing.

2. As part of the development approval process, City Council may require the identification of lands for affordable housing. These lands shall either be retained and developed by a developer as affordable housing or made available to a cooperative or non-profit housing group.
3. City Council shall give processing priority to development applications which will provide the type, size and tenure of housing required to meet the social and economic needs of the City's residents.
4. City Council shall establish development standards for residential intensification, redevelopment and new residential development which minimizes the cost of housing and facilitates compact urban form.
5. City owned land that is surplus to City needs and appropriate for residential development shall be given priority for sale or lease for the development of affordable housing.
6. Investment in new affordable housing shall be encouraged by a coordinated effort from all levels of government through implementation of a range of strategies including effective taxation, regulatory and administrative policies and incentives.
7. The City shall identify, promote, and where appropriate, participate in affordable housing opportunities funded by senior levels of government.
8. The City will require that residential development applications address the provision of housing for the full spectrum of incomes for *low and moderate income households*.
9. Where an *affordable ownership housing* development proposal is targeted to households below the 40<sup>th</sup> percentile income level or affordable rental housing is proposed, density and/or height may be increased in accordance with the bonusing provisions of this Plan.
10. Where the target for *affordable housing* is not met within a development application or in collaboration with other development applications on another site(s) within the City, Council may, as part of the development approval process, require that a portion of the development site be retained in a holding reserve zoning category for future *affordable housing* consideration. These lands/units may be retained or developed by the proponent for *affordable housing* or made available to the City, a co-operative or non-profit housing groups, for *affordable housing* development.
11. The City may establish alternative development standards for *affordable housing* development proposals as conditions of approval, including the setting of maximum unit sizes, reduced parking requirements, etc.
12. *Affordable, social and special needs* housing are encouraged to locate where served by transit, and other services such as, shopping, parks and other community facilities. Housing proposed in the Downtown, and the Mixed Use designations is strongly encouraged for *affordable housing* because of the availability of nearby services.

13. The conversion of the upper storeys of existing Downtown buildings to accommodate *affordable housing* through the Downtown Community Improvement Plan is encouraged.
14. In addition to the above provisions, a full range of implementation tools will be used by the City to support and implement *affordable housing*.

#### **6.3.4 Retention of Existing Rental Housing**

1. The retention of the existing rental housing stock will be promoted as, in many cases, it represents an important *affordable housing* source as well as providing choice for residents that prefer to rent rather than own.
2. The following provisions will be implemented to promote the retention and upkeep of existing rental housing stock:
  - i) the condominium conversions policies as outlined in the following
  - ii) the demolition control provisions of this Plan
  - iii) the use of the City's Property Standards By-law for maintenance and upkeep; and
  - iv) the promotion of the use of senior government rehabilitation programs.

#### **6.3.5 Retention of Existing Housing**

1. The City's existing housing stock represents a significant component of *affordable housing*. To promote its retention in instances where it is not required for *intensification* efforts, the housing should be maintained and updated to reflect current building standards and energy conservation efforts.
2. The upgrading and rehabilitation of existing housing, particularly in the older residential neighbourhoods will be encouraged to decrease the number of existing affordable dwellings being demolished.
3. Demolition of a residential structure may occur if it is demonstrated, to the satisfaction of the City, that the building is found to be structurally unsound through the submission of a structural audit, prepared by a qualified professional, and the demolition complies with the Cultural Heritage protection policies of this Plan.
4. The City will use the provisions of the Property Standards by-law under the Municipal Act and Demolition Control provisions of the Planning Act to protect and promote the continued useful life of existing housing.

#### **6.3.6 Condominium/Co-ownership Housing Conversion from Rental**

1. A condominium/co-ownership conversion will refer to any change in the tenure status of an existing residential housing development from rental to condominium or co-ownership housing tenureship. Existing rental housing refers to projects containing any dwelling units occupied by residential tenants or last occupied by residential tenants and currently vacant. Rental conversion refers to any change of the tenure status of existing rental housing from rental to *condominium* or *co-ownership* housing tenureship.

2. The conversion of rental accommodation to *condominium* or *co-ownership* housing tenureship will be considered on the merits of each proposal.
3. 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%. Such conversions will be prohibited 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.
4. The City will enter into agreements with proponents of rental conversions setting out the specific conditions and standards for a *condominium* or *co-ownership* housing conversion.
5. When considering applications for *condominium* or *co-ownership* housing conversion, Council will have regard for:
  - i) the number of units included in the conversion application;
  - ii) the number of rental units under construction at the time of application for conversion; and
  - iii) the impact of the conversion on the rental housing market (i.e., loss of affordable rental units, anticipated changes in *vacancy rates*).

### **6.3.7 Affordable Housing Implementation Policies**

A variety of tools and techniques may be used to assist in the production of new affordable housing. Administrative, planning, financial and communication tools will be identified for implementation in the short and long term.

#### **6.3.7.1 Administration**

1. In conjunction with the *Consolidated Service Manager* (Service Manager), the City shall actively identify and promote affordable housing opportunities within the City to facilitate proponents of affordable housing in receiving funding from senior levels of government for the development of new *affordable housing*, and in particular new rental affordable housing.
2. *Social rental housing*, targeting households within the 0 – 30<sup>th</sup> percentile will be developed in conjunction with the *Service Manager*.
3. The City will support and assist the *Service Manager* in the development of a housing strategy to meet the housing needs of the most vulnerable in the City. The City will support and facilitate the provision for affordable rental housing through the Guelph Non-Profit Housing Corporation.

#### **6.3.7.2 Communication Tools**

1. The City, in conjunction with the *Service Manager*, will continue to promote and educate the public on the existing federal/provincial housing and financial assistance programs.

2. The City will maintain an updated information base on housing and will compile information from a variety of sources to maintain the currency of information.
3. The City will establish a social marketing program aimed at addressing affordable housing discrimination. The program will be developed in conjunction with senior government-sponsored workshops and public education. The overall objective will be to promote acceptance of affordable housing.
4. The City will promote and where appropriate establish on-going partnerships with both federal/provincial governments for surplus land and/or buildings. The City will explore the feasibility of developing a 'land banking' program whereby lands may be held in public ownership until senior government affordable housing funding becomes available.
5. The City will continue to advocate to senior government for additional funding, tax incentives for low-income households and clearer legislative authority to implement *affordable housing*.

### **6.3.7.3 Monitoring**

1. The City will develop and maintain an *affordable housing* monitoring system as a component of an Affordable Housing Implementation Plan.
2. The Affordable Housing Implementation Plan will be used to update the *affordable housing* policies of this Plan, and will be comprehensively updated in conjunction with the Wellington and Guelph Housing Strategy prepared by the *Service Manager* every 5 years.
3. The affordable benchmark price for affordable ownership housing and affordable rental housing will be monitored and established annually to reflect the changing market conditions and published in the City's Development Priorities Plan.
4. The *affordable housing* target will be reviewed as part of the 5-year review in accordance with the general methodology outlined in the December 2009 Affordable Housing Discussion Paper and may be refined in response to the findings of the review.
5. The City will produce an annual Affordable Housing Implementation Plan. The following matters will be addressed:
  - i) the number of and types of *affordable housing* produced through new residential development;
  - ii) house prices for each housing type in the City;
  - iii) how the *affordable housing* targets of this Plan are being achieved;
  - iv) supply and demand for Affordable Housing and Special Needs Housing; and
  - v) the extent of homelessness within the City.
6. Based on the Implementation Plan, priorities may be set will be set among the various housing needs.

## **6.4 Barrier Free Environment**

### **6.4.1 Objectives**

- a) To use reasonable efforts to ensure Guelph is a well-designed community that is accessible, safe, convenient and comfortable.
- b) To encourage the provision of cultural, recreational and educational services and facilities in order to improve accessibility by all age groups, regardless of ability or socioeconomic status.
- c) To encourage the development of a barrier-free environment that facilitates universal access for all persons.

### **6.4.2 General Policies**

1. The City as an employer and provider of services is committed to barrier free access. Accordingly, the City will:
  - i) take a leadership role in achieving and setting an example to the business, institutional and volunteer sectors in terms of physical access, integration, employment equity, communications, recreation, transportation, housing and education;
  - ii) establish and implement processes that identify barriers and gaps in existing services and facilities;
  - iii) adhere to the Ontarians with Disabilities Act and the Standard of the Accessibility for Ontarians with Disabilities Act; and
  - iv) continue to improve the level of accessibility of municipal services, parks and facilities by complying with the Facility Accessibility Design Manual in all design, development and operation of new and renovated municipal services and facilities.
2. The City will implement the standards of the Facility Accessibility Design Manual (2005) or successor thereto, in the design, construction and renovation of all City facilities.
3. The City will encourage the modification of existing private buildings and facilities to improve the level of accessibility when development or site alterations are planned, and will require that all new site plans comply with the Facility Accessibility Design Manual.
4. The City will require that all new buildings have a barrier-free path of travel on all regular occupied floors, and, at a minimum, comply with the Barrier Free Design specified in the Ontario Building Code and amendments made thereto.
5. The City will design and provide municipal infrastructure and set *development* standards that promote the provision of a universally accessible environment.

## **6.5 Recreation and Parks**

An open space system of parks and trails provides a variety of recreational activity while having regard for the City's natural areas. It plays an important role in defining the character of the City.

Increasing residential intensification are creating pressure on the design and use of open space trails and parks. It is imperative that parks are recognized for their significance and promoted as 'Living Community Centres' by animating and bringing these spaces to life. Living Community Centres are, essentially, community centres without walls, often taking place in parks and public places. Policies must ensure that sufficient and viable open spaces are retained, enhanced, expanded and appropriately acquired. A high priority for residents is the provision of a connected trail system for leisure pursuits and active transportation routes. As such, this Plan sets out policies that protect and enhance open space, trails and parks for current and future generations.

### **6.5.1 Objectives**

- a) To develop a connected open space, trail and parks system that inspires an 'awe of nature'.
- b) To develop a cohesive and comprehensive city wide trail system that will connect people and places through a network that is off-road, wherever possible, and supported by on-road links where necessary.
- c) To improve community health and wellness.
- d) To provide for accessible and inclusive opportunities to participate in recreation, parks and cultural activities for all residents regardless of physical activity, ethnic origin and economic means.
- e) To create a sustainable hierarchy of open space, trails and parks based on size, function and population to be served.
- f) To provide for a wide range of cultural and fine arts facilities.
- g) To create and promote tourism attractions in the City park and open space locations.
- h) To encourage indigenous biological diversity in appropriate park and open space locations.
- i) To ensure that urban forestry is a key component of park design.
- j) To recognize a hierarchy of parks.
- k) To develop a greener community that protects and enhances eco-corridors, trails, parks and green spaces for current and future generations.
- l) To provide sufficient parkland to meet the active and passive recreational needs of residents.
- m) To optimize the use of the City's extensive parks system and encourage its use as 'living community centres' that provide animated spaces serving as activity hubs for neighbourhoods and the community at large.
- n) To implement strategies to reduce parkland deficiencies within City neighbourhoods.

## 6.5.2 City Trail Network

The City's Trail Network is illustrated on Schedule 8. It is based on the Guelph Trail Master Plan which provides the vision for a comprehensive network of off-road trails and on-road links that connect people and places throughout Guelph, as well as potential connections to neighbouring municipalities using existing and new trails. The City Trail Network is comprised of interconnected open spaces, parkland, recreation areas, and other open spaces.

1. Where privately owned lands are shown on Schedule 8, this Plan does not imply that these lands are open to the general public or that these lands will be purchased by the City or any other public agency in the future.
2. This Plan recognizes that all lands owned by the University of Guelph and the Homewood Corporation are under private ownership.
3. Under most circumstances, trail development should be restricted to public lands; private lands will not be considered until a mutually agreeable arrangement between the City and the land owner has been prepared.
4. It is the policy of this Plan to continue to pursue the development of a trail network throughout the City as set out on Schedule 8. The following measures may be used to assist in realizing the objective of creating a publicly accessible linked trail network:
  - i) acquiring land to complete the system through purchases, leases, *easements*, rights-of-way, dedications and any other applicable means;
  - ii) developing, for open space and park purposes, those City-owned lands that are located within the proposed system;
  - iii) integrating abandoned railway properties into the linear open space system as they become available;
  - iv) protecting and developing the trail network, which includes off and on-road routes. Efforts will be made to improve and expand on this network, add missing links and overcome physical barriers. Amendments to the network plan will not be required for route revisions provided that the continuity of the network can be maintained;
  - v) supporting measures by the Conservation Authority, or any other public agency, to improve the river banks;
  - vi) requiring, as part of a *development* proposal, lands to be reserved for future public open space, park and trail linkages, where applicable; and
  - vii) utilizing the Management Master Plan of the River Systems Management Study or successor thereto, 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 and system.
5. The City may develop sections of the Trail Network to alleviate identified park deficiencies.



6. 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:
  - i) an *environmental corridor, ecological linkage* or open space area;
  - ii) a walkway, *right-of-way* or *easement*;
  - iii) a defined route that makes use of the street system;
  - iv) walkways/trails through existing or proposed parks;
  - v) abandoned, existing or proposed utility corridors;
  - vi) abandoned or underused railway lines; and
  - vii) storm drainage channels or natural drainage systems.
7. The trail network will complement the bicycle network as shown on Schedule 9 in conjunction with the policies of the Moving People and Goods section.

### **6.5.3 Park Hierarchy**

1. Complemented by the City Trail Network, this Plan sets out a hierarchy of parks, differentiated primarily on the basis of function, size, amenity and population served. The Parks Hierarchy consists of urban squares, neighbourhood parks, community parks and regional parks.

### **6.5.4 Urban Squares**

1. Intensification of land use will lead to the increase in density in some areas of the City. This will lead to an increase in demands for recreation, parks and cultural activities. In some areas that are under-supplied, intensification has the potential to further exacerbate deficiencies. With a movement towards increased walkability and placemaking, there will be a growing demand for small, more urban parks or squares.
2. Urban squares are designed to provide facilities or features in areas of significant residential intensification in the City. Urban squares or parks tend to be smaller than neighbourhood parks, consist of mostly hard surfaces, sitting areas and public art. These areas support more intense all season uses.
3. Additional policies for Urban Squares are found in the Urban Design Section of this Plan.

### **6.5.5 Neighbourhood Parks**

Neighbourhood parks will primarily cater to the needs and interests of the residents living within its general vicinity for unorganized, unstructured and spontaneous leisure activities. Neighbourhood parks contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas and may contain natural areas.

1. It is the policy of the City to maintain a minimum city-wide average rate of neighbourhood parks provision of 0.7 hectares (3.7 acres)/1000 population.

2. The following criteria will be considered in the provision of neighbourhood parks:
  - i) that the site should be located within five to ten minute walk from the residential area served (service radius of about 500 metres) and which is unobstructed by major barriers;
  - ii) that the site, where feasible and desirable, be located adjacent to school sites;
  - iii) that the site should contain adequate street frontage for visibility and safety;
  - iv) that the site should be linked, where feasible, to the trail network;
  - v) that the site 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*; and
  - vi) that the site should be a minimum size of 1.0 hectare so that a variety of outdoor recreation activities may be accommodated.
3. Where feasible, residents of the area to be served will be consulted on the conceptual *Park Master Plan* prior to approval by Council.

### 6.5.6 Community Parks

Community Parks are designed primarily to provide specialized recreation facilities for use by a wide segment of the population and serve more than one neighbourhood. In addition, these parks may also serve as a neighbourhood park serving an immediate residential area.

1. Community parks may be developed to accommodate the conservation of *cultural heritage resources* and/or preservation of *natural heritage resources* or to provide facilities for active recreational activities at an intermediate and/or major level such as sportsfields, recreation and/or community centres. Community Parks may contain natural areas, beaches, trails, picnic areas, public recreation facilities and passive areas.
2. The City will maintain a minimum city-wide average rate of community parks of 1.3 hectares /1000 population.
3. The following criteria will be considered in the development of community parks:
  - i) that the site has direct access to an arterial or collector road and can be accessible to public transit;
  - ii) that the site contains sufficient parking to meet anticipated demand;
  - iii) that the site contains sufficient table land to accommodate the needs of the active recreation facilities proposed for development;
  - iv) that the site can be linked, where feasible, to the overall trail network; and
  - v) that the site can consist of between 10-20 hectares in size, depending upon the nature of the facilities proposed. However, a very specialized facility may be developed on a smaller site.
4. Where feasible, the public will be consulted and involved in the design and development process for community parks on the conceptual *Park Master Plan* prior to approval by Council.

### 6.5.7 Regional Parks

Regional parks are designed primarily to provide facilities or features that attract visitors from the local community and from the broader region. Regional parks may include: civic centres, botanical gardens, wildlife sanctuaries, natural reserves, scenic portions of waterway systems, museums, major historic sites, golf courses, university facilities, major sports and community recreational facilities.

1. The City will encourage the provision of regional park facilities at the rate of 1.3 hectares /1000 population.
2. The following criteria will be considered in the development of regional parks:
  - i) that the site uses existing *natural heritage features and hazard lands* where feasible;
  - ii) that the site has significant frontage on an arterial road;
  - iii) that the site is accessible by public transit;
  - iv) that the site contains sufficient parking for visitors and staff;
  - v) that the site can be linked or integrated into the trail network, where possible; and
  - vi) that the site normally is greater than 25 hectares.
3. The following table summarizes the parkland dedication for the three types of parks.

**Table 6.2 – Parkland Dedication**

<b>Park Hierarchy</b>	<b>Parkland Dedication</b>
Neighbourhood Parks	0.7 ha per 1000 population
Community Parks	1.3 ha per 1000 population
Regional Parks	1.3 ha per 1000 population

### 6.5.8 Parkland Deficiencies

The City will work to reduce identified parkland deficiencies, where feasible, through the following measures:

- i) by conducting further studies to determine which parks have potential for expansion and where such expansion is most desirable;
- ii) by acquiring additional land to enlarge existing small parks, where appropriate;
- iii) by acquiring vacant infill sites to create new small parks;
- iv) by acquiring redundant school properties or parts thereof;
- v) by improving the quality and usefulness of existing parks through better design and development;
- vi) by encouraging and working with the local School Boards to upgrade the design and development of some of their open space areas;
- vii) by developing portions of certain community or regional parks to meet neighbourhood needs;
- viii) by identifying the Downtown. as a high priority area for future park development within the river corridors and the establishment of urban squares; and
- ix) by enhancing connections between park and open space areas.

### **6.5.9 Parkland Acquisition**

1. In the development of the park hierarchy, the City shall pursue all available avenues to acquire the required lands.
2. The City may use its cash-in-lieu of parkland reserve to respond to opportunities to purchase and develop desired land, as it becomes available.
3. Where feasible and desirable, the City may develop for park purposes, those lands already under its ownership and which are not required for other municipal purposes.

### **6.5.10 Parkland Dedication**

1. The City will require parkland dedication as a condition of *development*, consent or subdivision proposals in an amount up to:
  - i) 2% of the land commercial or industrial purposes;
  - ii) 5% of the land or one hectare for each 300 dwelling units for residential purposes; and
  - iii) 5% of the land in all other cases.
2. Council may pass a by-law in accordance with the *Planning Act* outlining the rates of parkland dedication that are to be applied as a condition of the *development* approval process of land for residential, and non-residential purposes.
3. *Natural heritage features* and *natural hazard* lands as outlined in this Plan will not be accepted as parkland dedication.
4. Privately built urban squares and parks held in private ownership will not be considered part of park dedication.
5. Where a parkland dedication is required by this Plan, the City will ensure that the land is suitable for development as a park. Generally, the parkland acquired should satisfy the following criteria:
  - i) that the site satisfies the development criteria of for park dedication;
  - ii) that the site is not susceptible to major flooding, poor drainage, erosion, steep slopes or other environmental or physical conditions that would interfere with its potential development or use as an active public recreation area. Sites subject to these conditions may be integrated, where possible, into the development of municipal park areas by serving as pedestrian walkways, as part of a linear trail system, as passive recreation areas, or as natural areas;
  - iii) that the site is oriented to take advantage of favourable topography, vistas and mature stands of trees where possible and desirable; and
  - iv) that the lands be dedicated in a condition suitable for parkland development in accordance with the standards of the City.

6. Cash-in-lieu of parkland dedication may be required in the following circumstances:
  - i) where the application of the rate of parkland dedication would render the remaining portion of the development site unsuitable or impractical for *development*;
  - ii) where the amount of parkland dedication would be insufficient to accommodate the development of a desirable range of recreation facilities;
  - iii) where existing municipal parkland is available in sufficient quantity and quality to accommodate further *development* in the particular area; or
  - iv) where more suitable parcels of land are available for municipal park purposes in other locations.
7. Where cash-in-lieu of the parkland dedication is received by the City, priority will be placed on using the funds to meet the neighbourhood requirements in which the *development* is located. If the neighbourhood has sufficient parkland, the funds collected may be applied to other areas.
8. Parkland dedication requirements pursuant to the *Planning Act*, may be used, whenever necessary and feasible, for the conservation of significant *cultural heritage resources*.

#### **6.5.11 Other Agencies**

The City is not the only provider of open space within the community. To provide sufficient open space to meet the future needs of Guelph residents, the City will work closely with the local School Boards, the Conservation Authority, the Province, public utilities and institutions, private organizations and individual property owners.

1. Where appropriate, the City may consider the following measures to increase the availability of parks:
  - i) encourage other agencies to provide parks and amenity areas for public use;
  - ii) enter into joint use/management and development agreements with respect to the development of specific recreation facilities that are available to the general public;
  - iii) provide linkages between municipal parks and open space areas and recreation facilities provided by other agencies or private organizations;
  - iv) ensure that adequate private outdoor parks, indoor and outdoor recreational facilities and amenities are provided as part of the regulations pertaining to the *development* of residential and *non-residential* uses in order to ensure a satisfactory living and working environment; and
  - v) where parks standards may not be met in existing built-up areas, the City shall endeavour to increase the supply of parks through bequests, donations and partnerships with other public agencies.

2. School sites provide an important park resource within the community. The City will continue to co-operate with the local School Boards in obtaining new school sites and integrating such sites with municipal parks. More specifically, the City will pursue the following:
  - i) where feasible, municipal parks will be developed in conjunction with elementary or secondary school sites;
  - ii) where there is a shortage of neighbourhood parks or community parks and there are undeveloped school sites within the neighbourhood, or larger community, the City may enter into an agreement with the respective School Board regarding the development of the land for parks purposes;
  - iii) where municipal parks are obtained adjacent to a new school site, such parks shall be of a size, configuration, condition and location and have appropriate access so that they can function properly as a neighbourhood park or community park in the event that the school property is not developed;
  - iv) where schools are not to be provided in a new residential neighbourhood, the City may provide additional neighbourhood open space at the rate of 1.0 hectare/1000 population; and
  - v) where a school is to be closed by a local School Board and the neighbourhood in which the school is located is deficient in parks as a result, the City will consider the acquisition of the site and building, where appropriate, to maintain the desired ratio of neighbourhood and/or community parks and open space facilities.

#### **6.5.12 Parks Development**

1. Through the preparation of Secondary Plans, the City shall determine the amount and type of park required based on the following considerations:
  - i) the parkland standards as articulated in this section of the Plan;
  - ii) projected population;
  - iii) the location of other parks in the adjacent area;
  - iv) the feasibility of locating parks near schools and open space areas; and
  - v) site characteristics such as slope, natural features, frontage on a public road.

#### **6.5.13 Recreation, Parks and Culture Strategic Master Plan**

1. The Recreation, Parks and Culture Strategic Master Plan identifies the needs and priorities related to recreation, parks and cultural services, programs, and facilities with the City and how to implement these priorities.
2. The City will monitor and review the implementation of the Recreation, Parks and Culture Strategic Master Plan to ensure that the goals and objectives are being achieved and that they remain an accurate reflection of the community's needs and interests for recreational services.

## 7.0 Urban Design

Good urban design is fundamental to the creation of enduring, attractive and valued environments which are memorable and flexible and can evolve to accommodate changes in use over time. Adaptable and well-designed infrastructure networks, buildings and open spaces result in communities and places that remain viable and attractive for many generations, supporting civic and economic activity and a high quality of life. To achieve a complete community, the urban design policies contained in this Plan apply to all development within the City.

### 7.1 Objectives

- a) To create neighbourhoods with diverse opportunities for living, working, learning and playing.
- b) To build compact neighbourhoods that use land, energy, water and infrastructure efficiently and encourage walking.
- c) To showcase natural attributes as defining features of the City's character by making them highly visible and accessible, especially lands along the Speed and Eramosa Rivers.
- d) To engage in "place-making" - developing infrastructure, spaces and buildings that are permanent and enduring, memorable and beautiful, adaptable and flexible, and valued.
- e) To conserve and celebrate the City's cultural and architectural heritage through the reuse of heritage assets and ensuring that adjacent development responds to and respects these assets.
- f) To create a diversity of inviting and accessible gathering places that promotes a full range of social, cultural and economic interaction.
- g) To establish a pattern of interconnected streets and pedestrian networks in which buildings frame and address public spaces.
- h) To allow for a range of architectural styles and promote expressions that bring interest and diversity in urban form and architectural design while responding appropriately to the local context and achieving compatibility.
- i) To design space that is accessible to all, regardless of personal limitations.
- j) To improve conditions for greater personal security within public spaces by designing them to be both attractive and increase informal surveillance and reduce opportunities for crime.
- k) To preserve and enhance protected public views and vistas of the built and natural features.
- l) To design for a choice of mobility including walking, cycling, transit and driving.

- m) To require urban design that reduces energy and water demand through such measures as, but not limited to, orientation of streets and buildings and the implementation of active and passive renewable energy and alternative energy and water conservation strategies.

## **7.2 General Policies**

1. Urban design policies, where applicable, apply to all land uses and public infrastructure.
2. Urban design guidelines assist in the interpretation and definition of urban design elements as outlined in this Plan. Detailed urban design guidelines may be prepared for the City as a whole, or for specific areas, land uses and/or built form typologies.

## **7.3 Sustainable Urban Design**

1. The design of site and building development will support energy efficiency and water conservation through the use of alternative or renewable energy systems, building orientation, sustainable building design, low impact storm water infiltration systems, drought-resistant landscaping and vegetative materials and similar measures.
2. New development should be designed to protect healthy trees wherever possible and enhance open space linkages.
3. New development should be integrated with the existing topography to maintain the physical character of the area and minimize the amount of grading and filling required.
4. New residential neighbourhoods should be designed to ensure new residents live within a 500 metre walk of mixed-use areas, a park or other open space amenity and transit stops.

## **7.4 Public Realm**

1. A clearly identifiable public realm should be established in all residential areas consisting of an interconnected network of streets, parks, school sites, community trails and open spaces.
2. Development proposals shall extend, establish or reinforce a modified grid-like street network that:
  - i) connects with the existing urban fabric of streets, open spaces and developed areas;
  - ii) is highly interconnected;
  - iii) responds sensitively and creatively to natural and other established features;
  - iv) integrates with the pedestrian and bicycle networks;
  - v) supports the integration of viable transit service; and
  - vi) supports the passive solar orientation of the built form.
3. Block lengths shall be reasonably short especially within Community Mixed Use Areas, Centres or Corridors, and shall optimize connectivity for



pedestrians and encourage walking. Longer blocks shall have adequately sized mid-block pedestrian links.

4. New cul-de-sacs may be permitted only when warranted by natural site conditions or to preserve cultural heritage resources in situ.
5. Reverse lotting and 'eyebrow streets' flanking arterial and collector roads should be avoided.
6. Road design will balance the provisions for a safe, accessible, functional and attractive pedestrian-oriented environment with an acceptable level of motor vehicle traffic. To achieve a pedestrian oriented public realm and streetscape, a variety of techniques may be implemented, depending on the function and context of the road, including:
  - i) widening sidewalks to allow for a comfortable pedestrian environment as well as retail displays, outdoor café seating, benches and street trees;
  - ii) reduced lane widths;
  - iii) provision of landscaped centre medians and boulevards;
  - iv) provision of on-street parking;
  - v) provision of transit priority measures and bicycle infrastructure;
  - vi) provision of regular intersections of roads to allow for the creation of a modified grid system; and
  - vii) use of alternative road geometrics and materials at pedestrian crossing areas.
7. The planting of trees, shrubs and groundcover in street medians and shoulders shall be designed to allow for their long term health through the implementation of best practices for planting and maintenance. Ground cover planting in street medians and shoulders will generally be undertaken with low maintenance, drought resistant and salt tolerant native grasses and shrubs.
8. The City will coordinate street infrastructure elements such as lighting, parking areas, landscaping, transit shelters, trash containers, bicycle racks and signage to enable the continuity in character and function of the streetscape.
9. New development shall be designed to contribute to a pedestrian-oriented streetscape through:
  - i) locating built form adjacent to, and addressing, the street edge;
  - ii) placing principal building entrances towards the street and corner intersections;
  - iii) maintaining or extending a continuous building façade or streetwall along the street;
  - iv) providing for active uses to spill onto the public realm to enhance the liveliness and vibrancy of the street (e.g. seating, cafés, patios, displays);
  - v) incorporating weather protection measures such as canopies, awnings, building projections or colonnades, where possible;
  - vi) ensuring that street elements are co-ordinated with those within the public street right-of-way; and

- vii) ensuring that the placement of above-ground utilities do not visually detract from a cohesive streetscape.
10. Where feasible, utilities within new development should be located underground. Upon replacement, utilities within the *Built-Up Area* are encouraged to be located underground.

## **7.5 Landmarks, Public Views, and Public Vistas**

1. The City may identify existing landmarks or locations for new landmarks, and require measures for their protection and retention. In general, signature buildings will be required at corner locations or at the apex of T-intersections to serve as new neighbourhood landmarks.
2. Key public views to the Church of Our Lady shall be identified and protected. Public views and vistas to other cultural heritage resources or natural heritage features may be identified for protection.
3. Parks, schools, places of worship and other community facilities should be established in visually prominent, central and accessible locations to serve as neighbourhood focal points or gathering places. These focal features should have good access to all forms of transportation, be created to a high standard of design, and include uses serving the local community.
4. Opportunities to provide public views of natural areas are strongly encouraged.
5. Reverse lotting onto natural areas and other components of the public realm are discouraged.
6. Buildings should be oriented to maintain public vistas of and visual access to natural features on lands adjacent to the site.
7. Streets should create view corridors and vistas of significant natural areas, the river valleys and park facilities.

## **7.6 Gateways**

1. The City may identify certain desirable locations for gateway features and may require distinctive urban design forms at these locations.
2. Gateways shall define a sense of entrance and contribute to community image and identity.
3. Major gateways will be located in visually prominent sites located at major entry points into the City.
4. Minor gateways are to be located at prominent intersections which are neighbourhood-scaled gateways or at secondary entry points into the City.

5. The following roads, where they intersect the City boundary, are considered major gateways:
  - i) Gordon Street South;
  - ii) Woodlawn Road West;
  - iii) Victoria Road North;
  - iv) Woolwich Street;
  - v) Eramosa Road;
  - vi) York Road;
  - vii) Wellington Street West; and
  - viii) Stone Road East.
6. In addition to the City identified gateways, the City will work with the Province to recognize and design the Hanlon Expressway corridor as a significant City gateway though standards such as landscaping and lighting. Development abutting the Hanlon Expressway shall also recognize its function as a gateway through high-quality building design, appropriate signage, and landscaping.
7. Commercial and mixed-use development at gateways shall be required to meet a high standard of design, recognizing their role as a gateway and be appropriately oriented to the public realm.
8. Where a commercial or mixed-use development is located at the intersection of major streets, the development or redevelopment of each corner property are considered minor gateways and development will incorporate neighbourhood-scale gateway features. Generally this shall be accomplished through high-quality built form and include pedestrian linkages into the site at the intersection.
9. Entrance features to new subdivisions, such as ornamental walls and signs are strongly discouraged.
10. New controlled access or gated neighbourhoods or subdivisions shall not be permitted.

## **7.7 Built Form: Low Rise Residential Forms**

1. New buildings proposed within older, established areas of the City are encouraged to be designed to complement the visual character and architectural/building material elements found in these areas.
2. Dwellings should be sited with a consistent setback to provide human scale streets. Designs should incorporate features such as prominent entrances and front porches to encourage social interaction and allow for views along the street.
3. Front facing garages should be no wider than half the width of the house. Garage doors should be recessed and not project ahead of the front wall of the house.
4. Rear lane development is generally encouraged. On narrow lots and particularly along arterials and within mixed use areas, residential buildings shall generally incorporate rear lanes to help create attractive streetscapes and minimize the impact of driveways on the pedestrian realm.

5. To create visual interest and diversity in the built environment, a wide variety of architectural designs are encouraged.

## **7.8 Built Form: All Built Forms other than Low Rise Residential Forms**

1. New buildings shall address the street. Buildings shall have front façades with entrances and windows that face the street and that reflect and, where appropriate, enhance the rhythm and frequency of the prevailing neighbourhood pattern. Blank façades facing a street, open space or park shall not be permitted.
2. Commercial, employment, and mixed-use buildings should be consistently located close to the street edge and sidewalk.
3. Buildings and their principal entrances shall be oriented toward the street and provide direct user entrances from adjacent streets and walkways. Corner buildings shall address both streets by providing two articulated façades facing the street.
4. Buildings adjacent to the street edge and at sites with high public visibility, shall be designed to take into account their high public visibility by incorporating elements such as increased height, roof features, building articulation, and high quality finishes and windows.
5. Intersections of major streets shall be emphasized by placing buildings in close proximity to the intersection and ensuring that building entrances are visually accessible from that intersection.
6. Buildings will be designed to completely screen roof-top mechanical equipment from public views.
7. Building facades that are visible along a public street and are greater than 30 metres in length 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.
8. The design of all commercial buildings and storefronts shall be unique to the site and not simply reflect a standard corporate or franchise design. Buildings shall reflect the community and context through features such as facade articulation, massing, architectural style, vertical windows, appropriate signage, building materials and exterior finishes.
9. A building's first storey shall generally be taller in height to accommodate a range of non-residential uses, where appropriate.

## **7.9 Built Form: Buildings in Proximity to Residential and Institutional Uses**

1. Where commercial, employment, or mixed use development is located in proximity to residential and institutional uses the following urban design strategies will be employed to ensure compatibility:
  - i) using building massing and placement to reduce the visual effects of flat roof lines and blank facades or building height such as though

- ii) appropriately stepping back, terracing, or setting back buildings;
- iii) appropriately locating noise-generating activities within a building or structure and away from sensitive receptors;
- iv) incorporating screening and noise attenuation for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive receptors;
- v) providing perimeter landscape buffering incorporating a generously planted landscape strip, berming and/or fencing to delineate property boundaries and to screen the commercial or employment use from the adjacent use; and
- vi) designing exterior lighting and signage to prevent light spillage onto the adjacent property.

### **7.10 Built Form: Mid-rise Buildings**

1. In addition to the policies above, the following policies apply to mid-rise building forms, which generally means a building between four (4) and six (6) storeys:
  - i) mid-rise buildings shall be designed to frame the street they are fronting while allowing access to sunlight to adjacent properties;
  - ii) mid-rise buildings shall be designed to ensure servicing and automobile parking is appropriately located and screened. Generally, this shall mean that parking is provided underground or at the rear or side of the building;
  - iii) pedestrian access shall be provided to the principal entrance from the public realm;
  - iv) where building front onto a public street and are greater than 30 metres in length, building entrances shall be located at regular intervals;
  - v) where buildings are taller than four (4) storeys, building length will be restricted; and
  - vi) shadow, view, and microclimatic studies may be required to determine potential impacts arising from mid-rise buildings.

### **7.11 Built Form: High-rise Buildings**

1. In addition to the policies above the following policies apply to tall building forms, which generally means buildings above six (6) storeys.
  - i) to ensure tall buildings act as landmarks, they shall incorporate a clear bottom (e.g. a podium), middle and top. Interesting architectural features and roof treatments should be considered for all rooftops of tall buildings;
  - ii) parking should be provided primarily below grade with limited visitor surface parking. Structured parking above-grade may be permitted, where appropriate;
  - iii) built-form studies addressing building massing, shadows, views, and microclimatic studies (e.g. wind) may be required to determine the potential impacts to the surrounding neighbourhood arising from tall building,
  - iv) floor plate sizes of the tower portion (i.e., five (5) storeys and above) of the building may be limited to encourage slender and elegant tall building designs; and
  - v) the tower portion (i.e., five (5) storeys and above) of the building shall

be carefully placed to ensure adequate spacing between towers to allow for solar access and privacy.

### **7.12 Built Form: Vehicle-oriented Uses**

Vehicle-oriented uses include uses that facilitate the use and storage of private automobiles, such as vehicle service centres, vehicle repair and sales facilities, service stations, and drive-throughs.

1. Where vehicle-oriented uses are permitted, development and redevelopment shall be designed through a combination of site planning, landscaping and built form to:
  - i) conform to the applicable policies of the Urban Design policies of this Plan;
  - ii) reinforce the street edge;
  - iii) contribute to a high quality public realm and streetscape; and
  - iv) ensure a clear separation of vehicular and pedestrian traffic to ensure ease of use and safety of movement for pedestrians.
2. In addition to policies in subsection 1, drive-throughs, where permitted, shall be designed to:
  - i) locate stacking and drive-through lanes in rear or side yards. Stacking and drive through lanes shall not be located between the building and the fronting street to minimize the impact on pedestrians; and
  - ii) provide adequate landscaping adjacent to stacking and drive-through lanes, where they are adjacent to other properties and parking areas.
3. In addition to polices in subsection 1, service stations, where permitted, shall be designed:
  - i) to reinforce street edges by locating the principal building at or near the street edge with direct pedestrian access into the building from the street edge; and
  - ii) to ensure that the principal building employs the liberal use of glazing and openings along with appropriate architectural treatment, materials and detailing facing the street; and
  - iii) development plans shall address building massing, materials and scale as well as issues specific to service station uses including canopies, pumps and islands for gas bars, ancillary buildings and structures, signage and lighting.
4. Where a car wash is permitted, the car wash building will be oriented away from the street edge while still maintaining appropriate setbacks, landscaping and, allowing for adequate automobile queuing. Where residential land uses abut the car wash, the car wash shall not be oriented towards residential land uses

### **7.13 Transition of Land Use**

1. To achieve compatibility between areas and different land uses, development will be designed to create an appropriate transition through the provisions of roads, landscaping, spatial separation of land uses and compatible built form.

2. Where proposed buildings exceed the built height of adjacent buildings, the City may require the new buildings to be stepped back, terraced or set back to reduce adverse impacts on adjacent properties and/or the streetscape.

## **7.14 Parking**

1. Where permitted adjacent to the public realm, surface parking areas should be designed in a manner that contributes to an attractive public realm by providing screening and landscaping. Generously sized landscape strips incorporating combinations of landscaping, berming, and decorative fencing or walls shall be provided adjacent the street edge to provide aesthetically pleasing views into the site while screening surface parking areas.
2. Surface parking areas shall not be permitted immediately adjacent to the corners of an intersection.
3. Surface parking areas should be located at the rear or side of buildings and not between the front of a building and the street.
4. Building placement in combination with landscaping should be used to screen parking areas located within the interior of the site from view.
5. Walkways should be provided directly from parking areas to the main entrance(s) of the building(s). These walkways should be well articulated, safe, accessible and integrated with the overall network of pedestrian linkages in the area to create a comfortable walking environment. Landscaping should enhance the walkway.
6. Large surface parking areas should be divided into smaller and defined sections through the use of landscaped strips, islands and/or pedestrian walkways.
7. Parking adjacent to identified natural heritage features and associated buffers should be avoided.
8. Bicycle parking shall be provided and conveniently located in close proximity and convenient to building entrances. Sheltered bicycle parking should be integrated into the built form.
9. Above-grade parking structures shall be designed to provide well-articulated façades facing streets. Street-related uses on the ground level of the parking structure should be provided where appropriate and feasible.
10. Surface parking areas adjacent to ground-related residential uses should be separated by a landscape strip incorporating combinations of landscaping, berming, and/or decorative fencing or walls.
11. Underground parking structures are encouraged and may be required to provide opportunities for intensification and open space amenities.
12. For underground and above-grade parking structures, driveway access and ramp locations shall be located to reduce conflicts with pedestrians and minimize negative impacts on the streetscape.

## **7.15 Access, Circulation, Loading and Storage Areas**

1. Shared driveways are encouraged to reduce access points and reduce conflicts with pedestrians.
2. Major driveway entrances to large employment, commercial and mixed-use sites should be defined by landscaping on either side of the driveway and / or by landscaped medians.
3. Private roads and internal driveways required for site circulation shall be designed like streets that are comfortable for pedestrians, cyclists and vehicles. They should be physically defined by raised curbs and, where appropriate, landscaped where they intersect with a parking area or driveway. Internal driveways or roads will be used to divide large sites into a grid of blocks and roadways to facilitate safe pedestrian and vehicular movement. Internal driveways will be designed to interconnect with adjacent properties to create an overall cohesive and integrated circulation network.
4. Well-articulated and distinct pedestrian walkways should be placed along a building street frontage and link to public boulevards, public sidewalks, transit stops, trail systems and other pedestrian systems.
5. Pedestrian systems shall incorporate landscaping, pedestrian scale lighting and be defined by distinct materials and / or grade separation from vehicular movement systems.
6. Loading bays, garbage service areas, and building utilities/mechanical equipment should be located within a building. If permitted outside a building, they shall not be located immediately adjacent to an intersection and will be screened when facing a public street, park, river, public open space or residential area.
7. Where outdoor storage is permitted, it shall not be located between a building and a street edge or a building and the intersection of streets.

## **7.16 Signage**

1. Signs, display areas and lighting should be compatible in scale and intensity to the proposed activity, and tailored to the size, type and character of a development or the space to be used.
2. Signs on cultural heritage properties, within Heritage Conservation Districts or within cultural heritage landscapes shall be compatible with the heritage architecture and character of the property, district or landscape.
3. Signage should be incorporated into the building façade design.
4. Commercial signage should be displayed at a consistent height on building facades such as at the top of the ground floor. Signage shall generally not be permitted on the top of buildings or poles.



### **7.17 Display Areas**

1. Where outdoor display areas are associated with a large building, the use of landscape elements such as plantings, decorative fencing, and architectural elements such as façade extensions, and canopies shall be incorporated for effective integration with the overall development.
2. Outdoor display areas or garden centres adjacent to street edges should generally be avoided. However, well-designed, pedestrian-scaled outdoor display areas that contribute to comfortable and safe public realm may be permitted in areas of high pedestrian traffic provided that safety and accessibility is not compromised.

### **7.18 Lighting**

1. Lighting of buildings and sites shall be provided at levels sufficient for building identification and safety.
2. All building and site lighting shall be oriented and shielded to minimize the infringement of light and the creation of glare on adjacent properties or public roads. Outdoor lighting should incorporate energy efficiencies such as sensors and timers, and direct light away from the night sky.
3. Adequate pedestrian-scaled lighting to accent walkways, steps, ramps, transit stops and other features should be provided.
4. Lighting of prominent buildings, monuments and other built features to accentuate civic and architectural design may be permitted.

### **7.19 Landscaping and Development**

1. Landscaping shall:
  - i) create visual interest by framing important views and focal points;
  - ii) stabilize slopes and, where appropriate, naturalize areas of a site;
  - iii) complement built form; and
  - iv) contribute to the creation of a high-quality public realm.
2. The selection of plant material:
  - i) should be of an appropriate size, shape, colour and texture that complement and contrast the built form;
  - ii) shall provide seasonal interest;
  - iii) is encouraged to be of indigenous stock, drought-resistant, preferably grown in southern Ontario and indigenous to the Guelph area;
  - iv) adjacent to Natural Heritage System, should be indigenous and non-invasive to prevent seed dispersal to the Natural Heritage System;
  - v) shall provide for a diversity of species to minimize potential issues of significant plant losses due to disease, insects, and/or fungal infestations; and
  - vi) is encouraged to promote naturalization and reduce the use of sod.
3. Where possible, development should retain existing on-site trees, and where appropriate, plant suitable new trees on-site or in the street right-of-way.

4. Whenever appropriate, tree replacement shall maintain the historic planting materials and patterns.
5. Where required, buffer strips shall consist of plant material that, at maturity, will form a solid, unbroken visual barrier, in combination with other strategies, such as fencing.
6. The retention of vegetation in front yards along residential streets is encouraged.

#### **7.20 Safety**

1. Sidewalks and community trails should be visible, accessible and aligned along well-used public spaces.
2. New development should be designed in a manner that:
  - i) provides opportunity for informal surveillance of outdoor spaces (“eyes on the street”), including public parks, streets and parking areas;
  - ii) clearly marks the transition or boundary between public and private spaces;
  - iii) includes materials that allow for the built environment to be effectively and efficiently maintained;
  - iv) provides adequate lighting in accordance with the Signage, Display Area and Lighting sections; and
  - v) where appropriate, provides for multiple walking routes.

#### **7.21 Accessibility**

1. Accessibility standards and designs will be implemented through *development, or site alteration*, including transportation and parking in accordance with the *Accessibility for Ontarians’ Disability Act*, and *Ontario Building Code*.
2. The City will encourage the modification of new and existing private buildings and facilities, including parking, to improve the level of accessibility in accordance with the *City’s Facility Accessibility Design Manual*.
3. City facilities, buildings and structures, including parking, transportation and trail infrastructure shall be designed to ensure accessibility in accordance with the *City’s Facility Accessibility Design Manual*.

#### **7.22 Urban Squares**

1. Urban Squares, such as plazas, courtyards and piazzas, are publicly-accessible open space with sitting areas and shade trees for passive recreation and are often predominantly hard-surfaced. Urban squares shall generally be included within Community and Neighbourhood Mixed Use Areas and Centres, along Intensification Corridors and within the Downtown. Urban Squares will be framed by buildings with ground-floor uses that provide activity throughout the day.

2. Large development projects may include a single, large scale urban square and/or a series of smaller urban squares.
3. Hard and soft landscape elements and features within the urban square shall be designed to define and articulate activity areas, circulation, entry points, seating and gathering areas, as well as the relationship between adjacent buildings and the streetscape.
4. Urban squares may be dedicated to the City, or may remain in private ownership. Where an urban square is to remain in private ownership it shall be built and maintained by the landowner to the satisfaction of the City. An easement with the City may be required to ensure that the urban square is open and accessible to the public at all times, or as identified in the easement agreement.

### **7.23 Public Art**

1. The City will promote the provision of public art in publicly accessible areas. Public art can be used to commemorate important persons or events. Public art may include statues, paintings, murals, fountains, sculptures, banners, plaques, and memorials, which enhance or contribute to community identity.
2. Development that attracts significant pedestrian traffic is strongly encouraged to include public art in the design of the building and/or site.
3. The installation of public art as part of public infrastructure projects will be considered, where appropriate.

### **7.24 Development Adjacent to River Corridors**

1. Development proposals shall orient ground level building facades towards the Speed River in the Downtown. This is to be accomplished by:
  - i) requiring building designs to have entrances and windows which face the river;
  - ii) locating parking areas to not be visually apparent from the river's edge; and
  - iii) restricting the location of loading bays, garbage service areas and storage areas, and blank walls from facing the river. Landscaping and screening may be used to provide a visual buffer where these functions cannot be relocated.
2. Riverfront lands that are available for public use shall be improved through opportunities such as the development review process. The improvement of riverfront lands that are available for public use, pedestrian and cycling amenities is encouraged.
3. The retention or restoration of natural and cultural heritage features shall be encouraged along the river front.
4. Important public view corridors to the Speed and Eramosa rivers and landmarks within these river corridors shall be retained and enhanced.

5. Continuous public accessibility to the developed parks along the Speed and Eramosa River corridors may be required and may include the conveyance of land through the development process.
6. Buildings and landscapes shall be designed in a manner that ensures physical access to the river. Special building placement and design considerations may be required to protect as well to optimize views and access to the river.

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## 8.0 Land Use

This section establishes the objectives, policies and permitted uses for each of the land use designations identified on Schedule 2. The land use designations and policies provide the basis for development, decision-making involving development applications under the Planning Act and for development control tools such as the Zoning By-law and Development Permits.

This section's policies are related to the Plan's land use schedule. The policies establish for each land use designation; general policies; the permitted uses and the intensity of development.

Detailed area-specific Secondary Plans may be approved through amendment to this Plan for the Downtown, Special Study Areas, Regeneration Areas and the Community Mixed Use Areas. While Secondary Plans may set out more detailed land use designations and policies applicable to a specific area, all Secondary Plans shall conform to the applicable sections of this Plan.

Schedule 2 establishes the pattern of land use under the following Land Use Designations:

- RESIDENTIAL
  - General Residential
    - Built-Up Area
    - Greenfield Area
  - Medium Density Residential
  - High Density Residential
- DOWNTOWN GUELPH
- COMMERCIAL MIXED USE
  - Community Mixed Use Area
  - Mixed Use Corridors
  - Neighbourhood Mixed Use Centre
- COMMERCIAL SERVICE
  - Commercial Residential
- EMPLOYMENT
  - Industrial
  - Corporate Research Park
  - Institutional Research Park
- REGENERATION AREAS
- MAJOR INSTITUTIONAL
- OPEN SPACE AND PARKS
- NATURAL HERITAGE SYSTEM
- MAJOR UTILITY
- SPECIAL STUDY AREAS
- SECONDARY PLAN AREAS

### 8.1 All Land Use Designations

The following objectives, policies and permitted uses apply to all land use designations. The objectives for each designation are addressed under each of the designations.

#### 8.1.1 Objectives

- a) To establish the distribution of land uses and associated policies to provide direction for future growth and development.

- b) To establish a land use pattern and densities that supports and facilitates energy efficiencies and promotes walking, cycling and public transit.
- c) To encourage the use of renewable energy in both existing and new development.

## **8.1.2 General Policies for All Land Use Designations**

### **8.1.2.1 Existing Uses**

- 1. Legal non-conforming uses may continue in accordance with provisions of the Implementation section.

### **8.1.2.2 Public and Private Infrastructure**

- 1. The following public and private infrastructure may be permitted in all land use designations, unless otherwise limited by the provisions of this Plan:
  - i) energy facilities and distribution, (e.g., *renewable and alternative energy* generation less than 10 megawatts, transmission lines, transformer and distribution stations) subject to the *Environmental Assessment Act*, the *Green Energy and Green Economy Act* and any other relevant legislation or regulations;
  - ii) infrastructure necessary for the supply and distribution of municipal water and sewage, roads, bridges and railway lines, subject to the *Environmental Assessment Act*, where applicable, and the provisions of this Plan;
  - iii) any infrastructure, building or facility of the City of Guelph, provided that such development satisfies the provisions of the *Environmental Assessment Act*, where applicable, and the provisions of this Plan; and
  - iv) private infrastructure lines and facilities, but not including uses such as, administrative offices, sales outlets, depots or yards.
- 2. Public and private infrastructure facilities shall only be permitted if:
  - i) the facilities are in conformity with the objectives and policies of the land use designations where they are proposed;
  - ii) the facilities are compatible in scale, magnitude, function and character with the residential neighbourhood;
  - iii) the facilities do not have a negative impact on the residential uses with regard to traffic and parking or cause disturbances such as noise, odour, air or water pollution, dust, or vibration;
  - iv) the facility is designed and located to mitigate impacts through appropriate measures such as set-backs, screening, landscaping and enclosing structures; and
  - v) the facility does not fragment or bisect the residential area, or adversely impact the development potential of adjacent areas, which have been designated for future *development*.
- 3. Underground electrical services are strongly encouraged in all new residential areas.

### **8.1.2.3 Community Gardens and Urban Agriculture**

1. Community gardens and other compatible forms of urban agriculture may be permitted in all designations unless otherwise limited by the provisions of this Plan and will be subject to City by-laws and guidelines.
2. New *Livestock-based agricultural* operations or the expansion of existing *livestock-based agricultural* operations will not be permitted within any land use designation.
3. Notwithstanding the above policy, this Plan does not restrict livestock-based instruction, research and animal care on any lands used by the University of Guelph.

### **8.1.2.4 Municipal Parks and Recreation**

1. Municipal parks and recreation may be permitted in all designations unless otherwise limited by the provisions of this Plan

### **8.1.2.5 Development Adjacent to the Natural Heritage System**

1. All development and site alteration proposed within or adjacent to the *Natural Heritage System* shall be subject to the *Natural Heritage System* provisions of this Plan.

### **8.1.2.6 Permitted Uses in All Land Use Designations**

1. The following uses may be permitted in all land use designations subject to the applicable policies of this Plan:
  - i) existing uses;
  - ii) public and private infrastructure;
  - iii) community gardens and urban agriculture; and
  - iv) municipal parks and recreation.

## **8.2 Land Use Designations Permitting Residential Uses**

1. Residential uses are permitted within the following designations:
  - General Residential
  - Medium Density Residential
  - High Density Residential
  - Downtown Guelph
  - Community Mixed Use Areas
  - Mixed Use Corridors
  - Neighbourhood Mixed Use Centres
  - Commercial Residential
  - Major Institutional



### **8.2.1 Permitted Uses**

1. The following uses may be permitted within all land use designations where residential uses are permitted, subject to the General Policies for Residential Development and the applicable provisions of this Plan:
  - i) affordable housing;
  - ii) *special needs housing including group homes;*
  - iii) *lodging houses;*
  - iv) home occupations;
  - v) Non-Residential Uses in Residential Areas:
    - schools
    - places of worship
    - day care centres
    - convenience commercial uses.
2. Notwithstanding the permitted uses provisions for All Land Use Designations, non-renewable energy generation facilities, such as combined heat and power plants, are not permitted within General Residential or Medium Density Residential designations.

### **8.3 Residential Designations**

1. The residential policies apply to the following four (4) designations identified on Schedule 2.
  - General Residential – Built-Up Area
  - - Greenfield Area
  - Medium Density Residential
  - High Density Residential

#### **8.3.1 Objectives**

- a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizons.
- b) To facilitate a full range of housing types, densities and tenure to meet a diversity of lifestyles and the social, health and well being of current and future residents.
- c) To implement the minimum targets for housing that is affordable to low and moderate income households.
- d) To encourage and support special needs housing in conjunction with other social services throughout the City.
- e) To provide for higher densities of residential development in appropriate locations to ensure transit supportive densities, compact urban form, walkable communities and ensure energy efficiencies are achieved.
- f) To ensure compatibility between various housing forms and between residential and non-residential uses through urban design.

- g) To maintain, through urban design, the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification, where appropriate.
- h) To direct new residential *development* to areas where municipal services and infrastructure are available or can be provided in an efficient and cost effective manner.
- i) To encourage the distribution of local convenience commercial uses, institutional and personal services in appropriate locations within residential areas.
- j) To ensure new development is compatible with the surrounding land uses and the general character of neighbourhoods.
- k) To promote innovative housing types and forms to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.
- l) To ensure that existing and new residential development is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.
- m) To support live/ work uses at appropriate locations and home occupations throughout the City where residential uses are permitted.
- n) To encourage conservation and rehabilitation of older housing to maintain housing stock and the character of the established residential neighbourhoods.
- o) To regulate the conversion of existing rental properties to condominiums or other forms of ownership housing to maintain an adequate supply of rental housing in accordance with the rental Conversion policies of this Plan.

### **8.3.2 General Policies for Residential Development**

#### **8.3.2.1 Development Criteria for Residential Development**

Residential development proposals may be permitted provided the following Development Criteria and all other applicable provisions of this Plan are met within all Residential designations.

1. Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with the surrounding neighbourhood.
2. Where a development represents a transition between different land use designations or housing forms, a gradation in building height will be encouraged to achieve a transition from adjacent development.
3. Residential development can be adequately served by local convenience and neighborhood shopping facilities, schools, parks and recreation facilities and public transit.

4. Vehicular traffic generated from the proposed development will have minimal impact on local residential streets and intersections.
5. Vehicular access, parking and circulation can be adequately provided or impacts mitigated.
6. Surface parking shall be minimized.
7. Development on larger sites shall extend, establish or reinforce a street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic.
8. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas, privacy, views, and microclimatic conditions such as wind and shadowing.
9. New development backing on open space, parks and the Natural Heritage System will be discouraged.
10. The conservation and integration of built heritage resources and structures can be achieved subject to the provisions of the Cultural Heritage Resources section of this Plan.
11. Affordable housing and special needs housing will be encouraged throughout all residential designations in accordance with the Affordable Housing provisions of this Plan.
12. That adequate municipal infrastructure, services, utilities and amenity areas for the residents can be accommodated.
13. The upgrading and rehabilitation of existing housing, particularly in older neighbourhoods, is encouraged.
14. Notwithstanding 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 permitted unit density allowed without bonusing and provided that the applicable Residential policies are met.

### **8.3.2.2 Development Criteria for Residential Development within the Built Up Area**

In addition to the Development Criteria for Residential Development (Uses), the following criteria apply to development within the *Built-up Area*.

1. That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings and general lot fabric in the immediate vicinity.
2. That the site is of sufficient frontage and depth to accommodate appropriate intensification.
3. Where a *development* application is proposed within the Built up Area a Planning Justification Report will be required to demonstrate how the proposed development can be integrated into the existing community and

how the residential policies and development criteria are met. Architectural drawings or modeling may be required.

### **8.3.2.3 Affordable Housing**

1. Affordable Housing shall be provided in accordance with the affordable housing objectives, targets and policies set out in the Community Infrastructure Section of this Plan.

### **8.3.2.4 Special Needs Housing**

1. The City in conjunction with the County and Provincial and Federal governments will support the development of *special needs housing* throughout the City.
2. The City will encourage the retention of *special needs housing*.
3. *Special needs housing* will be encouraged to locate where it is readily served by transit.
4. *Special needs housing* units without a dedicated kitchen will not be considered part of the residential density for calculating persons per hectare.
5. *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:
  - i) adequate residential amenities and services are available nearby; and
  - ii) in instances where a *group home* is located within a residential designation, it is of a size and land use character, which is similar to, or compatible with the existing area.
6. The *Zoning By-law* will 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.
7. Where an amendment to the Zoning By-law is required such amendments will consider:
  - i) the nature of the proposed use and its compatibility with the immediate neighbourhood;
  - ii) the existing *Zoning By-law* regulations;
  - iii) specific performance standards such as dwelling type, buffering, minimum amenity area and minimum floor space; and
  - iv) access to community facilities such as education, public transit and recreation.

### **8.3.2.5 Lodging Houses**

1. Lodging Houses may be permitted within land use designations permitting residential uses as outlined on Schedule 2 of this Plan provided that:
  - i) adequate residential amenities and services are available nearby; and
  - ii) in instances where a lodging house is located within a residential

designation, it is of a size and land use character which is similar to, or compatible with the built form of the existing area

2. The Zoning-Bylaw will specifically regulate lodging houses and the appropriate zones in which they may be permitted.

#### **8.3.2.6 Coach Houses and Garden Suites**

1. Coach Houses and Garden Suites may be permitted as alternative forms of housing in land use designations allowing lower density forms of housing.
2. The following criteria will be applied as the basis for permitting coach houses and garden suites:
  - i) the use is subordinate in scale and function to the main dwelling on the lot;
  - ii) the use can be integrated into its surroundings with negligible visual impact to the streetscape;
  - iii) the use is situated on an appropriately-sized housing lot;
  - iv) the use is compatible in design and scale with the built form of the main dwelling unit;
  - v) 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
  - vi) any other sitting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.
3. Coach Houses and Garden Suites will be subject to Site Plan Control.

#### **8.3.2.7 Rental Conversion**

1. Rental Conversions will be regulated by the rental conversion provisions of the Community Infrastructure section of this Plan.

#### **8.3.2.8 Home Occupations**

1. A home occupation may be permitted as an ancillary activity within a dwelling unit and will be permitted as a subordinate activity to a residential use subject to the following:
  - i) only persons residing within the *dwelling unit* will be permitted to operate the home occupation;
  - ii) the home occupation shall be at a scale that is compatible with the surrounding residential neighbourhood;
  - iii) the home occupation shall not change the principal character or external appearance of the dwelling and property involved; and
  - iv) no aspect of the home occupation shall be visible from outside the property.
2. The Zoning By-law may provide regulations for the development of the home occupation.

### **8.3.2.9 Day Care Centres**

1. *Day care centres* may be permitted by site-specific amendment to the Zoning by-law subject to the Residential Policies of this Plan.

### **8.3.2.10 Non Residential Uses in Residential Areas**

A variety of land uses may be permitted within the Residential designations and within land use designations permitting residential uses. These uses are complementary to and serve the needs of residential neighbourhoods and may be permitted subject to the following policies.

1. Non-residential uses will be encouraged to locate at Neighbourhood Mixed Use Centres.
2. Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.
3. In addition to the Urban Design policies of this Plan, non-residential uses shall:
  - i) be located on an arterial or collector road;
  - ii) be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
  - iii) have adequate landscaping and screening to promote compatibility with adjacent activities;
  - iv) have sufficient off-street parking, circulation and access points; and
  - v) have adequate municipal services.

#### **8.3.2.10.1 Schools**

1. A potential new school site has been identified by the Upper Grand District School Board and is shown by symbol on Schedule 2. The location of proposed schools will be subject to the following provisions:
  - i) the symbols used to identify potential new school sites do not represent a specific land use designation or location;
  - ii) minor shifts in location may occur without amendment to this Plan;
  - iii) the symbol does not represent a commitment by the School Board to construct a school facility. The actual construction of a school is subject to capital funding approvals by the School Board;
  - iv) 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
  - v) where it is determined that a school is not required, the underlying land use designation will apply, without amendment to this Plan.

#### **8.3.2.10.2 Convenience Commercial**

1. Convenience commercial uses may be permitted that provides goods and services primarily to residents in the surrounding neighbourhood.

2. Convenience uses will be limited to a maximum gross leasable floor area of 300 square metres on a property.

### **8.3.3 General Residential - Built Up Area Designation**

The predominant land use in this designation shall be residential. The character of development shall generally be low-rise housing forms.

#### **8.3.3.1 Permitted Uses**

1. In addition to the Permitted Uses within Land Use Designations Permitting Residential Uses, the following additional uses may be permitted subject to the General Policies for Residential Development and the applicable provisions of this Plan:
  - i) detached, semi-detached and duplex dwellings;
  - ii) accessory apartments within detached and semi-detached dwellings;
  - iii) garden suites and coach houses; and
  - iv) multiple unit residential buildings such as townhouses and apartments, may be permitted without amendment to this Plan, provided the Development Criteria for all Residential Development and the Development Criteria for Residential Development within the Built Up Area are met.

#### **8.3.3.2 Density and Height**

The Built-Up Area is intended to provide for lower densities that are compatible with existing neighbourhoods while also accommodating intensification. The general character will be low-rise housing forms. The following density and height policies apply within this designation:

1. Development may be permitted up to a maximum density of 35 units per hectare and not less than a minimum density of 15 units per hectare.
2. Buildings may be permitted up to a maximum height of three (3) storeys.
3. Notwithstanding subsections 1 and 2, increased density and height may be permitted up to a maximum density of 100 units per hectare and a maximum of four (4) storeys adjacent to arterial or collector roads in accordance with the Development Criteria outlined in this section.
4. Notwithstanding subsections 1 and 2, increased density and height may be permitted without an amendment to this Plan up to a maximum density of 100 units per hectare and a maximum of four (4) storeys in accordance with the bonus policies contained within the Implementation section.

#### **8.3.3.3 Lot Creation**

1. Residential infill through the creation of individual residential lots for single detached or semi-detached dwellings will be encouraged and may be permitted provided that the proposed development is compatible with the surrounding residential area, meets the height and density provisions of this designation, is generally compatible with the predominant lot fabric of the

surrounding area and meet the applicable Development Criteria for Residential Development of this section.

### **8.3.4 General Residential – Greenfield Area Designation**

The predominant use of land within this designation shall be residential.

#### **8.3.4.1 Permitted Uses**

1. In addition to the uses permitted within Land Use Designations Permitting Residential Uses the following uses may be permitted subject to the General Policies for Residential Development and the applicable provisions of this Plan:
  - i) detached, semi-detached and duplex dwellings, multiple unit residential; buildings including townhouses and apartments;
  - ii) accessory apartments within detached and semi-detached dwellings; and
  - iii) garden suites and coach houses;
2. To allow for flexibility and to achieve the minimum requirements of 50 persons and jobs per hectare within the Greenfield Area, the following density and height policies apply within the Greenfield Area.

#### **8.3.4.2 Density and Height**

1. Development may be permitted up to a maximum density of 100 units per hectare and not less than a minimum density of 20 units per hectare.
2. Buildings may be permitted up to a maximum height of five (5) storeys.

### **8.3.5 Medium Density Residential Designation**

The predominant use of land within the Medium Density designation will be medium density housing forms that can be supported by transit.

#### **8.3.5.1 Permitted Uses**

1. In addition to the Permitted Uses within Land Use Designations Permitting Residential Use, the following building forms may be permitted subject to the General Policies for Residential Development and the applicable provisions of this Plan:
  - i) all forms of multiple unit residential buildings;
  - ii) townhouses and row-dwellings;
  - iii) walk-up apartments and apartments; and
  - iv) low density housing forms, such as detached and semi-detached dwellings, in limited circumstances to provide a transition to existing low density development.

#### **8.3.5.2 Density and Height**

1. Development may be permitted up to a maximum density of 100 units per hectare and not less than a minimum density of 35 units per hectare.



2. Buildings may be permitted up to a maximum of five (5) storeys and not less than two (2) storeys.
3. Notwithstanding subsections 1 and 2, increased density and height may be permitted in accordance with the bonusing polices contained within the Implementation section of this Plan.

#### **8.3.5.3 Parking**

1. Structured or underground parking is encouraged.

#### **8.3.6 High Density Residential Designation**

The predominant use of land within the High Density designation shall be for high density multiple unit residential building forms that can be efficiently served by transit.

##### **8.3.6.1 Permitted Uses**

1. In addition to the Permitted Uses within Land Use Designations Permitting Residential Uses, the following building forms may be permitted subject to the General Policies for Residential Development and the applicable provisions of this Plan:
  - i) multiple unit residential buildings generally in the form of apartments;
  - ii) medium density housing forms, such as townhouses may be permitted in limited circumstances, to provide a transition to existing medium or low density development.

##### **8.3.6.2 Density and Height**

1. Development may be permitted up to a maximum density of 150 units per hectare and not less than a minimum density of 100 units per hectare.
2. Buildings may be permitted up to a maximum height of ten (10) storeys and not less than a minimum height of three (3).
3. Notwithstanding subsections 1 and 2, increased density and height may be permitted in accordance with the bonusing polices contained within the Implementation section.

##### **8.3.6.3 Parking**

1. Structured or underground parking is strongly encouraged.

#### **8.4 Downtown Guelph Designation**

1. Downtown Guelph is recognized as the Urban Growth Centre of the City. The Downtown 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 Downtown is 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.

2. The extent of Downtown Guelph is generally defined on Schedules 1 and 2.
3. Schedule 3 identifies the land uses within the Downtown.
4. The general policy framework of the Growth Plan as incorporated into this Plan, will be used to inform the Secondary Plan.
5. In the meantime, the following policies will continue to apply and will be revisited through the Secondary Plan process.

#### **8.4.1 Objectives**

- a) To promote the development of the Downtown as a major community focus and the civic, cultural, social and economic centre of the City.
- b) To promote the development of the Downtown as a vibrant multi-functional district providing institutional, public service, residential, recreational and cultural uses and a variety of commercial and employment functions including major office, services, retail and entertainment uses to serve both the wider City as well as the Downtown residential neighbourhoods.
- c) To ensure the Downtown remains a place for people for recreation, doing business, pursuing cultural interests, engaging in civic and other governmental neighbourhoods.
- d) To maintain and promote the current resources of the Downtown, its heritage buildings, scenic and carefully tended rivers, vegetation, attractive streets and landmarks.
- e) To maintain and enhance the physical appearance, historic characteristics and *cultural heritage resources* of the Downtown with particular emphasis on Wyndham Street.
- f) To develop additional public open space, tourist, recreational and cultural facilities within the Downtown.
- g) To promote the continued economic vitality, intensification and revitalization of the Downtown.

#### **8.4.2 Permitted Uses**

1. The land use distribution for the Downtown 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 Downtown.
2. Schedule 3 identifies the land uses and the transportation facilities necessary to realize the objectives for the Downtown.
3. The concept plan provides flexibility to recognize the coexistence of a wide range of activities and to allow innovative development proposals.

4. 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.
5. The categories of land-use shown on the "Concept Plan" are as follows:
  - i) "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.
  - ii) "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.
  - iii) "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.
  - iv) "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*.
  - v) "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.
  - vi) " Transition Area" - Goldie Mill Secondary Plan Area  
The area designated on Schedule 3 as the "Transition Area" is generally defined as the area bounded by London Road, Woolwich Street, Eramosa Road, and the Speed River.

The "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 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 3 shall be subject to the following provisions:

- a. Developed in a manner that is compatible with adjacent and nearby established low density residential uses, open space and natural areas.
  - b. 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.
  - c. 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.
  - d. Regulated through specialized Zoning Bylaw requirements.
- vii) The following additional land use designations are also identified on Schedule 3. The policies of these designations are addressed in the following applicable Land Use designations of this Plan:
- General Residential - Built-Up Area
  - Medium Density Residential
  - High Density Residential
  - Neighbourhood Mixed Use Centre
  - Commercial - Residential.

### **8.4.3 General Policies**

1. Generally the "Transition Area" will encourage a stepping down of intensity of use and built form between the traditional core commercial sectors of the Downtown and surrounding lower density residential uses.
2. Due to special problems relating with redevelopment (e.g. land assembly, land costs, parking, urban design and structure) the City will promote and assist new *development* in the Downtown by:
  - i) actively participating in the promotion of commercial *development* and conducting market studies from time to time;
  - ii) 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;
  - iii) promoting the development of special events, cultural activities, entertainment facilities and public open space;
  - iv) implementing a long range plan for the provision of off-street municipal parking;
  - v) encouraging the private sector to provide off-street parking;
  - vi) considering municipal lands for *development*, generally by way of lease arrangements; and

- vii) establishing priorities in the municipal capital budget specifically for Downtown rejuvenation.
3. The City may reduce or exempt any requirement for private off-street parking for *development* in the Downtown provided adequate alternative parking facilities or alternative transportation is 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.
  4. 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 Downtown by:
    - i) encouraging the *development* and use of lands for mixed-use commercial/residential buildings;
    - ii) encouraging new housing to locate in areas where municipal *infrastructure* is available and in close proximity to residential amenities and open space; and
    - iii) encouraging the rehabilitation and *renovation* of the upper stories of existing buildings and their *conversion* to residential use.
  5. The maximum net density for residential use within the Downtown shall not exceed 200 units per hectare (80 units per acre), except within the "Sensitive Commercial" sub-area of the "Downtown Plan" where density shall not exceed 100 units per hectare (40 units per acre).
  6. In recognizing the high density residential limits permitted by policy above, the wide range of uses permitted in the Downtown 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.
  7. For the purpose of encouraging residential *development* in the Downtown, the City may consider incentives, such as:
    - i) exempting new residential units in rehabilitated buildings from off-street parking requirements; and
    - ii) providing financial assistance as part of a community improvement plan or other program.
  8. Public open space will be developed in accordance with Schedule 3 to this Plan. The basic open space components of the Downtown Plan include:
    - i) 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;
    - ii) maintenance of St. George's Square as a focal point for the Downtown and the improvement of other Downtown public squares, including the Civic Square; and
    - iii) provision of a system of pedestrian walkways and malls throughout the Downtown and linked with the Citywide open space network.

9. To support development in the Downtown, it shall be the policy of the City to encourage major entertainment anchor uses to locate in the Downtown.
10. 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 Downtown. Other civic agencies and boards will be encouraged to remain or relocate to the Downtown.
11. It is the policy of this Plan to improve access to and within the Downtown for various modes of transportation, including pedestrian, bicycle, public transit and vehicles. Accordingly, the City will encourage:
  - i) in the review of *development* proposals, the retention or creation of mid-block pedestrian corridors to improve pedestrian access to all areas within the Downtown;
  - ii) the creation of on-road bicycle lanes and routes to and through the Downtown;
  - iii) the continued existence of the inter-city and intra-city public transit terminals as well as the VIA rail train station in the Downtown; and
  - iv) the maintenance of the road network in accordance with the Downtown Concept Plan; To promote 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.
12. The layout of the Downtown and the concentration of historic, cultural and architecturally significant buildings in the Downtown 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:
  - i) 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;
  - ii) encouraging the retention, renewal and conservation of *built heritage resources* and historic landmarks in the Downtown;
  - iii) strengthening and promoting areas with special identity through the designation of heritage conservation districts under the *Ontario Heritage Act*;
  - iv) preserving the significant views in the Downtown through building height controls and "protected view areas" in the implementing *Zoning By-law*; and
  - v) utilizing the urban design principles as outlined in 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).
13. 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.

14. It is the policy of this Plan to discourage the location or retention of uses in and near the Downtown which are incompatible with the primary role of the Downtown.
15. While new industrial buildings are not permitted in the Downtown, the City shall recognize existing industrial activities by:
  - i) permitting the continued operation and rehabilitation of existing activities; and
  - ii) 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.
16. The City will encourage the *conversion* or *redevelopment* of existing obsolete industrial buildings and sites.
17. The urban design policies of this Plan also will be used to guide development proposals within the Downtown.
18. The City will work in co-operation with the Downtown Guelph Business Association, which has been established under the provisions of the *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 the BIA of the Downtown. The BIA 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.

## **8.5 Mixed Use Areas, Corridors and Centres Designation**

The Community Mixed Use Areas, Mixed Use Corridors and Neighbourhood Mixed Use Centres, identified on Schedule 2 are part of the City's commercial structure which also includes the Commercial Service and Commercial-Residential designations of this Plan.

The Community Mixed Use Areas, Mixed Use Corridors and Neighbourhood Mixed Use Centres will provide a range of uses in a compact urban form that is served by transit and linked to the surrounding community by trails and sidewalks. These areas are intended to develop over time as pedestrian-oriented urban villages with centralized public spaces and provide a range of uses including, retail and office uses, live/work opportunities, and medium to high density residential uses. These designations are an important opportunity for intensification in the City.

### **8.5.1 Community Mixed Use Area Designation**

The following Community Mixed Use Area designations are identified on Schedule 2:

- Woodlawn Community Mixed Use Area
- Watson Community Mixed Use Area
- Clair Community Mixed Use Area

- Elmira Community Mixed Use Area
- Silvercreek Junction Community Mixed Use Area.

### 8.5.1.1 Objectives

- To ensure that an adequate supply of commercial and mixed use land is provided to meet the variety of needs of residents and businesses and to distribute commercial uses throughout the City at appropriate locations.
- To promote Community Mixed Use Areas forming major concentrations of commercial activity as mixed use areas providing commercial, residential and complementary uses serving on-site residents, nearby residential neighbourhoods and the wider community.
- To ensure Community Mixed Use Areas are connected to each other via the City's major transportation and transit networks.
- To promote a distinctive identity and character through high standards for architecture, streetscape and open space design for each Community Mixed Use Area.
- To ensure that the development of the Community Mixed Use Areas occurs in a cohesive, complementary and coordinated manner through the guidance of detailed Secondary Plans for each Community Mixed Use Area in the future.
- To realize in the long term an urban village concept through a mix of commercial, residential, professional offices, personal business and community services and live/work uses, in a compact urban form with a main street experience and attractive private and public open spaces, such as urban squares.
- To ensure a mix of medium and high density housing forms are located within each Community Mixed Use Area.
- To create mixed use areas that are pedestrian oriented and support pedestrian access from the surrounding neighbourhoods and is efficiently served by transit service from neighbourhoods beyond walking distances.
- To promote the continued economic vitality, intensification and revitalization of existing designated mixed use areas and the Downtown.

### 8.5.1.2 General Policies

- The Community Mixed Use Areas incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. To promote a mixture of land uses within each Community Mixed Use Area, new *retail development* will be limited to the following floor area cumulatively of all buildings within the designation:

- |                                     |                      |
|-------------------------------------|----------------------|
| • Woodlawn Community Mixed Use Area | 42,000 square metres |
| • Elmira Community Mixed Use Area   | 42,000 square metres |
| • Watson Community Mixed Use Area   | 28,000 square metres |



- metres
- Clair Community Mixed Use Area 48,500 square metres
- Silvercreek Junction Community Mixed Use Area 22,760 square metres

2. The Community Mixed Use Area designations identified on Schedule 2 in this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads. These areas are intended to serve the needs of residents living and working on the site, in nearby neighbourhoods and in employment districts and the wider City as a whole.
3. The Community Mixed Use Area designation will be designed 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 as well as residential use at one location. The implementing zoning by-laws and/or development permit and site plan control may include mechanisms, such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.
4. Properties within the Community Mixed Use Area will be integrated through internal access roads, entrances from public streets, access to common parking areas and, open space, grading and storm water management systems. Furthermore, it is intended that individual developments within this designation 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 and near transit facilities.
5. Main street-type development is strongly encouraged and will be planned and designed to reflect the following:
  - i) ground floor retail and service uses are strongly encouraged;
  - ii) office uses at ground floor should be limited;
  - iii) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings; and
  - iv) the width of storefronts should be limited to encourage pedestrian activity along the street.
6. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and any subsequent guidelines. These policies shall be incorporated into the Secondary Plan, Zoning or development permitting By-law and site plan review process to ensure consistency. The built-form will be a compact, pedestrian friendly environment.
7. New streets or drive aisles parallel and adjacent to transit corridors are prohibited.
8. The Zoning By-law may establish the maximum length of frontage along arterial roads that may be used for surface parking. This provision may provide different standards for various land uses with the most restrictive

standard applying to mixed use and main street type development.

9. The boundaries of the "Community Mixed Use Area" designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations.
10. Proposals to expand a "Commercial Mixed Use Area" beyond its boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in the Impact Studies for Expansion in this Section.

### **8.5.1.3 Permitted Uses**

1. In addition to the uses permitted in Land Use Designations Permitting Residential Uses, the following uses may be permitted in all "Community Mixed Use Areas", subject to the provisions of this section and the applicable provisions of this Plan:
  - i) retail and service uses, including restaurants;
  - ii) medium and high density multiple unit residential buildings including apartments;
  - iii) live/work uses;
  - iv) small scale professional and medically related offices;
  - v) entertainment and recreational commercial uses;
  - vi) community services and facilities;
  - vii) cultural, educational and institutional uses;
  - viii) hotels; and
  - ix) urban squares and open space.
2. Drive-through facilities of any type, vehicle sales and vehicle related uses, including vehicle service stations shall not be permitted.
3. Permitted Uses within Land Use Designations Permitting Residential Use may be permitted subject to the Residential Policies Section of this Plan.
4. 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.
5. No individual Community Mixed Use Area shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross leasable floor area* and they should be integrated with smaller-scale stores to create a main street-type environment or located on peripheral sites within the designation, which are directly linked to the main street.
6. Any proposal to exceed the retail floor area limitations or the number of large retail uses will require Impact Studies as outlined in Impact Studies provision of this Section.

#### **8.5.1.4 Density and Height**

1. Each Community Mixed Use Area will have a minimum total *floor space index* (FSI) of 0.5 and the following approximate number of residential units:
  - Woodlawn Community Mixed Use Area – 750 units
  - Watson Community Mixed Use Area – 300 units
  - Clair Community Mixed Use Area – 550 units
  - Elmira Community Mixed Use Area – 625 units
  - Silvercreek Junction Community Mixed Use Area – in accordance with Silvercreek Junction Secondary Plan
2. For mixed use and commercial development, the maximum *floor space index* (FSI) will be 2.5.
3. For mixed use and commercial development within the Greenfield Area, the minimum *floor space index* (FSI) will be 0.5.
4. For residential development, the minimum density will be 100 units per hectare and a maximum of 150 units per hectare.
5. Development shall be a minimum of two (2) storeys of usable space and a maximum of six (6) storeys.
6. Additional building height and density may be considered subject to the bonusing provisions of this Plan.
7. Within the Greenfield Area where the minimum *floor space index* (FSI) standards are not proposed to be achieved with the initial development proposals, the applicant shall be required to submit a concept plan demonstrating how the ultimate density and other objectives for the site can be achieved over time. This plan shall address:
  - i) the Urban Design policies and the policies of this land use designation;
  - ii) the provision of local roads and small blocks;
  - iii) the phasing, siting and orientation of buildings within the block and to the street, to achieve the ultimate intensification of the site; and
  - iv) the siting and orientation of parking for the initial development and changes to parking to accommodate the intensification process;

If this information is satisfactory, the City will consider a reduction in the minimum density to 0.3 FSI.

#### **8.5.1.5 Parking**

1. Underground or structured parking is encouraged.
2. Surface parking shall only be permitted in the rear and side yard.

#### **8.5.1.6 Secondary Plans**

1. Secondary Plans may be prepared for Community Mixed Use Areas, to provide more detailed policies for future development.

2. The Secondary Plan for the Silvercreek Junction Community Mixed Use Area was approved by the Ontario Municipal Board on January 12, 2010 and has been included in the Secondary Plans Section of this Official Plan.

## **8.5.2 Mixed Use Corridor Designation**

The Mixed Use Corridor designation is intended to serve both the needs of residents living and working on site, in nearby neighbourhoods and employment districts and the wider City as a whole.

The following Mixed Use Corridors are designated on Schedule 2:

- Silvercreek Parkway Mixed Use Corridor
- Eramosa Mixed Use Corridor
- Stone Road Mixed Use Corridor.

### **8.5.2.1 Objectives**

- a) To promote the continued economic viability, intensification and revitalization of the Mixed Use Corridor.
- b) To promote a distinctive and high standard of buildings and landscape design for Mixed Use Corridors.
- c) To ensure that the development of these lands occurs in a cohesive, complementary and coordinated manner.

### **8.5.2.2 General Policies**

1. The Mixed Use Corridor designation is to promote the intensification and revitalization of existing well-defined commercial corridors to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs and residential use at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.
2. Where there are adjacent properties within the corridor and, 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.
3. Furthermore, individual developments within the Mixed Use Corridor will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle network 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.
4. The City will require the aesthetic character of site and building design to be consistent with the city's urban design policies of this Plan and shall incorporate measures into the approval of Zoning by-laws and site plans used to regulate development within the Mixed Use Corridor designation to ensure such consistency.

5. The boundaries of the Mixed Use Corridor designation are intended to clearly distinguish the area as a distinct entity from adjacent land use designations. Proposals to expand a Mixed Use Corridor beyond these boundaries shall require an Official Plan Amendment supported by applicable Impact Studies.

### **8.5.2.3 Permitted Uses**

1. In addition to the Permitted Uses in Land Use Designations Permitting Residential Use, the following uses may be permitted in the Mixed Use Corridor designation, subject to the provisions of this section and the applicable provisions of this Plan:
  - i) retail and service uses, including restaurants;
  - ii) medium and high density multiple unit residential buildings and apartments;
  - iii) live/work uses;
  - iv) offices;
  - v) entertainment and recreational commercial uses;
  - vi) community services and facilities;
  - vii) cultural, educational and institutional uses;
  - viii) hotels; and
  - ix) urban squares and open space.
2. Drive-through facilities of any type, vehicle sales and vehicle related uses, including vehicle service stations shall not be permitted.

### **8.5.2.4 Density and Height**

1. Each Mixed Use Corridor will have a maximum floor space index (FSI) of 0.5 and the following approximate number of residential units:
  - Silvercreek Parkway Mixed Use Corridor – 775 units
  - Eramosa Mixed Use Corridor – 275 units
  - Stone Road Mixed Use Corridor – 1000 units.
2. For mixed use and commercial development, the maximum floor space index (FSI) will be 2.5.
3. For residential development, the minimum density will be 100 units per hectare and a maximum of 150 units per hectare.
4. Development shall be a minimum of two (2) storeys of usable space and a maximum of 5 storeys.
5. 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.

### **8.5.2.5 Parking**

1. Underground or structured parking is encouraged.
2. Surface parking shall only be permitted in the rear or side yard.

### **8.5.3 Neighbourhood Mixed Use Centre Designation**

Neighbourhood Mixed Use Centres are identified on Schedule 2 of this Plan.

A Neighbourhood Mixed Use Centre is 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 may also be permitted provided the principle commercial function is maintained.

#### **8.5.3.1 Objectives**

- a) To establish local convenience and neighbourhood commercial uses within convenient walking distance of residential areas.
- b) To ensure Neighbourhood Mixed Use Centres are developed in a manner that is compatible with the surrounding residential neighbourhood.
- c) To primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts.
- d) To create a village concept through a mix of residential, retail, professional offices, personal, business and community services and live/work uses, in a compact urban form with attractive private and public open spaces, such as urban squares.
- e) To be connected to surrounding neighbourhoods through the City's pedestrian trails walkways and by transit.
- f) To ensure that the larger Neighbourhood Mixed Use Centres are planned in a cohesive, complementary and coordinated manner.

#### **8.5.3.2 General Policies**

1. A Neighbourhood Centre is comprised of one or several commercial buildings on one or more properties.
2. The Neighbourhood Mixed Use Centre designations on Schedule 2 recognize the existing centres within the City and identify the general location of new Neighbourhood Mixed Use Centres.
3. To prevent the creation of strip commercial development comprising a series of Neighbourhood Mixed Use Centres located adjacent to one another along a major street, it is the general requirement of this Plan that designated

“Neighbourhood Mixed Use Centres” have a minimum distance separation from one another of 0.5 kilometres.

4. This Plan intends that a Neighbourhood Mixed Use Centre should not be extended or enlarged to provide more than 4,650 square metres (50,000 square feet) of gross leasable area.
5. Notwithstanding the above policy, the following Neighbourhood Mixed Use Centres will be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of *gross leasable floor area*:
  - 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.
6. A Neighbourhood Mixed Use Centre as listed above 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 the Plan and shall require impact studies as outlined in the Impact Studies provisions of this Section.
7. With the exception of the above Neighbourhood Mixed Use Centres, smaller Centres identified on Schedule 2 may be extended or enlarged to a maximum of 4,650 square metres (50,000 square feet) of gross leasable floor area without an amendment to this Plan.
8. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and will incorporate such measures into the *Zoning By-law* or Development Permit By-law and *site plan* approval process.
9. It is intended that properties within the Neighbourhood Mixed Use Centre will be integrated in terms of internal access roads, entrances from public streets, access to common parking areas, open space, grading and storm water management systems.
10. Development within the Neighbourhood Mixed Use Centre designation will be designed to be connected to the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near the transit facilities.
11. The Zoning By-law may establish the maximum amount of frontage along arterial roads that may be used for surface parking. This provision may provide different standards for various land uses with the most restrictive standard applying to mixed use and main street type development.

### **8.5.3.3 Permitted Uses**

1. In addition to the uses permitted in Land Use Designations permitting Residential Use policies, the following uses may be permitted in

Neighbourhood Mixed Use Centres, subject to the provisions of this section and the applicable provision of this Plan:

- i) convenience commercial and retail uses, including restaurants;
  - ii) medium density and high density multiple unit residential building forms provided the principle commercial function is maintained;
  - iii) live/work uses;
  - iv) small scale and medically related offices and services;
  - v) entertainment and recreational commercial uses;
  - vi) community services and facilities;
  - vii) cultural and institutional uses; and
  - viii) open space, such as urban squares.
2. Drive-through facilities of any type, vehicle sales and vehicle related uses, including vehicle service stations shall not be permitted.
  3. The maximum gross leasable floor area of an individual retail use within this designation shall be 3,250 square metres (35,000 square feet).
  4. Development will be planned and designed to reflect the following:
    - i) retail, office and service commercial uses on the ground floor; and,
    - ii) residential uses should only be provided above commercial uses.

#### **8.5.3.4 Density and Height**

1. For mixed use and commercial development, the maximum *floor space index* (FSI) will be 2.0.
2. Development shall be a minimum of two (2) storeys of usable space and a maximum of five (5) storeys.
3. Residential development shall be subject to the Medium and High Density Residential policies of this Plan.
4. Additional building height and density may be considered subject to the bonusing provisions of this Plan and in conformity with the Urban Design policies of this Plan.

#### **8.5.3.5 Parking**

1. Underground or structured parking is encouraged.
2. Surface parking shall only be permitted in the rear and side yard.

#### **8.5.4 Plan Amendment Requirements**

1. Proposals to designate new Neighbourhood Mixed Use Centres or to expand an existing designation beyond the area shown on Schedule 2 or expand what is permitted by Subsection 8.5.3.2 – #4 and 6, shall require an amendment to this Plan and the implementing Zoning By-law and shall be supported by a Market Impact Study.



## 8.5.5

### Impact Studies

1. An appropriate Market Impact Study shall demonstrate that:
  - i) the proposal can be justified without detriment to the overall function or economic vitality of the Downtown or the key component functions that contribute to the Downtown's overall vitality;
  - ii) the achievement of the City's Major Goals, the Urban Design policies and that the Commercial and Mixed Use policy objectives of the Official Plan will not be compromised; and
  - iii) the ability of existing designated commercial or mixed use lands to achieve their planned function will not be compromised.
2. A Market Impact Study shall include:
  - i) an assessment of the current market situation, and the future potential for the expansion of retail facilities in light of projected population and employment growth;
  - ii) an evaluation of the economic feasibility of the proposal on the basis of current market demand or retail market opportunity;
  - iii) an indication the scale of any adverse affects on the economic viability of the Downtown, the key functions that contribute to the Downtown's overall vitality, and on any existing or planned designated commercial or mixed use lands provided for in this Plan; and
  - iv) an assessment of the implications of the proposal relative to the City's objectives and implementing policies of this Plan.
3. An appropriate Planning Study shall include site and building design concepts at sufficient detail to demonstrate, among other matters:
  - i) that the proposed *development* will be compatible with the adjacent land uses;
  - ii) 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;
  - iii) 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;
  - iv) that the proposal will be developed in a functional and an aesthetically acceptable manner consistent with the urban design policies of this Plan and applicable urban design policies and guidelines.
4. An appropriate infrastructure study shall demonstrate, among other matters:
  - i) 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;
  - ii) that adequate hard services capacity and storm water management systems are in place to accommodate the proposal; and
  - iii) that adequate on-site parking, loading and pedestrian and vehicular circulation systems will be available;

5. In addition to the Impact Studies, where applicable, all applications for the purpose of establishing or expanding a Neighbourhood Mixed Use Centre designation will be required to satisfy the following criteria:
  - i) located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;
  - ii) the location will contribute to the creation of a compact, well-defined node oriented to a major intersection and does not promote the creation of 'strip commercial' development along a major street;
  - iii) designed in a manner that is compatible with the building design and use of surrounding properties;
  - iv) the location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
  - v) adequate site area will be provided for parking, loading and all other required facilities; and
  - vi) adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties.

## **8.6 Commercial**

The Commercial policies apply to the following two designations on Schedule 2 of this Plan:

- Commercial Service
- Commercial Residential.

The Commercial Service designation provides for a range of vehicle-oriented uses, retail and convenience uses, while the "Commercial Residential" designation provides for locations where a mix of commercial and residential uses are located.

### **8.6.1 "Commercial Service" Designation**

#### **8.6.1.1 Objectives**

- a) To ensure an adequate supply of commercial service uses throughout the City at appropriate locations.
- b) To concentrate *vehicle-oriented and commercial service uses* within well defined designated areas, generally along arterial roads where conflicts with residential land uses can be avoided or minimized.
- c) To ensure that commercial service uses are located and designed to minimize the impact of noise, traffic, odour and light on residential or other sensitive land uses.
- d) To discourage the creation of new strip commercial service development.
- e) To provide opportunities for compatible commercial and *convenience commercial* uses generally serving the neighbouring residential and employment areas.
- f) To promote a high standard of building and landscape design for commercial service uses and ensure that pedestrian and vehicular circulation do not conflict.

- g) To limit the range of retail commercial uses within Commercial Service designations to maintain the planned retailing commercial focus and function of the Downtown, the mixed use centres and other commercial designations.

#### **8.6.1.2 General Policies**

1. The Commercial Service designation on Schedule 2 of this Plan is intended to provide a location for *highway-oriented* and *commercial service* uses that do not normally locate within the Downtown because of site area or highway exposure needs and which may include commercial uses of an intensive nature that can conflict with residential land uses
2. To promote continued commercial viability of the City's Downtown and planned mixed use and commercial areas, the City will limit the range of *retail commercial* uses that may locate within the Commercial Service designation.
3. Specific *development* may not necessarily be provided direct access to arterial roads.
4. To promote the efficient use of land, and integrate in a coordinated manner, entrances to public streets, internal road access, parking areas, grading, open space, storm water management systems and municipal *infrastructure* provision, between uses and properties, where feasible.
5. Site and building design shall comply with the City's Urban Design policies of this Plan and applicable guidelines.
6. This Plan will promote the retention of commercial service uses within the well-defined areas as identified on Schedule 2.
7. The establishment of new commercial strips or expansions on both sides of the road are discouraged. The conversion of residential and industrial lands, located outside the Commercial Service designation is discouraged.
8. Where commercial service uses are adjacent to designated residential areas, design mechanisms, including those outlined in the Urban Design section of this Plan shall apply to reduce potential incompatibilities. Additional design mechanisms may be specified in the implementing Zoning By-law and through site plan approval.

#### **8.6.1.3 Permitted Uses**

1. Subject to the provision of this section and the applicable provisions of this Plan, the following uses may be permitted within the Commercial Service designation:
  - i) *service commercial* uses;
  - ii) drive through facilities;
  - iii) vehicle-oriented uses, including service stations;
  - iv) small scale offices and services;
  - v) commercial, recreation and entertainment uses;
  - vi) institutional facilities;

- vii) culture and education; and
- viii) *convenience commercial uses*.

#### **8.6.1.4 Density and Height**

1. Development of a minimum of two (2) storeys of usable space is strongly encouraged.

#### **8.6.2 Commercial-Residential Designation**

##### **8.6.2.1 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, primarily for small scale commercial office and residential use, particularly in well defined areas within the St. Patrick's Ward neighbourhood.
- c) To ensure that new development is compatible with the existing character and built-form of the area.
- d) To ensure that a compatible transition in built-form is provided between uses in this designation and the surrounding residential neighbourhood.
- e) To allow for a range of compatible business uses adjacent to residential areas.
- f) To allow for the intensification of primarily small scale office and residential activities in certain identified areas in the designation.
- g) To allow for a compatible integration of commercial and residential uses within the designation.
- h) To promote the continued use, revitalization and intensification of these well defined areas for a mix of uses.

##### **8.6.2.2 General Policies**

1. The Commercial-Residential designation as identified on Schedule 2 defines areas where a variety of small-scale commercial and mixed commercial residential uses may be permitted.
2. The Commercial-Residential designation located peripheral to historic Downtown includes a variety of small-scale commercial operations or mixed commercial-residential uses. This Plan promotes the continued use and revitalization of these distinctive areas to function as local neighbourhood "focal points", physically and functionally integrating a mixture of commercial and residential uses in a compatible manner. These specific areas are:
  - York Road – north side between Smith Avenue and Victoria Road  
– south side between Lawrence Avenue and Victoria Road
  - Elizabeth Street – both sides between Huron Street and Arthur Street

3. The retention of existing historic buildings within this designation will be encouraged while permitting intensification in a manner that is compatible with the existing historical character and the streetscape. This includes the lands designated Commercial-Residential along Woolwich Street adjacent to the Downtown Mixed Use Corridors and at Suffolk Street West /Yorkshire.
4. The range of retail uses within the designation will be limited and defined in the implementing Zoning By-law. Retail commercial uses are permitted within this designation which do not directly compete with the retailing uses within the Downtown, Community Mixed Areas, and Neighbourhood Mixed Use Centres.
5. The office commercial function of specific locations may be specified in the implementing Zoning By-law. Retail uses will be limited in these areas, which include Woolwich Street adjacent to the Downtown, Westmount Road, Eramosa Road at Stevenson and Gordon Street South.
6. Residential uses are subject to the Residential policies of this Plan.
7. Freestanding residential development and residential units located above or behind ground floor commercial space are encouraged in addition to commercial/office space.
8. The Zoning By-law may limit the range of uses within the Commercial-Residential designation where these areas abut low density residential areas.
9. New non-residential *development* within the Commercial-Residential designation will be subject to the following criteria:
  - i) building designs should have a street orientation, promote continuity in the streetscape and adhere to the Urban Design policies of this Plan;
  - ii) building, property and ancillary structures are designed to be compatible with surrounding properties in terms of form, massing, appearance and orientation;
  - iii) adequate parking, loading and access are provided;
  - iv) adequate municipal services are provided; and
  - v) lot development and building design should be consistent with existing conditions in the immediate surrounding neighbourhood.

### **8.6.2.3 Permitted Uses**

1. In addition to the permitted uses in Land Use Designations Permitting Residential Uses, the following uses may be permitted within the Commercial-Residential designation subject to the provision of this section and the applicable provisions of this Plan:
  - i) uses permitted within the Residential Designations;
  - ii) convenience commercial and limited retail commercial, office uses, including personal service uses;
  - iii) detached, semi detached and duplex dwellings, townhouses and multiple residential unit apartments;
  - iv) accessory apartments within detached and semi detached dwellings; and
  - v) coach houses and garden suites.

2. Uses permitted in Land Use Designations Permitting Residential Uses may be permitted in the Commercial-Residential designation provided that:
  - i) the proposed use does not interfere with overall form, function and development of the Commercial-Residential designation;
  - ii) adequate parking, loading and access are provided;
  - iii) adequate sewers are provided; and
  - iv) lot development and building design should be consistent with existing conditions in the immediate surrounding area.

#### **8.6.2.4 Density and Height**

1. Residential development may be permitted to a maximum density of 100 units per ha.
2. Buildings may be permitted to a maximum of four (4) storeys.
3. Notwithstanding subsections 1 and 2, increased density and height may be permitted in accordance with the bonusing policies contained in the Implementation section of this Plan.

#### **8.7 Employment Areas**

The Employment policies apply to the following three designations on Schedule 2:

- Industrial;
- Corporate Business Park;
- Institutional Research Park.

The Employment Areas on Schedule 2 provide an adequate supply and diversity of employment opportunities to 2031 and beyond. To ensure adequate land continues to be available to meet future employment needs, conversion of employment lands to other uses is discouraged.

#### **8.7.1 Objectives**

The following objectives apply to all three Employment Areas.

- a) To provide opportunities for a 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.
- b) To plan for the protection and preservation of employment areas for current and future uses.
- c) To ensure that necessary infrastructure is provided to meet current and future employment needs, when required.
- d) To ensure all Employment Areas are accessible, well served by transit, trails and sidewalks.
- e) To require high urban design standards in accordance with the Urban Design

policies of the Plan, particularly adjacent to arterial and collector roads.

- f) To encourage renewable energy, district energy and conservation or efficiencies of energy and water to be achieved within and between employment uses and, where possible, surrounding land uses.
- g) To increase the overall density of jobs and promote efficient use of land through compact built form through increased height and reduced building footprints.
- h) To ensure higher employment densities are achieved in the Greenfield Areas to achieve an overall Greenfield density of 50 persons and jobs per hectare.

### **8.7.2 General Policies**

The following general policies apply to all three Employment Areas.

- 1. High urban design standards will be implemented in accordance with the Urban Design policies of this Plan.
- 2. Industries which require high water use should demonstrate through a Water Conservation Efficiency Study that water consumption will reduce water demands through onsite processing or recycling.
- 3. The pattern and design of streets and sidewalks should facilitate accessibility, walking, cycling and transit use and should be connected within and outside the Employment Areas.
- 4. Where Employment Areas are adjacent to designated residential uses, design mechanisms, including those outlined in the Urban Design policies of this Plan shall apply to reduce potential land use incompatibilities.
- 5. Where residual heat, energy or water is produced in an industrial process, it is encouraged to be reused on site or off site, in conjunction with other land uses.
- 6. Development along the Hanlon Expressway and at “gateways” to the City will be developed in accordance with the Urban Design policies of this Plan and guidelines that may be prepared.

### **8.7.3 Conversion Criteria**

- 1. To ensure that adequate land is available to meet future employment needs, the conversion of lands within Employment Areas, to non-employment use(s) may only be permitted through a *municipal comprehensive review* where it has been demonstrated that:
  - i) there is a need for the conversion at the proposed location on the basis that there are no alternative location(s) within the City where the use could be accommodated in conformity with the Official Plan;
  - ii) the conversion will not compromise the City’s ability to meet the employment forecasts of this Plan;

- iii) the conversion will not adversely affect the overall viability of the employment area and achievement of density targets set out in 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. For the purposes of the Conversion Criteria, major retail uses are non-employment uses.
  3. The Conversion Criteria does not apply to employment areas that are located within the Downtown or Regeneration Areas.

## **8.7.4 Industrial Designation**

### **8.7.4.1 Objectives**

- a) To ensure sufficient serviced industrial land is available to attract a diversified range of industrial uses.
- b) To ensure the efficient use of existing industrial land and promote redevelopment of under-used, or brownfield sites.
- c) To promote and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments, and the expansion of existing industries.
- d) To promote and implement high urban design standards and landscaping to ensure attractive industrial developments.
- e) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment.
- f) To direct space extensive uses with low jobs per hectare, such as warehousing and bulk storage, to strategic locations with convenient access to the Hanlon Expressway or rail.

### **8.7.4.2 General Policies**

1. Vertical warehousing, second floor offices and other related uses above the first storey are encouraged to reduce land consumption and increase jobs per hectare, particularly in the Greenfield Areas.
2. Multi-tenant uses are encouraged within industrial buildings to increase the job density and make efficient use of buildings.
3. The use of renewable and alternative energy generation is strongly encouraged.



4. To encourage the development of attractive *industrial* areas, and to preserve sites along arterial roads for those industries that desire or require visibility, the City will:
  - i) direct such uses as contractors' yards, repair and servicing operations, transportation terminals and utility yards to locate along local or collector roads that are not located within industrial parks;
  - ii) maintain higher development standards along arterial roads or within an *industrial park* for such matters as: parking, loading areas, outside storage, landscaping, buffer strips and setback requirements; and
  - iii) recognize a variety of categories of industrial zones in the *Zoning By-law*.
5. To ensure an adequate supply and variety of serviced industrial land is available to meet the requirements of industrial development the City may:
  - i) purchase, develop, and market lands for industrial use; and
  - ii) provide for industrial designations in the various geographic locations of Guelph to minimize journey to-work trips and create a diversified economy.
6. Land designated 'Industrial' south of Clair Road West and adjacent to the Hanlon Expressway on Schedule 2 of this Plan shall be generally characterized by larger, free standing industrial buildings displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses. Warehousing and indoor bulk storage of goods will be directed to this area to focus uses that generally have lower jobs per hectare to the Built-Up Area as identified on Schedule 1 and recognize access to the Hanlon Expressway and the 401 Highway.
7. Warehousing and bulk storage uses will also be directed to the Industrial designation in the north-west part of the City where access to the Hanlon Expressway or rail is generally more readily available.
8. Attractiveness and consistency of image are of prime importance for the built form in gateway location, 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. Outdoor storage shall not be permitted adjacent to the Hanlon Expressway.
9. Where industrial and residential or other sensitive land uses are proposed in proximity to one another, the City, shall use Ministry of the Environment guidelines, to require appropriate planning/land use regulatory measures that will promote compatibility between these two land use types. Measures that can assist in creating compatible environmental conditions for these basic land uses may include, but not be limited to, the requirement for minimum separation distances, sound proofing measures, odour and particulate capture devices.

10. Generally, the following *development* criteria are applicable to industrially designated lands adjacent to the east side of the Hanlon Expressway:
  - i) development shall be on sites of not less than 2 hectares (5 acres) in size;
  - ii) development shall consist of free-standing buildings but not industrial malls; and
  - iii) building elements and/or landscaping should be used to screen views to parking and loading areas.
  
11. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use compatibility considerations. Where a development application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use compatibility:
  - i) Ministry of the Environment Guidelines will be applied to ensure adequate separation distances;
  - ii) a Noise Evaluation Study may be required, in compliance with the Ministry of the Environment Guidelines and prepared by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations;
  - iii) appropriate conditions of development approval be imposed to mitigate identified compatibility issues;
  - iv) appropriate regulations 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; and
  - v) impose a Holding Zone to ensure that conditions encouraging land use compatibility are implemented.
  
12. Within areas designated Industrial on Schedule 2 of this Plan, there are a number of properties that have existing zoning, which permits a variety of commercially oriented uses. Although the presence of these commercial uses is not in keeping with the policies of this Plan, the City will recognize these existing uses in the *Zoning By-law*.

#### **8.7.4.3 Permitted Uses**

1. Subject to the provision of this section and the applicable provisions of the Plan, the following uses may be permitted within the Industrial designation:
  - i) industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
  - ii) warehousing and bulk storage of goods;
  - iii) laboratories;
  - iv) computer and data processing;
  - v) research and development facilities;
  - vi) printing, publishing and broadcasting facilities;
  - vii) repair and servicing operations;

- viii) transportation terminals;
  - ix) contractors' yards;
  - x) complementary uses, such as corporate offices, open space and recreation facilities, public and institutional uses and utilities which do not detract from, and are compatible with, the development and operation of industrial uses.
2. Commercial Uses will not be permitted within the Industrial designation.
  3. Accessory uses such as factory sales outlets may be permitted provided only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the lot on which the items for sale are manufactured or assembled.

#### **8.7.4.4 Height and Density**

1. In the Greenfield Area, the City shall plan to achieve average density targets of 36 jobs per hectare.
2. Development with job densities of 36 jobs per hectare or more are highly encouraged within the Greenfield Area.
3. Development at a minimum height of 2 storeys is encouraged.

#### **8.7.4.5 Parking**

1. Surface parking should generally be minimized, well landscaped and subject to the Urban Design policies of this Plan.

### **8.8 Corporate Business Park Designation**

#### **8.8.1 Objectives**

- a) To provide lands which can be used for office, administrative and/or research and development facilities.
- b) To permit a limited range of commercial uses that serve employment uses.
- c) To outline development criteria that will promote the sensitive integration of corporate business uses at the gateways to Guelph.
- d) To ensure that development is sensitive to adjacent *Natural Heritage System* and designated residential areas in accordance with the provisions of this Plan.
- e) To require high urban design standards to ensure attractive and consistent built form.
- f) To encourage higher densities in the Greenfield Area to contribute to the objective of achieving a minimum of an overall 50 persons and jobs in the Greenfield Area.
- g) To encourage renewable and alternative energy within the Corporate Business Park.

## 8.8.2 General Policies

1. The Corporate Business Park designation on Schedule 2 of this Plan is intended to provide areas where employment opportunities can be provided in the new “knowledge-based” technology field.
2. *Development* proposals within the Corporate Business Park will be subject to the Urban Design and in particular the Gateway policies of this Plan.
3. High standards of urban design and built form will be required for *development* proposals within the Corporate Business Park designation, which shall recognize and address:
  - i) the prominence of the Corporate Business Park in association with the southern gateway locations to Guelph;
  - ii) the environmental sensitivity of *natural heritage features* that are found in proximity to the Corporate Business Park lands; and
  - iii) the need to promote compatibility in land use and design between the Corporate Business Park lands and designated Residential use areas in the south end of Guelph.
4. Where Corporate Business Park and Residential designations are in proximity to one another, the City, shall require appropriate planning/land use controls to enhance compatibility between these land use types in accordance with the Ministry of the Environment guidelines. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping, and berming. Such measures will be implemented through means of the *Zoning Bylaw, Site Plan Control*, and/or the use of urban design guidelines.
5. The Corporate Business Park designation west of the Hanlon Expressway has a high level of visibility from the Hanlon Expressway. By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
  - i) Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City in this location. Design and building control shall also be used to maintain sensitivity to nearby designated residential or natural areas. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles.
6. Corporate Business Park designated land east of the Hanlon Expressway has a high level of visibility from Gordon Street. By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, *development* of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design in accordance with the following provision:
  - i) Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway

feature for the City of Guelph in this location. Design 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. Renewable energy and alternative energy generation is encouraged throughout the Corporate Business Park.
8. Buildings should have a consistent setback from the public right-of-way in order to create a attractive and consistent streetscape. The implementation of this provision is particularly applicable along arterial and collector roads.
9. Building elements and/or landscaping should be used to screen views to parking and loading areas in areas adjacent to the Hanlon Expressway.

### **8.8.3 Permitted Uses**

1. The following uses may be permitted in Corporate Business Park, subject to the provisions of this section and the applicable provision of this Plan:
  - i) offices;
  - ii) administrative uses;
  - iii) manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls;
  - iv) hotel and convention facilities;
  - v) research and development facilities;
  - vi) assembly and manufacturing of product lines requiring on-going research and development support;
  - vii) commercial service uses that serve employment uses, such as restaurants and banks and service stations;
  - viii) associated ancillary retail uses that are an integral component of the primary uses; and
  - ix) complementary uses such as open space and recreational facilities, community gardens, daycare, public uses and utilities which do not detract from and are compatible with the principal uses.
2. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing *Zoning By-law*.
3. Outdoor storage shall not be permitted.
4. The Hanlon Creek Corporate Business Park located west of the Hanlon Expressway shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings in accordance with the following provision:
  - i) Permitted uses may include research and development facilities, trade and convention facilities, computer, electronic 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.

5. Corporate Business Park land east of the Hanlon Expressway, south of Clair Road shall be appropriately zoned to accommodate smaller or less intensive users than the corporate land users found west of the Hanlon. Lot sizes will generally be 4 hectares (10 acres) or smaller for single purpose buildings, groupings of buildings, or mall type buildings in accordance with the following provision:
  - i) Permitted uses will include research and development facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, assembly and light manufacturing of product lines requiring on-going research and development, and the following *service commercial* uses: commercial school, courier service, *day care centre*, financial establishment, hotel, office, office supply, photo-finishing place, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation.

#### **8.8.4 Density and Height**

1. In the Greenfield Area, the City shall plan to achieve average densities targets of 70 jobs per hectare.
2. Development at a minimum height of two (2) storeys is strongly encouraged.

#### **8.8.5 Parking**

1. Surface parking should be minimized, well landscaped and subject to the Urban Design policies of this Plan.
2. Employee surface parking is required to be located in the rear or side yard. Only very limited parking, such as visitor parking, may be permitted within the front yard.
3. Underground parking is encouraged.

### **8.9 Institutional Research Park Designation**

#### **8.9.1 Objectives**

- a) To recognize an area where land may be used for both Major Institutional uses, research activities and a limited range of commercial activities.
- b) To promote opportunities for high-tech knowledge-based employment.

#### **8.9.2 General Policies**

1. Architectural detail, building massing, landscaping, and site design shall ensure an attractive streetscape that is pedestrian oriented.

2. Buffering will be provided and maintained between the Institutional Research Park designation lands on the south side of Stone Road and the residential area to the south. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles. This buffering may be accomplished by a combination of building set-backs, berming and landscaped screening.

### **8.9.3 Permitted Uses**

1. In addition to the uses permitted by the Major Institutional designation of this Plan, the following uses may be permitted in Institutional Research Park, subject to the provisions of this section and the applicable provision of this Plan:
  - i) research and development facilities;
  - ii) computer, electronic and data processing enterprises;
  - iii) professional offices;
  - iv) assembly and manufacturing of product lines requiring on-going research and development;
  - v) *service commercial* uses, such as restaurants and banks; and
  - vi) complementary uses such as open space and recreational facilities, community gardens, daycare, public uses and utilities which do not detract from and are compatible with the principal uses.
2. In addition to the above permitted uses, additional commercial uses may be permitted such as hotel, motel, convention centre, recreation and cultural facilities, offices and restaurants, in the vicinity of the Stone Road and Gordon Street intersection.
3. Outdoor storage and *noxious uses* shall not be permitted.

### **8.9.4 Density and Height**

1. Development at a minimum height of two (2) storeys of occupied space is encouraged.

### **8.9.5 Parking**

1. Surface parking should be minimized, well landscaped and subject to the Urban Design policies of this Plan. Employee parking should be located in the rear and side yards. Only limited parking such as visitor parking may be permitted within the front yard.
2. Underground parking is encouraged.

### **8.10 Regeneration Areas**

A Regeneration Area has been identified on Schedule 2 of this Plan in the area of York Road and Victoria Road and includes lands that are generally vacant, underutilized or where there is a desire to stimulate redevelopment and attract reinvestment.

### **8.10.1 Objectives**

- a) To identify areas where redevelopment and reinvestment is desired and encouraged.
- b) To guide future redevelopment through the development of a detailed Secondary Plan and specific Urban Design Guidelines that:
  - i) revitalizes areas that are underutilized or vacant;
  - ii) encourages the use of the Guelph Junction Railway for people and goods movement;
  - iii) ensure redevelopment exhibits quality built form;
  - iv) ensures compatibility with the surrounding industrial, residential and commercial uses; and
  - v) promotes the clean-up of contaminated sites.

### **8.10.2 General Policies**

1. Major development within Regeneration Areas should not proceed prior to the approval of a Secondary Plan. Minor development such as that requiring a minor variance or minor rezoning may proceed prior to the approval of a Secondary Plan provided the proposed minor development is consistent with the objectives of this Section.
2. Regeneration Areas shall be developed at transit-supportive densities.
3. The development of the Secondary Plan and amendments to the Zoning by-law and will be subject to the following policies:
  - i) streetscape improvements will be implemented in accordance with the Urban Design policies of this Plan;
  - ii) a land use compatibility analysis will be required where industrial and sensitive uses are proposed in proximity to one another;
  - iii) buffering measures will be required where employment or commercial land uses are adjacent to existing residential uses;
  - iv) vehicular traffic generated from the proposal will ensure minimal impact on local residential streets and intersections; and
  - v) proposed uses will be required to demonstrate required vehicular access, circulation, off-street parking and off-street loading facilities can be accommodated without negatively impacting surrounding land uses.

### **8.10.3 Permitted Uses**

1. The uses permitted by the *Zoning By-law* may continue until such time that the Secondary Plan is approved. Minor amendments to the By-law may be considered through a minor variance or an amendment to the *Zoning By-law*.
2. Commercial uses which do not directly compete with the retailing activities found in the Downtown and the Community Mixed Use Areas are permitted.
3. Outdoor storage shall not be permitted.



## **8.11 Major Institutional Designation**

There are a number of major institutional uses within Guelph including post-secondary education campuses, the hospital, and long term care facilities. Smaller scale institutional uses such as places of worship or school uses are addressed in Residential Land Use policies and are not identified by a specific designation. Proposed schools are identified by a symbol on Schedule 2 of this Plan.

### **8.11.1 Objectives**

- a) To recognize and support institutional land uses as an important component of the community and its economic base.
- b) To ensure that institutional, educational, health care and social services are provided at suitable locations to meet the needs of residents in the City and surrounding region.
- c) To encourage the provision of a full range of "continuum of care" facilities in appropriate settings to serve the residents of Guelph and surrounding area.

### **8.11.2 General Policies**

1. Built form is encouraged to be designed to establish attractive streetscapes.
2. Pedestrian and cyclist connections to and through lands designated as Major Institutional are encouraged.
3. The establishment of new Major Institutional areas on Schedule 2 shall require an amendment to this Plan. When considering such amendments, the following factors shall be taken into account:
  - i) the site's location relative to arterial or collector roads;
  - ii) the compatibility of the proposed *development* with surrounding height, massing and scale of other institutional buildings or adjacent residential buildings;
  - iii) the design of proposed buildings or structures to preserve as much open space as possible;
  - iv) the proximity of the site to existing or planned public transit routes; and
  - v) the adequacy of municipal services to the proposed area.
4. Convenience and personal service uses 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.
5. Residential uses will be designed for, and used by those persons directly associated with the Major Institutional use.

### **8.11.3 Permitted Uses**

1. The following uses may be permitted in the Major Institutional designation, subject to the provisions of this section and the applicable provisions of this Plan:
  - i) public buildings, universities, colleges;
  - ii) social and cultural facilities,
  - iii) correctional and detention facilities;
  - iv) hospitals, special needs housing, residential care and health care facilities;
  - v) complementary uses provided they do not conflict with or interfere with the satisfactory operational development of the lands for institutional purposes, such as convenience and personal service uses, residences, day care facilities, parks and recreation facilities; and
  - vi) non-livestock based agriculture and livestock-based instruction, research and care, on the University of Guelph lands.

### **8.12 Open Space and Parks Designation**

*Open space and parks provides health, environmental, aesthetic and economic benefits that are essential elements for a good quality of life. Lands designated Open Space and Parks are public or private areas where the predominant use or function is recreational activities, parks, conservation management and other open space uses.*

#### **8.12.1 Objectives**

- a) To develop a balanced distribution of open space, active and passive parkland, and recreation facilities that meet the needs of all residents and are conveniently located, accessible and safe.
- b) To foster strategies to cooperate and partner with other public, quasi-public and private organizations in the provision of open space, trails and parks to maximize benefits to the community.
- c) To develop proactive planning and design strategies that accommodate growing park and trail needs created by residential intensification with an emphasis on walkability.
- d) To develop an open space system that connects natural, cultural and park uses within the City and surrounding municipalities.
- e) To assist in protecting the City's urban forests, the Natural Heritage System and Cultural Heritage Resources.
- f) To work with the development community to encourage proponent built parks and urban squares.
- g) To maintain visual and physical access to the Rivers while recognizing the need to balance passive recreational opportunities with the protection of natural features.

- h) To foster a physically active and healthy community that promotes active living.

### **8.12.2 General Polices**

1. Where any land designated Open Space and Parks is under private ownership, this Plan does not imply that such land is open to the general public or that the land will be purchased by the City or any other public agency.
2. Where lands designated Open Space and Parks are in private ownership and a development application is made requesting a change to a land use other than open space, Council will consider the acquisition of the subject lands, having regard for the following:
  - i) the provision of adequate open space, parks and recreational facilities, 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 and parks acquisition plan.
3. 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.
4. Where the City or any other government agency does not wish to purchase the subject lands, and suitable alternative arrangements to secure the lands in an Open Space and Parks designation have not been derived, due consideration shall be given by Council to amending the Official Plan. When considering such amendments, the City may require a comprehensive study be conducted to determine the most desirable function and use of the lands. In spite of the above, there is no public obligation either to redesignate or purchase any areas designated Open Space and Parks.
5. When developing major recreation facilities such as indoor swimming pools, arenas, or major parks or open space areas, consideration shall be given to locating such facilities in association with major community shopping, educational or cultural facilities.
6. Where appropriate, the City may implement practices that naturalize portions of City parks and incorporate indigenous vegetation.
7. The City's parks system consists of urban squares, neighbourhood parks, community parks and regional parks. Parks are complemented by a City Trail Network. The City Trail Network and Parks Policy, including the Park Dedication Policies are addressed in the Community Infrastructure Section of this Plan.

### **8.12.3 Permitted Uses**

1. The following uses may be permitted in the Open Space and Parks designation, subject to the provisions of this section and the applicable provision of this Plan:
  - i) public and private recreational uses and facilities;
  - ii) parks;
  - iii) golf courses;
  - iv) conservation lands;
  - v) cemeteries; and
  - vi) complementary uses.
2. Complementary uses are uses that are compatible with, and which do not detract from or restrict, the primary function of the area designation. Such complementary uses may include, but are not necessarily restricted to horticulture and urban agriculture. 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.

### **8.13 Major Utility Designation**

The purpose of the Major Utility designation is to provide a policy framework for utility uses that are operated by the City or under agreement with the City, serve a City-wide function, and may not be appropriate within an industrial designation.

#### **8.13.1 Objectives**

- a) To provide effective and efficient waste management services to all areas of the City.
- b) To protect public health and safety and environmental impacts.
- c) To prevent nuisance effects from waste management facilities and sites.

#### **8.13.2 General Policies**

1. Facilities shall be operated by the City or under agreement with the City.
2. The operation of major utility sites shall comply with applicable Provincial requirements.
3. The expansion of a major utility use or establishment of a new facility beyond the boundaries of the Major Utility designations outlined on Schedule 2 shall require an amendment to this Plan in conjunction with the necessary approvals under the *Environmental Assessment Act*, or other applicable legislation. The processes followed and materials developed to satisfy Provincial requirements shall be considered to satisfy the requirements of the amendment process for this Plan.
4. The City will ensure that any land use or *development/redevelopment* proposal in the vicinity of a Major Utility designation is compatible with the adjacent utility operation.

5. Appropriate separation distances between a Major Utility facility and adjacent land uses shall be maintained as required by policies and guidelines as approved by the Province.
6. The City may require special design considerations and development conditions for development proposals in the vicinity of Major Utility designations of this Plan.

### **8.13.3 Permitted Uses**

1. The following uses may be permitted in the Major Utility designation, subject to the provisions of this section and the applicable provision of this Plan:
  - i) water and wastewater treatment facilities;
  - ii) transfer stations;
  - iii) electrical transformer stations and associated facilities;
  - iv) facilities for waste reuse, recycling, reclamation, recovery, composting or anaerobic digestion;
  - v) municipal works yards; and
  - vi) open space uses

### **8.14 Special Study Areas Designation**

1. The Special Study Areas designation applies to the following two areas as identified on Schedule 2:
  - The Guelph Innovation District (located between Watson Parkway and Victoria Road and south of York Road); and
  - The area generally south of Clair Road to Maltby Road, and east of Victoria Road to west of Gordon Street.
2. These two areas make up a large portion of the Greenfield Area and will need to be planned to accommodate a significant portion of the population and jobs to 2031 and beyond. These areas will be planned and designed as sustainable communities that provide a variety of housing, commercial and employment opportunities within an urban village context while ensuring integration with the rest of the City.

#### **8.14.1 Objectives**

- a) To create new residential communities that exhibit the highest standards in environmental and energy sustainability, and urban design.
- b) To ensure that future development is planned in a cohesive and coordinated manner through the development of detailed secondary plans for each of the two areas.
- c) To plan and implement urban village concepts through a mix of residential, commercial, employment and community services in a compact urban form which include "main street" streetscapes and attractive private and public spaces.

- d) To ensure residential and employment areas are planned to achieve 50 persons and jobs per hectare within the Greenfield Area by 2031.
- e) To ensure the areas are connected to the City through transit and trails to facilitate walking and cycling and the use of transit.
- f) To protect and the Natural Heritage System in accordance with the *Natural Heritage System* provisions of this Plan.
- g) To conserve *cultural heritage resources* in accordance with the Cultural Heritage provisions of this Plan.
- h) To minimize the effects of new communities on water resources through low impact development.
- i) To integrate opportunities for urban agriculture into the planning and design of public and private open space.

## **8.14.2 Policies**

### **8.14.2.1 Guelph Innovation District Special Study Area**

1. A Secondary Plan will be completed by the City to plan for future land uses, servicing, phasing of development, provide for renewable and alternative energy, including the feasibility for district energy, transportation, as well as the potential use of the Guelph Junction Railway for passenger service. These lands are included in the Stage 3 of Schedule 6 - Staging of Development.
2. Changes in land use will not be permitted and will be considered premature until the Secondary Plan is approved. Lot additions and expansions of existing non-residential uses may only be permitted without an amendment to this Plan where the proposed *development* does not compromise the potential outcomes or objectives for the designation and is in compliance with the Zoning By-law.
3. The completion of the Guelph Innovation District Secondary Plan is a priority of the City.

### **8.14.2.2 Clair/Maltby Special Study Area**

1. The designation is applied to lands on Schedule 2 and forms part of the longer term urban land supply to 2031 and beyond. These lands are included in the Stage 4 of Schedule 6 – Staging of Development.
2. This area is not intended to be serviced in the near future and as a result development and changes in land use will not be permitted and will be considered premature until the Secondary Plan is approved to guide land use and phasing of development.
3. Existing legal uses may continue in accordance with the provisions of the implementing Zoning By-law.

## **8.15 Approved Secondary Plans**

### **8.15.1 Objectives**

- a) To identify areas that have undergone detailed Secondary Plans.
- b) To provide more detailed planning objectives and policies to direct and guide future development within specific areas of the City.

### **8.15.2 General Policies**

1. Once approved, development within the Approved Secondary Plan area will be subject to the general policies of this Plan in addition to the detailed policies of the Secondary Plan. However, where the Secondary Plan provides more detail, the provisions of the Secondary Plan shall prevail.

### **8.15.3 Permitted Uses**

1. Uses as permitted by the Secondary Plan.

## **8.16 Natural Heritage System Designation**

1. The Natural Heritage System designation on Schedule 2 is made up of two designations:
  - Significant Natural Areas
  - Natural Areas
2. The objectives, permitted uses and policies for the Natural Heritage System are addressed in Section 4.

## **8.17 Exceptions**

The policies in this section are reflective of unique circumstances in consideration of the general land use policies noted in previous sections of this Plan. The exception policies are itemized by general geographic district in the City (divided to the east, west and south areas as delimited by the Speed and Eramosa Rivers), and are listed by alphabetical address for each area.

### **8.17.1 East Guelph**

1. 199 Alice Street  
There are several properties within the St Patrick's Ward area (the neighbourhood to the east of the Downtown) that have many older uses interspersed within the General Residential designation that dominates this area. In order not to create undue hardship, this Plan acknowledges the existence of the uses found within these properties as outlined at the following addresses: 60 Ontario Street, 199 Alice Street, 37 Empire Street, 92 Ferguson Street, 23 Garibaldi Street, 320 York Road, 383 York Road, and 405 York Road. 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.

2. 165 Dunlop Drive  
This Plan recognizes that an abattoir, meat packing and processing plant shall be permitted on lands located at 165 Dunlop Drive.
3. 300 Elizabeth Street  
In addition to the uses permitted by the General Residential designation for the lands located at 300 Elizabeth Street, the property may also be used for office and personal service uses.
4. 37 Empire  
- see '199 Alice Street' for policy
5. 92 Ferguson Street  
- see '199 Alice Street' for policy
6. 23 Garibaldi Street  
- see '199 Alice Street' for policy
7. 176 Morris Street  
In addition to the use provisions of the General Residential designation, a live theatre and associated uses may be permitted on property located at 176 Morris Street.
8. 5 Ontario Street  
In addition to the use provisions of the General Residential designation, a free-standing office may be permitted on property located at 5 Ontario Street.
9. 60 Ontario Street  
- see '199 Alice Street' for policy
10. 697 Victoria Road North  
The Neighbourhood Mixed Use Centre designation at the northeast corner of Victoria Road North and Wideman Boulevard and known municipally as 697 Victoria Road North may also be used for an auto gas bar use.
11. 3 Watson Road  
In addition to the uses permitted by the Industrial designation, the use of lands located at 3 Watson Road may be extended to include the following commercial activities: an office, showroom and shop for a tradesman or home improvement contractor including wholesale and retail sales of related goods and services.
12. 320 York Road  
- see '199 Alice Street' for policy
13. 383 York Road  
- see '199 Alice Street' for policy
14. 405 York Road  
- see '199 Alice Street' for policy



## 8.17.2 West Guelph

1. 95 Crimea Street  
In addition to the uses permitted by the Industrial designation, the land municipally known as 95 Crimea Street may also contain the following institutional and commercial activities: a religious establishment, a school and a day care centre.
2. 355 Elmira Road  
In addition to the Industrial uses permitted by the land use designation for property located at 355 Elmira Road North, the following additional commercial uses may be permitted: bank, restaurant or cafeteria, barber shop or beauty salon, recreation or entertainment establishment, and catering service.
3. 87 Silvercreek Parkway North  
In addition to the use provisions of the General Residential designation, a free-standing office and life-skills training centre for persons with disabilities may be permitted on property located at 87 Silvercreek Parkway North.
4. 80 Waterloo Avenue and 20-28 Birmingham Street  
In addition to the permitted uses within the General Residential designation, the property located at 80 Waterloo Avenue and 20-28 Birmingham Street may also contain a social services establishment including diagnostic and treatment services.
5. 60 Westwood Road  
In addition to the use provisions of the General Residential designation, a range of non-convenience, commercially oriented uses may also be permitted within the existing buildings that occur on the property located at 60 Westwood Road. These uses shall be limited to those which maintain the integrity of the property's existing natural and cultural heritage features.
6. 512 Woolwich Street  
In addition to the use provisions of the General Residential designation, office use to a maximum size of 2,880 square metres *gross leasable floor area* may be permitted on property located at 512 Woolwich Street.
7. 200-208 Yorkshire Street and 155 Suffolk Street  
Northwest corner of Yorkshire Street South and Suffolk Street, this Commercial-Residential Use area is to be used for a variety of retail, convenience, service and commercial office type uses in conjunction with residential units as specified in the following sub-policies:
  - i) The lands on the corner known municipally as 200-208 Yorkshire Street may be occupied by a range of retail, service and commercial uses as specified in the City's *Zoning By-law*. Dwelling units above commercial uses may also be permitted.
  - ii) The lands situated to the west of the corner known municipally as 155 Suffolk Street 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.

### **8.17.3 South Guelph**

1. 180 Clair Road West  
In addition to the Corporate Business Park uses permitted for the property located at the southeast corner of Clair Road and Poppy Drive, the lands may also be used for a religious establishment.
2. 262 Edinburgh Road South  
In addition to the Medium Density Residential uses permitted, property located at 262 Edinburgh Road South may be used as a medical clinic.
3. 435 Stone Road West  
Notwithstanding the maximum height limitations of the Mixed Use designation for the lands located at 435 Stone Road West (Stone Road Mall), the maximum height for the property shall be 8 storeys.

## 9.0 Implementation

The Implementation section of this Plan provides a description of the tools that the City can use to implement the Official Plan. These tools will ensure that the City can achieve its vision, guiding principles and implement the provisions of this Plan. The Plan will be implemented by means of the authority given to the Municipality by the *Planning Act*, the *Municipal Act* and any other statutes, where applicable, and the provision of municipal infrastructure and services, public works and capital works programs.

### 9.1 Official Plan Update and Monitoring

1. To ensure the continued relevance and practicality of the Official Plan in relation to changes in demographic, economic, social and technological circumstances, the City shall 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*.
2. To facilitate the updating of the Official Plan, the City may monitor the following matters:
  - i) population, employment and land use changes, including growth management targets;
  - ii) rate of development;
  - iii) housing densities, housing intensification opportunities inventory, housing mix, housing needs and conditions, lot inventories and rental housing vacancy rates;
  - iv) municipal assessment and the residential/non-residential assessment balance;
  - v) water, sewage and solid waste capacity utilization;
  - vi) changes to Federal and Provincial programs, legislation and policies;
  - vii) recreation, cultural and other community facilities;
  - viii) extent, nature and location of industrial, corporate business, institutional/research and commercial development;
  - ix) preservation of significant *natural heritage features* and *cultural heritage resources*;
  - x) transportation facilities including pedestrian flow and transit usage rates, traffic volumes and conditions;
  - xi) environmental impacts, including the achievement of energy reduction and generation targets; and
  - xii) other issues as required.
3. The compilation of information noted above will be used as a benchmarking database to assess the sustainability goals, objectives and policies of this Plan.

### 9.2 Secondary Plans

1. Secondary Plans will be prepared for specific areas of the City where it is considered necessary to provide more detailed planning objectives and policies to direct and guide development.

2. Secondary Plans shall be incorporated into the Official Plan by amendment and shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.
3. Secondary Plans shall be subject to, and implement the provisions of the Official Plan. However, where the Secondary Plan provides more detail, the provisions of the Secondary Plan shall prevail.
4. The Secondary Plans for the following four(4) areas have been integrated, as appropriate into the Official Plan:
  - i) Eastview;
  - ii) Goldie Mill;
  - iii) South Guelph; and
  - iv) Victoria Road North.
5. As new Secondary Plans are approved, they will be identified on Schedule 2 as Approved Secondary Plans.
6. The following Approved Secondary Plan is identified on Schedule 2 and included in the Secondary Plan Document Book that forms part of this Official Plan.
  - i) Silver Creek Junction Secondary Plan (Silvercreek Parkway south of Paisely).
7. As additional secondary plans are approved they will be incorporated into the official Plan as stand-alone documents and identified on Schedule 2.

### **9.3 Public Engagement Notification Policies**

Council, in general, will follow the public notification procedures regarding planning matters that are contained in the *Planning Act* and its regulations.

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.
2. In addition to the public notification requirements outlined above, the City will use the following mechanisms to promote public participation and informed decision-making:
  - i) The placing of signage on properties undergoing a planning approval process, (i.e. Official Plan amendment, Zoning, By-law amendment, Committee of Adjustment application);
  - ii) Any other means that Council deems appropriate including electronic communications.
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.

## **9.4 Community Improvement**

Community Improvement promotes and maintains a high quality living and working environment throughout the City and provides the City with a range of tools and powers, that may be used to achieve a broad range of City goals, objectives, and targets. This may include the City becoming directly involved in the development or redevelopment of land and/or providing incentives to encourage investment.

### **9.4.1 Objectives**

- a) To maintain the quality, safety and stability of the community.
- b) To encourage the renewal, rehabilitation or redevelopment of private and public properties to maintain a safe and pleasant built environment within the community.
- c) To upgrade the municipal physical and community facility infrastructure.
- d) To reduce or eliminate deficiencies in public recreational and park facilities.
- e) To guide and prioritize the expenditure of public funds on community improvements.
- f) To encourage community partners to maintain, upgrade and/or add community facilities and services.

### **9.4.2 General Policies**

1. Community Improvement shall be carried out through the designation, by Council, of Community Improvement Project Areas and through the preparation of Community Improvement Plans pursuant to the *Planning Act*. The entire City or any part of the City may, by by-law, be designated as a Community Improvement Project Area.
2. Council will consider the following criteria in the designation of Community Improvement Project Areas:
  - i) a significant portion of the housing stock and other buildings are in need of maintenance, rehabilitation or redevelopment;
  - ii) the area contains deteriorated or insufficient infrastructure and/or amenity including transit, roads, water supply system, sanitary sewers, storm sewers, sidewalks, curbs, gutters, street lighting, parking facilities, streetscape landscaping, furniture and open space or recreational facilities;
  - iii) there may be conflicting or non-compatible land uses in the area;
  - iv) within commercial areas, there is deterioration in the appearance of building facades, inappropriate signs, inadequate parking facilities or inadequate pedestrian accessibility;
  - v) within industrial areas, the inefficiency of industrial sites, access to and within the industrial areas, inadequacies in parking, loading and outside storage areas, conflicts with neighbouring uses or the presence of obsolete buildings;
  - vi) barriers to the improvement or redevelopment of vacant or underused land or buildings exist such as contaminated soil, fragmented ownership,

- vii) or declining social, environmental and or economic conditions;
  - vii) the area contains an inappropriate range of housing types and densities including insufficient affordable housing; and
  - viii) there is an opportunity to implement the goals of the Community Energy Plan.
3. Upon the designation of a Community Improvement Project Area, the City will prepare and implement Community Improvement Plans, which outline the specific projects and programs that are designed to bring about the improvements.
  4. Community Improvement Plans shall provide direction regarding the application of one or more of the following:
    - i) allocation of public funds such as grants, loans or other financial instruments for the physical rehabilitation, redevelopment or improvement of land and/buildings;
    - ii) municipal acquisition of land or buildings and subsequent clearance, rehabilitation, redevelopment or resale of these properties or other preparation of land or buildings for community improvement;
    - iii) encouragement of infill and rehabilitation where feasible;
    - iv) promotion of cultural heritage resource conservation through the appropriate local, provincial and federal legislation;
    - v) promotion of the viability of Commercial areas through the establishment and support of Business Improvement Areas; and
    - vi) other municipal actions, programs or investments for the purpose of strengthening and enhancing neighbourhood stability, stimulating production of a variety of housing types, facilitating local economic growth, improving social or environmental conditions, or promoting cultural development.
  5. Identification of cultural heritage resources which shall be, wherever possible, conserved through appropriate adaptive reuse and alterations.

## **9.5 Implementation**

1. To achieve its community improvement objectives and policies, the City will use all available means, including the following:
  - i) making full use of municipal authority granted in *the Planning Act* and other Provincial and Federal legislation to prepare and carry out a community improvement program;
  - ii) taking advantage of federal and provincial programs where beneficial to the City;
  - iii) outlining programs and incentives to assist in rejuvenation efforts;
  - iv) continuing to enforce the *Property Standards By-law*, the *Zoning By-law* and any other related by-laws and policies;
  - v) ensuring that Community Improvement Plans and programs encourage the preservation, rehabilitation, renewal and reuse of cultural heritage resources, and by continuing to support heritage conservation through the application of the *Ontario Heritage Act*;
  - vi) continuing to support the Downtown business association(s) in its efforts to maintain a strong and viable downtown; and

- vii) 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.
2. Council may determine the priorities and sequences in which designated Community Improvement Project Areas shall have individual Community Improvement Plans prepared.
3. Council must be satisfied that community improvements are within the financial capability of the City.

## **9.6 Property Standards**

The City's Property Standards By-law sets out minimum standards of property maintenance and occupancy for the purpose of setting a basic standard of good appearance for all properties within the community, for encouraging the preservation and maintenance of existing buildings and the removal of buildings that have declined to the point where they cannot be satisfactorily and economically rehabilitated.

1. The By-law adopted by Council will be concerned with the following matters:
  - i) the health, safety and security of building occupants;
  - ii) the physical condition of the interior and exterior of all buildings; and
  - iii) the condition of yards, vacant property, parking areas and walkways.
2. The City shall ensure that the application of the By-law is not detrimental to the conservation of natural heritage features or cultural heritage resources.
3. The City shall ensure that the By-law is applied in an appropriate and reasonable manner throughout the City. However, in the outlying, non-urbanized areas of the City some tempering of the application of the By-law relative to property maintenance may be undertaken to recognize the unique rural circumstances of the area. In no instances will the By-law's application to matters dealing with health, safety and security of building occupants be compromised.

## **9.7 Land Acquisition**

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.

## **9.8 Parkland Acquisition**

In the development of the parks hierarchy, the City shall pursue all available avenues to acquire the required lands.

1. The City may 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 may develop, for park purposes, those lands already under its ownership and which are not required for other municipal purposes.

## **9.9 Municipal Finance**

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.
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 City is in a position to assume the financial and other obligations required to provide the necessary services.
3. Future *development* will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the City, and that an appropriate relationship is maintained between residential and non-residential assessment.

## **9.10 Pre-consultation and Complete Application Requirements**

Having all relevant information and material pertaining to a particular planning application available early in the planning process is essential to making good land use decisions. Requiring this information and material to be provided at the time a planning application is submitted, enables Council to make a well informed decision within the timeframe provided by the *Planning Act* and ensures the public and other stakeholders have access to the information early in the process. Understanding the issues related to development and having the appropriate studies completed early in the planning process can avoid delays and provide opportunities to resolve potential differences prior to Council's consideration of the matter.

1. Prior to the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, consent, 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.
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:
  - i) the prescribed information and material as required under the Planning Act; and



- ii) other information and material deemed necessary by the Director of Community Design and Development Services for the evaluation of a particular request pursuant to the *Planning Act*.
3. In addition to the requirements noted in the applicable sections of the Official Plan, the City may require additional information and material to be submitted as part of a complete application. The following broad categories describe additional information and material that may be required and the type of studies or documents that may be identified during the pre-consultation process as being required to be submitted as part of a complete development application:

i) *Natural Heritage*

The submission of reports, studies and/or drawings, which identify and demonstrate, to the satisfaction of the City, that there will be no negative impacts on natural heritage features and areas or their ecological functions; and identifies proposed mitigation measures to ensure ecological functions, diversity, and connectivity of natural heritage features and areas are maintained, restored, and where possible enhanced. Any information and material submitted must recognize linkages between and among natural heritage features and areas and surface water features and ground water features.

This may include, but shall not be limited to:

- Environmental Impact Study
- Scoped Environmental Impact Study
- Environmental Implementation Report
- Ecological Land Classification
- Flood plain/flood fringe and top of stable slope mapping and mitigation measures as required by the GRCA
- Hydrogeological Study
- Hydrology Study
- Water Budget
- Soil Stability and Geotechnical Analysis
- Tree and/or Vegetation Inventory Report
- Vegetation Compensation Plan
- Topographical Survey/Slope Analysis
- Geotechnical Report

ii) *Planning Matters*

The submission of reports, studies and/or statements that demonstrate, to the satisfaction of the City, how the proposed development and/or change in land use is consistent with the applicable provisions of the Provincial Policy Statement, conforms to the Official Plan, conforms to any Provincial Plans that are in effect, and provides an integrated approach to land use planning.

This may include, but shall not be limited to:

- Planning Justification Report
- Statement of Conformity and/or Consistency with applicable policies
- Demonstration of how new development contributes to the

- achievement of Growth Plan density and intensification targets
- Employment and/or Residential Lands Needs Analysis
- Employment Lands Conversion Justification Report
- Affordable Housing Report
- Rental Conversion Report
- Conceptual Site Plan Layout
- Detailed Site Plan

iii) Transportation

The submission of reports, studies and/or drawings, which address any change or impact to the transportation network resulting from a proposed development and/or change in land use and demonstrates, to the satisfaction of the City, how the proposed development can be accommodated by the existing transportation network or where new transportation infrastructure, or an expansion to the existing transportation infrastructure is necessary, demonstrate that the improved transportation infrastructure will be adequate to accommodate all modes of transportation in an efficient manner with minimal impact on surrounding land uses, and the natural and social environment.

This may include but, shall not be limited to:

- Traffic Impact or Transportation Study
- Parking Study
- Pedestrian and Cycling Accommodation Report in the form of a Transportation Demand Management Plan

iv) Servicing and Infrastructure

The submission of reports, studies and/or drawings, which demonstrate, to the satisfaction of the City, that the existing infrastructure is sufficient to accommodate the proposed development and/or change in land use, or where new infrastructure is required or an expansion of the existing infrastructure is necessary, demonstrate that the improved infrastructure will be adequate to accommodate the proposed development and/or change in land use as well as any anticipated users of the infrastructure.

This may include but shall not be limited to:

- Water and Wastewater Servicing Study
- Storm Water Management/Drainage Report and Plan
- Community Services/Facilities Study
- Infrastructure Study

v) Built Form

The Submission of reports, studies, drawings and/or three-dimensional models, which demonstrate, to the satisfaction of the City, that the proposed development and/or change in land use is compatible with the City's existing built form and will not negatively impact the public realm including, but not limited to, the streetscape and access to open space such as trails and parks.

This may include, but shall not be limited to:

- Building Mass Model (physical or computer generated)
- Pedestrian Level Wind Study
- Sun and Shadow Study

- Streetscape Analysis

vi) Cultural Heritage Resources

The submission of reports that demonstrate, to the satisfaction of the City, how a proposed development and/or change in land use will not negatively impact on the City's cultural heritage resources, including development proposals on lands adjacent to protected heritage property.

This may include, but shall not be limited to:

- Cultural Heritage Review
- Cultural Heritage Impact Assessment
- Scoped Cultural Heritage Impact Assessment
- Cultural Heritage Conservation Plan
- Archaeological Assessment
- Structural Engineering Report
- Cultural Heritage Landscape Assessment
- Views and Vistas Impact study

vii) Development Impacts

The submission of reports, studies and/or drawings that identify and assesses all potential nuisance or safety issues from natural and human made hazards including issues related to potential environmental contamination, which may result from or affect the proposed development and/or change in land use and demonstrate, to the satisfaction of the City, that potential nuisances or safety issues can be effectively mitigated.

This may include but shall not be limited to:

- Noise Impact Study
- Vibration Study
- Acoustical Design Study
- Lighting Plan
- Site Screening Questionnaire
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Record of Site Condition
- Sensitive Land Use Report

viii) Financial Impacts

The submission of reports and studies that demonstrate, to the satisfaction of the City, that a proposed development and/or change in land use will not have an unreasonable or unanticipated negative financial impact on the City including, but not limited to, short-term and long-term costs to the City for the provision of municipal infrastructure and services required to support the proposed development and/or change in land use.

This may include, but shall not be limited to:

- Market Impact Study
- Economic Impact Study
- Infrastructure Cost Assessment
- Long Term Maintenance Cost Assessment

- ix) Sustainability  
The submission of reports, studies, and/or drawings that demonstrate, to the satisfaction of the City, how a particular development proposal and/or change in land use meets the energy, water, and sustainability policies of this Plan.

This may include, but shall not be limited to:

- Completion of the City's Sustainability Checklist
  - District Heating Feasibility Study
  - Renewable Energy Feasibility Study
  - Water Conservation Efficiency Study
  - Energy Conservation Efficiency Study
4. The City will, within 30 days of receiving a development application, provide notice to the applicant that the application is complete or, alternatively indicate additional information and material that is required to constitute a complete application. The date of application shall be the date upon which all required information and material is submitted in a form that is satisfactory to the Director of Community Design and Development Services.
5. The information and material described in 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.
6. Where appropriate, the City may waive or vary the information and material requirements specified in this Plan, where completion of such studies has occurred for an earlier, relevant planning approval or where the study requirement would result in unnecessary duplication of effort.

#### **9.11 Zoning By-laws**

1. *Zoning By-laws* shall be used to implement the objectives and policies of this Plan by regulating the use of land, buildings or structures in accordance with the provisions of the Planning Act and may be more restrictive than the provisions of this Plan. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the *Zoning By-law* in all locations.
2. *Zoning By-laws* may impose one or more conditions related to the use of land or the erection, location or use of buildings or structures. The conditions shall relate to matters set out in the Planning Act and conform to the policies of this Plan.
3. Following adoption of this Plan, any amendments to the *Zoning By-law* shall be in conformity with the objectives and policies of this Plan.
4. Until such time as the comprehensive *Zoning By-law* is revised, the existing *Zoning By-law* shall remain in effect. However, any amendment to the existing *Zoning By-law* shall be required to be in conformity with this Plan.
5. 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.

6. The Zoning By-law will be used, wherever possible, to protect existing or newly identified natural heritage features within the City.
7. The Zoning By-law may be used, wherever possible, for the protection of cultural heritage resources.
8. The Zoning By law may provide for certificates of occupancy for specified uses of land. Such certificates shall be required for the establishment of the specified uses and for any subsequent changes in those uses of land, buildings or structures.
9. Where appropriate, the City may use its Zoning By-law to recognize existing legal uses of land that are not in conformity with the provisions of the Official Plan. When determining the suitability of any existing use for consideration in this manner, the City shall be concerned with the following principles:
  - i) That the zoning will not permit any change of use or performance standard;
  - ii) That the use does not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or by the traffic generated;
  - iii) That the use does not pollute the air or water;
  - iv) That any extension or enlargement to an existing building or structure will be permitted only by amendment to the Zoning By-law; and
  - v) That any extension or enlargement to existing buildings or structures will be subject to site plan control in accordance with the policies of this Plan.
10. The City, where appropriate, may zone lands in an "urban reserve" or other suitable holding zone category where:
  - i) there is insufficient information to determine specific zoning categories that would implement the provisions of this Plan; and
  - ii) development of lands is considered premature because adequate services are not available.

## **9.12 Bonusing Provisions**

1. Development standards may be incorporated into the Zoning By-law to permit increases in height and/or density of development where such development provides public benefits above and beyond what would otherwise be required in accordance with the Planning Act, and provided the proposed increase:
  - i) implements the goals and objectives of this Plan;
  - ii) constitutes good planning;
  - iii) is consistent with the Urban Design policies of this Plan;
  - iv) provides community benefits consistent with this Plan above and beyond those that would otherwise be provided under the provisions of

- v) the *Planning Act*, *Development Charges Act*, or other statute; and provides community benefits consistent with this Plan that bear a reasonable planning relationship to the increase in height and/or density including, at a minimum, having a geographic relationship to the development and addressing the planning issues associated with the development.
2. Community Benefits may include:
    - i) affordable housing below the 40th percentile;
    - ii) purpose built rental housing;
    - iii) conservation of cultural heritage resources contained within the Municipal Heritage Register;
    - iv) protection, enhancement, and/or restoration of natural heritage resources;
    - v) green buildings;
    - vi) energy and/or water conservation measures;
    - vii) public art;
    - viii) non-profit arts, cultural, or community or institutional facilities;
    - ix) day care centres;
    - x) public transit infrastructure, facilities, and/or services;
    - xi) public parking;
    - xii) land for municipal purposes;
    - xiii) community centres and/or facilities and improvements to such centres and/or facilities; and
    - xiv) parkland and improvements to parks.
  3. Bonusing is promoted especially within the Downtown Mixed-Use Corridors, and Community and Neighbourhood Mixed Use designations.
  4. Bonus by-laws shall only be considered where such increases can be accommodated by existing or improved infrastructure. Studies supporting the height and/or density proposed may be required to address infrastructure capacity for the subject developments as well as the impacts on the surrounding area.
  5. Bonus by-laws shall be considered where such increases are compatible with the surrounding area.
  6. The amount of additional height and density as well as community benefits shall be set out in a by-law passed under Section 34 of the *Planning Act*. Community benefits may be contained within an agreement between the City and Land owner, which may be registered against the land to which it applies.

### **9.13 Plans of Subdivision, Condominium, and Part-lot Control**

1. The City, when considering applications for plans of subdivision or condominium, will have regard to the provisions of the *Planning Act*. In addition, plans will be considered for approval when they conform to the following criteria:
  - i) the plan conforms to the objectives, targets, policies and land use designations of this Plan;
  - ii) the plan can be supplied with adequate municipal services such as

- water, sewage disposal, drainage, fire and police protection, roads, utilities, solid waste collection and disposal and other community facilities;
- iii) the plan will not adversely impact upon the transportation system, adjacent land uses and the natural heritage system;
  - iv) the plan can be serviced economically without imposing an undue financial burden upon the City;
  - v) the plan proposal has incorporated all necessary studies and assessments to ensure impacts on natural heritage features and cultural heritage resources are minimized;
  - vi) the plan can be integrated with adjacent lands, subdivisions and streets;
  - vii) the plan is considered to be necessary, timely and in the public interest;
  - viii) the plan is designed in accordance with accepted subdivision design principles as articulated in the Urban Design Policies of this Plan; and
  - ix) the plan is designed to be sustainable, to support public transit and to be walkable.
2. The City shall, as a condition of approval pursuant to the *Planning Act*, require the owner of lands subject to a plan of subdivision to enter into one or more agreements which may be registered against the title of the subject lands.
  3. Council shall use subdivision agreements that maintain acceptable standards of development to protect the City and public interest.
  4. Council may pass by-laws to exempt properties from part lot control, subject to the provisions of the Planning Act.
  5. If a plan of subdivision or part thereof has been registered for eight years or more and does not conform to the policies of this Plan, the City may use its authority under the *Planning Act* to deem it not to be a registered plan of subdivision.
  6. If approval of a draft plan of subdivision lapses, opportunities for achieving the growth management targets of this Plan may be considered as part of the *development* review process.

## **9.14 Committee of Adjustment**

### **9.14.1 Consents**

1. When considering an application for consent, the Committee of Adjustment shall have regard to the provisions of the Planning Act, to the goals, objectives and policies of this Plan and to the provisions of the Zoning By law.
2. The Committee of Adjustment shall also consider the following matters when reviewing an application for a consent:
  - i) that all of the criteria for plans of subdivision or condominium are given due consideration;
  - ii) that the application is properly before the Committee and that a plan of subdivision or condominium has been deemed not to be necessary for the proper and orderly development of the City;

- iii) that the land parcels to be created by the consent will not restrict or hinder the ultimate development of the lands; and
  - iv) that the application can be supported if it is reasonable and in the best interest of the community.
3. Consents may be permitted for the purpose of boundary adjustments or to convey additional lands to an abutting property.
  4. The Committee of Adjustment shall have regard for any comments provided by agencies and City departments regarding the effect of the proposed consent and development proposal upon their plans and programs.
  5. The Committee of Adjustment may attach such conditions as it deems necessary to the approval of a consent. Such conditions may include, but are not limited to the following:
    - i) the fulfillment of all servicing, grading, easement and financial requirements of the City;
    - ii) the dedication of lands for park purposes or the payment of cash in lieu thereof in accordance with the parkland dedication policies of this Plan;
    - iii) the dedication of appropriate road widenings or land for intersection improvements where required; and
    - iv) the preparation of development agreements respecting development of the lands to include:
      - a. the elevation, location and design of any new dwelling;
      - b. the location and extent of any access point, driveway and legal off-street parking space, grading, drainage and servicing information; and
      - c. any additional requirements imposed at the discretion of the Committee.

#### **9.14.2 Minor Variances**

1. When considering an application for a minor variance to the use and/or regulation provisions of the City's Zoning By-law, the Committee of Adjustment shall give consideration to the provisions of the Planning Act.
2. The Committee will consider the following matters in its decision deliberations:
  - i) that the requested variance is minor in nature;
  - ii) that the intent and purpose of the Zoning By-law is maintained;
  - iii) that the general intent and purpose of the Official Plan is maintained; and
  - iv) that the variance is desirable for the appropriate development and use of the land, building or structure.
3. The Committee of Adjustment may attach such conditions, as it deems appropriate and desirable to the approval of the application for a minor variance.



### 9.14.3 Legal Non Conforming Uses

1. Legal non-conforming uses are uses of land, buildings or structures that were lawfully used for a purpose prohibited by a new Zoning By-law on the day the new Zoning By-law was passed.
2. In reviewing an application concerning a legal non-conforming used property, building or structure, the Committee of Adjustment will consider the matters outlined in the Minor Variance section of this Plan, with necessary modifications as well as the requirements of the *Planning Act*, to evaluate the appropriateness of a development proposal and the use of property. In addition, the following matters shall be considered:
  - i) that the use has been continuous;
  - ii) that the extension/enlargement is situated only on property originally owned by the development proponent on the day the implementing Zoning By-law was passed;
  - iii) that no new separate buildings will be permitted; and
  - iv) that the proposed use is similar or more compatible with the uses permitted by the Zoning By-law in effect.
3. The Committee of Adjustment may attach conditions in the approval of an application related to a legal non-conforming use for such time and subject to such terms and conditions that the Committee considers advisable.
4. Any land use lawfully existing at the date of approval of this Plan that does not conform to the land use designations or policies of this Plan or to the implementing *Zoning By-law* should, as a general rule, cease to exist in the long run. Such land uses shall be considered as legal non-conforming uses. In certain circumstances, it may be desirable to permit the extension or enlargement to a building or structure for a legal non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that any such extension or enlargement shall be processed as either a site-specific amendment to the *Zoning By-law*, or as an application to the *Committee of Adjustment* pursuant to the provisions of the *Planning Act*.

### 9.15 Site Plan Control

1. All lands within the City of Guelph are designated as site plan control areas except:
  - i) low density residential, including single detached and semi-detached dwellings and buildings or structures accessory thereto, but not including zero lot line dwellings, lodging houses, coach houses, garden suites, group homes or other residential care facilities; and
  - ii) buildings or structures used for flood control or conservation purposes.
2. Council may identify specific types of development that are subject to site plan control, and those which are exempt, in a by-law.
3. Council may require design drawings for buildings to be used for residential purposes containing less than twenty-five dwelling units within all areas of the City.

4. Site Plan Control will be used in accordance with the Planning Act as a means of achieving well-designed, functional, accessible, and sustainable built form and public spaces. Specifically, the site plan approval process will be used to achieve the following planning matters:
  - i) ensure the adequate provision and maintenance of site-specific facilities required by development;
  - ii) require necessary easements or otherwise control the location of necessary services and utilities;
  - iii) ensure that the proposed development is functional for the intended use;
  - iv) ensure compatibility of design between sites;
  - v) minimize any adverse effects of the development on adjacent properties;
  - vi) secure necessary road widenings and lands for intersection improvements, transit or cycling facilities from abutting properties in accordance with the Movement of People and Goods policies of this Plan;
  - vii) ensure that development is completed and maintained as approved by Council;
  - viii) ensure that development is compatible with on-site or adjacent property natural heritage features and cultural heritage resources;
  - ix) ensure facilities are designed to have regard for accessibility for persons with disabilities; and
  - x) achieve the energy reduction targets of the City's Community Energy Plan consistent with policies of this Plan.
  
5. To achieve the matters set out above, the City may require the following to be shown on plans or drawings, to the satisfaction of the City and in accordance with the provisions of the *Planning Act*:
  - i) the elevations and cross-section views of buildings and structures;
  - ii) landscaping, servicing and buffering;
  - iii) grading and drainage;
  - iv) vehicle access and off street circulation, loading and parking;
  - v) signage and lighting;
  - vi) pedestrian access and bicycle facilities;
  - vii) barrier free facilities;
  - viii) facilities for the storage of garbage and other waste materials;
  - ix) matters related to exterior design, including the character, scale, material, appearance, fenestration, colour, shape and other design features of buildings;
  - x) sustainable design elements within an adjoining City right-of-way, including trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
  - xi) the character, scale, appearance and design features of the exteriors of those new buildings and structures that may be attached to built heritage resources or sited in close proximity to such resources and care shall be taken to permit only those changes that retain, protect, complement and do not otherwise harm distinguishing heritage features.
  
6. The City will use the urban design policies, applicable urban design guidelines and the applicable provisions of this Plan in the decision making on site plans.

## **9.16 Temporary Use By laws**

1. Council may pass a Temporary Use By law to authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the Zoning By-law in accordance with the provisions of the Planning Act. Prior to the passing of a Temporary Use By law, Council shall be satisfied that the proposed temporary use meets the following conditions:
  - i) that it is compatible with neighbouring land use;
  - ii) that adequate parking and sufficient services such as water, sewage disposal and roads can be provided on site;
  - iii) that an adverse impact on traffic will not be created;
  - iv) that the construction of a permanent building or structure is not required;
  - v) that the use is in general conformity with the intent and policies of this Plan; and
  - vi) is temporary in nature, appropriate for a limited time span and can be terminated when the authorizing by-law expires

## **9.17 Interim Control By law**

1. Council may pass Interim Control By laws to restrict the use of land, buildings or structures within defined areas of the City and in accordance with the provisions of the Planning Act, where development pressures warrant the review or study of land use policies.

## **9.18 Holding By law**

1. The City may use the holding symbol 'H' or any other appropriate symbol pursuant to the provisions and regulations of the Planning Act where the use of land is definitely established but a specific development proposal is considered premature or inappropriate for immediate implementation.
2. The City may apply a holding (H) symbol in conjunction with the implementing Zoning By-law for any land use designation of this Plan in one or more of the following circumstances:
  - i) where municipal services such as sanitary sewers, storm water management facilities, water supply, parks and schools and community services and facilities and community infrastructure have been determined to have insufficient capacity to serve the proposed development until necessary improvements are made;
  - ii) where the submission and acceptance of special studies or support studies as required by this Plan are required prior to development;
  - iii) to ensure that natural heritage features or cultural heritage resources are protected in accordance with the policies of this Plan prior to development;
  - iv) to ensure that affordable housing can be provided;
  - v) to ensure that potential natural hazards or development constraints are safely addressed in accordance with the policies or this Plan prior to development;
  - vi) where it is necessary to require the phasing of an overall development to ensure logical and orderly land use, to minimize negative impacts or

- vii) to secure commitments consistent with the policies of this Plan;
  - vii) 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;
  - viii) where environmental remediation or mitigation measures are required; and
  - ix) where the exchange of facilities, services or other matters set out in the bonusing policies of this Plan are to be achieved.
3. The City may remove the holding (H) symbol in the implementing Zoning By-law where Council is satisfied that all requirements or conditions of the City have been satisfied to ensure appropriate development. The satisfactory completion of conditions may include, but not be limited to, appropriate financial and servicing requirements, approval of studies, and the signing of necessary agreements under the provisions of the Planning Act.
  4. Where the holding symbol "H" is in effect, the use of land may be restricted to the following:
    - i) agricultural uses, excluding livestock-based agricultural uses;
    - ii) uses existing at the date of passing of the Holding By law;
    - iii) open space; and
    - iv) other uses deemed appropriate by Council and which do not adversely impact the future development potential of the lands and which are compatible with surrounding land uses.

#### **9.19 Sign By law**

1. The Sign By law for the City of Guelph shall be reviewed and revised in conformity with the objectives and policies of this Plan. The Sign By-law shall be used to control the visual impact of advertising and sign design and/or placement on the general streetscape of the community, and more particularly upon natural heritage features and cultural heritage resources. The approval of Council may be required before any sign is erected or altered.

#### **9.20 Demolition Control**

1. To prevent the premature demolition of residential buildings within designated areas of the City, Council may prepare, enact and enforce a Demolition Control By law in accordance with the provisions of the Planning Act.
2. Applications to demolish designated heritage buildings and structures shall be considered in accordance with the provisions of the Ontario Heritage Act and the policies of this Plan.

#### **9.21 Development Permit System**

1. The Development Permit System is an implementation tool that may be used to ensure the goals, objectives and policies of this Plan are realized. The Development Permit System is intended to be a flexible planning tool which combines zoning, site plan control, and minor variance processes into a single process.

2. The City may investigate the development of a development permit system for use in specific geographic areas of the City in accordance with the *Planning Act*.
3. Where such a system is desired, it will be established through amendment to this Plan and address matters such as the area to which the development permit system applies, any delegation of Council authority, specific goals, objectives, and policies of the development permit area, the type of criteria and conditions that may be included in a development permit by-law, classes of development that may be exempt, specific height and density bonusing provisions, and/or specific complete application requirements.

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## 10.0 Glossary

### 10.1 Introduction

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.

### 10.2 Definitions

**100 Year Flood** means:

The flood, based on an analysis of precipitation, snow melt, or a combination thereof, having 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 or semi-detached dwelling.

**Access Standard** means:

Methods or procedures to ensure safe vehicular and pedestrian movement and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards* and /or other water related hazards.

**Active Transportation** means:

Modes of transportation, such as walking and cycling that provide the personal benefits of fitness and recreation, are environmentally friendly, contribute to the personal and social health of neighbourhoods, and are readily available to a wide range of age groups within the community.

**Adjacent** means:

For the purpose of the *Natural Heritage System*, those lands contiguous to a specific natural heritage feature or area, where it is likely that *development* or *site alteration* would have a negative impact on the feature, area or *ecological function*. The extent of the *adjacent* lands may be recommended by the Province or based on municipal approaches which achieve the same objectives. Whichever provides the greater level of protection will be applied.

**Adjacent lands** means:

For the purpose of *designated heritage property* or other protected heritage property, any parcel of land that:

- i) shares a boundary with a parcel containing a *designated heritage property*;
- ii) is separated from a designated heritage property by a right of way. e.g., road and within the span of the extended lot lines of the parcel containing a *designated heritage property*; or
- iii) is within 30 metres of a *designated heritage property* in instances where a designated heritage property is within a right-of-way (e.g., bridge) or located on a parcel 2.5 hectares in area or greater.

**Adverse Effects** means:

As defined in the *Environmental Protection Act*, one or more of:

- i) impairment of the quality of the natural environment for any use that can be made of it;
- ii) injury or damage to property or plant and animal life;
- iii) harm or material discomfort to any person;
- iv) an adverse effect on the health of any person;
- v) impairment of the safety of any person;
- vi) rendering any property or plant or animal life unfit for use by humans;
- vii) loss of enjoyment of normal use of property; and
- viii) interference with normal conduct of business.

**Affordable Housing** means:

- i) In the case of ownership housing, housing for which the purchase price is at least 10% below the average price of a resale unit in the City.
- ii) 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.

**Affordable Housing Benchmark** means:

The maximum affordable housing price as defined for the City of Guelph for ownership and rental housing. The benchmark is adjusted on an annual basis to be reflective of changing market conditions within the City.

**Agricultural Use** means:

The growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm building and structures.

**Alter (and alteration)** means:

A change in any manner, and includes to restore, renovate, repair or disturb.

**Alternative Energy Systems** means:

Sources of energy or energy conversion processes that significantly reduces the amount of harmful emissions to the environment (air, earth, and water) when compared with conventional systems.

**Ancillary Use** means:

A use that is incidental to, but associated with the principal use.

**Aquifer** means:

A subsurface geological material which yields significant amounts of water.

**Archaeological Resources** means:

Includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**Archaeological Site** means:

Any property that contains an *artifact*, or any other physical evidence of past human use or activity that is of *cultural heritage value or interest*. (Source: Draft *Standards and Guidelines for Consultant Archaeologists* (Ministry of Culture, 2009))



**Areas of Archaeological Potential** means:

Areas with the likelihood to contain *archaeological resources*. The criteria for determining archaeological potential is based on the presence of a wide range of geographic and historical features which influenced past settlement, including but not limited to:

- i) known archaeological sites within 250 m;
- ii) water source within 300 m;
- iii) elevated topography (e.g. knolls, drumlins, eskers, plateaux);
- iv) pockets of sandy soil;
- v) unusual landforms (e.g. mounds, waterfalls and caverns); and
- vi) resource rich area (concentrations of animal vegetable or mineral resources).

Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**Areas of Natural and Scientific Interest (ANSI)** means:

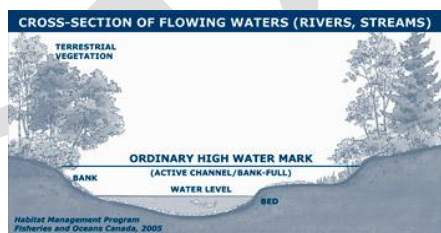
Areas of land and water containing natural landscapes or features that have been identified by the Province (OMNR) as having life science or earth science values related to protection, scientific study or education.

**Artifact** means:

Any object, material or substance that is made, modified, used, deposited, or affected by human action and is of *cultural heritage value or interest*.

**Bankful Channel** means:

The usual or average level to which a body of water rises at its highest point and remains for sufficient time so as to change the characteristics of the land (also known as the ordinary High Water Mark – HWM). In flowing waters (rivers, streams) this refers to the active channel which is often the 1:2 year flood flow return level (Department of Fisheries and Oceans, 2010).



**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.

**Buffers** means:

Areas identified *adjacent* to some *natural heritage features or areas* that are intended to be protected and provide a separation between the protected feature and the adjacent *development*, and mitigate against *negative impacts* to the natural heritage feature, area and/or its *ecological function(s)*.

**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.

**Built Heritage Resource** means:

One or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions. (Source: PPS 2005)

**Cultural Heritage Impact Assessment** means:

A study conducted prior to *development/ redevelopment* to investigate the potential impact of development on *cultural heritage resources*. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize negative impacts on *cultural heritage resources*.

**Clean-up** means:

The restoration of a contaminated site to ensure the protection of human health and the environment.

**Coach House** means:

A one unit detached residence containing bathroom and kitchen facilities that is located on the same lot, but is ancillary to an existing residential dwelling, and is designed to be a permanent unit.

**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 Energy Plan** means:

A City-wide plan that establishes goals and targets toward energy and water efficiency and identifies methods toward reducing energy consumption, developing renewable energy or alternative energy supplies, ensuring reliable energy supplies and reducing greenhouse gas emissions.

**Compatibility/compatible** means:

Land uses and building forms that are capable of existing together in harmony within an area. Compatibility or compatible should not be narrowly interpreted to mean "the same as" or "similar to".

**Comprehensive Review** means:

For the purpose of an expansion of a *settlement area* or conversion of employment lands, an Official Plan Update initiated by the City or an Official Plan Amendment that is initiated or adopted by the City, which:

- i) is based on a review of population and growth projections and which reflect projections and allocations by provincial plans, considers alternative directions for growth, and determines how best to accommodate this growth while protecting provincial interests;
- ii) utilizes opportunities to accommodate projected growth through *intensification* and *redevelopment*;

- iii) is integrated with planning for *infrastructure* and *public services facilities*; and
- iv) considers cross-jurisdictional issues.

**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.

**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: 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*.

**Conserved** means:

The identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their *heritage attributes* and integrity are retained. This may be addressed through a *heritage conservation plan* or *heritage impact assessment*.

**Consolidated Municipal Service Manager (Service Manger)** means:

The legislated agency appointed by the Province that is responsible for the delivery of social housing services within Guelph and Wellington County. The County of Wellington is responsible for this service within the City and the County.

**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 small scale 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 Conservation Plan** means:

A plan developed to demonstrate how *heritage attributes* will be conserved, protected or enhanced such that the *heritage attributes* and integrity are retained. Such plans will include descriptions of repairs, stabilization and preservation techniques as well as short and long term conservation and maintenance measures and including how the *heritage attributes* will be integrated or commemorated.

**Cultural Heritage Easement Agreement** means:

A voluntary legal agreement between the heritage property owner, the municipality and/or the Ontario Heritage Trust, establishing mutually accepted conditions that will ensure the conservation of a heritage property in perpetuity.

**Cultural Heritage Impact Assessment** means:

A study conducted prior to development/ redevelopment to investigate the potential impact of development on *built heritage resources* or *cultural heritage resources*. This assessment will determine how a particular development should proceed and what actions or measures are required to minimize negative impacts on *cultural heritage resources*.

**Cultural Heritage Landscape** means:

A defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It may involve a grouping(s) of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; parks, gardens, neighbourhoods, townscapes, farm-scapes, battlefields, main streets, cemeteries, trail ways and industrial complexes of cultural heritage value.

**Cultural Heritage Resource** means:

An *archaeological resource*, *built heritage resource* or *cultural heritage landscape resource*.

**Cultural Heritage Review** means:

An assessment conducted to accompany a request to add or remove a property to or from the *Heritage Register* or to modify the *heritage attributes* identified in the *Heritage Register*.

**Cultural Heritage Value or Interest** means:

A property is of *cultural heritage value or interest* if, where criteria for whether property is of *cultural heritage value or interest* have been prescribed by regulation, the property meets the criteria. For a *built heritage resource* or *cultural heritage landscape* to have cultural heritage value or interest they must be "valued for the

important contribution that they make to our understanding of the history of a place, an event, or a people.”

**Cultural Resources (see Cultural Heritage Resource definition).**

**Cultural Woodland** means:

A *woodland* with tree cover between 35% and 60% originating from, or maintained by, anthropogenic influences and culturally based disturbances (e.g., planting or agriculture, clearing, recreation, grazing or mowing); often having a large proportion of introduced (i.e., non-native) species (as per the Ecological Land Classification System for southern Ontario) and with shrubs, grasses, and/or herbaceous ground cover. These may be second or third growth *woodlands* that occur on land that has been significantly altered by human disturbance where the original forest was completely or mostly removed at various points in time (e.g., from agriculture, grazing, gravel extraction) and may include a small proportion of planted trees but has undergone natural succession to the point where tree cover is between 35% and 60%, with grass and herbaceous ground covers, and possibly shrubs as well.

**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** means:

With respect to residential land use, the total number of dwellings per net area of the site. Net area excludes roads and road rights-of-way and areas that have been dedicated to the City or another public agency.

**Density Targets** means:

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:

With respect to housing supply, lands designated in the Official Plan for urban residential use. Where Secondary Plans are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated for the purpose of this designation.

**Designated Growth Areas** means:

Lands within *settlement areas* designated in the Official Plan for growth over the long-term planning horizon but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth, as well as lands required for employment and other uses.

**Designated property** means:

Real property designated under Parts IV, V or VI of the *Ontario Heritage Act*.

**Detached Dwelling** means:

A separate building containing one dwelling unit.

**District Energy** means:

Systems that generates and delivers electricity, heating or cooling through an efficient combination of renewable and alternative energy systems, including combined heat and hydro systems.

**Development** means:

The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act* but does not include:

- i) activities that create or maintain *infrastructure* authorized under an environmental assessment process; or
- ii) works subject to the *Drainage Act*.

**Development Interference Regulation** means:

With respect to wetlands and alteration to shorelines and watercourses, a regulation passed pursuant to the Conservation Authorities Act whereby the Conservation Authority may:

- i) prohibit or regulate development in river or stream valleys, wetlands, shorelines and hazard lands;
- ii) prohibit or regulate the straightening, changing, directing or interfering in any way with the existing channel of a river, creek, stream, watercourse or for changing or interfering in any way with a wetland.

**Dwelling Unit** means:

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 function** 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, hydrologic and biological functions, physical, chemical and socio-economic interactions.

**With respect to wetlands, ecological functions** means:

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 Linkage** means:

Areas that connect natural heritage features and associated areas along which wildlife, can forage, genetic interchange can occur, populations can move from one

habitat to another in response to environmental or climatic changes and life cycle requirements, and where species can be replenished. Linkages can also include those areas currently performing, or with the potential to perform linkage functions through restoration and measures. Although linkages help to maintain and improve natural heritage features and areas and related *ecological functions*, they can also serve as habitat in their own right. These linkages should be based on the principles of conservation biology, 100 metres wide but no less than 50 metres wide except in areas where narrower linkages have already been approved.

***Ecosystem Services means:***

The broad range of services provided by natural heritage features and areas within a given jurisdiction. These services include contributions to: surface and groundwater protection, air quality improvement, erosion and flood control, localized temperature moderation, noise attenuation, visual barriers, soil and wildlife protection and regeneration, and pollination of crops and natural vegetation. A number of these services can also be attributed to trees and treed areas outside natural areas but within the urban matrix (e.g., trees on boulevards, in yards and parks, etc.).

***Employment Area*** means:

Those areas designated in the Official Plan for clusters of businesses and economic activities, including, but not limited to:

- i) manufacturing uses;
- ii) warehousing uses;
- iii) office uses ;
- iv) retail uses that are associated with the uses mentioned in clauses (i) to (iii); and
- v) facilities that are ancillary to the uses mentioned in clauses (i) to (iv).

***Endangered Species*** means:

A species facing extinction or extirpation that is listed or categorized as an "Endangered Species" on the Ontario Ministry of Natural Resources official species at risk list, as updated and amended from time to time.

***Energuide*** means:

The official Government of Canada mark associated with the labeling and rating of the energy consumption or energy efficiency of household appliances, room air conditioners, heating and ventilation equipment - such as oil, gas and propane furnaces, air sourced heat pumps, central air conditioners and gas fireplaces - as well as houses and vehicles.

***Energy Mapping*** means:

A mapping system that evaluates energy use within a community and is used to improve energy efficiency through improved land use design, transportation, building standards, use of renewable and alternative energy sources to assist a community to strategically planning intensification, re-urbanization, and transportation to achieve higher energy efficiencies per capita.

***Energy Star*** means:

The international symbol of premium energy efficiency. Products that display the ENERGY STAR symbol have been tested according to prescribed procedures and have been found to meet or exceed higher energy efficiency levels without compromising performance.

**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.

**Erosion Hazard** means:

The loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability and an erosion/erosion access allowance.

**Essential** means:

That which is considered by Council to be necessary and in the public interest after all reasonable alternatives have been considered.

**Established buffers** means:

The *buffers* established and approved by the City following the *adjacent* lands analysis carried out through the required site specific study (e.g. EIS or EA).

**Extirpation** means:

A wildlife species no longer existing in a given jurisdiction where it formerly occurred, but still occurring elsewhere.

**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.

**Flood Fringe** means:

The outer portion of the flood plain between the floodway and the *flooding hazard* limit.

**Flood Plain** means:

The area, usually low lands, adjoining a watercourse, which has been, or may be subject to *flooding hazards*. The *regulatory flood* line delimits the boundaries of the *flood plain*.

**Flooding Hazard** means:

The inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water.

- i) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the *flooding hazard* limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- ii) Along river, stream and small inland lake systems, the *flooding hazard* limit is the greater of:
  - a. the flood resulting from the rainfall actually experienced during a major



- storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
- b. the one hundred year flood; and
  - c. a flood which is greater than a. or b. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;
  - d. where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

**Floodproofing** means:

A combination of measures incorporated into the basic design and/or construction of individual buildings, structures or properties to reduce or eliminate flooding hazards, wave uprush and other water related hazards.

**Floodway** means:

A portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health or safety.

Where the one zone concept is applied, the *floodway* is the contiguous *flood plain*.

Where the two zone or Special Policy Area concept are applied, the floodway is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life or property damage. Where the two zone or Special Policy Area concept are applied, the outer portion of the *flood plain* is called the *flood fringe*.

**Forest Management** means:

The sustainable management of the woodland to maintain, restore or enhance environmental conditions for wildlife, and for the protection of water supplies and may include the removal or pruning of dead, diseased, and hazard trees, and *invasive species*. Management may also include the judicious removal of selected tree(s) to improve the diversity and health of the woodland e.g., selective cutting of *plantations* to permit natural succession to occur. However, *forest management* does not include the removal of trees solely for commercial purposes.

**Garden Suite** means (also known as a Granny Flat):

A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential dwelling and that is designed to be portable.

**Geothermal Systems** means:

Systems that use the relatively constant temperature of the ground to cool buildings in summer and heat them in winter.

**Green Energy** means:

Energy sources with low to no environmental impact and includes conservation, renewable energy and alternative energy systems and clean distributed energy. Clean distributed energy sources include, district heating and cooling, combined

heat and power, and local generation from waste heat, geothermal, and atmospheric energy.

**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.

**Groundwater Feature** means:

Refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, *aquifers* and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

**Group Home** means:

A single housekeeping unit in a dwelling unit in a residential dwelling for four(4) to eight (8) residents, excluding staff or receiving family and licensed, approved or supervised by the Province 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.

**Habitat Conservation** means:

Management practices that aim to conserve, protect and restore *wildlife habitat* in order to increase biodiversity, including but not limited to: introduction of native species and removal of non-native *invasive species*.

**Hazard Lands** means:

Property or land that could be unsafe for development due to naturally occurring processes. This means land, including that covered by water, to the furthest landward limit of the *flooding hazard* or erosion hazard limits.

**Hazardous Site** means:

Property or land that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils, organic soils or unstable bedrock (karst topography).

**Hedgerow** means:

Trees left standing or planted along the edge of a former or existing agricultural field or laneway to create a physical and/or visual barrier. Hedgerows also typically include trees remaining along former fence lines.

**Heritage attributes** means:

The principal features, characteristics, context and appearance that contribute to their *cultural heritage value or interest*.

**Heritage Conservation District** means:

An area with a group of complex of buildings, or a larger area with many buildings and properties, with a concentration of *cultural heritage resources* with special character or historical association that distinguishes it from its surroundings.

**Heritage Conservation District Plan** means:

A document adopted by the City to manage and guide future change in a *Heritage Conservation District*, through the adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the *Heritage Conservation District's* special character.

**Heritage Register** (see: *Municipal Register of Cultural Heritage Properties*)

**Heritage tree(s)** means:

Any tree, avenue or windrow of trees, grove or arboreal remnant, or one or more trees that forms part of a cultural heritage landscape that is on private and/or public property and is notable because:

- i) its physiology (size, form, shape, beauty, age, color, rarity, genetic constitution, or other distinctive physical features);
- ii) it is a living relic (that displays evidence of cultural modification by aboriginal or non-aboriginal people, including stripping of bark, boring test holes cut to determine soundness, furrows cut to collect pitch or sap, or blazes to mark a trail);
- iii) it is a landmark in the community;
- iv) it is a historical specimen associated with a noted person, place, event, structure or period;
- v) it is a disappearing species, rarity or genetic constitution, representative of a species grown by ancestors at risk of disappearing from civilization; representative of a crop tree grown by ancestors and their successors that is at risk of disappearing from cultivation;
- vi) it is a folklore tree associated with myths, legends, stories, traditions or of spiritual import;
- vii) it is identified as a *heritage attribute* on a designated property under the Ontario Heritage Act R.S.O. 1990; or
- viii) it is a community-identified specimen deserving recognition simply as tree(s) treasured by a community.

*Heritage trees* may be identified as part of an EIS or EA study or through a specific tree study.

**Home Day Care** means:

The temporary care for compensation of five (5) 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.

**Hydrologic Function** means:

The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

**Include** means:

In the context of the *Municipal Register of Cultural Heritage Properties*, the addition of non-designated properties to the *Heritage Register* that have been identified by Council as having *cultural heritage value or interest*.

**Impact** (see *Negative Impact* definition).

**Individual On-Site Sewage Services** means:

Individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O Reg. 403/97, under the Building Code Act that are owned, operated and managed by the owner of the property upon which the system is located.

**Individual On-Site Water Services** means:

Individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

**Infrastructure** means:

Physical structures and services (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, 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:

- i) redevelopment, including the reuse of *brownfield sites*;
- ii) the development of vacant and/or underutilized lots within previously developed areas;
- iii) infill development; and
- iv) the expansion or *conversion* of existing buildings.

**Intensification Target** means:

The target as established in Sections 3.7 of Official Plan Amendment 39.

**Intermittent Stream** means:

Watercourses that only flow during wet periods (30 to 90% of the time) and flow in a continuous, well-defined channel. These are distinguished from ephemeral streams which refer to water that only flows during storm events and may or may not have a well-defined channel.

***Invasive Species*** means:

Species of plants, animals and microorganisms introduced by human action outside their natural past or present distribution whose introduction or spread threatens the environment. An invasive plant is one that has been moved from its native habitat to a new area (possibly for garden/domestic use), and reproduces so aggressively that it displaces species within native plant communities.

***Landfill Site*** means:

A site used for the disposal of waste, under controlled conditions, on land.

***Land Severance*** (see *Consent* definition).

***Large Scale Generating Systems*** means:

More intensive energy systems (including accessory uses such as transmission, distribution, being comprised of one or more generating units and provide electricity into the provincial or municipal transmission grid in keeping with Provincial policies and regulations.

***LEED*** means:

Leadership in Energy and Environmental Design: a system for rating buildings based on their environmental performance including energy and water use.

***Legal non-conforming*** means:

A use of land, building or structure that is lawfully used for a purpose prohibited by the Zoning By-law in effect.

***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.

***Linear Infrastructure*** means:

Corridors that include infrastructure such as, the pipes necessary for the transmission and distribution of sewage and water, communication, oil and gas lines and roads.

***List (Listed or Listing)*** means:

For the purposes of identifying *heritage properties*, the addition of a designated property to the Municipal Register of Cultural Heritage Properties.

***Live/work*** means:

A *dwelling unit* that may be partially used for the operation of a small scale business.

***Livestock-based Agricultural Operation*** means:

A place where the grazing, breeding, raising, boarding or training of animals or birds occurs for commercial purposes.

***Living Community Centre*** means:

Programming and/or improved 'animation' of parks that strengthen community cohesion and pride through the introduction of activities such as, but not limited to, movie nights, walking clubs, family pick-up games and activities, neighbourhood picnics, community gardens, brick bake ovens, markets and talent nights.

**Locally Significant Wetlands** means:

Evaluated *wetlands* of at least two (2) ha in size and unevaluated wetlands at least 0.5ha in size that do not meet provincial criteria for significance but may still be considered significant at the City level.

**Lodging House** means:

Any place, including but not limited to a dwelling unit that is used to provide five (5) or more lodging units for hire or gain directly or indirectly to persons.

**Low and Moderate Income Households** means:

- i) In the case of ownership housing, households with incomes in the lowest 60% of the income distribution within the City; or
- ii) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for households renting within the City.

**Major Offices generally** means:

A 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.

**Market Housing** means:

Housing other than social or other forms of subsidized housing where the price is established based on the targeted market.

**Modal Split** means:

The percentage of person trips or of freight movements made by one travel mode relative to the total number of such trips made by all modes.

**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.

**Municipal Comprehensive Review** means:

Same as *Comprehensive Review*.

**Municipal Register of Cultural Heritage Properties (Heritage Register)**

*means:*

A register established pursuant to Section 27 of the *Ontario Heritage Act* and filed with the Clerk which identifies properties of *cultural heritage value or interest* within the City. Designated properties are *listed* in the *Municipal Register of Cultural Heritage Properties*. Non-designated properties are *included* in the *Municipal Register of Cultural Heritage Properties*.

**Municipal Sewage Services** means:

A sewage works within the meaning of Section 1 of the *Ontario Water Resources Act*, as amended from time to time, that is owned or operated by a municipality.

**Municipal Water** means:

A municipal drinking water system within the meaning of Section 2 of the *Safe Drinking Water Act*, as amended from time to time.

**Natural Areas** (see *Natural Heritage Features and Areas* definition).

**Natural Hazards** (see *Hazard Lands* definition).

**Natural Heritage Features and Areas** means:

Features and areas, including significant *wetlands and other wetland*, significant woodlands, significant valleylands, significant habitat of *endangered and threatened species*, significant *Areas of Natural and Scientific Interest*, surface water and *fish habitat*, significant wildlife habitat, significant landform, *ecological linkage*, *habitant of significant species and cultural woodlands as defined by the criteria for designation within the Natural Heritage System*.

**Natural Heritage System** means:

A system comprised of natural heritage features, areas and *ecological linkages*, including surface and ground water or areas, including surface and ground water features, and *ecological linkages*. Together, these elements maintain local biological, hydrological and geological diversity and functions, support viable populations of indigenous species, and sustain local ecosystems. The system also includes lands that have been identified for *naturalization* and/or *restoration* or have the potential to be restored to a natural state.

**Naturalization** means:

A process whereby an area that has been previously disturbed by humans or from natural events, is allowed to regenerate naturally with input of seeds and other propagules from the existing soil and/or adjacent *natural areas*.

**Negative Impacts** means:

- i) In regard to water resources, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development or site alteration* activities.
- ii) In regard to *fish habitat*, the harmful alteration, disruption or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*, using the guiding principle of no net loss of productive capacity.
- iii) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the *natural features or ecological functions* for which an area is identified due to single, multiple or successive *development or site alteration* activities.
- iv) In regard to cultural heritage resources the destruction of any, or part of any *significant heritage attributes or features*;
  - a. alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
  - b. isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - c. direct obstruction of identified significant views or vistas of a designated heritage property;
  - d. a change in land use that diminishes or destroys the cultural heritage landscape; and

- e. site alteration or development such as a change in grade that alters soils, and drainage patterns that adversely effect an archaeological resource.

**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 1.

**Normal Maintenance** means:

Activities undertaken in conjunction with public and private *infrastructure* including energy, communication, waste water, roads, railways, trails, water supply and storage, waste management and storm water management to ensure regular operation parameters and public safety in accordance with the associated guidelines, regulations and maintenance policies, procedures and risk mitigation strategies for the *infrastructure*.

**Nursing Home** means:

Any premises, licensed under the *Nursing Homes Act*, maintained and operated for persons requiring nursing care.

**One Hundred Year Flood** (see *100 Year Flood* definition at beginning of Glossary).

**Other Wetlands** means;

Unevaluated *wetlands* of at least 0.2 ha and no more than 0.5 ha.

**Paris Galt Moraine** means:

The geomorphic feature referred to as the Paris-Galt Moraine Complex that extends in a 6.4 to 8 km belt wide that extends over most of the City's south end (south of Clair Road) and occurs in a few more isolated patches in the central portion of the City. The Paris and Galt Moraines were both deposited by the Ontario ice lobe during the Port Bruce Stadial (15,000 - 14,000 yr. B.P.)

**Partial Services** means:

- i) *Municipal sewage services or private communal sewage services and individual on-site water services; or*
- ii) *Municipal water services or private communal water services and individual on-site sewage services.*

**Passive Recreational Activities** means:

A range of outdoor activities and passive uses compatible with protecting the Natural Heritage features including, but not limited to, wildlife habitat, wetlands and woodlands. Activities and uses include bird watching, hiking, photography, snowshoeing and may require the construction of a trail, benches or boardwalks in accordance with the Guelph Trail Master Plan.

**Percentile** means:

One of the values of a variable that divides the distribution of the variable into 100 groups having equal frequencies: Ninety percent of the values lie at or below the ninetieth percentile, ten percent above it.

**Performance Labeling** means:

A transparent energy benchmarking process whereby the energy efficiency of a building is documented.



**Plans of Subdivision** (see *Registered Plan of Subdivision* definition).

**Plantations** means:

Where tree cover is greater than 60% and dominated by canopy trees that have been planted:

- i) managed for production of fruits, nuts, Christmas trees or nursery stock; or
- ii) managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or
- iii) established and continuously managed for the sole purpose of tree removal at rotation, as demonstrated with documentation acceptable to the planning authority or the OMNR, without a forest restoration objective.

**Pollinator Habitat** means:

Natural areas within the landscape that contain native plants, shrubs, and trees that provide pollen, nectar, and other floral resources for pollinating insects and other animal pollinators. In addition, these areas may provide appropriate nesting sites, such as exposed soil, rotting logs, cavity trees, hollow-stemmed plants, and host plants specific to local pollinators.

**Private Communal Sewage Services** means:

A sewage works within the meaning of Section 1 of the *Ontario Water Resources Act*, as amended from time to time, that serves six or more lots or private residences and is not owned by a municipality.

**Private Communal Water Services** means:

A non-municipal drinking water system within the meaning of Section 2 of the *Safe Drinking Water Act*, as amended from time to time, that serves six or more lots or private residences.

**Property, as defined in Part IV of the Ontario Heritage Act**, means:

Real property and includes all buildings and structures thereon.

**Property Standards By-law** means:

A municipal by-law, passed in accordance with the provisions of the Ontario Building Code which prescribes the standards for the maintenance and occupancy of property.

**Protected Heritage Property** means:

Real property designated under Parts IV, V, or VI of the *Ontario Heritage Act*; *heritage conservation easement* property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

**Provincial Plan** means:

A plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

**Provincially Significant Wetlands (PSW)** means:

*Wetlands* or a wetland complex identified by the OMNR as being of provincially significance as determined through the *Ontario Wetland Evaluation System*.

**Public and Private Infrastructure** means:

Energy facilities, distribution including renewable and alternative energy generation, the supply and distribution of water and sewage, roads, bridges, railways, transmission and telecommunication lines and associated facilities.

**Public Realm** means:

Public spaces such as public streets and rights of way, urban squares, parks, community trails, and open spaces.

**Public Service Facilities** means:

Land, buildings and structures for the provision of programs and services provided or subsidized by a government, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include infrastructure.

**Public View** means:

A panoramic view toward important public and historic buildings, natural heritage and open space features, landmarks, and skylines when viewed from the public realm

**Public Vista** means:

Views that are framed through built form or between rows of trees when viewed from the public realm.

**Redevelopment** means:

The creation of new units, uses or lots on previously developed land in existing communities, including brownfield and greyfield sites.

In spite of the above definition, for the lands within the *Special Policy Area Flood Plain* of this Plan, *redevelopment* shall include an addition which is larger than 50% of the total ground floor area of the original or existing building or structure.

**Regional Market Area** means:

With regard to affordable housing, the City of Guelph.

**Registered Plan of Subdivision** means:

A plan showing lots, streets and blocks of land, approved by the City of Guelph, in accordance with the *Planning Act*, and registered under the *Registry Act*, or the *Land Titles Act*.

**Renewable Energy** means:

The production of electrical power or heat from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal.

**Renewable Energy Systems** means:

The production of power or heat from an energy source that is renewable by natural processes including, but not limited to, wind, water, a biomass resource or product, solar and geothermal energy.

**Renovation** means 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.

**Residential Intensification** means:

Intensification of a property, site or area which results in an increase in *residential units* or accommodation and includes:

- i) redevelopment, including the redevelopment of *brownfield sites*;
- ii) the development of vacant or underutilized lots within previously developed areas;
- iii) infill development; or
- iv) the *conversion* or expansion of existing residential buildings to create new *residential units* or accommodation.

**Residential Unit** means:

A unit that:

- i) consists of a self-contained set of rooms located in a building or structure,
- ii) is used or intended for use as a residential premises, and
- iii) contains kitchen and bathroom facilities that are intended for the use of the unit only.

**Restoration** means:

Active management of an area that results in accelerated regeneration and recovery of a desired vegetation community or habitat, typically one that once occurred naturally in the area. This may include the creation or re-creation of *wetlands*, woodlands or meadows / grasslands.

**Retail Commercial** means:

An enterprise whose purpose is to sell a commodity to the end user.

**Safe access** means:

Locations where, during the Regulatory Flood:

- i) the flow velocity does not exceed 1.0 m/sec.;
- ii) the product of depth and velocity does not exceed 0.4m squared/sec.;
- iii) the depth of flooding along access routes to residential units does not exceed 0.8 m;
- iv) the depth of flooding along access routes to commercial or industrial buildings or structures does not exceed or 2.0 m;
- v) the depth of flooding adjacent to residential units does not exceed 1.2 m; and
- vi) the depth of flooding adjacent to commercial or industrial buildings or structures does not exceed 2.0 m.

**Scoped Cultural Heritage Resource Impact Assessment** means:

A reduced scope of study conducted prior to *development/redevelopment* to investigate the potential impact of development on *cultural heritage resources*, including development proposals on lands adjacent to *designated heritage property* or other protected heritage property.

**Scoped Environmental Impact Study (E.I.S.)** means:

The form of study used in the context of assessing impact on *natural heritage features* and areas where development within or *adjacent* to a *natural heritage feature* is contemplated and a Environment Impact Study has been completed. In this instance a development proposal will be generated in consideration of the provisions specified in the Environmental Assessment completed for the site.

**Semi-Detached Dwelling** means:

A separate building divided vertically into two dwelling units.

**Sensitive** means:

In regard to surface water features and groundwater features, areas that are particularly susceptible to impacts from activities or events including but limited to, water withdrawals, and additions of pollutants.

**Sensitive land use** means:

Buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times may experience one or more *adverse effects* from contaminant discharges generated by a nearby facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but not be limited to residences, daycare centres, and educational and health facilities.

**Service Commercial** means:

Uses that support *highway-oriented* or service-oriented commercial activities that cannot be readily located within the Downtown or within a shopping centre location.

The following list characterizes the main features of a service commercial use:

- i) A use that requires a large site area and outdoor display area to accommodate the sale of large commodities such as cars, recreational vehicles, and building supplies;
- ii) A use that primarily relies on business from tourists or inter-urban traffic such as a hotel, gas bar, restaurant;
- iii) 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;
- iv) 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
- v) 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.

**Service Manager** means:

The same as Consolidated Municipal Service Manager

**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 1.

**Sewage and Water Services** means:

Includes *municipal sewage services* and municipal water services, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and partial services.

**Significant** means:

- i) **in regard to the habitat of provincially endangered species and threatened species**, means the habitat, as approved by the OMNR, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually

- occupied by the species during all or any part(s) of its life cycle (as per the Provincial Policy Statement 2005);
- ii) **in regard to the habitat of significant species that are not provincially endangered or threatened species**, means the habitat that is necessary for the maintenance or survival of naturally occurring populations, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
  - iii) **in regard to landform**, means portions of the *Paris Galt Moraine* containing 20% slope concentrations, and closed depressions located in close proximity to other *Significant Natural Areas* of the *Natural Heritage System*.
  - iv) **In regard to natural areas**, means features or areas meeting the criteria for one or more of the following *Natural Heritage System* components:
    - a. *Areas of Natural and Scientific Interest (Earth and Life Science)*
    - b. *Habitat for Endangered and Threatened Species*
    - c. *Significant Wetlands*
    - d. *Surface Water and Fish Habitat*
    - e. *Significant Woodlands*
    - f. *Significant Valleylands*
    - g. *Significant Landform*
    - h. *Significant Wildlife Habitat (including Ecological Linkages)*
  - v) **In regard to wetlands** means:
    - a. *provincially significant wetlands* as identified by the OMNR and determined to be provincially significant according to the Ontario Wetland evaluation System; and
    - b. *locally significant wetlands* being (a) evaluated *wetlands* of at least 2 ha not considered provincially significant but still considered locally significant, or (b) unevaluated wetlands of at least 0.5 ha and less than 2 ha also considered locally significant.
  - vi) **In regard to wildlife habitat** means ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or Natural Heritage System (OMNR Significant Wildlife Habitat Technical Guide 2000)
  - vii) **In regard to woodlands** means *woodlands* that are ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of remaining forest cover in the City (adopted from the Provincial Policy Statement 2005).
  - viii) **in regard to valleylands**, means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. This includes regulatory floodplains/riverine *flooding hazards*, riverine *erosion hazards* and apparent/other valleylands.
  - ix) **in regard to vegetation types** means vegetation types ranked as S1, S2 or S3 by the Natural Heritage Information Center (NHIC) of Ontario, as well as those determined, through analysis, to be uncommon or representative within the County or City but not already captured as *significant wetlands* or *significant woodlands*.
  - x) **in regard to cultural heritage and archaeology**, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

**Site alteration** means:

Activities, such as grading, excavation and the placement of fill that would change the landform and the natural vegetative characteristics of a site.

**Small Scale Generating Systems** means:

Energy systems that generally only generate electricity for private use of a household or an individual building and may connect to the electricity grid.

**Social Housing** means:

Sometimes referred to as 'assisted', 'subsidized' or 'rent-geared-to income' housing, housing that is a sub-set of affordable housing. It refers to housing units provided under a variety of federal and provincial housing program by the municipal non-profit housing corporation and private non-profit and co-operative non-profit housing corporations. Residents in rent-geared-to income units in social housing portfolios pay no more than 30% of their annual gross household income in rent. It also refers to housing units within the private rental sector, where rent-geared-to-income subsidy is provided through a rent supplement agreement to the landlord.

**Special Concern** means:

Sensitive to human activities or natural events which may cause it to become endangered or threatened (Endangered Species Act 2007).

**Special Needs** housing means:

Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly. For the purposes of the Guelph Official Plan, it also includes group homes, emergency shelters, special care facilities for persons with disabilities and housing for seniors (rest homes, palliative care, nursing homes).

**Special Policy Area** means:

An area within a community that has historically existed in the flood plain and where site specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from the strict adherence to provincial policies concerning development as incorporated into this Plan and approved by the Province.

**S-Ranks or Provincial Ranks** means:

Provincial (or Subnational) ranks are used by the Natural Heritage Information Centre (NHIC) to set protection priorities for rare species and natural communities. These ranks are not legal designations. Provincial ranks are assigned in a manner similar to that described for global ranks, but consider only those factors within the political boundaries of Ontario. By comparing the global and provincial ranks, the status, rarity, and the urgency of conservation, needs can be ascertained. The NHIC evaluates provincial ranks on a continual basis and produces updated lists at least annually.

- i) S1 Critically Imperilled—Critically imperilled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.

- ii) S2 Imperilled—Imperilled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.
- iii) S3 Vulnerable—Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

**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.

**Surface water features** means:

Water related features, including headwaters, rivers, stream channels, inland lakes and ponds, seepage areas, recharge/discharge areas, springs, *wetlands* and associated riparian lands that can be defined by their soil moisture, soil type, vegetation and topographic characteristics.

**Threatened species** means:

A species at risk of becoming endangered that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time by the Endangered Species Act.

**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:

- i) major roads, arterial roads, and highways for moving people and goods;
- ii) rail lines/railways for moving people and goods; and
- iii) transit rights-of-way/transitways including buses and light rail for moving people

**Transportation infrastructure** means:

Works such as maintenance or repair or installation of roads or bridges / overpasses as well as underpasses and culverts, and rail lines, but does not include buildings or parking that may be associated with these *infrastructure* components with the exception of small-scale bus/rail boarding platforms and associated structures.

**Tree canopy cover** means:

The proportion of land area occupied by tree crowns when visualized from above. It is the two-dimensional horizontal extent of the combined canopies of all the trees on a given land area.

**Urban Forest** means:

For the purposes of this Plan, plantations, *woodlands*, hedgerows, treed areas and individual trees outside the City's *Natural Heritage System*.

**Urban Growth Centre** means:

Downtown Guelph as identified on Schedule 1.

**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.

**Valleylands** means:

A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

**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.

**Wetland Evaluation** means:

Evaluation of wetland carried out in accordance with the OMNR *Wetland Evaluation Manual*, as amended from time to time.

**Wetlands** means:

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.

**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.

**Woodlands** means:

Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.

This includes an area of land at least 0.2 hectare in area with at least:

- i) 1000 trees of any size, per hectare;
- ii) 750 trees measuring over 5 centimetres diameter at breast height, per hectare;
- iii) 500 trees measuring over 12 centimetres diameter at breast height, per hectare; or
- iv) 250 trees measuring over 20 centimetres diameter at breast height, per hectare,

but does not include a cultivated fruit or nut orchard, a *plantation* established for

the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland.

### 10.3 Glossary of Acronyms

ANSI	Area of Natural and Scientific Interest
EIS	Environmental Impact Study
EA	Environmental Assessment (under the Environmental Assessment Act)
COSEWIC	Committee on the Status of Endangered Wildlife in Canada
COSSARO	Committee on the Status of Species at Risk in Ontario
dbh	Diameter at breast height (for trees)
GIS	Geographic Information System
GRCA	Grand River Conservation Authority
NHS	Natural Heritage System (see definition in Glossary)
NHIC	Natural Heritage Information Centre (Ontario Ministry of Natural Resources)
OMB	Ontario Municipal Board
OMNR	Ontario Ministry of Natural Resources
PSW	Provincially Significant Wetland
SAR	Species at Risk
S1	Critically Imperiled (see definition under S-Ranks)
S2	Imperiled (see definition under S-Ranks)
S3	Vulnerable (see definition under S-Ranks)
S4	Apparently Secure
S5	Secure

## **11.0 Secondary Plans**

1. Silver Creek Junction Community Mixed Use Area

DRAFT

# **Silver Creek Junction**

## **Secondary Plan**

**Approved: January 12, 2010**

## **Section 1 “Silver Creek Junction”**

These policies apply to the area highlighted and noted as “Silver Creek Junction” on Schedule A – Detailed Land Use Plan.

In addition to the general Urban Design objectives and policies of the Official Plan, the following urban form statement, objectives and policies apply to the Silver Creek Junction lands.

Where there is a conflict between the provisions of this Secondary Plan and the Official Plan, the provisions of the Secondary Plan apply.

### **1.1 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 the 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.

### **1.2 Urban Form Objectives – Silver Creek 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, this 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.

### **1.3 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 products.
- 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.

#### **1.4 Infrastructure Requirements – Silver Creek Junction**

Redevelopment of this site 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 implementing 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.

#### **1.5 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:

##### **1.5.1 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 the Official Plan.

In addition, the Community Mixed Use Area policies of the Official Plan shall apply.

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 sq. 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 composed 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 in 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 sq. 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 also 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.

### **1.5.2 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 the Corporate Business Park policies of the Official 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.

### **1.5.3 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 High Density Residential and Urban Design Policies of this Plan and shall be subject to 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 High Density Residential provisions of this Plan, 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.

**Item (3)** The Official Plan setting out retail floor space allocations for the designated Mixed Use Nodes shall be amended to add the westerly portion of the subject site, as a fifth designated Mixed Use Node, as follows:

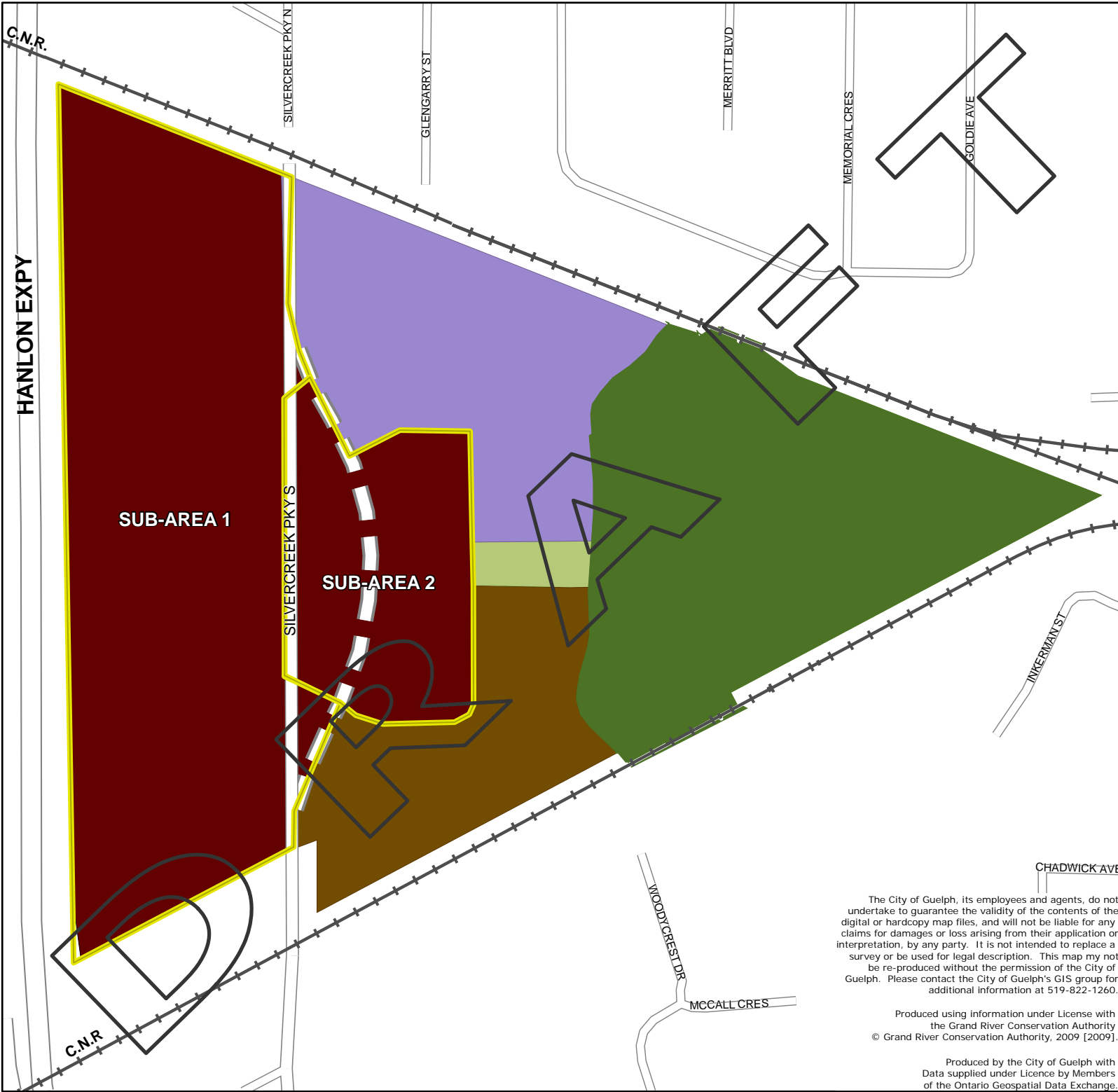
- Silver Creek Junction: 22,760 sq. m. (245,000 square ft) subject to the specific restrictions set out in Section 7.18.5.1.

DRAFT



# CITY OF GUELPH OFFICIAL PLAN

## DRAFT SCHEDULE A: SILVERCREEK JUNCTION LAND USE PLAN



### Legend

- City Streets
- Future City Streets
- Railways

### Silvercreek Junction Secondary Plan

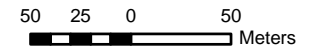
- Secondary Plan Boundary
- Sub-Area Boundaries

### Land Use Designations

- High Density Residential
- Community Mixed Use Area
- Corporate Business Park
- Open Space and Parks

### Natural Heritage System

- Significant Natural Areas



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Community Design and Development Services, Planning Services  
January 12, 2010





## 12.0 Schedules

Schedule 1	Growth Plan Elements
Schedule 2	Land Use
Schedule 3	Downtown
Schedule 4	Natural Heritage System
Schedule 4A	Natural Heritage System - Wetlands/ANSI's/Provincial Threatened and Endangered Habitat
Schedule 4B	Natural Heritage System - Surface Water and Fish Habitat
Schedule 4C	Natural Heritage System - Significant Woodlands
Schedule 4D	Natural Heritage System - Significant Wildlife Habitat
Schedule 4E	Natural Heritage System - Significant Valleylands and Significant Landform
Schedule 5	Development Constraints
Schedule 6	Staging of Development
Schedule 7	Road and Rail Network
Schedule 8	Trail Network
Schedule 9	Bicycle Network
Schedule 10	Areas of Potential Archaeological Resources
Schedule 11	Wellhead Protection

## 13.0 Appendices

1. Natural Heritage Strategy Ecological Land Classification
2. Designated Heritage Resources