

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2020) – _____

A by-law to amend the Official Plan for the City of Guelph as it affects property known municipally as 1242-1260 Gordon Street and 9 Valley Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph (OP20__).

WHEREAS the Official Plan of the City of Guelph was adopted November 1, 1994 and approved December 20, 1995 pursuant to s. 17 of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

AND WHEREAS after giving of the required notice, a Public Meeting was held on _____, 2020 pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number __ to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping (Schedule A) is hereby adopted.
2. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Local Planning Appeal Tribunal.

PASSED this __ day of _____, 20__.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN - CITY CLERK

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2016)–20010**

1. By-law Number (2020)- _____ has the following purpose and effect:

The purpose of By-law (2020)- _____ is to authorize an amendment to the Official Plan to modify Schedule 2, “Land Use Plan”.

The proposed Official Plan Amendment, to be known as Official Plan Amendment No. ___ OPA ___ would add a special policies applicable to the property municipally known as **1242-1260 Gordon Street and 9 Valley Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph** land use designations **High Density Residential, Significant Natural Areas and Natural Areas, Open Space and Park.**

“That a portion of the property designated by Land Use Schedule 2 be changed to the “Park and Open Space” designation to accommodate a municipal park.

Notwithstanding section 9.3.5.2 of the High Density Residential designation, a site specific special policy be added to allow the maximum building height to be 12 storeys.

Notwithstanding section 9.3.5.3 of the High Density Residential designation, a site specific policy be added to allow the maximum net density to be 271 units per hectare.”

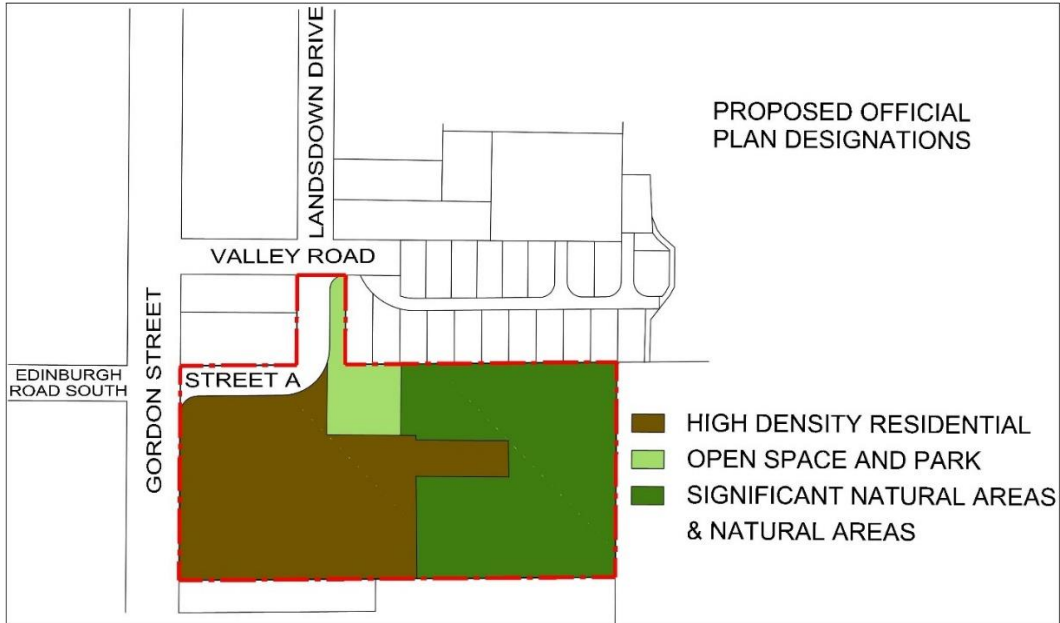
OPA No. ___ as proposed, was considered by Guelph City Council at a Public Meeting held on _____, 2020 and was approved by Guelph City Council on _____, 2020.

Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519-837-5616, extension 2790, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this Official Plan Amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City’s guidance only.

2. Key map showing the location of the lands to which By-law (2020)- _____ applies:

KEY MAP



AMENDMENT NO.

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. ____
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - THE PREAMBLE The Preamble contains the rationale and certain background information in support of the amendment. The Preamble does not form part of this amendment.

PART B - THE AMENDMENT consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

PART C - THE APPENDICES, contains background data and public involvement associated with this amendment, do not constitute part of Amendment No. ____ to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan No. ____ is to amend the Official Plan text by adding the following site-specific policies;

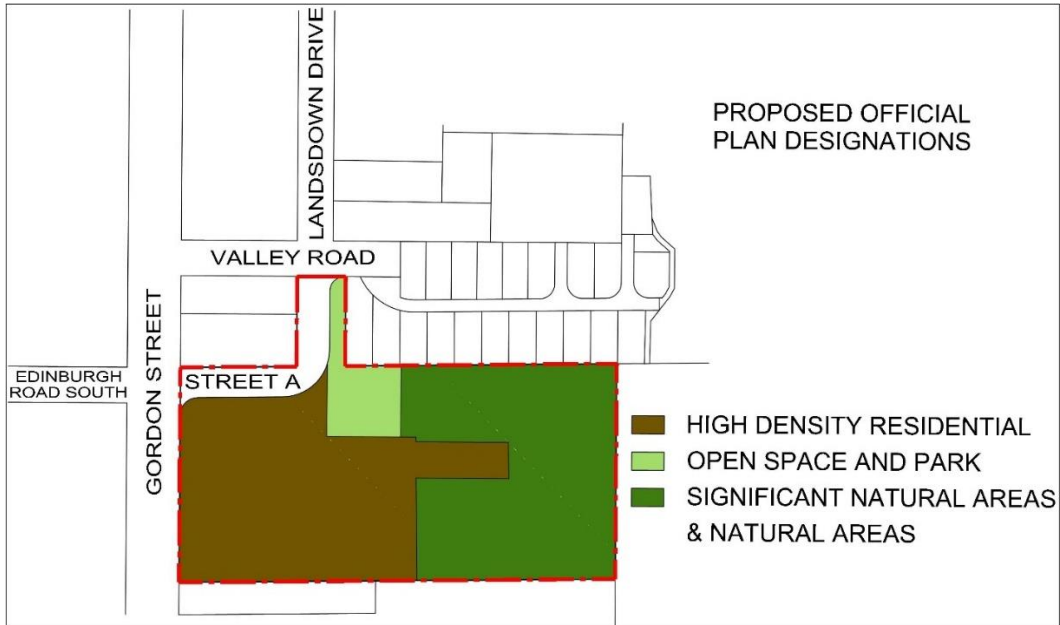
“That a portion of the property designated by Land Use Schedule 2 be changed to the “Park and Open Space” designation to accommodate a municipal park.

Notwithstanding section 9.3.5.2 of the High Density Residential designation, a site specific special policy be added to allow the maximum building height to be 12 storeys.

Notwithstanding section 9.3.5.3 of the High Density Residential designation, a site specific policy be added to allow the maximum net density to be 271 units per hectare.”

LOCATION

The subject lands affected by this proposed amendment are on lands known municipally as The proposed Official Plan Amendment, to be known as Official Plan Amendment No. ____ OPA ____ would add a special policies applicable to the property municipally known as **1242-1260 Gordon Street and 9 Valley Road and legally described as Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph** (see detailed Location Map below).



BASIS

The Official Plan land use designation applicable to the subject site is consistent with the Provincial Policy Statement 2020, in conformity with the Provincial Growth Plan 2019, meets the goals and objectives of the Guelph Official Plan ensures that future development of the site will be sympathetic to the surrounding neighbourhood, is compatible with the built form of existing land uses, is in the public interest and represents good planning.

PART B - THE AMENDMENT

All of this section entitled “Part B – The Amendment,” constitutes Amendment No. __ to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended as follows:

“That a portion of the property designated by Land Use Schedule 2 be changed to the “Park and Open Space” designation to accommodate a municipal park.

Notwithstanding section 9.3.5.2 of the High Density Residential designation, a site specific special policy be added to allow the maximum building height to be 12 storeys.

Notwithstanding section 9.3.5.3 of the High Density Residential designation, a site specific policy be added to allow the maximum net density to be 271 units per hectare.”

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. ____, but are included as information supporting the amendment.

Appendix 1: Public Participation

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. __

PUBLIC PARTICIPATION

_____, 2020 Statutory Public Meeting of City Council.

_____, 2020 City Council Meeting for a decision