

Summary of Draft Official Plan Update Changes

The following summarizes the key changes proposed since the release of the 2010 draft of the Official Plan Update. Changes have been proposed based on internal staff review of the 2010 draft, consideration of comments and meetings and discussions with stakeholders and property owners.

OFFICIAL PLAN SECTION	CHANGES PROPOSED
Official Plan Schedules and Appendices (only those schedules subject to Phase 3 of the OP Update are addressed here)	<p>Schedule 2: Land Use Schedule</p> <p>Further detail about the proposed changes listed below is contained within the Chapter 9 Summary.</p> <p>Designation changes:</p> <ul style="list-style-type: none"> 1) General Residential (Built Up Area) name changed to Low Density Residential 2) General Residential (Greenfield Area) name changed to Low Density Greenfield Residential 3) Community Mixed Use Area name changed to Community Mixed Use Centre 4) Neighbourhood Mixed Use Centre name changed to Neighbourhood Commercial Centre 5) Commercial Residential name changed to Mixed Office Commercial 6) Regeneration Areas – deleted; properties subject to this proposed designation have had their existing designations reinstated. 7) Mixed Business added back into the Plan from the current OP 8) Reserve Lands added back into the Plan from the current OP; lands designated as Reserve Lands in the current OP have been placed within this designation. <p>Secondary planning areas have been identified through the addition of a boundary line.</p> <p>Additional Open Space and Park designations have been added to the Schedule reflecting those properties zoned P.3 (Community Park), P.4 (Regional Park) and P.5 (Commercial Recreation Park). Parks are not required to be designated as Open Space and Park because municipal parks are permitted in all land use designations other than the Natural Heritage System.</p> <p>Potential School Site symbol added to East Guelph in general location of Stockford Drive.</p> <p>Hydro transformer stations removed from the Major Utility designation and reverted to their original designation because they are permitted in all designations other than Natural Heritage System.</p> <p>Proposed Service Commercial designation removed from properties at Laird Road and Clair Road; reverted to existing Industrial designation to reflect current uses of the properties.</p> <p>Proposed Service Commercial designation at northwest corner of Arkell Road and Victoria Road South reverted to existing Neighbourhood Commercial Centre designation.</p>

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Official Plan Schedules and Appendices	<p>Property located west of the Hanlon and north of College Avenue West (portion of Dolime lands) changed back to Reserve Lands from proposed Open Space and Park designation to reflect unique circumstances of the site.</p> <p>Lands within the identified Secondary Planning area south of Clair Road have been changed from the proposed Special Study Area designation to their existing designations as per the current Official Plan.</p> <p>Lands on the east side of Victoria Road at College Avenue East (Turf Grass Institute) have been changed back to Major Institutional from the proposed Special Study Area designation.</p> <p>Property located on the east side of Imperial Road North and north of Paisley Road have been changed from Community Mixed Use Centre to Neighbourhood Commercial Centre.</p> <p>Lands located west of Watson Road North and north of the Canadian National Railway tracks have been changed from Low Density Greenfield Residential to Industrial.</p> <p>The proposed High Density Residential and Medium Density Residential designations on the lands located west of Whitelaw Road and south of Paisley Road have been changed to Low Density Greenfield Residential.</p> <p>The proposed Medium Density Residential designation on the lands west of Gordon Street in the general location of Lowes Road has been changed to Mixed Office Commercial.</p> <p>The proposed Medium Density Residential designation east of Downey Road in the vicinity of Teal Drive (146 Downey Road) has been reverted to the existing Low Density Residential designation.</p> <p>The proposed Neighbourhood Commercial designation east of Gordon Street in the vicinity of Arkell Road has been refined to reflect recent development approvals.</p> <p>The Downtown designation has been modified to reflect the proposed boundaries in the Downtown Secondary Plan.</p> <p>The Medium Density Residential designation on Bard Boulevard has been modified to reflect existing conditions.</p> <p>The Service Commercial designation east of Silvercreek Parkway North and south of Paisley Road has been modified to consist of only the lands located immediately adjacent to the intersection.</p>

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Official Plan Schedules and Appendices	<p>Schedule 3 - Downtown Guelph This schedule will be added to the Plan through amendment upon completion and approval of the Downtown Secondary Plan. The Downtown area has been blacked out on schedules 7 and 8 to indicate that the detail on those schedules for the downtown area is to be contained within the Downtown Secondary Plan and its schedules.</p> <p>Schedule 5 - Development Constraints Landfill constraint areas as identified in the current Official Plan were added back onto this Schedule to provide guidance to staff and potential developers.</p> <p>Schedule 6 - Staging of Development Revised to remove registered plans of subdivision (as of December 2011) from Stage Two and add them into the Stage One areas. Registered Plans of subdivision either already have services or will be serviced in the immediate future and therefore belong within Stage One.</p> <p>Schedule 7 - Road and Rail Network Main Streets removed from Schedule. Policy direction for main streets indicates that they may be identified within Nodes and Corridors through concept plans. Main Streets are not a classification of road rather; they are a specific design treatment on arterial or collector roads.</p> <p>Schedule 8 - Trail Network Proposed trail removed along Hanlon Pkwy west of Silvercreek Pkwy South. Upon staff review, it was determined that this trail connection is unlikely given area constraints and the approved development of the subject lands.</p> <p>Schedule 9 - Bicycle Network This schedule will not be included in the Official Plan at this time. It will be added through amendment to the Plan upon completion and approval of the ongoing Bicycle Transportation Plan.</p> <p>Schedule 10 - Areas of Archaeological Potential This schedule is proposed to be deleted because the source data is out of date and there are no recent or planned updates. The policies for archaeological resources will guide the need for studies related to archaeological potential.</p> <p>Schedule 11- Wellhead Protection Areas In light of the removal of schedules 9 and 10, this schedule is to be renumbered Schedule 9. This schedule will be updated upon completion and provincial approval of the Source Protection Plan.</p> <p>Appendices Appendix 2 - Designated Heritage Resources Proposed to be deleted from the Plan. This appendix would require frequent updating to remain current. Staff will maintain a map of designated properties as a resource.</p>

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1. Introduction	Minor revisions were made to this chapter to include an introduction to the new Transportation chapter.
2. Strategic Directions	An introduction has been added to this chapter describing the Official Plan's vision and the proposed urban structure of the City to the year 2031. The strategic goals of the Plan have been reordered to reflect the organization of subject matters in the Plan by chapter.
3. Planning Complete and Healthy Communities	<p>Generally, this chapter was revised to retain OPA 39 in its approved form with some minor changes to correct grammar or reflect decisions made since OPA 39 was approved (e.g., establishing the boundary of the Major Transit Station Area as Downtown). The 2010 draft proposed moving some policies out of Chapter 3 and proposed some revisions to wording of policies. This draft has generally reverted OPA 39 back to its original structure.</p> <p>A new section called Complete and Healthy Community has been added to provide further policy support to the connection between land use planning and health.</p> <p>A description and policy have been added related to the Non-settlement Areas identified on Schedule 2.</p> <p>Major Transit Station Area policies have been moved into Chapter 3 from Chapter 5 of the 2010 draft for consistency with OPA 39.</p> <p>Policies have been added to the Community Mixed Use Nodes section to require concept plans for major development proposals within the Node and to provide direction as to what the concept plan would address. The concept plans replace the requirement for Secondary Plans as proposed in the 2010 draft.</p> <p>Employment land conversion policies have been moved back to Chapter 3 from Chapter 8 of the 2010 draft for consistency with OPA 39. Policies added to allow for comprehensive reviews for employment land conversion within regeneration areas and downtown as per the PPS. Policy added to describe regeneration areas.</p> <p>A new section has been added called Managing Growth. This section includes the staging of development and Development Priorities Plan (DPP) policies that were contained within Chapter 5 of the 2010 draft. The staging of development policies were revised to better reflect the future provision of servicing into new development areas and to be clear about where a secondary plan is required. The policies for the DPP have been revised to explain the purpose and role of the DPP.</p>

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4. Protecting What is Valuable	<p>Phase 3 of the OP Update does not include any of the policies that were approved through OPA 42 and that are still under appeal.</p> <p><u>Watershed Planning and Water Resources</u> Watershed Planning and Water Resources sections have been combined to remove duplication between the policies in these sections. Revisions include the addition of policies for watershed planning to be consistent with the PPS. Source Protection planning policies have been revised to provide interim policies until a Source Protection Plan is developed and approved by the Province. Once the Source Protection Plan is approved, policies will be introduced into the OP through a future amendment.</p> <p><u>Public Health and Safety</u></p> <p><u>Flood Plains</u> Flood plain policies have been substantially revised since the 2010 draft. The GRCA provided comments including recommendations for changes. The proposed policies have been vetted by the GRCA and are consistent with the PPS. This draft retains the majority of policies in the current OP as recommended by the GRCA.</p> <p><u>Erosion Hazards and Hazardous Sites</u> Revisions to this section have been made based on changes recommended by the GRCA.</p> <p><u>Landfill Constraint Area</u> This section and associated Schedule 5 have been revised to address and identify former landfill sites as per the current OP.</p> <p><u>Potentially Contaminated Properties</u> The policies contained with the 2010 draft have been entirely deleted and replaced. The policies in this section have been drafted based on current best practices and provincial regulations. The need for revisions was identified through the background work to the ongoing Brownfield Community Improvement Plan update (forthcoming in early 2012).</p> <p><u>Noise and Vibration</u> This section has been substantially revised from the 2010 version to better reflect the policies in the current OP and to improve clarity and readability.</p> <p><u>Mineral Aggregate Resources</u> This section has been added to address comments from the Ministry of Municipal Affairs and Housing on behalf of the Ministry of Natural Resources. The Ministry requested that the OP contain policies related to resource recovery as per the PPS.</p> <p><u>Community Energy and Climate Change</u> This section has been significantly redrafted based upon staff review in consultation with the City's Program Manager for Community Energy.</p>

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4. Protecting What is Valuable	<p>The intent of the revisions is to streamline the content and avoid duplication of policies contained within other sections of the plan. Staff's review focused on taking an integrated approach to this version of the Official Plan which threads sustainability, climate change and energy policies throughout the Plan. It is important to note that the entire Official Plan addresses sustainability including climate change adaptation and mitigation. The policies of this section are supportive of the implementation of the Community Energy Plan and provide direction regarding meeting the targets of the CEP.</p> <p><u>Cultural Heritage Resources</u></p> <p>This section has been revised based on staff review to improve the readability of policies, strengthen policies were appropriate and clarify the City's approach to the conservation of cultural heritage resources. The policies in this section bring the Official Plan into conformity with the Ontario Heritage Act and the Provincial Policy Statement. The revisions to policies also recognize recent resources that have been produced by the federal and provincial governments e.g., Ontario Heritage Toolkit (2006), Heritage Places of Worship (2011), Standards and Guidelines for Consultant Archaeologists (2010) and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (2010).</p>
5. Movement of People and Goods – An Integrated Transportation System	<p>Chapter 5 from the 2010 draft has been split into two Chapters in this version. Chapter 5 provides policies for the transportation system. Chapter 6 provides policies for municipal services (described below).</p> <p>Revisions to the policies in this chapter were mainly related to changes to better reflect City standards and practices.</p> <p>The Major Transit Station Area policies were moved to Chapter 3 as these policies were part of OPA 39.</p> <p>Policies for the functional hierarchy of roads were revised related to main streets. The revisions clarify that certain portions of arterial and collector roads may be subject to alternative urban form standards and guidelines in recognition of their planned function in the context of nodes and corridors as identified on Schedule 1.</p> <p>Airport policies were included in the 2010 draft and have been deleted in this version because the Guelph Air Park is not defined as an airport in terms of provincial or federal requirements. Any necessary protection of the function of the airport would occur through zoning regulations.</p> <p>Road widening and intersection improvement tables were reviewed to ensure that all proposed widening and improvements are included in the table.</p>
6. Municipal Services	<p>This chapter has been revised to remove duplication between policies in this chapter and policies in Chapter 4 related to watershed and subwatershed planning. Policies have also been revised to support implementation of</p>

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6. Municipal Services	<p>completed City studies and Master Plans.</p> <p><u>General Policies</u> Reference to public service facilities have been removed from the policies in this section and placed in Chapter 7 because it refers to things such as recreation, police, fire and cultural services not infrastructure.</p> <p>Policies were added related to the allocation of water and wastewater capacity.</p> <p>Some policies were revised to more closely match wording in the PPS.</p> <p>The staging of development policies were moved to Chapter 3 because they are a component of growth management.</p> <p><u>Stormwater Management</u> Policies specific to the Special Study Area have been moved from this section and included in Chapter 9 under the Special Study Area designation.</p> <p><u>Termite Control</u> Termite policies have been revised to reflect current City regulations.</p>
7. Community Infrastructure	<p><u>Affordable Housing</u> The affordable housing target has been revised to only include affordable ownership and rental housing. The target is 30% reduced from 36% with the removal of social housing (further detail is contained with the staff report).</p> <p>The reference to an Affordable Housing Implementation Report has been removed from the draft. Staff recommend that references to City initiated reports and studies other than the Housing Strategy be deleted from this draft. The requirement for additional studies would be determined based on the outcomes of a future Housing Strategy.</p> <p>All policies related to placing holding zones on land or otherwise holding lands out of development unless developed as affordable housing have been deleted. Implementation strategies are to be developed as part of the Housing Strategy.</p> <p><u>Affordable Housing General Policies</u> References to social housing have been removed because the City is not responsible for the delivery or management of social housing.</p> <p><u>Retention of Existing Housing</u> The policy related to demolition only being permitted if a structure is deemed to be unsound has been deleted. This policy is beyond the authority provided to the City from the Planning Act and the Ontario Heritage Act.</p> <p><u>Affordable Housing Implementation Policies</u></p>

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	<p>This section has been revised to reflect the City's need to conduct additional work related to the development of an implementation strategy. This version maintains policies related to administration, communication and monitoring.</p> <p><u>Barrier Free Environment</u></p> <p>This section was deleted from this chapter and the policies were combined with the Accessible Design policies in Chapter 8 Urban Design to remove duplication.</p> <p><u>Open Space Parks and Trails</u></p> <p>Rewrites to this section were focused on improving the readability and flow of the section.</p> <p>The Parkland Acquisition section was deleted because the policies are operational in nature and could be changed at any time. These types of policies are more appropriate to be described in the Recreation, Parks and Culture Strategic Plan.</p> <p>The Park Development section has been deleted because these policies are covered in the Secondary Plan policies in Chapter 10 Implementation.</p>
8. Urban Design	<p>Policies in this Chapter have been revised and clarified in response to comments from the GWDA and developers.</p> <p>More direction has been given regarding the implementation of Urban Design initiatives through such strategies as urban design guidelines, design review and the submission of urban design briefs</p> <p>The policy related to gateways to new neighbourhoods has been revised to provide direction to developers.</p> <p>The policy related to the width of garages has been revised to indicate that garages should generally not exceed 50% of the width of the house and that the zoning by-law would regulate width.</p> <p>The policy related to blank facades has been revised to indicate that principal entrances should be oriented to streets and entrances should be provided from adjacent streets and walkways.</p> <p>More design direction has been provided regarding drive-throughs and service stations.</p> <p>Policies for drive-throughs have been revised to provide direction to siting and location of drive-throughs and to provide design direction for future zoning by-law regulations.</p> <p><u>Urban Design Implementation</u></p> <p>New section describing how the City will ensure that good urban design is achieved and consistently applied. Policy support has been included for the</p>

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	preparation of urban design guidelines for the City or specific areas.
9. Land Use Designations	<p>This chapter has been thoroughly revised to provide clarity to the intent of policies, to provide direction related to height and density and to reinstate, where appropriate, designations and their associated policies that were deleted from the OP in the 2010 draft.</p> <p><u>All Land Use Designations excluding Natural Heritage System</u></p> <p><u>Objectives</u> These objectives were deleted because they are very general in nature and the objectives under each section and designation provide greater detail.</p> <p><u>General Policies</u> Revisions were made to policies related to renewable and alternative energy systems to address those projects that are exempt and non-exempt projects from Planning Act approval.</p> <p><u>Urban Agriculture</u> New policies have been added to provide additional support for urban agriculture and to acknowledge broader food system issues.</p> <p><u>Municipal Parks and Recreation Facilities</u> This subsection was deleted because it did not add anything new to the section.</p> <p><u>Land Use Designations Permitting Residential Uses</u> This section has been revised to streamline policies and maintain existing OP policies as appropriate.</p> <p><u>Residential Designations</u></p> <p><u>Development Criteria</u> Revised to reduce duplication. The 2010 draft had two sections that provided very similar policy direction. These two sections have been combined.</p> <p><u>Non-residential uses in residential areas</u> These policies have been moved under the Residential Designation heading. The 2010 draft placed these policies under the Residential Uses heading and directed these policies at any designation that permitted any form of residential use. However, the intent of these policies is to permit a range of non-residential uses within residential designations such as schools, convenience commercial and small-scale institutional uses. This version of the OP reverts the policies back to what is contained within the existing Plan because these permissions do not need to be extended to mixed use and commercial designations because a mix of uses is already permitted.</p> <p><u>Schools</u></p>

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9. Land Use Designations	<p>The policies for schools have been revised to revert back to the existing OP to recognize that potential school sites may be identified for any of the school boards that operate within the City.</p> <p><u>General Residential – Built Up Area Designation</u> Name has been changed to Low Density Residential to distinguish from the General Residential designation in the current OP. Policies for Lot Creation were moved to the Development Criteria section of this Chapter.</p> <p><u>General Residential – Greenfield Area Designation</u> Named changed to Low Density Greenfield Residential to distinguish from the General Residential designation in the current OP. The maximum height has been changed to 6 storeys from 5 storeys. The maximum density has been decreased to 60 units per ha from 100 units per ha to provide clear distinction between this designation and Medium Density Residential.</p> <p><u>Medium Density Residential</u> The permitted uses have been revised to remove detached and semi-detached dwellings as a permitted use as per the current OP. The maximum height has been changed to 6 storeys from 5 storeys for consistency with Zoning Regulations for apartments and Urban Design policies in the draft OP for mid-rise buildings.</p> <p><u>High Density Residential</u> The permitted uses have been revised to remove medium density housing forms because they are not consistent with the density provisions of this designation.</p> <p><u>Commercial and Mixed Use</u></p> <p><u>Market Impact Studies</u> This subsection has been moved to the beginning of the section and revised to be consistent with the current OP. A new policy has been added to indicate that the City may contract a qualified consultant to peer review impact studies at the applicant's expense.</p> <p><u>Community Mixed Use Area</u> Name changed to Community Mixed Use Centre to be clear that the primary permitted use in this designation is expected to be commercial in nature. Policies have been revised to be consistent with the current OP where appropriate. New policies have been added related to site design matters such as parking. Total Gross Floor Area policies have been revised to indicate "total" gross floor area permissions rather than "new". This is a matter of clarification of</p>

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9. Land Use Designations	<p>interpretation and is consistent with the Council approved Commercial Policy Review. The use of "new" has been problematic for Staff and development proponents in terms of determining what development is considered "new". In the current OP "new" was defined as the date the inventory was conducted for the Commercial Policy Review. Using "total" leaves no room for interpretation as to what buildings would be included in the calculation of gross floor area.</p> <p>Policies for the OMB approved Silvercreek Junction Community Mixed Use Centre have been included in this section.</p> <p>The policy requiring a Secondary Plan for CMUCs has been deleted and replaced by policies in Chapter 3 related to concept plans for the Nodes identified on Schedule 1.</p> <p>Building height policies have been revised to indicate that the minimum height of 2 storeys is required along arterial and collector roads and main street areas.</p> <p>Residential targets have been deleted. Policies continue to encourage residential development. The achievement of a mix and range of uses including residential is planned to occur within the overall Node as identified on Schedule 1. A mandatory target for residential is not necessary to achieve the Community Mixed Use Node objectives.</p> <p>Maximum height has been changed to 10 storeys from 6 storeys. This change is reflective of the direction to intensify these nodes and is consistent with maximum heights permitted in High Density Residential designations which are located adjacent to many of the CMUCs.</p> <p>Minimum and maximum floor space index policies have been deleted. Prohibitions of drive-throughs have been deleted.</p> <p>Vehicle repair and service stations are now permitted as an accessory use.</p> <p><u>Mixed Use Corridor</u></p> <p>Policies have been revised to be consistent with the current OP as appropriate.</p> <p>Policies prohibiting drive-throughs, vehicle repair and service stations have been deleted.</p> <p>Residential targets have been deleted. Residential uses continue to be encouraged in the corridor.</p> <p>Policies for minimum and maximum FSI have been deleted.</p> <p>The maximum height has been changed to 6 storeys from 5 storeys.</p> <p><u>Neighbourhood Mixed Use Centre</u></p> <p>Name changed to Neighbourhood Commercial Centre as per the current OP to reflect that the primary use within this designation is commercial to serve the needs of the neighbourhood.</p> <p>Revisions made to be consistent with the current OP as appropriate.</p> <p>Floor space index policies have been deleted.</p> <p>Maximum height has been changed to 6 storeys from 5 storeys.</p> <p><u>Commercial Service Designation</u></p> <p>Name changed to Service Commercial to be consistent with the current OP and common usage of the term.</p> <p>Many policies have been revised to be consistent with the current OP where</p>

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9. Land Use Designations	<p>appropriate.</p> <p><u>Commercial Residential Designation</u> Named changed to Mixed Office/Commercial to better reflect the two designations from the current OP that were combined to created this designation.</p> <p>Policies have been revised to provide clarity, improve readability and better reflect the policy directions of the original designations and policy directions for establishing this designation in other areas of the City.</p> <p><u>Employment Areas Designations</u> Conversion policies moved to Chapter 3 to be consistent with OPA 39.</p> <p><u>Industrial</u> Policies have been revised to be consistent with the current OP as appropriate.</p> <p><u>Corporate Business Park</u> Policies have been revised to be consistent with the current OP as appropriate. New policy added for Hanlon Creek Business Park to allow a limited range of service commercial uses at the main entrance to the Park to serve the needs of employees and businesses within the Park. This direction supports discussions between the City and the landowner and supports the City's desire to provide services to support employment areas.</p> <p><u>Institutional Research Park</u> Policies have been revised to be consistent with the current OP as appropriate. The policy related to requiring an urban design study to provide direction to development in the area has been deleted because the Park is almost fully developed.</p> <p><u>Regeneration Areas</u> This designation has been deleted. Staff are of the opinion that the proposed new designation is overly restrictive to landowners in the area and prematurely removes land use designations. The requirement for a secondary plan could discourage desirable site specific redevelopment proposals. The recommended approach is to re-instate existing designations in the area and consider a City initiated planning study for the area.</p> <p><u>Mixed Business</u> This designation has been added back into the Official Plan. Policies are consistent with the current OP with minor revisions.</p> <p><u>Major Institutional</u> Policies have been revised for consistency with current the OP as appropriate.</p>

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9. Land Use Designations	<p><u>Open Space and Park</u> Revisions have been made for clarity and to remove duplication with policies in Chapter 7.</p> <p><u>Major Utility</u> Minor revisions have been made to be clear that the policies apply to all uses within the designation.</p> <p><u>Special Study Area</u> Revised to apply only to the Guelph Innovation District (GID) and the former IMICO site on Beverly Street. Policies for the GID have been revised to be consistent with the current OP as appropriate and reflect the ongoing secondary planning process.</p> <p><u>Reserve Lands</u> This designation has been reinstated into the Official Plan for lands in South Guelph (Clair/Maltby) and lands west of the Hanlon (the Dolime lands). Policies have been revised from the current OP to indicate that a secondary plan is required for the lands in South Guelph (Clair/Maltby) prior to any development.</p> <p><u>Site Specific Policies</u> Revisions have been made to re-instate the following site specific policies that were deleted in the 2010 draft:</p> <p style="margin-left: 20px;">127 and 135 Ferguson Street 122 Harris Street 133 and 135 Bagot Street</p> <p style="margin-left: 20px;">35 and 40 Silvercreek Parkway have been added as a site specific exemption. The 2010 draft included it as an approved Secondary Plan however; a secondary plan was not completed for this site. These policies are the result of an Ontario Municipal Board decision on an Official Plan Amendment and this approach ensures consistency with that decision.</p>
10. Implementation	<p><u>Secondary Plan</u> Revised to provide policy direction as to what a secondary plan would address and include.</p> <p><u>Community Improvement Plan</u> Policies deleted and replaced with policies approved through OPA 47.</p> <p><u>Bonusing Provisions</u> Name of this section has been changed to Height and Density Bonus Provisions to be consistent with Planning Act terminology. Policies revised to be consistent with wording in the Planning Act.</p>

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10. Implementation	<p><u>Interim Control By-law</u> Policy changed back to policy in current OP.</p> <p><u>Plans of Subdivision, Condominium and Part-Lot Control</u> Reference to condominium deleted because the Planning Act does not address plans of condominium. The proposed policies state that plans of condominium would have regard for Planning Act provisions. Policy related to lapsing of draft plan approval revised to be consistent with the Planning Act.</p> <p><u>Site Plan Control</u> Revised to use wording consistent with Section 41 of the Planning Act.</p> <p><u>Parkland Acquisition</u> Policies deleted because they are operational in nature and were a duplicate of policies contained in the Open Space System section. This draft deletes the policies in both sections.</p> <p><u>Complete Application Requirements</u> Revisions to the policies for preconsultation to be consistent with the Planning Act. References to City staff were revised to reflect current titles and department names.</p>
11. Glossary	Amendments to the Glossary were made to ensure that the definitions were consistent with provincial plans or legislation, approved city documents or the common usage of the term. New terms were added to provide clarity to policies.
12. Secondary Plans	<p>This chapter is where future Secondary Plans will be inserted into the Official Plan upon approval.</p> <p>The policies for Silvercreek Junction were deleted from this Chapter because a secondary plan was not completed for these lands. These lands were subject to an Official Plan Amendment approved by the OMB.</p>