

## Summary of Revisions to the Draft Official Plan

The following summarizes revisions to the Official Plan since the release of the January 30, 2012 draft of the Official Plan Update. Changes have been proposed based on consideration of comments received from stakeholders and the Province. Terminology, typographical, numerical and grammatical errors that have been corrected have not been addressed in this table. Refer to Attachment 5 for excerpts from the Official Plan for the specific policy and mapping changes described below.

OFFICIAL PLAN SECTION	CHANGES PROPOSED
<p><b>Official Plan Schedules</b></p> <p>(only those schedules subject to Phase 3 of the OP Update are addressed here)</p>	<p><b><u>Schedules 2, 5, 6, 7, 8, 9</u></b></p> <p>The text descriptor for the “HANLON EXPRESSWAY” has been changed to “PROVINCIAL HIGHWAY 6 (HANLON EXPRESSWAY)” as per comments from the Ministry of Transportation (MTO).</p> <p>Future highway interchanges along Provincial Highway 6 (Hanlon Expressway) have been added as per comments from the MTO.</p> <p>The realignment of Whitelaw Road identified as a future city street has been removed in response to public comment and staff agreement that there are no approvals for this realignment and identification of it is premature.</p> <p>Schedules 5, 6, 7, 8 and 9 renumbered to reflect deletion of existing Schedule 6 Guelph CBD Concept Plan as per OPA 43 for the Downtown Secondary Plan.</p> <ul style="list-style-type: none"> <li>Schedule 5 Development Constraints renumbered to Schedule 3.</li> <li>Schedule 6 Staging of Development renumbered to Schedule 5.</li> <li>Schedule 7 Road and Rail Network renumbered to Schedule 6.</li> <li>Schedule 8 Trail Network renumbered to Schedule 7.</li> <li>Schedule 9 Wellhead Protection Areas renumbered to Schedule 8.</li> </ul> <p><b><u>Schedule 2: Land Use Schedule</u></b></p> <p>Minor boundary correction to the southern edge of the “Medium Density Residential” and northern edge of the “Neighbourhood Commercial Centre” designations on the west side of Gordon Street at Arkell Road to correct a mapping error.</p> <p>Minor correction to the designation of the lands south of Clair Road within the Secondary Planning Area from “Low Density Residential” to “Low Density Greenfield Residential”. Staff note that the designation was incorrectly identified in the January 2012 draft.</p> <p>The “Neighbourhood Commercial Centre” designation at Victoria Road South and Clair Road East has been slightly relocated to better reflect the intent to provide commercial services in a location that is walkable and connected with residential neighbourhoods. This revision is based on staff discussion with the landowner.</p> <p><b><u>Schedule 7 - Road and Rail Network</u></b> (now Schedule 6)</p> <p>Text descriptors have been added for the City right-of-ways. The text descriptors were unintentionally not included on the schedule in the January</p>

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	<p>2012 draft.</p> <p>Mapping error corrected for Arthur Street. Arthur Street classification remains as per current OP.</p> <p><b><u>Schedule 9- Wellhead Protection Areas</u></b> (now Schedule 8)</p> <p>Larger scale has been used to enhance the context within the City limits.</p> <p>Symbols for wellhead locations have been modified to enhance visibility.</p>
<b>1. Introduction</b>	<p>1.3.13 Minor revision to this policy to add "spelling". This policy allows the City to make minor modifications to the Official Plan without an amendment to correct things such as grammatical and spelling errors or numbering.</p>
<b>2. Strategic Directions</b>	<p>No Changes.</p>
<b>3. Planning Complete and Healthy Communities</b>	<p><b>3.11 Community Mixed-use Nodes</b></p> <p>Policy 9.4.2 under Community Mixed-use Centres has been moved into this section as policy 3.11.3. This policy is related to the overall node and placing it in Section 3.11 provides clarity to the anticipated development of the overall node of which the Community Mixed-use Centre is one component.</p> <p><b>3.14 Employment Lands</b></p> <p>Policies 3.14.6, 3.14.7 and 3.14.8 have been moved into this section from Chapter 9. These policies provide the overall average density target for employment lands within the greenfield area. The intent of the policy is to provide guidance to the planning for the greenfield areas in terms of how the City anticipates the overall density target to be met. The City will monitor the achievement of the targets over time. The density targets are not to be applied on a site-by-site basis; rather they are an expected average if the lands develop in the future with the full range of land uses permitted within the designations.</p> <p>Policy 3.14.8 provides further guidance to how the City plans to achieve the targets within the Greenfield area. While land use permissions have not been restricted, the preference is that employment uses that result in low numbers of jobs would locate within the built-up area of the City because the density target does not apply to the built-up area. Also, this would support the intensification of industrially designated lands within the built-up area of the City where convenient access to rail and the highway system is also available.</p> <p>These changes were made based on staff review of public comments and discussions with stakeholders.</p>

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	<p><b>3.21.1 Staging of Development</b></p> <p>3.21.1.2 iv) Wording of policy related to Stage 4 area has been modified to be consistent with the wording used for Stage 3. Policy provides a geographic description of the Stage 4 area and deletes the description related to land supply. Changes made in response to public comment. Staff note that the timing of development and provision of servicing will be determined through the secondary plan process and the capital budget process.</p>
<p><b>4. Protecting What is Valuable</b></p>	<p><b>4.3.3 Source Protection</b></p> <p>Policy 4.3.3.1 iii) has been deleted as per comments from the Ministry of Municipal Affairs and Housing (MMAH). MMAH indicated that the Clean Water Act has not identified the extraction of mineral aggregates as a significant threat in source water protection areas.</p> <p>Policy 4.3.3.1 iv) the term “handling” has been deleted as per comments from the Ministry of Municipal Affairs and Housing (MMAH). MMAH indicates that activities such as “handling” cannot be regulated through the Planning Act.</p> <p><b>4.4.3 Landfill Constraint Areas</b></p> <p>Policy 4.4.3.2 has been revised in accordance with comments received from the Ministry of the Environment (MOE). MOE provided alternative wording that provides greater detail for development of former landfill sites as per the Environmental Protection Act.</p> <p><b><u>4.8 Cultural Heritage Resources</u></b></p> <p>Objective c) and e) The wording of these objectives has been revised as per comments from the Ministry of Tourism, Culture and Sport (MTCS). MTCS asked that the language of these objectives be strengthened to be consistent with the Provincial Policy Statement (PPS).</p> <p>4.8.1.7 The wording of this policy has been revised as per comment from MTCS to strengthen the language beyond “encourage”.</p> <p>4.8.1.9 The wording of this policy has been revised as per comment from MTCS to indicate that the disruption or disturbance of archaeological sites is illegal without an archaeological license.</p> <p>4.8.1.12 The wording of this policy has been revised as per comment from MTCS. This policy is related to ensuring that cultural heritage resources are conserved and protected in all planning and development matters. MTCS asked that particular mention be made of transportation, infrastructure and servicing projects.</p>

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<p><b>4. Protecting What is Valuable</b></p>	<p>4.8.1.15 The wording of this policy has been revised as per comment from MTCS to include “consultation with Heritage Guelph” in decisions about disposal, sale or lease of City-owned real property designated under the Ontario Heritage Act.</p> <p><b>4.8.2 Heritage Designation</b></p> <p>4.8.2.6 has been revised as per comment from MTCS to state that the repeal of a heritage designation would be in accordance with the Ontario Heritage Act.</p> <p><b>4.8.6 Archaeological Resources</b></p> <p>4.8.6.1 The word “prehistoric” in this policy has been replaced with “precontact” as per comment from MTCS.</p> <p>4.8.6.4 subsection v) in this policy has been deleted as per comment from MTCS because it may conflict with archaeological licensing requirements.</p> <p><b>4.8.8 Heritage Trees</b></p> <p>4.8.8.2 This policy has been modified to remove “to the fullest extent possible” and replace it with “through appropriate measures under the Ontario Heritage Act” to provide clarity as to what protection of a heritage tree means. This policy was revised based on public comments.</p>
<p><b>5. Movement of People and Goods – An Integrated Transportation System</b></p>	<p><b>5.11 Parking</b></p> <p>5.11.7 This is a new policy as per comments from MOI. MOI suggested that a policy related to shared parking arrangements be added to the OP.</p> <p><b>5.12 Transportation Networks</b></p> <p>5.12.3 This policy relates to the province’s permit control area adjacent to provincial highways. The wording of this policy has been modified in accordance with comments from the Ministry of Transportation (MTO).</p>
<p><b>6. Municipal Services</b></p>	<p><b>6.1 Policies</b></p> <p>6.1.17 is a new policy that has been added to address comments related to the definition of high volume water and wastewater users. This policy states that the City will develop guidelines as to what constitutes a high volume user to assist in responding to inquiries for potential development and in the review of development applications.</p> <p><b>6.4 Stormwater Management</b></p> <p>6.4.8 has been modified based on staff review to indicate that stormwater facilities are generally discouraged in municipal parks except where identified in the Stormwater Management Master Plan (2011).</p>

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<b>7. Community Infrastructure</b>	<p><b><u>7.2 Affordable Housing</u></b></p> <p><b>7.2.1 Affordable Housing Targets</b></p> <p>7.2.1.2 This policy has been modified in response to public comments to provide clarity that the target is an annual average to be measured city-wide.</p> <p>7.2.1.3 This policy has been modified based on comments from MMAH to indicate that the City will support the County in the achievement of a target for social housing. The City does not have control over the amount of social housing to be developed since the County is the Service Manager.</p> <p><b><u>7.3 Open Space System: Trails and Parks</u></b></p> <p>The introductory statement to this section has been modified to include wording related to Trails and Parks being complementary to and interconnected with the Natural Heritage System. This modification is in response to public comment concerning the loss of language in the OP around a “linked open space concept”.</p> <p>Objective j) has been revised to include “naturalization and environmental enhancement” in appropriate open space and park locations. This change has been made in response to public comment around the loss of language in the OP related to naturalization of the rivers’ edges in areas that are not part of the Natural Heritage System.</p>
<b>8. Urban Design</b>	<p>Objective f) minor modification to wording to replace “strengthen and enhance” with “respect”. Change made based on staff review and concern expressed through comments that development in existing areas should respect the nature and feel of the area.</p> <p><b>8.1 Sustainable Urban Design</b></p> <p>8.1.3 Policy revised based on staff review. Intent is that residential neighbourhoods would have amenities and bus stops within walking distance. Mixed-use areas are one example of an amenity.</p> <p><b>8.2 Public Realm</b></p> <p>8.2.2 This is a new policy to replace former 8.4.9. Revision is based on public comments related to the policy that prohibited new gated communities. The new policy provides support to the vision of creating new neighbourhoods that are integrated and connected with existing development.</p>

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<p><b>8. Urban Design</b></p>	<p><b>8.3 Landmarks, Public Views and Vistas</b></p> <p>8.3.6 Policy modified to delete “and/or visual access to” based on public comments. Comments were concerned with what visual access means and how it would be implemented. Staff feel that “public vista” which is a defined term appropriately covers the intent of the policy.</p> <p><b>8.4 Gateways</b></p> <p>8.4.8 This policy has been revised to delete the third sentence which addressed discouraging entrance features that create the appearance of walled communities. This change was made in response to public comment. Staff feel that the intent of the policy is maintained by providing examples of gateway treatments.</p> <p>8.4.9 This policy which is concerned with not permitting controlled access or gated communities has been deleted in response to public comment. A new policy has been added to Section 8.2 (Policy 8.2.2) to address integrated and connected communities. Staff continue to be of the opinion that gated communities do not fit the vision for future development of the City but feel that other policies within Chapters 3 and 8 adequately address the vision for creating integrated, connected communities.</p> <p><b>8.6 Built-form: All Built Forms other than Low Rise Residential</b></p> <p>8.6.12, 8.6.13 and 8.6.14 are new policies. These policies have been added to this section to replace the minimum height policies in the non-residential land use designations in Chapter 9. A number of comments were received expressing concern about the policies that required a minimum height of 2 storeys. Staff feel that the urban design and site intensification matters related to minimum height are addressed through these new policies which encourage a minimum height of 2 storeys and encourage building and site design to allow for building expansions in the future.</p> <p><b>8.12 Parking</b></p> <p>8.12.2 A new policy has been added to replace the parking policies under the land use designations in Chapter 9. This policy provides the same direction as the former Chapter 9 policies in that it encourages alternatives to surface parking. Concerns were raised through comment letters suggesting that the policies could be interpreted as a requirement rather than an encouragement.</p> <p>8.12.10 Policy moved from Chapter 9 (9.4.2.9). Staff feel that the policies related to general development of parking areas are best placed in the</p>

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	<p>Urban Design section of the Plan because they are related to design of sites rather than land use permissions.</p> <p>8.12.12 Policy moved from Chapter 9 (refer to comment for 8.12.10).</p> <p>8.12.13 This is a new policy as per comments from the Ministry of Infrastructure (MOI). MOI suggested that a policy related to future redevelopment, retrofitting or transition of surface parking areas be added to the OP.</p>
<p><b>9. Land Use Designations</b></p>	<p><b>9.3.1.3 Schools</b></p> <p>9.3.1.3.1 iii) the second sentence has been deleted based on comments from the Upper Grand District School Board. The statement is operational in nature and does not accurately reflect how decisions are made about construction of schools.</p> <p><b>9.3.3 Low Density Greenfield Residential</b></p> <p>9.3.3.4 New policy added to allow for bonusing in this land use designation. Staff revised the maximum density as part of the January 2012 draft but overlooked the permissions related to bonusing. Staff note that the exclusion of bonusing for this designation was an error.</p> <p><b>9.3.4 Medium Density Residential</b></p> <p>9.3.4.5 Parking – this policy has been deleted and replaced by the new parking policy in Chapter 8 Urban Design (8.12.2).</p> <p><b>9.3.5 High Density Residential</b></p> <p>9.3.5.5 Parking – this policy has been deleted and replaced by the new parking policy in Chapter 8 Urban Design (8.12.2).</p> <p><b>9.4.2 Community Mixed-use Centre</b></p> <p>Objective b) deleted here and moved to Section 3.11. This change was made in response to comments. The objective is focused on the long-term evolution of the Community Mixed-use Node of which the Community Mixed-use Centre is one component. The objective is better suited to be incorporated as a policy in the Community Mixed-use Node section of Chapter 3.</p> <p>9.4.2.4 This policy has been revised in response to comments. Concern was expressed that residential uses were required in the Community Mixed-use Centres. The policies indicate that residential is a permitted use. Policy 9.4.2.4 was intended to express that residential uses, if developed, would be in a mixed-use building or in a multiple unit residential building.</p>

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<p><b>9. Land Use Designations</b></p>	<p>9.4.2.6 The wording of this policy has been modified in response to comments to provide clarity that it is directed to identified Main Street areas only. Subsection v) has been modified to clarify its intent related to supporting a pedestrian-oriented streetscape and to be consistent with a similar policy in the Mixed-use Corridor designation.</p> <p>9.4.2.8 (new number, was 9.4.2.7) This policy has been modified based on comments to clearly recognize that each Community Mixed-use Centre has unique circumstances that would be considered in development applications.</p> <p>9.4.2.8 Policy deleted because the intent of the policy is covered by policies in sections 8.12 and 8.13.</p> <p>9.4.2.9 Policy moved to Chapter 8, Section 8.12</p> <p>9.4.2.11 (new number, was 9.4.2.12) Permitted uses have been modified to delete “medium and high density” in front of multi-unit residential buildings. The density component is covered by the minimum and maximum density policies for this designation.</p> <p>9.4.2.17 (new number, was 9.4.2.18) Minimum height requirement deleted and replaced by policies in Section 8.6.</p> <p>9.4.2.21 and 9.4.2.22 Parking policies were deleted from this section and are covered by policies in section 8.12.</p> <p><b>9.4.3 Mixed-use Corridor</b></p> <p>9.4.3.9 This policy related to minimum heights has been deleted and replaced by a policy in Section 8.6.</p> <p>9.4.3.12 and 9.4.3.13 are parking policies that have been deleted and replaced by policies in Section 8.12.</p> <p><b>9.4.4 Neighbourhood Commercial Centre</b></p> <p>9.4.4.10 This policy related to the maximum street frontage that may be used for surface parking has been deleted and is covered by policies in Section 8.12.</p> <p>9.4.4.11 (new number, was 9.4.4.12) “medium density” has been deleted in reference to multi-unit residential as a permitted use based on staff review because it conflicts with the intent of the land use designation which is that commercial is the primary use and residential would only be permitted in a mixed-use building.</p> <p>9.4.4.14 (new number, was 9.4.4.15) the minimum height portion of this policy has been deleted and is covered by a policy in Section 8.6.</p>



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<p><b>9. Land Use Designations</b></p>	<p>9.4.4.17 and 9.4.4.18 are parking policies that have been deleted and replaced by policies in Section 8.12.</p> <p><b>9.4.5 Service Commercial</b></p> <p>9.4.5.10 this policy related to minimum height has been deleted and is covered by policy in Section 8.6.</p> <p><b><u>9.5 Employment Designations</u></b></p> <p>Objective f) has been revised based on comments to provide clarity that a mix of uses will be planned for within employment areas to contribute toward the achievement of the overall density target for the greenfield area.</p> <p><b>9.5.2 Industrial</b></p> <p>9.5.2.3 has been moved to Section 3.14 Employment Areas and the wording has been modified based on comments concerned with the areas where warehouse uses are permitted. Staff note that warehousing is a permitted use within the Industrial designation and there are no policy restrictions related to the development of warehouses. However, in order to support the achievement of the greenfield area density target, the preference continues to be that uses with low job densities locate within the Built-up area.</p> <p>9.5.2.16 This policy related to minimum heights has been deleted and replaced by policies in Section 8.6.</p> <p>9.5.2.17 and 9.5.2.18 These policies related to the greenfield area density target for Industrial lands have been modified and moved to Section 3.14 Employment Lands in response to public comment.</p> <p>9.5.2.19 This policy related to parking has been deleted and is covered by policies in Section 8.12.</p> <p><b>9.5.3 Corporate Business Park</b></p> <p>9.5.3.16 This policy related to minimum height has been deleted and is covered by policies in Section 8.6.</p> <p>9.5.3.17 This policy related to Greenfield area density targets has been modified and moved to Section 3.14 Employment Lands in response to public comment.</p> <p>9.5.3.18 and 9.5.3.19 These policies related to parking have been deleted and are covered by policies in Section 8.12.</p>

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<p><b>9. Land Use Designations</b></p>	<p><b>9.5.4 Institutional Research Park</b></p> <p>9.5.4.6 This policy related to minimum height has been deleted and is covered by policies in Section 8.6.</p> <p>9.5.4.7 and 9.5.4.8 These policies related to parking have been deleted and are covered by policies in Section 8.12.</p> <p><b><u>9.9 Special Study Area</u></b></p> <p><b>9.9.1 Guelph Innovation District</b></p> <p>9.9.1.5 has been modified and 9.9.1.6 has been added based on staff review to better reflect the City's requirements prior to development proceeding.</p> <p><b>9.10 Reserve Lands</b></p> <p>Objective b) revised to indicate "long term land supply" rather than "beyond the year 2031". This revision is based on comments and consideration that these lands form the long-term land supply and that the timing for development and servicing would be determined through a secondary plan.</p> <p>Policy 9.10.3.1 revised to delete "to 2031 and beyond" for consistency with change to Objective b).</p> <p><b><u>9.13 Site Specific Policies</u></b></p> <p><b>9.13.3 South Guelph</b></p> <p>Policy 9.13.3.1 for 180 Clair Road West has been corrected to include "and associated institutional uses" as per the approved land use permissions for that site.</p>
<p><b>10. Implementation</b></p>	<p><b>10.4 Zoning By-laws</b></p> <p>10.4.2 This policy related to zoning with conditions has been modified based on comments from MMAH to clarify that this is an enabling policy. Zoning with conditions may only occur once the Province has established regulations under the Planning Act for it.</p> <p><b>10.7 Height and Density Bonus Provisions</b></p> <p>10.7.2 ii) This policy related to what the City would consider in terms of allowing bonusing has been modified to delete subsection ii) based on staff's review because the inclusion of "good planning" does not add value to the policy and it is inherent to City approval of a planning application.</p>

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	<p><b>10.16 Municipal Finance</b></p> <p>10.16.4 This is a new policy that was added based on comment from Council at the Public Meeting. Council asked staff to include a policy that would provide support for the consideration of alternative means of financing infrastructure projects.</p>