

February 10, 2012

**OPEN HOUSE AND PUBLIC MEETING NOTICE
ENVISION GUELPH – OFFICIAL PLAN UPDATE PHASE 3 (OPA 48)**

OPEN HOUSE

Open Houses will be held for Phase 3 of the Official Plan Update (OPA 48) in accordance with the Planning Act. Anyone may drop-in during the hours of the Open House to review materials, meet with staff, ask questions or provide comments.

Meeting Date: **February 29, 2012**
Location: **Meeting Room C, City Hall, 1 Carden Street**
Time: **3:00 p.m. to 8:00 p.m.**

Meeting Date: **March 6, 2012**
Location: **Galleria, City Hall, 1 Carden Street**
Time: **6:00 p.m. to 8:00 p.m.**

PUBLIC MEETING

City Council will hold a Public Meeting in accordance with the Planning Act for Phase 3 of the Official Plan Update (OPA 48). Anyone may provide a written submission to, or verbal presentation at, the Public Meeting by contacting the City Clerk's Department.

Meeting Date: **April 2, 2012**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **7:00 p.m.**

PURPOSE AND EFFECT OF THE OFFICIAL PLAN UPDATE (OPA 48)

Phase 3 finalizes the Five Year Review of the Official Plan in accordance with Section 26 of the Planning Act and ensures that the Plan is in conformity with provincial legislation and plans and is consistent with the 2005 Provincial Policy Statement (PPS). OPA 48 also incorporates recommendations from City plans and studies.

Phase 3 of the update to the Official Plan amends, updates or provides new policies with respect to:

- strategic directions and vision to guide growth to the year 2031;
- achievement of the City's growth management framework;
- urban design consistent with the Urban Design Action Plan;
- land use designations;
- the City's Community Energy Plan;
- transportation providing greater focus on transit, walking and cycling;
- implementation and the use of planning tools associated with height and density bonusing, the regulation of exterior building design through site plan control and the introduction of a development permit system; and
- the following additional topic areas: Watershed Planning and Water Resources; Municipal Services and Infrastructure; Mineral Aggregate Resources; Public Health and Safety including natural and human-made hazards; Cultural Heritage Resources; Municipal Services; Affordable Housing; and Parks and Trails.

The draft Official Plan Update Phase 3 is available on-line at guelph.ca/envisionguelph or for review at 1 Carden Street, 3rd Floor (Planning & Building, Engineering and Environment).

Open House and Public Meeting Notice

SUBJECT LANDS

OPA 48 applies to all land within the municipal boundaries of the City of Guelph. Lands within the City of Guelph which are affected by this Official Plan Amendment may be the subject of an application under the Planning Act for a minor variance or consent, for an amendment to the Zoning By-law or for approval of a plan of subdivision. For information about other planning applications affecting lands within the City of Guelph, please contact Planning Services at 519-837-5616 or email planning@guelph.ca

HOW TO PROVIDE COMMENT

The purpose of the Open House is to provide the opportunity for anyone to review, ask questions or provide comments to City Staff about the information and materials for the Official Plan Update Phase 3 (OPA 48).

Those interested in attending the Public Meeting of City Council to provide a verbal presentation must first register as a delegate by contacting the City Clerk's Department at 519-837-5603, **no later than March 28, 2012** to appear as a delegation on the agenda **or noon on April 2, 2012** to appear on an addendum delegation list. If you wish to provide written comments, please direct them to clerks@guelph.ca (or to Blair Labelle, City Clerk, City of Guelph, 1 Carden St., Guelph ON N1H 3A1), **no later than 4:00 p.m. on March 28, 2012** to be printed in the agenda **or noon on April 2, 2012** to be printed on an addendum agenda.

The purpose of the Public Meeting is to provide more information about OPA 48 and an opportunity for public input. No recommendations are provided at the Public Meeting and City Council will not be making any decision at this meeting. A recommendation report will be presented at a subsequent meeting of City Council.

If you would like to be notified of the date when City Council will make a decision, or be notified of the adoption of the proposed Official Plan Amendment or of the refusal of a request to amend the Official Plan, you must make a request by email to planning@guelph.ca or in writing to:

Melissa Aldunate, Senior Policy Planner
Planning Services, City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION

If a person or public body does not make oral submissions at a public meeting or make written submissions to Guelph City Council before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Guelph City Council before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

FOR MORE INFORMATION ABOUT OPA 48

Copies of the Official Plan Update Phase 3 (OPA 48) and related background information are available online at guelph.ca/envisionguelph or for review at 1 Carden Street, 3rd Floor (Planning & Building, Engineering and Environment) during regular office hours.

Please note that copies of the Staff report for the Public Meeting of Council will be available online at guelph.ca on **March 23, 2012** and may be picked up at 1 Carden Street, 3rd Floor on, or after this date.

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