

# envision GUELPH

## City of Guelph Draft Official Plan (Working Consolidation)

January 30, 2012 - OP Update Phase 3 (OPA 48)



growth ▶ community ▶ environment



### **Note to Reader:**

The following provides a general guide to reading the draft proposed policies for Phase 3 of the Official Plan Update (OPA 48). The document is a consolidated working copy of the full Official Plan including OPA 42 which is currently under appeal.

This document does not track changes between the previous draft released April 2010 and this draft. However, Council Report 12-11 provides a summary of the changes to the draft policies.

- 1) Comment boxes are included in the margin of this document to provide information about the source of a policy including the policy number reference if the policy is taken from the current Official Plan.

Comments indicate whether the policy is:

- **Existing** – meaning that the policy is being carried forward from the current Official Plan without change.
- **Existing Reworded** – meaning that changes to the wording of a policy from the current Official Plan have been made or minor edits to the structure of the policy have been made.
- **Existing Revised** – meaning that the changes to the policy are considered to be more substantial than rewording.
- **“Based on” or “From”** – this suggests that the proposed policy carries forward the direction of a policy from the current Official Plan, from a provincial document or from an approved City study or plan.
- **New** – this is used to indicate specific portions of a policy that are new while the remainder is taken from the current Official Plan or is used to indicate a new policy where the source is: a City approved study or plan; provincial policy or legislation; or from another identified source document.

Any policies that do not have a comment box attached to them are new to the Official Plan.

2) Colour coding of the text is used to clearly identify policies that are not part of Phase 3 of the Official Plan Update or are not being amended through Phase 3.

- **Orange highlighting** – indicates that the policy is taken from the current Official Plan and is not proposed to be amended in Phase 3 other than changes to the numbering of the policy.
- **Blue highlighting** – indicates that the policy is taken from OPA 39: Conformity with the Planning Framework of the Growth Plan for the Greater Golden Horseshoe (Phase 1 of the Official Plan Update). OPA 39 was adopted by City Council on June 10, 2009 and was approved by the Ministry of Municipal Affairs and Housing on November 20, 2009. One modification was made by the Ontario Municipal Board on March 17, 2010 as an administrative change. OPA 39 is in full force and effect.
- **Green highlighting** – indicates that the policy is taken from OPA 42: Natural Heritage System (Phase 2 of the Official Plan Update). OPA 42 was adopted by Council in July 2010 and approved by the Ministry of Municipal Affairs and Housing in February 2011. OPA 42 is currently under appeal to the Ontario Municipal Board.
- **Purple highlighting** – indicates that the policy is taken from OPA 47 which introduced new policies for Community Improvement Plans into the Official Plan. OPA 47 was approved by City Council and came into full force and effect on October 26, 2011.

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# 1 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*. 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 applicable Provincial legislation.

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 integrity 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, figures and tables within the text, schedules and definitions.

The Official Plan is composed of thirteen parts including Schedules.

Part One, '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, 'Planning a Complete and Healthy Community', provides an overview of the City's urban structure, establishes a Growth Management Strategy and sets out general policies that are intended to provide an overall guiding framework for the detailed policies of subsequent sections of the Official Plan.

Part Four, 'Protecting What is Valuable', establishes policies and *development* criteria that address 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, 'Movement of People and Goods – An Integrated Transportation System', provides policies for the City's transportation system to facilitate efficient, safe, convenient and energy efficient movement of goods and people throughout the City.

Part Six, 'Municipal Services', provides policies for municipal services including water, wastewater, solid waste and stormwater.

Part Seven, 'Community Infrastructure', sets out a policy framework for the efficient and adequate provision of physical and social infrastructure to sustain and support growth and quality of life.

Part Eight, 'Urban Design', provides detailed policy on how the City will be built. It sets out objectives and policies that focus on creating adaptable and well-designed infrastructure networks, buildings, sites, neighbourhoods and open spaces.

Part Nine, 'Land Use' sets out objectives, policies, permitted uses and design and *development* criteria for land use designations within the City as set out on Schedule 2.

Part Ten, 'Implementation', provides the operational framework and tools necessary to achieve the goals and objectives and implement the policies of this Plan.

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

Part Thirteen, '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 land use evaluation and 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 either defined in the Glossary or are the title of a report, plan, legislation or regulation.
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.
6. In this Plan words used in the singular number shall include the plural and words used in the plural number shall include the singular.

#### **Boundaries**

7. 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.
8. In the case of discrepancy between the maps and related text policy, the policies will take precedence.

#### **Symbol**

9. 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**

10. Permitted uses are intended to indicate the possible range and types 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**

11. Numerical provisions in this Plan are approximate, except where they refer to minimum setbacks from the *Natural Heritage System*. 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

12. 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.
13. 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 an amendment to this Plan.
14. When considering an application to amend the Official Plan, Council shall consider the following matters:
  - i) the conformity of the proposal to the strategic directions of this Plan and whether the proposal is deemed to be in the overall interests of the City;
  - ii) consistency with applicable provincial legislation, plans and policy statements;
  - iii) suitability of the site or area for the proposed use, particularly in relation to other sites or areas of the City;
  - 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*;
  - ix) the financial implications of the proposed *development*;
  - x) other matters as deemed relevant in accordance with the policies of this Plan.

Comment [MM1]: Existing OP 9.3.2 reworded

## Provincial Plans and Legislation

15. 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.

## By-laws

16. 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 Strategic Directions

### 2.1 Introduction

The Official Plan is a future oriented document that sets out a course for the desired development of Guelph to 2031. It recognizes that future objectives can only be achieved through a strategic vision, policies and actions. Ultimately, the Official Plan establishes a framework to retain and improve the quality of life for residents of the City of Guelph. The high quality of life in the City has historically been recognized as one of its greatest strengths and is a characteristic that sets this community apart from others. The high quality of life in the City is related to a healthy natural ecosystem, community services and facilities, educational and employment opportunities, the availability of infrastructure supportive of alternative forms of transportation, the community's relative safety, the vibrancy of its neighbourhoods and the character of its downtown. A high quality of life is the key to the enjoyment of city living and is necessary to assure continued competitiveness in an increasingly globalized economy.

#### **Vision**

The integration of energy, transportation and land use planning will make a difference in the environmental sustainability, cultural vibrancy, economic prosperity and social well-being of Guelph.

#### **Connecting with our Past**

Guelph is a historic city, founded in 1827 and originally planned by John Galt. The City was initially designed in a fan shape, radiating outward from the Speed River. The rivers and topography influenced the design of the City and allowed for scenic views and focal points particularly within the downtown. Many of the City's early buildings were constructed of locally quarried limestone providing visual unity to the older areas of the City and a rich legacy to protect.

The City's future depends on carefully balancing yesterday's legacy, today's needs and tomorrow's vision. This balance can be achieved by respecting the history that enriches local architecture and culture, enhancing the integrity of natural systems and promoting an atmosphere of innovation and creativity. Protecting Guelph's existing character while introducing innovative development is part of creating a vibrant city.

#### **Planning in the 21<sup>st</sup> Century**

Development in Guelph over the next 20 years will be significantly different from that which occurred in the post World War II era. A shift in focus to creating a *complete community* sets the tone for the policies of this Official Plan. Planning has experienced significant change at the provincial level in recent years with the introduction of the *Growth Plan* for the Greater Golden Horseshoe. The *Growth Plan* implements the Government of Ontario's vision for building stronger, prosperous communities by better managing growth to the year 2031.

This vision is shared by the City of Guelph and had its origins in the SmartGuelph community consultation process that commenced in 2001. SmartGuelph was the City's response to the emerging Smart Growth concept which preceded Places to Grow at the provincial level. SmartGuelph recognized the relationship between

patterns of development, quality of life and economic competitiveness. City Council along with a group of concerned citizens conducted extensive consultations with the community to plan for the future direction of growth in the City. The process culminated in 2003 with Council's adoption of a set of principles. The SmartGuelph principles provided background guidance to the City's growth management policy program that ultimately informed the policies of this Official Plan.

### **Towards 2031**

Guelph in 2031 will be a community of approximately 175,000 people and 92,000 jobs. The city will manage population growth within its current boundaries in a manner that ensures water supply and wastewater treatment are sustainable. New development will respect the existing character of Guelph and retain the qualities that set Guelph apart from its neighbours. The City will continue to diversify its employment base and will continue to be recognized as a leader in agri-food and innovation, advanced manufacturing and environmental technologies.

### **SmartGuelph Principles**

The SmartGuelph 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 presents 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.

**2.2 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 principles set out in Section 2.1 and provide a broad framework for more specific Official Plan policy that will inform planning and *development* within the City. The strategic goals are focused on sustainability and supportive of the quadruple bottom line – ecological, social, cultural and economic – in decision making. The Strategic Goals are themed to align with the Chapters of the Official Plan.

The following are the strategic goals of the Official Plan:

**1. Planning a Complete and Healthy Community:**

a) Utilize an interdisciplinary approach to planning whereby decisions are made with an understanding of the ecological, social, cultural and economic interrelationships and implications for any particular course of action.

Comment [MM2]: Existing OP 2.3.23

b) 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.

- c) Provide for urban growth and land use patterns that ensures efficient use of public expenditures and municipal financial sustainability over the long term. Comment [MM3]: Existing OP 2.3.5 reworded
- d) Ensure that *development* is appropriately staged and phased to meet the goals, objectives and policies of this Plan, in particular the City's growth management strategy and targets, municipal fiscal sustainability, the logical and planned expansion and provision of municipal services and community infrastructure and the avoidance of premature *development*.
- e) Encourage steady and diverse economic growth while striving to achieve a balanced tax assessment ratio and a wide range of employment opportunities. Comment [MM4]: Existing OP 2.3.7 reworded
- f) Promote opportunities for employment in the emerging high-tech "knowledge based" sectors including environmental management and technology and agri-food technology. Comment [MM5]: Existing OP 2.3.8
- g) Foster sustainable local food systems.
- h) Preserve and enhance a safe, liveable and healthy community. Comment [MM6]: Existing OP 2.3.1 reworded

**2. Protecting what is Valuable**

- a) Ensure that land use planning provides for a diverse and inclusive city.
- b) 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. Comment [MM7]: Existing OP 2.3.11 reworded
- c) Enhance the visual identity of the City through protecting and celebrating the City's *cultural heritage resources*. Comment [MM8]: Existing OP 2.3.13 reworded
- d) Establish and implement policies and actions that will contribute to achieving the targets of the City's Community Energy Plan.
- e) Support an integrated approach to meeting the energy needs of the community by designing places and buildings in a way that minimizes consumption of energy and water and production of waste whereby supporting an increasingly low carbon footprint.
- f) Promote opportunities for the use and generation of renewable and *alternative energy systems*.
- g) Decouple energy consumption from population growth.

- h) Advance innovation by building on the synergies between infrastructure, built form and climate change imperatives.

### 3. Transportation

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

Comment [MM9]: Existing OP 2.3.9 reworded

### 4. Municipal Services

- 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* systems, *development* constraints, fiscal sustainability, *development* costs and related factors.

Comment [MM10]: Existing OP 2.3.4 reworded

- b) 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 natural systems.

Comment [MM11]: Existing OP 2.3.21 reworded

- c) Promote the effective management of waste to ensure protection of the natural and built environment.

Comment [MM12]: Existing OP 2.3.20 reworded

### 5. Community Infrastructure

- a) Ensure an accessible, connected open space, park and trail system and sustainable network of recreational facilities necessary to promote a physically active and healthy community that meets resident needs for active and passive recreation activities.

Comment [MM13]: New Policy, based on Existing OP 2.3.17

- b) Provide an appropriate supply and distribution of community facilities to meet the social, health and education needs of existing and future residents in a manner that maximizes accessibility.

- c) Ensure that an adequate supply, range and geographic distribution of housing types including *affordable housing*, *special needs housing* and supporting amenities are provided to satisfy the needs of the community.

Comment [MM14]: Existing OP 2.3.16 Reworded

### 6. Urban Design

- a) Preserve, enhance and protect the distinct character of the City and the sense of a community of neighbourhoods.
- b) Build a compact, mixed-use and *transit-supportive* community.

c) 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.

Comment [MM15]: Existing OP 2.3.22 reworded

d) Encourage *intensification* and *redevelopment* of existing urban areas that is *compatible* with existing built form.

Comment [MM16]: Existing OP 2.3.6 reworded

## 7. 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.

Comment [MM17]: Existing OP 2.3.15 reworded

## 8. Implementation

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

Comment [MM18]: Existing OP 2.3.19 reworded

### 3 Planning a Complete and Healthy Community

The *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* was released on June 16, 2006 in accordance with the *Places to Grow Act, 2005*. The *Growth Plan* establishes a framework for implementing the Provincial Government's vision for building stronger more prosperous communities by managing projected growth to the year 2031. The following objectives, policies and Schedule 1, entitled "Growth Plan Elements", constitute an integrated approach to implementing the *Growth Plan* while reflecting the City's vision for the development of a healthy and liveable *complete community* to the year 2031.

Comment [MM19]: OPA 39 2.4.1, last statement revised.

#### Objectives

Comment [MM20]: OPA 39, 2.4.2 with additions as indicated below

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 links the City's *Urban Growth Centre* to the rest of the community and surrounding municipalities.
- g) To reduce overall energy demand with an integrated approach to planning.
- h) To plan for *community infrastructure* to support growth in a compact and efficient form.
- i) To ensure that sustainable energy, water and wastewater services are available to support existing *development* and future growth.
- j) To promote protection and enhancement of the City's *Natural Heritage System*.
- k) To support the protection and/or conservation of water, energy, air quality and *cultural heritage resources*, as well as innovative approaches to waste management.

Comment [MM21]: New policy CEP related.

l) To support transit, walking and cycling for everyday activities.

m) To promote opportunities to increase movement of goods by rail.

n) To support *urban agriculture* in appropriate locations throughout the City as a means of encouraging local food production and distribution, reducing transportation needs and fostering community spirit.

Comment [MM22]: New

Comment [MM23]: New

### 3.1 Complete and Healthy Community

Comment [MM24]: New from Places to Grow GPGGH and OPPI Healthy Communities Handbook

1. Planning for a *complete community*, as a central theme to this Plan, is focused on the achievement of a well-designed, compact, vibrant city that provides convenient access to:
  - i) an appropriate mix of employment opportunities;
  - ii) a range of housing options;
  - iii) local services and *community infrastructure* including *affordable housing*, schools, recreation and open space; and
  - iv) public transportation and options for safe, non-motorized travel.
2. This Plan recognizes that components of land use planning influence human health, activity and social well-being. The policies of this Plan are collectively aimed at designing the built environment in a manner that will promote sustainable, healthy, active living.

### 3.2 Population and Employment Forecasts

Comment [MM25]: OPA 39 2.4.3

1. By the year 2031, Guelph is expected to be a city of approximately 175,000 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.

### 3.3 Settlement Area Boundary

Comment [MM26]: OPA 39 2.4.4

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 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. A *settlement area* boundary expansion is not planned for before 2031.

Comment [MM27]: OPA 39 2.4.4.2

### 3.4 Non-Settlement Area

1. *Non-settlement areas* are identified on Schedule 1. For the purposes of this Plan, these lands are identified as not being available for urban development and are not included in determining the City's achievement of the *greenfield area density targets*.

Comment [MM28]: New, to describe area of the City where the Province has agreed that specific conservation lands and former landfill do not need to be included in the P2G density calculations.

### 3.5 Urban-Rural Interface: Planning Coordination

#### Objective

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

Comment [MM29]: Existing OP 3.10 a) reworded

#### 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).

Comment [MM30]: Existing OP 3.10.1 reworded

2. The City will rely upon the provisions of the County of Wellington's Official Plan and the Provincial Policy Statement and applicable *Provincial Plans*, regulations and guidelines to discourage *development* within the "Urban Protection Area" of the surrounding Townships.

Comment [MM31]: Existing OP 3.10.2 reworded

3. Consultation between the City and the County of Wellington will be encouraged to prepare a co-ordinated planning approach in dealing with issues which cross municipal boundaries including:

Comment [MM32]: Existing OP 3.10.4 reworded

- 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 co-ordinated approach.

### 3.6 Housing Supply

1. To provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents, the City shall:
  - 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* for residential development; and
  - ii) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of *residential units* available through lands suitably zoned to facilitate *residential intensification* and *redevelopment* and land in draft approved and registered plans.

Comment [MM33]: Existing OP 7.2.1 revised for consistency with PPS Section 1.4.1 a & b

### 3.7 Built-up Area and General Intensification

1. To ensure *development* proceeds in accordance with the objectives of Section 3.1 and to achieve the *intensification targets* of this Plan, significant portions of new residential and employment growth will be accommodated within the *built-up area* 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. Provision 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*;

Comment [MM34]: From OPA 39 2.4.5 reworded

- vi) *intensification* of 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; and
- 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)

1. The *Urban Growth Centre* is Downtown as identified on Schedule 1. The precise boundary of the *Urban Growth Centre* will be clearly defined through a detailed Secondary Plan for Downtown. The *Urban Growth Centre* is hereafter referred to as Downtown.
2. Downtown will continue to be a focal area for investment in office-related, employment, commercial, recreational, cultural, entertainment and institutional uses while attracting a significant share of the City's residential growth.
3. Downtown will be maintained and strengthened as the heart of the community and will be the preferred location for *major office* and major institutional uses as well as major transit infrastructure including a major transit station.
4. Downtown 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* in order to promote *live/work* opportunities and economic vitality in Downtown;
  - iv) maintain, enhance and promote *cultural heritage resources*, the *Natural Heritage System*, unique streetscapes and landmarks within Downtown;
  - v) develop additional public *infrastructure* and services, public open space, tourist, recreational, entertainment and cultural facilities within Downtown; and
  - vi) accommodate a major transit station and associated *multi-modal* transportation facilities within Downtown, which facilitates both inter and intra-city transit service.

Comment [MM35]: OPA 39 2.4.6 reworded

Comment [MM36]: Add "major" here because institutional uses are encouraged to be dispersed throughout the City to meet residents needs within walking distance of where they live

### 3.9 Major Transit Station Area

Comment [MM37]: OPA 39 2.4.7 reworded

1. In keeping with the vision for a complete and *transit-supportive* community, Downtown 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.
2. The *major transit station area* 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 a 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.

Comment [MM38]: OPA 39 - definition deleted from the policy since it is a defined term.

### 3.10 Intensification Corridors

Comment [MM39]: OPA 39 2.4.8

1. *Intensification Corridors* are identified on Schedule 1 of this Plan and will be planned to provide for 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. *Development* within *intensification corridors* identified on Schedule 1 will be directed and oriented towards arterial and collector roads.

Comment [MM40]: New

### 3.11 Community Mixed-use Nodes

Comment [MM41]: OPA 39 2.4.9

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. Community Mixed-Use Nodes will evolve over the Plan horizon and beyond through *intensification* and *redevelopment* to provide a compact built form. Commercial uses within the Nodes will be integrated more fully with surrounding land uses and will accommodate mixed-use buildings.

Comment [MM42]: New

4. New major *development* within areas identified as Community Mixed-Use Nodes will demonstrate through concept plans how the proposed *development* meets the policies and objectives of this Plan.

Comment [MM43]: New

5. Concept plans will be developed by the City or by a *development* proponent in consultation with the City prior to the approval of new major *development* proposals within Community Mixed-Use Nodes. The concept plan will include but not be limited to the following:

Comment [MM44]: New

- i) linkages between properties, buildings and uses of land both within and adjacent to the Node;
- ii) identification of an appropriate location for a Main Street area;
- iii) locations of new public and/or private streets and laneways;
- iv) locations of open space on the site such as urban squares;
- v) general massing and location of buildings that establish a transition to the surrounding community;
- vi) pedestrian, cycling and transit facilities; and
- vii) *heritage attributes* to be retained, conserved and/or rehabilitated.

6. Applications for *Zoning By-law* amendments and site plans, or any phases thereof, for properties subject to a concept plan shall demonstrate to the City's satisfaction that the proposed *development* is generally consistent with the concept plan.

Comment [MM45]: New

### 3.12 Greenfield Area

Comment [MM46]: OPA 39 2.4.10

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 City's overall vision of a diverse and *complete community*. *Development* within the *greenfield area* 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 supports 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 streets, 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

Comment [MM47]: OPA 39 2.4.11

1. In order 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

Comment [MM48]: OPA 39 2.4.12

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 including industrial, commercial and institutional 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 takes into account the needs of existing and future businesses;
  - iv) planning for, protecting and preserving *employment areas* for

v) current and future uses;  
ensuring the necessary infrastructure is provided to meet current and future employment needs;

vi) directing major office and appropriate major institutional uses to primarily locate Downtown or in areas with existing frequent transit service or existing or planned higher order transit service; and

vii) planning for and facilitating the development of employment lands that are transit-supportive, are compact in built-form and minimize surface parking.

**Comment [MM49]:** OPA 39 2.4.12 f) Revised for consistency with Places to Grow and direction for Downtown Secondary Plan

2. 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:

**Comment [MM50]:** 2.4.12.1 of OPA 39 with revisions. First part of sentence is new.

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 the intensification target, density targets and other policies of this Plan;

**Comment [MM51]:** Modified to be consistent with OPA 39

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.

3. For the purposes of policy 3.14.2, major retail uses are non-employment uses.

**Comment [MM52]:** OPA 39 2.4.12.2 with updated policy # reference

4. Policy 3.14.2 only applies to employment areas that are not Downtown or regeneration areas. For employment areas that are Downtown or regeneration areas, Policy 1.3.2 of the Provincial Policy Statement, 2005 applies.

**Comment [MM53]:** OPA 39 2.4.12.3 with rewording to be consistent with P2G.

5. Regeneration areas are areas where a transition of use from industrial to another use is anticipated during the planning horizon of this Plan. Typically, these areas consist of isolated or fragmented sites outside of established or proposed industrial or business parks. The transition of use may be desirable to support improved land use compatibility or to promote reinvestment in underutilized areas of the City. The City may conduct planning studies to determine appropriate future uses for regeneration areas.

**Comment [MM54]:** New policy to explain what regeneration areas are.

### 3.15 Transportation

**Comment [MM55]:** OPA 39 2.4.13

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 planning 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 Downtown and other *intensification areas*; and
- vii) increase the *modal share* of transit.

3. The City will develop and implement *Transportation Demand Management* (TDM) policies within this Plan and other transportation planning documents with the objective to reduce trip distance and time and increase the *modal share* of alternatives to the automobile.

Comment [MM56]: OPA 39 2.4.13.2

4. Public transit will be the first priority for vehicular *transportation infrastructure* planning and transportation investments.

Comment [MM57]: OPA 39 2.4.13.3 revised

5. The City will ensure that pedestrian and bicycle networks are integrated into transportation planning to:

Comment [MM58]: OPA 39 2.4.13.5

- i) provide safe, comfortable travel for pedestrians and cyclists within existing communities and new *development*; and
- ii) provide linkages between *intensification areas*, adjacent neighbourhoods and transit stations, including dedicated lane space for cyclists on the major street network where feasible.

### 3.16 Natural Heritage System

Comment [MM59]: OPA 39 2.4.14

1. One of the City's most valuable assets is its *natural heritage system*. The City takes an environment first approach and is committed to protecting, maintaining, enhancing and restoring the 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.

Comment [MM60]: Modified by OPA 42

2. *Development* will be prohibited within defined features in accordance with the *Natural Heritage System* provisions of this Plan.

Comment [MM61]: OPA 39 2.4.14.1 only 2<sup>nd</sup> sentence, first sentence deleted

3. The City will ensure that water quality and quantity is protected, improved or restored.

Comment [MM62]: OPA 39 2.4.14.2

### 3.17 Culture of Conservation

Comment [MM63]: Section modified from OPA 39, OPA 39 2.4.15

1. The City will develop and implement policies and other strategies in support of the following conservation objectives:

Comment [MM64]: OPA 39, 2.4.15

- i) water conservation including water demand management for the efficient use of water and water recycling to maximize the reuse and recycling of water;
- ii) a sustainable *groundwater* supply and wastewater system that ensures water quality and quantity is protected, improved or restored;
- iii) energy conservation;
- iv) protection of air quality, including the reduction of emissions;
- v) integrated waste management to enhance waste reduction, composting and recycling and the identification of new opportunities for source reduction, reuse and diversion where appropriate; and
- vi) conservation of *cultural heritage* and *archaeological resources*, where feasible.

Comment [MM65]: OPA 39 2.4.15 c) revised, detail covered under Energy Sustainability

Comment [MM66]: OPA 39 2.4.15 f) reworded

### 3.18 Energy Sustainability

Comment [MM67]: New section, not included in OPA 39, based on OPA 39 2.4.15c)

1. The City will reduce energy consumption and promote *renewable* and *alternative 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*.

### 3.19 Water and Wastewater Systems

Comment [MM68]: OPA 39 2.5.16

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 for new services are to serve growth in a manner that supports achievement of the *intensification* and *density targets* of this Plan.

### 3.20 Community Infrastructure

Comment [MM69]: OPA 39, 2.4.17

1. Infrastructure planning, land use planning and infrastructure investment will be co-ordinated to implement the objectives of this Plan.
2. Planning for growth will take into account the availability and location of existing and planned *community infrastructure* so that *community infrastructure* can be provided efficiently and effectively.
3. An appropriate range of *community infrastructure* should be planned to meet the needs resulting from population changes and to foster a *complete community*.
4. Services planning, funding and delivery sectors are encouraged to develop a *community infrastructure* strategy to facilitate the co-ordination and planning of *community infrastructure* 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 shoreline areas that:
  - i) clearly demarcate 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.

Comment [MM70]: OPA 39, 2.4.17.1 revised

Comment [MM71]: OPA 39, 2.4.17.2

Comment [MM72]: OPA 39, 2.4.17.3

Comment [MM73]: OPA 39, 2.4.17.4

Comment [MM74]: OPA 39, 2.4.14.3

Comment [MM75]: OPA 39 2.4.14.4

### 3.21 Managing Growth

Comment [MM76]: Existing OP 4.2 revised based on Local Growth Management Strategy

#### Objectives

- a) To ensure *development* is staged in a logical and economical manner in keeping with the City's growth management objectives.

Comment [MM77]: Existing OP 4.1 d reworded

- b) To manage the rate and timing of growth and monitor the achievement of the City's growth management objectives through an annual Development Priorities Plan.

Comment [MM78]: New, objective specific to Development Priorities Plan

### 3.21.1 Staging of Development

1. *Development* 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 6 outlines in general terms the sequencing of servicing infrastructure within the City.
  - i) Stage 1  
Stage 1 includes the *built-up area* of the City and other areas of the City where municipal trunk storm and sanitary sewers and watermains are presently available. The *built-up area* included within Stage 1 will continue to be the subject of development over the planning period to meet the minimum *intensification target* of this Plan. Priority for the upgrading of municipal services will be given to Downtown and *intensification areas*.
  - ii) Stage 2  
The Stage 2 area represents the logical extension of municipal services to support new urban development. The annual Development Priorities Plan will be used to identify priorities for the servicing of new *plans of subdivision*. The provision of servicing in Stage 2 areas will be governed by the City's capital budget process.
  - iii) Stage 3  
The Stage 3 area corresponds generally to the area known as the Guelph Innovation District. This area is within the Eramosa/Blue Springs subwatershed planning area and is subject to a secondary plan process. The provision of servicing into this area will be identified through the Secondary Plan and through updates to subwatershed studies.
  - iv) Stage 4  
The Stage 4 area provides the long term land supply for urban development and is not anticipated to be developed until the latter half of the planning horizon of this Plan and potentially beyond. A subwatershed study, secondary plan and related supportive studies are required for the entire Stage 4 area prior to any *development* occurring in this area. The provision of servicing into this area will be

Comment [MM79]: Existing OP 4.2.1 reworded

Comment [MM80]: Existing OP 4.2.1 Revised.

identified through the secondary plan process.

3. *Development* proposals will be evaluated based on 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.

Comment [MM81]: Based on existing OP 4.2.2 a)

4. Secondary Plans, implementing *Zoning By-laws* and associated amendment processes, will be used as a regulatory mechanism to prevent pre-mature *development* of land that would not have adequate municipal services.

Comment [MM82]: Based on existing OP 4.2.2

5. The extension of municipal trunk services to support new urban *development* within the *greenfield area* 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 and the annual Development Priorities Plan will be used to guide *development*. The City will provide new *infrastructure* where the City's staging policies and infrastructure financing capability are aligned.

Comment [MM83]: Existing OP 4.2.2 b) revised based on DPP and Council direction.

### 3.21.2 Development Priorities Plan

1. The City will prepare a *Development Priorities Plan (DPP)* on an annual basis to manage and monitor growth and to define and prioritize the rate, timing and location of *development* in the City. Generally, the DPP:

Comment [MM84]: Existing OP 4.2.3 Revised. Policy updated based on DPP 2011 report

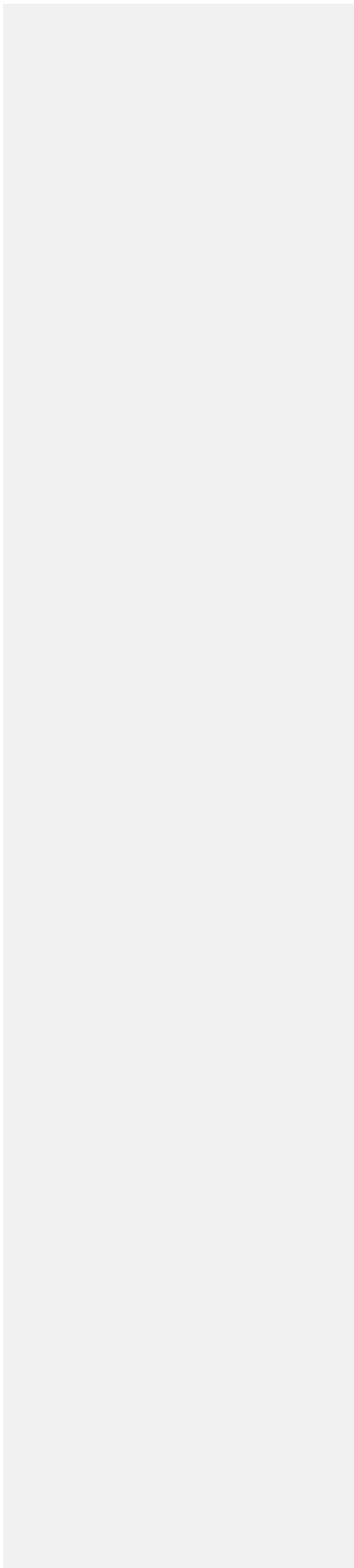
- i) monitors *development* activity to ensure that growth is consistent with population forecasts, intensification targets for the *built-up area* and *density targets* for the *greenfield area*;
- ii) tracks the supply of *residential units* in accordance with the housing supply policies of this Plan;
- iii) sets an annual limit for the creation of potential *dwelling units* from registered *plans of subdivision*; and
- iv) assists with the integration of financial planning of growth related capital costs with land use planning and the timing of development in new growth areas.

2. The Development Priorities Plan will set out specific criteria for determining priorities for the rate, timing and location of development. The criteria will, at a minimum, address the following:

Comment [MM85]: New based on 2011 DPP Report

- i) the realization of the goals, objectives and policies of the Official Plan;
- ii) servicing capacity and availability of servicing;
- iii) co-ordination and orderly provision of municipal services and community facilities;
- iv) the City's financial considerations;

- v) an effective and efficient growth pattern in both new and older, established areas of the City;
- vi) achievement of the *density targets* for the *greenfield area*;
- vii) achievement of the *intensification target* for the *built-up area*;
- viii) provision of a mix of housing types and densities including *affordable housing*; and
- ix) satisfaction of sustainability criteria and goals of the Community Energy Plan.



## 4 Protecting What is Valuable

This part of the Plan addresses the features, resources and built form that are highly valued and essential to the protection of the natural and *cultural heritage resources*, ensure health and safety, enhance energy sustainability and enhance the quality of life within the City and includes:

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

### 4.1 Natural Heritage System (NHS)

The City's *Natural Heritage System (NHS)* is comprised of a combination of *natural heritage features*, including Significant Natural Areas and *established buffer*, Natural Areas, *Ecological Linkages*, *Restoration Areas* and Wildlife Crossings as identified on Schedule 4. Together, these elements maintain local biological, hydrological and geological diversity, *ecological functions*, connectivity, support viable populations of indigenous species, and sustain local biodiversity.

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 *natural heritage features* and *ecological functions*, biodiversity and water resources, reduced need for engineered stormwater management, attenuation of air and water pollutants, moderation of the urban heat island effect, the provision for 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 heritage features and areas* for the long term, and maintain, restore and where possible, improve the bio-diversity and connectivity of *natural heritage 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, *established buffers*, and *Ecological Linkages*,
- ii) identifies Natural Areas for further study to determine the *features* and functions that should be incorporated into the *Natural Heritage System* for permanent protection or alternatively, identify the areas that may be developed; and

**Comment [MM86]:** OPA 42, text is as appears in final decision from ministry. Numbering has been changed for purposes of this document to reflect Chapter 4 instead of Chapter 6 and schedule numbering..

- iii) identifies wildlife crossings to ensure that mitigative measures are undertaken to minimize any harm to wildlife, the public and/or property.

The NHS policies aim to strike a balance between protection of the *Natural Heritage Strategy* while providing for limited compatible *development*. 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 identified on Schedules 2 and 4 and consists of:

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

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

Each of the *Natural Heritage System* components has specific policies as outlined in this section. Where *minimum buffers* are identified on Table 4.1, the designations on Schedule 2 may include the *minimum buffers* except where existing *development* has been previously approved within the *minimum buffers*.

1. Significant Natural Areas
  - Significant Areas of Natural and Scientific Interest (ANSI)
  - Significant Habitat for Provincially Endangered and Threatened Species
  - Significant Wetlands
  - Surface Water Features and Fish Habitat
  - Significant Woodlands
  - Significant Valleylands
  - Significant Landform
  - Significant Wildlife Habitat (including Ecological Linkages)
  - Restoration Areas
2. Natural Areas
  - Other Wetlands
  - Cultural Woodlands
  - Habitat for Significant Species
3. 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*, and that maintains *ecological and hydrologic functions*.

- b) To identify Significant Natural Areas for long term protection.
- c) To identify Natural Areas for further study to determine whether long term protection is warranted.
- d) To protect *endangered* and *threatened species* and their significant habitats.
- e) To recognize that the *Natural Heritage System* contributes to important *ecosystem services* that benefit current and future generations.
- f) To protect, maintain, enhance and restore the *Natural Heritage System* to the greatest extent possible, while providing for compatible *development* and activities as identified that do not negatively impact the *natural heritage features* and their *ecological* or *hydrologic functions* now and in the long term.
- g) To protect and enhance *tree canopy cover* while providing for meadow habitat at appropriate locations to ensure biodiversity is maintained.
- h) *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 features, biodiversity, aesthetic value in the landscape, and local geologic uniqueness.*
- i) To ensure that the criteria identifying the *Natural Heritage System* are applied in a transparent and consistent manner.
- j) To implement an ecosystem based approach on a watershed and subwatershed basis.
- k) 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*.
- l) To recognize that *natural heritage 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.
- 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. Exceptions are identified in the General Permitted Uses listed below and within the Significant Natural Areas policies.
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 heritage features* or their associated *ecological functions*. Exceptions are identified in the General Permitted Uses listed below and within the Significant Natural Areas policies.

#### Natural Areas

4. *Development* or *site alteration* may be permitted within all or parts of identified Natural Areas, provided it has been demonstrated through an EIS or EA that all, or parts of such areas do not meet the criteria in Section 4.1.6 that require their protection. Exceptions are identified in the General Permitted Uses listed below and within the Natural Areas policies.
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 heritage features* or their associated *ecological functions*. Exceptions are identified in the General Permitted Uses listed below and within the Natural Areas policies.
6. The City will work with the County to maintain connectivity between the *Natural Heritage System* within the City and the County.

#### 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 heritage 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 4.1.4, an EIS may be required for the construction of 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 or expanded upon through the specific policies of the Significant Natural Areas and Natural Areas.
4. If, through the preparation and review of a *development application*, it is found that important *Natural Heritage features* or functions have not been adequately identified or new information has become available, the applicant may be required by the City to prepare a scoped EIS of the *natural heritage features* and functions in consultation with the City of Guelph, and where appropriate the OMNR and the GRCA. If the *natural heritage features* or *ecological functions* meet the criteria of the NHS, the applicable Natural Heritage policies shall apply.
5. Where two or more *Natural Heritage System features* or areas overlap, the policies that provide the most protection to the *natural heritage feature* or area shall apply.
6. Permitted *development* and *site alteration* within and adjacent to the *Natural Heritage System* (as outlined in Table 4.1) shall be required to demonstrate, through an EIS or 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 heritage features and areas* 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 *natural heritage feature or area*. Generally, an EIS/EA is required to assess potential impacts of the proposed activities, and recommend appropriate setbacks (i.e., *established buffers*) from the Natural Heritage feature within the *adjacent lands*, to ensure no *negative impacts* (see Table 4.1). The *minimum buffers* apply within the adjacent lands and are identified to prevent damage and degradation to the identified *Natural Heritage features* and are part of the *Natural Heritage System*.

1. *Adjacent lands* and *minimum buffers* for all components of the *Natural Heritage System* are identified on Table 4.1.
2. *Development and site alteration* within the *minimum buffers* are subject to the Significant Natural Areas and Natural Areas policies.
3. The final width of *established buffers* may be greater than the *minimum buffers* identified on Table 4.1 and shall be established through an approved EIS or EA, or through approved *Subwatershed Plans* or *Secondary Plans*.
4. *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).
5. With the exception of the uses permitted by this Plan, *established 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 heritage features and areas*.
6. *Minimum buffers* identified on Table 4.1 have generally been incorporated into the Significant Natural Areas designation on Schedules 1 and 2 except where existing *development* has been permitted.
7. New *development* including redevelopment will be subject to the provisions of this plan.

**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>Significant Areas of Natural and Scientific Interest (ANSIs)</i>	To be established through an EIS or EA in consultation with the Ontario Ministry of Natural Resources (OMNR)	50 m -120m
<i>Significant Habitat for Provincially Endangered and Threatened Species</i>	To be established through an EIS in consultation with MNR or Recovery Plans where available	120 m
<i>Significant Wetlands</i>		
<i>i. Provincially Significant Wetlands</i>	i. 30 m	i. 120 m
<i>ii. Locally Significant Wetlands</i>	ii. 15 m	ii. 120 m
<i>Surface Water and Fish habitat</i>		
<i>i. Cold/cool water fish habitat</i>	i. 30 m ii. 15m	i. 120 m ii. 120 m
<i>ii. Warm water fish habitat, permanent and intermittent streams and undetermined fish habitat</i>		
<i>Significant Woodlands</i>	10 m from the drip line	50 m
<i>Significant Valleylands</i>	To be established by an EIS.	50 m
<i>Significant Landform</i>	No buffer required	50 m
<i>Significant Wildlife Habitat</i>		
<i>i. Deer Wintering Areas and Waterfowl Overwintering Areas</i>	i. To be established through an EIS.	i. 50 m
<i>ii. Significant Wildlife Habitat</i>	ii. No buffer required.	ii. 50 m
<i>iii. Ecological Linkages</i>	iii. No buffer required	<del>iii.</del> 50 m
<i>Restoration Areas</i>	No buffer required	No Adjacent Lands

Natural Areas	Width of Minimum Buffers	Width of Adjacent Lands
<i>Other Wetlands</i>	To be established through an EIS.	30 m.
<i>Cultural Woodlands</i>	To be established through an EIS.	50 m
Potential Habitat for Significant Species (excluding provincially <i>Endangered</i> and <i>Threatened Species</i> )	To be established through an EIS.	50 m

#### 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 heritage features* or *ecological functions* for which the area is identified. Existing uses will be discouraged from expanding further into Significant Natural Areas and *minimum buffers*. 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 heritage features* or the associated *ecological function* will not be recognized as a new existing condition. *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 EIS will depend on the scale and nature of the proposed *development* and/or *site alteration* and the specific *natural heritage features* potentially impacted.
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 heritage feature or area*.

#### 4.1.4.4 Interpretation

1. The boundaries of the *natural heritage features and areas* that make up the *Natural Heritage System* are based on criteria for designation and the best information available at the time of completion of this Plan.
2. In the event that there is a discrepancy between the Schedules and the policies, the policies shall prevail.
3. 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.
4. Boundaries of *natural heritage features and areas* that make up the *Natural Heritage System* shown on Schedules 1, 2, 4, and 4A-E and shall be delineated using the criteria for designation 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 heritage 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.
5. Where land is under private ownership within the *Natural Heritage System* or determined through subsequent *EIS* 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.

6. 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 Significant Areas of Natural and Scientific Interest (ANSI)

###### 4.1.5.1.1 Objectives

- a) To protect Significant *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. *Buffers* to a provincially and regionally significant Earth Science *ANSI* will be determined through an 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 ANSIs will be determined through an EIS study to the satisfaction of the City and the OMNR.
6. *Development and site alteration* may be permitted *adjacent* to a provincially and regionally Significant Life Science ANSI where it has been demonstrated, through an EIS or EA, to the satisfaction of the City and the OMNR, that there will be no *negative impacts* on the *natural heritage features* or on their *ecological functions* for which the ANSI was identified.

#### **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* as approved by OMNR.

##### **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 in accordance with provincial requirements.
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, decisions shall be consistent with the extent of the habitat required.

#### **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, (e.g. 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, and a 30m *minimum buffer*.
- 2. *Locally Significant Wetlands (LSWs)*, and 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 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 an EIS, and may be greater than the minimums identified on Table 4.1.
- 3. *Significant Wetland features* or ecological function that are impaired during the *development* process will require mitigation, including remedial measures to restore wetland features and ecological function.
- 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) *stormwater management facilities and structures and their normal maintenance, where low impact development measures have been implemented to the extent possible outside the buffer and provided they are located a minimum distance of 15 m from a PSW and 7.5 m from a LSW. Established buffers will be naturalized or restored with site-appropriate indigenous 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 ad hoc trails through formal trails and walkways may be permitted within *Significant Wetlands* and their *established buffers* where:

- i) *they are considered essential to the City's trail system or integral to the scientific, educational or passive recreational use of the property;*
- 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 natural heritage features and ecological functions; and*
- iv) *where appropriate, they consist primarily of boardwalks and viewing platforms and are accompanied with educational signs.*

#### **4.1.5.4 Surface Water Features 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 and Cool Water *Fish Habitat* as identified by the OMNR/GRCA and a 30 m *minimum buffer*.
- 2. Warm water and undetermined *Fish Habitat* as identified by the OMNR/GRCA and a 15 m *minimum buffer*.
- 3. Permanent and *intermittent streams*, as identified by the City and/or the OMNR/GRCA and a 15 m *minimum buffer*.

#### 4.1.5.4.3 Policies

- 1. *Development and site alteration* shall not be permitted within *Surface Water Features* 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 Features*, *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) stormwater 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 (DFO), 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 DFO 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 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 an EIS or EA and may be greater than the recommended *minimum buffer*.
5. For permanent and *intermittent streams* and *fish habitat*, the buffer will be measured from the *bankful channel*.
6. Construction within or across *surface water features* 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.
7. Opportunities to restore permanent and *intermittent stream* and *fish habitat* shall be encouraged and supported.
8. 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.

9. 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* (not identified as *cultural woodlands* or *plantations*) of 1 ha or greater in size, and a 10 m *minimum buffer*.
2. *Woodlands* 0.5 ha in size or greater consisting of Dry-Fresh Sugar Maple Deciduous Forest and a 10 m *minimum buffer*, or
3. *Woodland* types ranked as S1 (Critically Imperiled), S2 (Imperiled) or S3 (Vulnerable) by the OMNR Natural Heritage Information Centre, and a 10 m *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 an EIS, and may be greater than the 10 m *minimum buffer*.

3. In addition to the General Permitted Uses of Section 4, stormwater 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 stormwater 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 ad hoc trails through construction of formal trail(s) and walkway(s) *may be permitted within Significant Woodlands* and their *established buffers* where:
  - i) they are considered *essential* to the City's trail system or integral to the scientific, educational or passive recreational use of the *property*;
  - 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 *natural heritage features* and *ecological 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 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 relatively undisturbed 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 *normal maintenance*, provided no feasible alternative exists;
  - ii) *essential transportation infrastructure* including roads and sidewalks and their *normal maintenance*;
  - iii) flood and erosion control facilities or other similar works;
  - iv) *renewable energy* systems; and
  - v) stormwater management facilities and structures and their *normal maintenance* in accordance with the *surface water features* 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 *features* and *groundwater* resources, providing *wildlife habitat* and linkages, and supporting biodiversity; and
  - ii) the City's geologic and aesthetic uniqueness.
- b) To protect vulnerable surface water and ground water resources, 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 the *Significant Landform* except for uses permitted by the General Permitted Uses of Section 4.
2. In addition to the General Permitted Uses of Section 4.1, 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 the natural contours are maintained outside the right-of-way to the greatest extent possible; 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. Where a Significant Landform feature also meets the criteria for an Ecological Linkage, the Ecological Linkage policies shall also apply.

5. The boundaries of *Significant Landform* must be confirmed on a site-specific basis by a topographic survey certified by a professional Ontario Land Surveyor.

6. 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 (including Ecological Linkages)

##### 4.1.5.8.1 Objectives

- a) To protect and enhance *Significant Wildlife Habitat* and support the local occurrence of the full range of significant wildlife 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 *groundwater features*.

##### 4.1.5.8.2 Criteria for Designation

1. Deer wintering and waterfowl overwintering areas identified by the OMNR.
2. *Identified habitat* of species considered provincially significant by the Natural Heritage Information Centre (OMNR) (i.e. ranked as S1, S2 or S3).
3. *Identified habitat* of 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).
4. *Identified habitat* of species designated as *Special Concern* (SC) by COSEWIC or COSSARO at the federal or provincial level.
5. *Ecological linkages* (i.e. areas that provide connectivity between *natural heritage features and areas* including surface water and *groundwater features*).

#### 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 the identified *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 an 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 detailed studies based on criteria established by OMNR for Ecoregion 6E. These additional areas will be subject to the General Policies and may require an EIS by the City.
5. *Ecological Linkages* should be at least 50 m wide but ideally closer to 100 m except where existing narrower linkages have been approved or identified on Schedule 10.
6. *Ecological Linkages* may incorporate remnant natural or semi-natural *heritage 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* may 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 adjacent to *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 natural heritage 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) *stormwater management facilities and structures and their normal maintenance*.

11. Notwithstanding the above policies, the location of *Ecological Linkages* identified on Schedule 4 may be refined or additional linkages added through an EIS, EA or *Subwatershed Plan* 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 wide;
- 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 or width 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 are identified on Schedule 4 and 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 stormwater management areas abutting the *Natural Heritage System*.
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 4.1.
2. In addition to the uses permitted by the General Permitted Uses of Section 4, stormwater management facilities and their *normal maintenance*, and *renewable energy systems*

may be permitted.

3. The primary use of the lands within the Restoration Areas will be *restoration* and existing or approved stormwater management facilities and their *normal* maintenance.
4. Opportunities for *restoration* on *public and private* lands abutting the *Natural Heritage System* beyond those identified in Schedule 4 will be encouraged.
5. Outside active stormwater management facilities, Restoration Areas may be maintained, restored or managed to provide habitat for birds, butterflies, and other insects that play an important role in pollination.
6. New Restoration Areas may be added without an amendment to this Plan where new stormwater management facilities are approved in accordance with the provisions of this Plan and are located adjacent to the *Natural Heritage System*.
7. 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 contain features that require further study and that may potentially meet the criteria for *Significant Natural Areas*. *Natural heritage features* identified as requiring further 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 0.2 to 0.5 ha in size.

#### 4.1.6.1.3 Policies

1. *Development and site alteration may be permitted within Other Wetlands in accordance with the underlying designation where it has been demonstrated, to the satisfaction of the City, through an EIS, 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 a *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 (Dougan & Associates, Guelph Natural Heritage Strategy, March 2009) 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 an EIS demonstrates that the Other Wetland meets at least one of the above criteria.*

3. For *Other Wetlands* that meet the above criteria:

- i) buffers are to be determined through an EIS, but should be at least 15 m from the limits of the *feature* wherever possible;

- and
- ii) features or ecological function that are impaired during the *development* process will require mitigation, including remedial measures to restore wetland features and ecological function.

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) stormwater 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, the construction of 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 City's trail system or integral to the scientific, educational or passive recreational use of the property;
- 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 where known are identified on Schedule 4C. 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 non-invasive 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 compensate for loss of trees from *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 in accordance with underlying designation 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*; and
  - ii) is dominated by non-indigenous *species* (i.e., 60% or more).
- 2. *Development* and *site alteration* within or adjacent to a *Cultural Woodland* shall also require a Tree Inventory and Tree Preservation Plan in accordance with Section 6.2.5.
- 3. Healthy non- invasive trees in *Cultural Woodlands* should be protected to the fullest extent possible.

4. Buffers to *Cultural Woodlands* or portions thereof, that meet the criteria for *Significant Natural Areas* will be determined through an EIS or EA, to the satisfaction of the City.
5. *Stormwater* management facilities and structures may be permitted in the established buffers to *Cultural Woodlands* that meet the criteria for *Significant Natural Areas* 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 non-invasive vegetation within the woodland.
6. 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* subject to an EIS.
7. A *Vegetation Compensation Plan* shall be required for the replacement of all healthy, non-invasive trees measuring over 10 cm dbh, that are proposed to be removed. The *Vegetation Compensation Plan* requirements are addressed under the Urban Forest provisions of this Plan.

#### 4.1.6.3 Potential Habitat for Significant Species

A number of nationally, provincially and locally significant species (excluding provincially *endangered* or *threatened* species) 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. Potential habitat of species designated as globally significant, nationally *endangered* or *threatened* by COSEWIC but not protected by regulation under Ontario's *Endangered Species Act*.
2. Potential habitat of species designated as *Special Concern (SC)* by COSEWIC or COSSARO at the federal or provincial level.
3. Potential Habitat of species considered provincially significant by the Natural Heritage Information Centre (NHIC) (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 (Dougan & Associates, Guelph Natural Heritage Strategy, March, 2009)), and any updates to these lists.

#### 4.1.6.3.3 Policies

1. *Development and site alteration* shall not be permitted within the potential 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 or threatened species, or species of *special concern* at the federal and provincial level will be established through an EIS or EA, 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.

Where the habitat is identified and confirmed, as meeting the criteria for Significant Wildlife Habitat, it will be protected.

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 (e.g., deer collisions) at locations where wildlife are known or likely 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* applications:
  - 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 related *development*.

2. Where the City is undertaking public *infrastructure* improvements, where warranted 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 such as deer.
4. The City will develop wildlife crossing guidelines that identify appropriate mitigation measures.

#### 4.1.8 Urban Forest

The City's Urban Forest, includes *plantations* and smaller wooded areas less than one 1 ha, *hedgerows* and individual trees that are not included in 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 new *development* may provide opportunities for enhancement and *restoration* of portions of these *features*, and/or retention of mature and healthy non-invasive trees as part of the proposed *development* or *site alteration*.

##### 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.

#### 4.1.8.2 Policies

*Plantations* and *hedgerows* will be required to be identified through an Ecological Land Classification (ELC) in conjunction with proposed *development* applications.

1. Healthy non-invasive trees within the *urban forest* shall be encouraged to be retained and integrated into proposed *development*. Where these trees cannot be retained, they will be subject to the *Vegetation Compensation Plan* addressed in Policy 4.1.9.
2. Where the City is undertaking infrastructure work, healthy 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 may be required prior to the conveyance of woodlands to the City.
4. Tree destruction or removal of trees on private property will be regulated by the City's tree by-law.
5. Invasive, non-indigenous trees, shrubs and ground covers, such as European buckthorn, will be encouraged to be eradicated without the need for compensation through the *Vegetation Compensation Plan*.

##### 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 to the satisfaction of the City, that the *plantation* or part thereof:
  - i) does not meet the criteria for a *Significant Natural Area* (e.g., *Significant Woodland*) within the *Natural Heritage System*; and
  - ii) that the *plantation* does not support an *Ecological Linkage* within the *Natural Heritage System*.
2. *Development* and *site alteration* within a *plantation* shall also require a Tree Inventory and a Tree Protection Plan in accordance with Section 4.2.5.

3. A *Vegetation Compensation Plan* shall be required for the replacement of all healthy non-invasive trees measuring over 10 cm dbh, 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*.

#### 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 through *development* and *site alteration*.
2. The *Vegetation Compensation Plan* shall identify, to the satisfaction of the City, where the replacement vegetation 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, including lands 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 vegetation 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 indigenous 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 any *development* or *site alteration*.
5. A *Vegetation Compensation Plan* is required to be implemented through on site or off site plantings or cash in lieu equal to the

value of the replacement vegetation will be required by the City.

#### 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, private landowners and community organizations.

##### 4.1.10.2 Policies

###### 4.1.10.2.1 Invasive Species

1. Management and control of non-indigenous and *invasive species* will be undertaken on City owned and managed properties.
2. Plantings on municipal properties shall be indigenous species where feasible and appropriate, except where harsh environmental conditions would limit their survival.
3. Management and control of non-indigenous, *invasive species* is encouraged on lands owned by other public agencies and utilities.
4. Plans prepared in conjunction with *development* and *site alteration* applications will require indigenous plants, trees and shrubs except where harsh environments conditions would limit their survival.
5. Indigenous species will be encouraged on private lands and particularly on 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 the 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* and the Urban Forest.

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. Opportunities for plant rescue activities for plants, other than those identified for habitat protection in accordance with the *Significant Natural Area* and *Natural Area* policies will be encouraged. Such rescue activities may only occur with the consent of the land owner and only in situations where the plant is within an area approved for *development* in accordance with the *Significant Natural Area* and *Natural Area* policies of this Plan, and under the supervision of a professional in the field of Botany.
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* and the Urban Forest.

#### 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 stormwater 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 and the Urban Forest*.
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 Study Requirements

### 4.2.1 Objectives

- a) To ensure that EIS, EAs 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 result in negative-impacts, in the short term or long term to 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 in the planning and implementation 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.

### 4.2.2 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 4, 4A through 4E), or *Subwatershed Plans* may be refined or updated through new or more detailed

information brought forward through EIS in accordance with the provisions of this Plan.

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 where *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 EIS shall be prepared and submitted to the City in support of *development* and *site alteration* that is proposed within or adjacent to the *natural heritage features* identified on Table 4.1.
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 EIS and Environmental Implementation Report (EIR) has been reviewed and approved by the City, in consultation with the Environmental Advisory Committee, and where applicable the GRCA, and a provincial ministry or agency.
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) EIS;
  - ii) EIR;
  - iii) EA; and
  - iv) Detailed EIS completed in conjunction with Secondary Plans.
10. An EIS and EIR 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 City's Environmental Advisory Committee, the GRCA 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, GRCA, and provincial ministry or agency, as applicable.
12. EIS and EIRs shall be completed in accordance with Guidelines prepared by the City, as updated from time to time and approved by the City.
13. Additional studies may be required to be submitted in conjunction with an EIS and/or EIR as determined by the City and in accordance with the complete application provisions of this Plan.

#### 4.2.3 Environmental Impact Studies (EIS)

1. The EIS 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) a description of the *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 heritage 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 groundwater 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 City's Environmental Advisory Committee, the GRCA or any provincial ministry or agency that is considered necessary to assess the potential impact of the proposed development or site alteration.

2. The EIS supplements and provides more detail than the broader watershed and subwatershed studies.

#### 4.2.4 Environmental Implementation 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 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, stormwater management facilities and the protection of natural heritage system and the associated ecological and hydrological 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.

#### 4.2.5 Tree Inventory and Tree Preservation Plan

1. Tree Inventory and Tree Preservation Plans shall as a minimum include:
  - i) a Tree Inventory measuring all trees over 10 cm diameter at breast height (dbh), including the size, species composition and health, and indigenous shrubs in accordance with the City's tree inventory guidelines;
  - ii) a Tree Preservation Plan identifying healthy indigenous, and non-invasive trees to be protected, including those

- iii) that may be transplanted (e.g. smaller specimens); the protective measures required for tree protection during construction; and
- iv) measures for avoiding disturbance to any breeding birds during construction.

### 4.3 Watershed Planning and 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. The City employs a *watershed*/subwatershed based planning approach to inform broader scale natural heritage, land use and infrastructure planning policy. The City emphasizes water resource protection and conservation, ensuring long term safety and security through the identification of potential quality and quantity threats to surface water and *groundwater* resources. Additional measures to protect the City’s existing and future sources of water supply are anticipated through the development and implementation of a Source Protection Plan.

#### Objectives

- a) To use a *watershed*/subwatershed planning systems approach to inform the identification, evaluation and protection of the natural environment.
- 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 stormwater drainage in order to maintain or enhance the water resources of the City.
- d) To use stormwater management to assist in regulating the quantity and quality of stormwater run-off to receiving natural watercourses, wetlands and recharge facilities.
- e) To work with the Grand River Conservation Authority and Lake Erie Source Protection Committee to develop a Source Protection Plan.

Comment [MM87]: Existing OP 6.2 a reworded

Comment [MM88]: Existing OP 4.3c reworded to add “improve or restore”

Comment [MM89]: Existing OP 4.3d)

Comment [MM90]: Existing OP 4.3e) reworded changes “utilize” to “use”

#### 4.3.1 Watershed Planning

- 1. The City will use *watershed*/subwatershed planning as a basis for environmental, land use and infrastructure planning. Subwatershed planning informs the *Natural Heritage System* and may 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.

Comment [MM91]: Existing OP 6.2.1 and 6.2.2 revised

2. The City will work with the Grand River Conservation Authority, stakeholders and other agencies to develop and implement *watershed*, subwatershed, master drainage and Stormwater Management Plans. Comment [MM92]: Existing OP 4.3.10 revised
3. *Watershed/subwatershed* studies will be used:
- i) to identify *surface water features, groundwater features, hydrologic functions* and *natural heritage features* and linkages which are necessary for the ecological and hydrological integrity of the *watershed*; Comment [MM93]: New from PPS 2.2.1 c)
  - ii) to ensure linkages and related functions among *surface water features, groundwater features, hydrologic functions* and *natural heritage features* are maintained; Comment [MM94]: New from PPS 2.2.1 e)
  - iii) as the basis for stormwater management plans, augmenting *natural heritage feature* protection, *restoration* and enhancement where applicable and the requirements for major municipal *infrastructure*;
  - iv) to provide guidance for monitoring, mitigation measures and alternative development approaches 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 Comment [MM95]: New based on PPS 2.2.2
  - v) to inform and assist in the land use planning process.
4. Planning studies and *development* applications will take into account the recommendations of *watershed/subwatershed* studies and related master plans. Schedule 4A displays the *surface water features* of the City including its rivers, creeks and wetland areas. Comment [MM96]: Existing OP 6.2.3 revised
5. The City will establish environmental monitoring programs within *watershed* and subwatershed planning areas of the City, with community partners and appropriate government agencies including the Grand River Conservation Authority. These monitoring programs will: Comment [MM97]: Existing OP 6.2.4 reworded
- i) assess impacts on *natural heritage features* and *ecological functions* during construction;
  - ii) assess longer term impacts on *natural heritage features* and *ecological functions* through benchmarking studies; and
  - iii) assist in identifying corrective or mitigation measures in instances where *negative impacts* to *natural heritage features* and *ecological functions* have been identified.
6. The findings and recommendations of *watershed/subwatershed* studies and *Environmental Impact Studies* may be used for initial benchmarking for monitoring and implementation of mitigation measures. Comment [MM98]: Existing OP 6.2.5 revised

7. Through the *development* review process for lands within *watershed* and subwatershed planning areas, the City will encourage *development* proponents to prepare information devices including signage, homeowner brochures and other similar means that will assist in explaining the ecosystem approach used to protect the City's *Natural Heritage System*.

Comment [MM99]: Existing OP 6.2.7 reworded

#### 4.3.2 Water Resource Protection and Conservation

1. The City will protect, improve or restore the quality and quantity of water by:

- i) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
- ii) implementing necessary restrictions on *development* and *site alteration* to protect all municipal drinking water supplies and designated *vulnerable* areas;
- iii) promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and
- iv) ensuring stormwater management practices minimize stormwater volumes and contaminant loads.

Comment [MM100]: New PPS 2.2.1

2. Reduction in water consumption will be encouraged through upgrading/retrofitting of existing buildings and facilities. The City may require a Water Conservation Efficiency Study in conjunction with new *development*.

Comment [MM101]: New OPA 39

3. Landscaping and maintenance practices that minimize water consumption and reduce the use of potable water for irrigation associated with *development* are encouraged.

4. The use of potable water for outdoor watering is discouraged.

5. The City will increase the use of low maintenance and drought tolerant landscaping at municipal facilities.

6. The City will encourage and implement *Low Impact Development* (LID) where appropriate.

7. Alternative water supply and demand management systems such as rain water harvesting and grey water reuse is encouraged throughout the city and in all new *development*.

Comment [MM102]: New from Water Conservation and Efficiency Strategy Update (WCEU)

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

Comment [MM103]: Existing OP 4.3.4 with water added after surface

9. The City will ensure that *development* activities do not impair the future ability of the area's *groundwater* and surface water

Comment [MM104]: Existing OP 4.3.5

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.

10. *Development shall be restricted in or near sensitive surface water features and sensitive groundwater features and tributaries 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 to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.*

Comment [MM105]: New PPS 2.2.2

11. The City will implement the recommendations of the Water Conservation and Efficiency Strategy Update (2009) or successor thereto.

Comment [MM106]: New. Water Conservation and Efficiency Strategy Update 2009

#### 4.3.3 Source Protection

Source protection planning is designed to protect existing and future sources of municipal drinking water thereby safeguarding human health and the environment. A Source Protection Plan is being developed by the Lake Erie Source Protection Committee. The Source Protection Plan will place restrictions on land use activities within Wellhead Protection Areas, Intake Protection Zones and Issues Contributing Areas. Once approved by the Ministry of the Environment, the Source Protection Plan policies will be incorporated into this Plan. In the interim, the City will continue to place restrictions on land use activities that have the potential to impact the City's water supply and may implement risk management measures required by the *Clean Water Act*.

1. The entire City area is considered to be a recharge area for municipal drinking water supply. To protect this valuable water resource, the City will introduce conditions of *development* approval that:

Comment [MM107]: Existing OP 4.3.6 reworded

i) protect wetlands and other areas that make significant contributions to *groundwater* recharge;

Comment [MM108]: Existing OP 4.3.6 a)

ii) ensure that stormwater management systems protect water quality and quantity;

Comment [MM109]: Existing OP 4.3.6 b)

iii) prohibit the extraction of mineral aggregates in significant *groundwater* recharge areas;

Comment [MM110]: Existing OP 4.3.6 c)

iv) require all storage and handling of liquid waste, petroleum, fuels, solvents, fertilizers and related chemicals be provided for in properly designed and engineered containment areas in accordance with all applicable policies, guidelines, technical standards and legislation;

Comment [MM111]: Existing OP 4.3.6 d) Revised.

v) restrict the placement of underground chemical/fuel storage tanks;

Comment [MM112]: Existing OP 4.3.6 f) reworded

vi) require impact studies and risk management plans where proposed *development* has the potential to affect the quantity or quality of *groundwater* resources;

Comment [MM113]: Existing OP 4.3.6 e) reworded

- vii) require that contaminated properties be restored to the appropriate condition in compliance with applicable Provincial legislation and regulations;
- viii) 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, waste disposal facilities, asphalt and concrete batching plants, the storage or processing of chemical products, gasoline or oil depots and service stations, and vehicle salvage, maintenance, service yards and other activities identified as significant drinking water threats; and
- ix) may require risk management measures for specific land uses and prescribed drinking water threat activities, in Wellhead Protection Areas A, B and C identified on Schedule 9.

Comment [MM114]: Existing OP 4.3.6 g) reworded

Comment [MM115]: Existing OP 4.3.6 h) reworded

Comment [MM116]: New

2. The City’s Wellhead Protection Areas, Intake Protection Zones and Issues Contributing Areas extend into the County of Wellington and the Region of Halton. The City will work co-operatively with the upper and lower tier municipalities within Wellington County and Halton Region to develop source protection policies to ensure the long-term protection of the water resources of all these municipalities.
3. The City may require that technical studies be prepared by a qualified professional to assess and mitigate the potential impacts of a proposed *development* application within the City’s wellhead protection areas as part of a complete application. These studies may include but are not limited to a Disclosure Report, detailed Hydrogeological Study and a Spill Prevention and Contingency Plan.
4. Interim Risk Management Plans may be required to reduce the risk of significant drinking water threat activities identified through the Assessment Reports or by other means.

#### 4.4 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 and include contaminated sites and *mineral aggregate operations*. *Development* on or adjacent to former *landfill sites* or potentially contaminated sites must be carefully managed to reduce risks to human and environmental health.

Natural and human made hazards may result in constraints to *development* on affected and *adjacent lands*. Precautionary and proactive policy that directs and manages *development* within or adjacent to these areas is intended to ensure safety and prevent loss of life, reduce property damage, limit social disruption and minimize public and private expenditures.

#### 4.4.1 Floodplains

*Development or redevelopment* is not permitted within the *regulatory floodplain* because of inherent dangers, such as loss of life, property damage and social disruption, should flooding occur, except in special circumstances where the general prohibition of new *development or redevelopment* in *floodplain* areas of historic communities is not practical. The One Zone area is used in those instances where the City prohibits *development* within the entire *floodplain* area. The One Zone areas are identified in association with rivers and creeks throughout the City where buildings/structures generally do not currently exist within the *floodplain*.

Two Zone and Special Policy Area provisions may be selectively applied where *development, redevelopment* and rehabilitation of buildings and structures in these areas is considered vital to the continued economic and social viability of the City. The Province, in co-operation with the Grand River Conservation Authority and the City, has established Two Zone and Special Policy Areas within the City. In Two Zone and Special Policy Areas, the *floodway* and *flood fringe* areas are clearly delineated and the policies allow for *development and redevelopment* provided it meets the specific area *flood* proofing requirements.

Comment [MM117]: Based on Existing OP 7.14 SPA preamble

#### Objectives

- a) To minimize conditions which may be hazardous to human life or may cause significant property damage due to flooding.
- b) To prevent the creation of new hazards caused by *development* within *flood plains* in new growth areas of the city and ensure existing hazards are not aggravated.
- c) To recognize existing *development* within the *flood plain*, and where *flooding hazards* will not be aggravated, provide for infill and *redevelopment* within the approved Two-Zone and Special Policy Areas.

Comment [MM118]: Existing OP 7.14 a)

Comment [MM119]: Existing OP 5.2 b) reworded

Comment [MM120]: Existing OP 5.2 c) and 7.14 b) reworded

#### Policies

1. Lands adjacent to rivers and streams within the City may be subject to flooding conditions. The areas subject to flooding are defined by the *Regulatory Flood* and delineated by the Grand River Conservation Authority as identified One Zone, Two Zone and Special Policy *flood plain* areas on Schedule 5.
2. The One Zone policy for *flood plain* management will be applied to all *flood plains* except where a Two Zone policy or Special Policy Area is designated through this Plan.
3. *Development* within *flood plain* areas shall be consistent with the *flood plain* and riverine *flooding hazard* policies and regulations of the Grand River Conservation Authority, as amended from time to time as well as the provisions of this Plan.

Comment [MM121]: Based on existing OP 5.2.1.

Comment [MM122]: Existing OP 5.2.2 revised

4. *Development* shall generally be directed to areas outside *hazardous lands* adjacent to rivers, streams and inland lake systems which are impacted by *flooding hazards* and/or *erosion hazards* except as provided for in the Two Zone and Special Policy Area policies.

Comment [MM123]: New from PPS 3.1.1

5. *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.

Comment [MM124]: New from PPS 3.1.2d

6. 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, *development* and *redevelopment* may be allowed within portions of the *floodway* and the *flood fringe*, subject to the provisions of this Section.

7. The following uses shall not be permitted within the *Regulatory Floodplain* including the Two Zone and Special Policy Areas:

Comment [MM125]: From PPS 3.1.4

- i) institutional uses associated with hospitals, *nursing homes*, pre-school, school nurseries, child care centres 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 a result of flooding, the failure of *floodproofing* measures and/or protection works, and/or erosion;
- ii) *essential* emergency service such as that provided by 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, and/or erosion; and
- iii) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

8. 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 *floodplain* area.

9. 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 of *flood* within the *floodplains*.

Comment [MM126]: Existing OP 5.2.5.

10. 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.

Comment [MM127]: Existing OP 5.2.6.reworded to change name of plan

11. The City will continue to co-operate with the Grand River Conservation Authority in the operation of the Grand River watershed flood warning system.

Comment [MM128]: Existing OP 5.2.7

12. The floodlines, that delimit the floodplains of this Plan, may be revised by amendment to this Plan where more current mapping becomes available or where flood control or other works alter or eliminate the flood prone area.

Comment [MM129]: Existing OP 5.2.8

13. Notwithstanding policy 4.4.1.12, minor refinements to the regulatory floodlines can be made without an amendment to this Plan.

### One Zone Floodplain

14. No development is permitted within the One Zone Floodplain areas of the City.

Comment [MM130]: Existing OP 5.2.3  
1

15. Notwithstanding policy 4.4.1.14, minor additions or alterations to existing residential, industrial, commercial and institutional buildings or structures and non-habitable accessory buildings or structures may be permitted in accordance with the Grand River Conservation Authority regulations made under the Conservation Authorities Act, and the provisions of this Plan.

16. The following passive uses may be permitted in the One Zone Flood Plain subject to the applicable provisions of this Plan:

Comment [MM131]: Existing OP  
5.2.3.2 reworded

- i) outdoor recreation, excluding buildings and structures;
- ii) open space and conservation areas;
- iii) wildlife sanctuaries;
- iv) nurseries and forestry; and
- v) urban agriculture, excluding buildings and structures.

17. This Plan does not imply that One Zone Floodplain lands are open to the general public or that such lands will be purchased by the City, or any other public agency.

Comment [MM132]: Existing OP  
5.2.3.3

### Two Zone Floodplain

The Two Zone floodways of the Speed and Eramosa Rivers are defined as a component of the Significant Natural Areas designation. For a more specific definition of their extent, reference can be made to Schedule 5 where the floodway is illustrated.

Comment [MM133]: Existing OP  
7.14.2 reworded

18. No development is permitted within the floodway; however, existing buildings/structures within the floodway will be recognized as legal non-conforming.

Comment [MM134]: Existing OP  
7.14.2.1

19. The *floodway* may be used for:

- i) outdoor recreation, including small, municipal ancillary buildings and structures (e.g. picnic shelters) provided that damage potential is minimized and proposed structures will not affect the hydraulic characteristics of the *flood plain*;
- ii) open space and conservation areas;
- iii) wildlife sanctuaries;
- iv) nurseries and forestry; and
- v) *urban agriculture*, excluding any buildings and structures

Comment [MM135]: Existing OP 7.14.2.2 Reworded to add urban agriculture

20. 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.

Comment [MM136]: Existing OP 7.14.2.3

21. *Floodway* lands will be zoned in an appropriate hazard category in the implementing *Zoning By-law*.

Comment [MM137]: Existing OP 7.14.2.4

22. In spite of policies 4.4.1.18 and 4.4.1.19, the use of lands described as Part of Lots 1 and 2, Concession 2, Division "D", more particularly described as Parts 7, 8, 9, 10, 11 and 12, Reference Plan 61R-5491, being lands located on the north side of Woodlawn Road East and along the west side of the Speed River, shall be extended to include three additional land uses as follows: a private road; a day use parking area at the existing grade; a dry land access road bed to service the senior citizen's residential project located to the east.

Comment [MM138]: Existing OP 7.14.2.5 with updated policy references

23. The Two Zone *flood fringe* for the Speed and Eramosa Rivers is defined as the lands that lie outside the *floodway* but within the *regulatory floodlines* as identified on Schedule 5.

Comment [MM139]: Existing OP 7.14.3. Reworded

24. *Development/redevelopment* may be permitted within the *flood fringe* subject to the use, building and/or structure being *floodproofed* to the *regulatory flood level* as required by the Grand River Conservation Authority.

Comment [MM140]: Existing OP 7.14.3.1

25. The permitted uses established for the Land Use designations on Schedule 2 may be permitted within the *flood fringe* subject to the Two Zone and Special Policy Area policies and the general prohibitions outlined in policy 4.4.1.7 within the *regulatory floodplain*. These lands will be zoned in the appropriate categories of the implementing *Zoning By-law*.

Comment [MM141]: Existing OP 7.14.3.2 revised

### Special Policy Area (S.P.A.) Floodplain

26. Within the 'Special Policy Area (S.P.A.) Floodplain', identified on Schedule 5 of this Plan, 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

Comment [MM142]: Existing OP 7.14.4.reword to reflect new schedules

*flood* risk permits the *development* of a limited amount of new buildings and structures on these lands.

- 27. The permitted uses within the 'S.P.A. Floodplain' are established by the land use designations shown on Schedule 2, subject to the prohibited uses outlined above in the General Floodplain policies. In addition, policy 4.4.1.7 is applicable within the 'S.P.A. Floodplain'. Comment [MM143]: Existing OP 7.14.4.1 reworded
- 28. *Development/redevelopment* is not permitted within the *floodway*. Comment [MM144]: Existing OP 7.14.4.2
- 29. Within the 'S.P.A. Floodplain' hotels and motels may only be permitted if the use can be *floodproofed* to the *regulatory flood level* and *safe access* can be provided. Comment [MM145]: Existing OP 7.14.4.3 reworded
- 30. Within the 'S.P.A. Floodplain' service stations, gas bars and other uses involving the manufacture, disposal, consumption or storage of chemical, flammable, explosive, toxic, corrosive or other dangerous materials shall not be permitted. Comment [MM146]: Existing OP 7.14.4.4 reworded
- 31. Within the 'S.P.A. Floodplain' 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. Comment [MM147]: Existing OP 7.14.4.5 reworded
- 32. The City's implementing *Zoning By-law* will outline specific use and building regulations for lands within the 'S.P.A. Floodplain'. Comment [MM148]: Existing OP 7.14.4.5 reworded
- 33. *Floodproofing* shall be required for all forms of building activity within the 'S.P.A. Floodplain' to the satisfaction of the City and the Grand River Conservation Authority. The following will give guidance to the *floodproofing* requirements:
  - i) any new building or structure shall be designed such that its structural integrity is maintained during a *regulatory flood*. In spite of 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*; Comment [MM150]: Existing OP 7.14.5.1
  - ii) various forms of *floodproofing*, as specified by the Province, may be used to achieve the necessary *floodproofing* requirements of this Plan; and Comment [MM151]: Existing OP 7.14.5.2 reworded
  - 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*. Comment [MM152]: Existing OP 7.14.5.3

## Floodproofing Requirements for Residential Uses within the 'S.P.A. Floodplain'

34. In addition to the requirements of policy 4.4.1.33, the following policies apply to the *renovation* of, *intensification* of, *conversion* to, *development* and *redevelopment* of residential uses.
1. *Renovation* of existing residential buildings may be permitted provided any new *habitable floor space* is no lower than the elevation of the existing ground floor level.
2. *Residential intensification*, comprising 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 the new building or structure is *floodproofed* to an elevation no lower than one metre below the *regulatory flood level*; and:
- 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*;
  - mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*;
  - basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the *regulatory flood level*. In instances where this 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
  - 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*:
- 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*;
  - mechanical, electrical and heating equipment will be located no lower than one metre below the *regulatory flood level*; and
  - access is available to the site at an elevation no lower than one metre below the *safe access* level.

Comment [MM153]: Existing OP 7.14.6; policy reference updated

Comment [MM154]: Existing OP 7.14.6.1 reworded "shall" changed to "may"

Comment [MM155]: Existing OP 7.14.6.2 reworded "shall" changed to "may"

Comment [MM156]: Existing OP 7.14.6.3 reworded "will" changed to "may"

4. *Development/redevelopment of new residential units, excluding forms of residential intensification noted in policy 4.4.1.34.2 may be permitted provided that the new building and related structures are floodproofed to the regulatory flood level; and:*

**Comment [MM157]:** Existing OP 7.14.6.4 reworded "shall" changed to "may"

- i) the *habitable floor space* of any new residential unit is constructed to an elevation equal to or greater than the *regulatory flood level*;
- ii) windows, doors and other building openings for any new residential unit will be located above the *regulatory flood level*;
- iii) mechanical, electrical and heating equipment for any new residential unit will be located above the *regulatory flood level*;
- iv) access is available to the site at an elevation no lower than one metre below the *safe access level*; and
- v) unenclosed parking facilities shall be located at or above an elevation of the *100 year flood level* and enclosed facilities shall be *floodproofed* to the *regulatory flood level*.

#### **Floodproofing Requirements for Non-Residential Uses within the 'S.P.A. Floodplain'**

35. In addition to the requirements of policy 4.4.1.33 the *renovation of, conversion to and development/redevelopment* of non-residential uses may be permitted provided that:

**Comment [MM158]:** Existing OP 7.14.7 reworded "shall" changed to "may"

- 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*.

#### **Other General Policies Applicable to the Two Zone Floodplain and the 'Special Policy Area Floodplain'**

36. 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 Flood Plain', a permit from the Grand River Conservation Authority, pursuant to regulations made under the *Conservation Authorities Act* will be required.

**Comment [MM159]:** Existing OP 7.14.8 reworded

1. Building permit applications will be administered in phases, including a foundation permit and a building permit.

**Comment [MM160]:** Existing OP 7.14.8.1

2. 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.

**Comment [MM161]:** Existing OP 7.14.8.2

3. 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.

Comment [MM162]: Existing OP 7.14.8.3

#### 4.4.2 Erosion Hazards and Hazardous Sites

Comment [MM163]: Existing OP 5.3 introduction revised

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 building/property development design stage.

The City's *Natural Heritage System* identified on Schedule 4 incorporates those *erosion hazards*, steep slopes and unstable soils that are delineated and mapped by the Grand River Conservation Authority. Additional *erosion hazards* and steep slopes may be identified according to the policies of this Section.

##### Objectives

a) To identify situations where human life safety and the protection of property may be jeopardized due to erosion, steep slopes or *hazardous sites*.

Comment [MM164]: Existing OP 5.3a) reworded

b) To promote proper design for *development* that reduces the potential for building/property damage or the creation of unsafe conditions.

Comment [MM165]: Existing OP 5.3 b)

##### Policies

1. *Development* will generally be directed outside *erosion hazards*, steep slopes or *hazardous sites*.
2. *Development* within *erosion hazards*, steep slopes or *hazardous sites* may only be permitted where a site-specific Geotechnical Report, Soils Stability and Geotechnical Analysis, or engineering assessment based on established provincial guidelines or engineering standards 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, where applicable, that:
  - i) there is no reasonable alternative to avoiding the hazard;
  - ii) the proposed *development* is not subject to a erosion or flooding;
  - iii) there is no impact on existing and future slope stability;
  - iv) the risk of creating new *hazards* related to flooding or erosion or aggravating existing *hazards* is negligible;
  - v) the potential of increased loading forces on the top of the

- v) 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.

Comment [MM166]: Existing OP 5.3.5 c)

3. The Geotechnical Report or Soils Stability and Geotechnical Analysis shall identify the slope hazard and the design/engineering works required to ensure slope stability, positive stormwater 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, where applicable.
4. Setbacks from *erosion hazards*, steep slopes or *hazardous sites* will be determined through required technical studies to the satisfaction of the City and the Grand River Conservation Authority, where applicable, in accordance with regulations made under the *Conservation Authorities Act*, as amended from time to time.
5. Certain lands in low-lying areas of the City may have unstable soils, such as organic (muck) soils or peat. These unstable soil land areas are usually associated with wetland areas. *Development* shall not be permitted in these areas except as permitted by the provisions of the *Natural Heritage System* Section of this Plan. For lands outside the *Natural Heritage System*, hazards associated with unstable soils shall be addressed in accordance with policies 4.4.2.2, 4.4.2.3 and 4.4.2.4.
6. Updated or more detailed mapping of *erosion hazards*, steep slopes or *hazardous sites* may be prepared from time to time by the Grand River Conservation Authority and will be incorporated through amendment to this Plan.
7. The extent of *hazardous sites* may be required to be field verified and staked as part of study in support of *development*, to the satisfaction of the City, in consultation with the Grand River Conservation Authority, as applicable. Once confirmed in the field, and approved by the City, boundaries of *erosion hazard*, steep slopes and unstable soils shall be required to be accurately surveyed and illustrated on all plans submitted in support of *development*. Such boundary interpretations will not require an amendment to this Plan. Minor refinements to the boundaries may be made on the basis of Grand River Conservation Authority's criteria for identification without an amendment to this Plan.
8. Areas within the built up portion of the City with slopes greater than 20% may also be required to prepare a Soils Stability and

Comment [MM167]: Existing OP 5.3.3. Revised

Geotechnical Analysis or engineering assessment by a qualified geotechnical engineer, that ensures slope stability, positive storm drainage and public safety are addressed, to the satisfaction of the City and the Grand River Conservation Authority.

#### 4.4.3 Landfill Constraint Area

The former Eastview Landfill site and lands containing landfill or affected by abandoned *landfill sites* are identified as a Landfill Constraint Areas on Schedule 5. Should additional former *landfill sites* be identified, the policies of this section shall apply.

##### 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 re-use, where feasible.
- b) To restrict or control *development* on lands containing landfill (solid waste) or adjacent to these areas.
- c) To ensure surface and *groundwater* resources are protected from contamination from existing or former *landfill sites*.

Comment [MM168]: Existing OP 5.5 a) reworded

##### Policies

- 1. Notwithstanding the designated land use identified on Schedule 2, future *development* may be restricted or controlled on lands on, or adjacent to lands identified as Landfill Constraint Areas.
- 2. Only those uses approved by the City pursuant to the *Environmental Protection Act*, will be permitted on lands that are used or have been formerly used for solid waste disposal purposes.
- 3. 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* can safely take place. This applies to, but is not limited to the construction of buildings, structures, underground utilities and services, as well as hard surface paving.
- 4. 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*.

Comment [MM169]: Existing OP 5.5.3 reworded

Comment [MM170]: Existing OP 5.5.3.1 reworded

Comment [MM171]: Existing OP 5.5.3.2

Comment [MM172]: Existing OP 5.5.3.3

5. *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*.

Comment [MM173]: New from Closure Plan (2003)

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

#### 4.4.4 Potentially Contaminated Properties

Potentially contaminated sites are properties where the environmental condition may have potential to cause *adverse effects* on human health, ecological health or the natural environment. To reduce potential risks associated with these sites, it is important to identify these properties and ensure that they are suitable or have been made suitable for the proposed land use(s) in accordance with provincial legislation, regulations and standards.

The policies in this section should not be interpreted as a commitment on the part of the City to identify all contaminated properties. Rather, these policies should be regarded as an effort to responsibly use available information in the *development* application review process to help ensure that *development* takes place only on properties where the environmental conditions are suitable for the proposed use of the property.

##### Objectives

- a) To encourage and facilitate safe *redevelopment* of contaminated sites.
- b) To establish requirements for the assessment of known and potentially contaminated properties.
- c) To establish requirements for the remediation of known contaminated properties.
- d) To ensure that contaminated properties are remediated to appropriate Provincial or risk-based standards allowing *development* only to take place on properties where the environmental conditions are suitable for the proposed use.
- e) To promote the *redevelopment*, restoration and revitalization of land and buildings located on potentially contaminated sites.
- f) To identify known and potentially contaminated properties that are eligible for financial assistance for environmental site assessment(s) and remediation through the City's Brownfields Redevelopment Community Improvement Plan.
- g) To protect, improve or restore the quantity and quality of the City's *groundwater* resources.

## Policies

1. The following list represents current or past activities on a property that may cause or that may have caused environmental contamination:
  - i) activities involved with the elimination of waste and other residues, including but not limited to *landfill sites* and waste management sites;
  - ii) industrial and commercial activities involving the treatment, storage, disposal or use of *hazardous substances*, including but not limited to petroleum (fuel and oil), pesticides, herbicides, metals, chemicals and solvents; and
  - iii) sites formerly used for transportation or utility purposes.
2. To assist in the determination of the potential for site contamination, the City may require proponents of *development* to document previous uses of a property or properties that are subject to a *development* application and/or properties that may adversely impact a property or properties that are the subject to a development application.
3. The City may require proponents of *development* to submit a Phase I or Phase II Environmental Site Assessment for a property or properties that are subject to a *development* application. The environmental site assessment(s) will be prepared:
  - i) in accordance with provincial legislation, regulations and standards and signed by a qualified person as defined by provincial legislation and regulations, as amended from time to time; or
  - ii) to the City's satisfaction.
4. The City will use all available information during the *development* application review process to identify potentially contaminated properties and to help ensure that *development* takes place only on properties where the environmental conditions are suitable or have been made suitable for the proposed use of the property.
5. Prior to any *development* approval being given on a property identified by the City as potentially contaminated, the City will:
  - i) require as a condition of *development* approval, written verification to the satisfaction of the City from a Qualified Person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation, regulations and standards, including where required by the City or provincial legislation and/or regulations, filing of a Record of Site Condition (RSC) signed by a Qualified Person in the Environmental Site Registry, and submission to the City of written

- acknowledgement from the Ministry of Environment specifying the date that said RSC was filed in the Environmental Site Registry; or
- ii) establish conditions of approval for *development* applications to ensure that satisfactory verification of suitable environmental site condition is received as per policy 4.4.4.5 i).
6. The City may use the holding provisions of this Plan to ensure that satisfactory verification of suitable environmental site condition is received as per policy 4.4.4.5 i).
7. Where the City determines that an independent peer review of the Environmental Site Assessment(s) is required, the City shall retain a qualified professional to undertake this review at the expense of the proponent.
8. It is the intent of the City that all RSCs filed in relation to Policy 4.4.4.5 i) meet 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, and where a risk assessment approach is used for the purposes of filing a RSC in relation to Policy 4.4.4.5 i), the risk assessment must demonstrate that the City's raw drinking water sources for its drinking water system are adequately protected such that there is no potential for *an adverse effect*.
9. Where the City is deeded land for public highways, road widenings, parkland, stormwater management, *easements* or for any other use, the City may 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 property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation, regulations and standards, including where required by the City or provincial legislation and/or regulations, filing of a RSC signed by a Qualified Person in the Environmental Site Registry, and submission to the City of written acknowledgement from the Ministry of the Environment specifying the date that said RSC was filed in the Environmental Site Registry.
10. The policies of this section 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*.
11. The City will continue to encourage investigation, remediation and *redevelopment* of contaminated sites through implementation of

the City's Brownfield Redevelopment Community Improvement Plan.

#### 4.4.5 Noise and Vibration

It is the policy of the City to minimize land use conflicts between *sensitive land uses* and uses that create noise and vibration. The guidelines of the Ministry of Environment will be applied to promote compatible development between *sensitive land uses* and uses that create noise and vibration.

Comment [MM174]: Existing OP 8.2.31 reworded

Specific land uses including but not limited to: rail yards, railways, highways, *transportation corridors* and *employment areas* may create noise and vibration. The following policies apply to both proposed new stationary sources of noise or vibration in proximity to *sensitive land uses* and to new *sensitive land uses* in proximity to an existing source of noise or vibration.

##### Objective

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

##### Policies

1. The City may require a Noise Impact Study or Vibration Study for *development* applications that propose to establish or expand *sensitive land uses* in proximity to existing or planned sources of noise or vibration including *transportation corridors*, certain industrial facilities or aggregate operations.
2. Any *development* application to establish or expand a use that generates a stationary source of noise or vibration that could impact existing or planned *sensitive land uses* may be required to undertake a Noise Impact Study or Vibration Study.

3. Where required, a Noise Impact Study shall:

Comment [MM175]: Existing OP 8.2.31.1 reworded

- i) be prepared by qualified professional(s);
- ii) identify the total noise impact on the site from all sources;
- iii) demonstrate whether noise control measures are needed to meet all applicable guidelines and standards; and
- iv) be prepared to the satisfaction of the City, in consultation with the Ministry of the Environment.

4. As a condition of *development* approval, and where a Noise Impact Study shows a need, a *development* proponent shall have a detailed Acoustical Design Study prepared and submitted to the City for approval. In the review of acoustical design studies, the City may consult with the Ministry of the Environment and the

Comment [MM176]: Existing OP 8.2.31.1b) reworded

owners or operators of the adjacent *transportation corridor* or stationary source. The City may require conditions to a subdivision or *development* agreement to address the recommendations of the Acoustical Design Study.

5. Consideration will be given to adequate vibration attenuation required to buffer *sensitive land uses* including residential, residential care and other institutional uses within 75 metres of a railway line.

Comment [MM177]: Existing OP 8.2.31.2 reworded

6. A Vibration Study, prepared by a qualified professional(s), will be submitted with all *development* applications that may be impacted by vibration. The study shall be submitted to the City and shall indicate any vibration impact and the mitigation measures to be applied.

Comment [MM178]: Existing OP 8.2.31.2 a reworded

7. Where the Vibration Study identifies a need, attenuation measures acceptable to the City shall be provided for in a subdivision or *development* agreement. In the review of vibration studies, the City may consult with the Ministry of the Environment.

Comment [MM179]: Existing OP 8.2.31.2 b) reworded

8. 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.

Comment [MM180]: Existing OP 8.2.31.3.

9. 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.

Comment [MM181]: Existing OP 8.2.31.4

10. 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.

11. Guelph Junction Railway will be consulted on *development* applications that may be impacted by normal railway operations. *Development* approval conditions will be required to meet the noise and vibration requirements of the Guelph Junction Railway, where applicable.

#### 4.5 Mineral Aggregate Resources

The City recognizes that mineral aggregates are valuable non-renewable resources that are required for most types of construction. Within the corporate boundaries of the City there are limited *deposits of mineral aggregate resources* remaining. These limited deposits are however, generally small, isolated and/or already constrained by existing and approved land uses and therefore do not

warrant protection from incompatible *development*. However, the City encourages the recovery and use of these resources, where feasible, in conjunction with *development* of the lands.

There are high quality aggregates in areas outside the City boundary that are being extracted and will continue to be extracted in the future. The County of Wellington and Region of Halton Official Plans both identify and protect *mineral aggregate resources* in proximity to the City. The City will work with the Province, neighbouring municipalities and the mineral aggregate industry to ensure that *mineral aggregate operations* are planned to ensure the protection and maintenance of *natural heritage systems*, water resources including the City's drinking water supply, public health and the City's cultural heritage resources.

### Objectives

- a) To encourage the recovery of *mineral aggregate resources* in conjunction with *development*.
- b) To ensure that *mineral aggregate operations* in neighbouring municipalities protect the natural environment and the public health and safety of Guelph and will not impact existing or planned development.

### Policies

- 1. The City supports and encourages the recovery of *mineral aggregate resources* in conjunction with *development*, where feasible.
- 2. The City recognizes that a licensed *mineral aggregate operation* exists partially within the City, south of the Speed River, west of the Hanlon Expressway and north of College Avenue. The lands within the City are designated Reserve Lands on Schedule 2.
- 3. Several existing *mineral aggregate operations* are located in proximity to the City. The City will work with the licence holders, neighbouring municipalities and the Province to ensure that these sites are operated in a manner that protects City interests including matters of water supply, public health, safety and environmental impact.
- 4. The City will monitor, review and comment on applications for new or expanded *mineral aggregate operations* in neighbouring municipalities that are in proximity to the City. The following matters will be considered:
  - i) the impact on adjacent land uses, residents and public health and safety;
  - ii) the impact on the physical environment;
  - iii) the impact on the capabilities for other land uses to be established by the policies of this Plan;
  - iv) the impact on the transportation system;
  - v) the impact on any existing or potential *groundwater* resource areas and on any existing or potential drinking water sources;

Comment [MM182]: From PPS 2.5.2.3

Comment [MM183]: Existing OP 5.4.2.4 revised

Comment [MM184]: Existing OP 5.4.2.4 e) revised

- vi) the possible effect on the water table or surface drainage patterns;
- vii) the manner in which the operation is proposed to be carried out including the estimated time for completion of the extraction work;
- viii) the nature of rehabilitation work and that the proposed after use of the property is compatible with surrounding existing and planned land uses;
- ix) the effects on *natural heritage features and cultural heritage resources*; and
- x) any other matters deemed relevant by the City.

**Comment [MM185]:** Existing OP 5.4.2.4 h) revised as per MNR comments

**Comment [MM186]:** Existing OP 5.4.2.4 i) split into two

5. Asphalt plants, concrete plants, aggregate transfer stations and similar related uses shall not be permitted within the City of Guelph.

**Comment [MM187]:** Existing OP policy 5.4.2.3

6. *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts are allowed without the need for an Official Plan Amendment, rezoning or development permit in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

**Comment [MM188]:** Existing OP policy 5.4.4 reworded

7. The City encourages the recycling and reuse of aggregates where appropriate.

#### 4.6 Climate Change

It is widely acknowledged that human activities are a significant contributor to global climate change. Foremost among these activities is the emission of greenhouse gasses when energy is generated from fossil fuels. Climate change is predicted to have significant negative impacts on human health and safety, property, the natural and cultural environment and the economy.

Addressing climate change requires two complementary sets of strategies: mitigation and adaptation. Mitigation involves actions to reduce greenhouse gas emissions and actions to reduce or delay climate change. Guelph's approach to mitigation is embedded throughout the City's Community Energy Plan (CEP) and throughout this Plan including policies addressing the *natural heritage system*, transportation, urban structure, urban design and land use.

Adaptation involves actions to minimize vulnerabilities to the impacts of climate change and includes planning and strategic decisions that anticipate changes in temperature, precipitation, severe weather and increased variability in these both globally and locally. Among other issues, climate adaptation is particularly important to infrastructure planning, *flood* protection, emergency management and planning for secure access to water and food.

##### Objective

- a) To increase community resiliency to climate change.

## Policies

1. The City will establish policies and undertake programs to target reducing annual greenhouse gas emissions by 60% from 2007 levels to 7 tonnes of carbon dioxide (equivalent) per capita by 2031.
2. The City shall work with partners in the community and other levels of government to prepare a comprehensive climate change adaptation strategy.
3. The City will implement urban design and development standards to reduce climate change impacts on public works and *infrastructure* including roads, bridges, water and wastewater systems and energy distribution systems.

Comment [MM189]: From CEP p. 18

### 4.7 Community Energy

In 2007 the City adopted the Community Energy Plan (CEP). The CEP outlines the City's path to climate change mitigation through reductions in energy consumption and greenhouse gas emissions while ensuring that Guelph has reliable, sustainable and affordable energy that will attract quality investment to the City. The Community Energy Initiative (CEI) encompasses Guelph's ongoing commitment to policy and programs to achieve the CEP.

This Plan, in conjunction with the Community Energy Plan (CEP), uses an integrated systems approach to create an over-arching vision and structure that demonstrates low carbon energy opportunities, viable sustainable transportation routes and nodes, potential for expanding open space and *employment areas* and appropriate housing densities. This integrated approach is essential to achieving many of the long-term goals of this Plan including climate change mitigation.

The CEP establishes progressive targets for both energy conservation and reduction in greenhouse gas emissions. Community energy, energy efficiency, environmental design and increasing the supply of energy through *renewable energy systems* and *alternative energy systems* will all contribute to achieving these goals. The CEP also recognizes that water conservation is a key contributor to meeting the City's energy goals. Policies regarding water conservation are addressed in Section 4.3 Watershed Planning and Water Resources.

#### 4.7.1 Corporate Leadership

##### Objectives

- a) To reduce the amount of energy used in the City.
- b) To demonstrate corporate leadership in energy conservation, innovation and renewable energy generation and distribution.
- c) To develop tools that assist in integrating land use, transportation and energy planning.

## Policies

1. The City will establish policies and undertake programs to target reducing Guelph's overall energy use by 50% from 2007 levels to 34 megawatt hours (equivalent) per capita by 2031.
2. Working with community partners, the City will plan to achieve the goals of the CEP by integrating land use, energy and transportation planning to address the four following interconnected areas of focus:
  - Local Renewable and Alternative Energy Generation;
  - Local Sustainable Transmission – *District Energy*;
  - Building End-Use Efficiency; and
  - Transportation – Urban Form/Density.
3. The City will consider how municipally funded investments contribute to meeting the goals of the CEP.
4. The City will support energy efficiencies by ensuring that municipal facilities are designed to demonstrate leadership in energy efficiency.
5. The City will aim to conserve energy through implementing programs including but not limited to those that:
  - i) establish minimum energy efficiency standards for new municipal facilities and major renovations to existing buildings.
  - ii) support infrastructure renewal and operational efficiencies within water and wastewater treatment and conveyance;
  - iii) undertake marketing and education initiatives;
  - iv) make suggestions for changes to the Ontario Building Code and regulations that accelerate and support energy efficiency standards in all built forms; and
  - v) establish green purchasing and sustainable green fleet procedures.
6. The City will set targets for, plan for, implement and monitor improvements in energy efficiency and greenhouse gas emissions associated with municipal assets.
7. The City will explore, develop and implement an integrated energy mapping tool that considers built form; the type, mix, density and distribution of land uses; the transportation system; energy supply planning and opportunities for *district energy*. It is anticipated that this tool will assist in understanding the interrelationships between land use, transportation and energy systems. It can be used to inform planning and contribute to achieving the goals of the CEP and this Plan.

Comment [MM190]: From CEP p. 116

Comment [MM191]: From CEP p. 13

8. The City will monitor its ongoing progress toward achievement of its community energy and climate change objectives including but not limited do:
  - i) CEP related investment in our economy;
  - ii) the reliability and cost of diverse energy, water and transportation services available to Guelph’s residents and businesses; and
  - iii) energy and water use and greenhouse gas emissions.

#### 4.7.2 Local Renewable and Alternative Energy Generation

The CEP establishes progressive targets for renewable and low or no carbon energy sources. To meet these targets, the City must enable and encourage *renewable energy systems* and *alternative energy systems* such as a combined heat and power systems or cogeneration systems which increase efficiencies by minimizing transmission losses and by using otherwise wasted heat for domestic water and space heating.

The *Green Energy and Green Economy Act* (GEGEA) streamlined approvals for most renewable energy projects and *exempts* them from *Planning Act* approvals. *Exempt* projects are managed through a Provincial approval process. Policies of this Plan that relate to *exempt* projects are not intended to prevent, restrict or regulate these systems or projects other than where certain provisions of the *Planning Act*, *Ontario Heritage Act* or other legislation under the City’s jurisdiction are deemed to apply.

##### Objective

- a) To encourage and facilitate local generation through *renewable energy systems* and *alternative energy systems*.

##### Policies

1. The City will encourage the development of *renewable energy systems* and *alternative energy systems* including combined heat and power plants subject to the policies of this Plan.
2. The City will establish policies and undertake programs that target meeting:
  - i) at least one quarter of Guelph’s total energy needs from local renewable sources by 2021; and
  - ii) at least 30% of Guelph’s electricity requirements with Combined Heat and Power by 2031.
3. The City will work jointly with the Province and public and private partners to investigate the feasibility, implications and suitable locations for *renewable energy systems* and *alternative energy systems*.

Comment [MM192]: From CEP p. 116

4. When consulted on *exempt* energy projects, the City will consider the goals of the CEP, the goals and objectives of this Plan and the City's wider strategic objectives in determining its position.
5. Prior to the development of *non-exempt Renewable Energy Systems* or *Alternative Energy Systems*, and in addition to any other requirements of this Plan, studies may be required to demonstrate to the satisfaction of the City how the proposal addresses potential impacts including: the natural environment, noise and vibration, water quality and quantity, cultural and natural heritage resources, shadows, land use compatibility and public health and safety.

#### 4.7.3 Local Sustainable Transmission - District Energy

A typical centralized energy generation facility that is far from the community it serves is inefficient since much of the energy is lost to the atmosphere as heat and to long distance transmission. *District Energy* systems address these areas of inefficiency. A *district energy* system ties together distributed energy generation through a local supply loop. For Guelph, this is envisioned as a thermal *district energy* system that distributes hot water from local thermal generation plans, such as combined heat and power system or biomass boilers to thermal energy users.

A *district energy* system depends on having heat users that are: close to the plant, of sufficient density and mix of customer types to balance the demand for heat throughout the day. Existing or planned areas of the City with these characteristics are candidates for establishing *district energy* systems. Alongside natural gas and electricity, *district energy* is a key component of the City's vision for an energy distribution architecture that allows fuel choices for the majority of residents and businesses to optimize cost and availability and reduce environmental impacts long into the future.

##### Objective

- a) To facilitate efficient energy generation and distribution systems including *district energy*.

##### Policies

1. The City will support the application of *district energy* through:
  - i) developing guidelines and technical standards to assess the feasibility of and implement *district energy* using a combination of *renewable energy systems* and *alternative energy systems*, including combined heat and power;
  - ii) considering combined heat and power systems and *district energy* through secondary planning processes;
  - iii) exploring initiatives including public-private partnerships for

- iv) the implementation of *district energy*; and
- iv) planning for high density and mixed-uses in appropriate locations that improve the viability of *district energy*.

2. The City will work with appropriate partners to develop *district energy* systems where feasible including but not limited to areas within Downtown, the University of Guelph, Guelph General Hospital and the Hanlon Creek Business Park.
3. Where the feasibility of *district energy* has been demonstrated, the City in consultation with appropriate partners may identify potential *district energy* areas. New *development* in these potential *district energy* areas shall be designed to be *district energy* ready subject to the City establishing *District Energy Ready Guidelines*.
4. Where a *district energy* system is in place, new *development* will be encouraged and may be required to connect to the *district energy* system and new municipal buildings will connect to the *district energy* system.
5. As part of a *development* application, the City may require the submission of a study, developed in consultation with the City, to determine the feasibility of a *district energy* system.
6. The optimization of electrical and natural gas infrastructure is encouraged to support the energy supply system thereby ensuring reliability and system efficiency.
7. Utility providers are encouraged to adapt to emerging technologies such as the incorporation of smart power grids, smart metering and advanced telecommunications.
8. The City encourages utilities including *renewable energy systems* and *alternative energy systems* to be located within shared corridors to minimize land requirements; increase the efficiency of utility construction and maintenance; and to minimize future disruption and costs.
9. Existing and future utility corridors shall be protected from incompatible development that would preclude or negatively affect their intended use.

Comment [MM193]: from *Developing a Downtown District Energy System for the City of Guelph Using a CHP Facility (2010)*

#### 4.7.4 Building End-Use Energy Efficiency

##### Objectives

- a) To reduce energy demand within the built environment.
- b) To promote sustainable development through conservation, efficiency and design.

- c) To promote urban and building design that facilitates efficient delivery of energy and optimizes opportunities for walking, cycling and transit use.

### Policies

1. All new *development* shall achieve the energy performance criteria of the Ontario Building Code. New residential, commercial and institutional development shall achieve an improvement of 1.5% per year over the 2012 Ontario Building Code energy efficiency requirements.
2. Applications for Official Plan amendments, *Zoning By-law* amendments or *plans of subdivision* may be required to demonstrate, to the satisfaction of the City, how the *development* supports the goals and targets of the CEP through the completion of the Sustainability Checklist and the submission of appropriate studies. Such studies may include, but are not limited to, an Energy Conservation Efficiency Study, a Renewable/Alternative Energy Feasibility Study and *District Energy* Feasibility Study.
3. The City will encourage and support energy efficient *development* by:
  - i) promoting street and lotting patterns that are oriented to maximize opportunities for solar gain;
  - ii) working with the development industry to determine, understand, publicize and implement the techniques required to achieve the energy targets for buildings established by the CEP;
  - iii) encouraging and facilitating designs that incorporate or allow for efficient future use of *renewable energy systems*, *alternative energy systems* or *district energy systems*;
  - iv) 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;
  - v) encouraging opportunities to reduce the need for building cooling through green or reflective roofs where appropriate, insulation, reduced or efficient glazing and effective shade landscaping;
  - vi) encouraging designs that support and facilitate energy efficient transportation, including active transportation, transit and energy conserving vehicles and transportation programs;
  - vii) supporting the use of reclaimed, environmentally friendly and locally sourced building materials, where appropriate;
  - viii) investigating tools to achieve higher levels of energy efficiency than required by the Ontario Building Code, particularly in higher density built forms and larger buildings, e.g. apartments;
  - ix) supporting and promoting a building energy *performance*

Comment [MM194]: From CEP 11.3 & 11.4

Comment [MM195]: Energy Density Mapping Strategy Phase 2 report

Comment [MM196]: From PPS 1.8.1e

Comment [MM197]: CEP p. 92

- x) *labelling* scheme for all buildings; and
  - x) establishing a monitoring program to measure energy efficiency to assist the City in meeting the Community Energy Plan goals and targets.
4. The City will investigate tools and incentives to encourage the retrofit of existing buildings to improve energy efficiency.

#### 4.8 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, scenic or archaeological value. *Cultural heritage resources* may also represent intangible heritage such as customs, ways of life, values and activities. These resources may represent local, regional, provincial or national heritage interests and values. They include *built heritage resources*, *cultural heritage landscapes* and *archaeological resources*.

*Cultural heritage resources* paint the history of the city and provide identity and character while instilling pride and contributing to economic prosperity.

##### Objectives

- a) To maintain and celebrate the heritage character of the city, including *built heritage resources*, *cultural heritage landscapes* and *archaeological resources*.
- b) To identify, evaluate, *list*, *conserve* and protect *cultural heritage resources* 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 alteration*, *building alteration* and additions are contextually appropriate and maintain the integrity of all on-site *cultural heritage resources* or *adjacent protected heritage property*.
- e) To encourage the preservation, rehabilitation or restoration of *built heritage resources* and *cultural heritage landscapes* so that they remain in active use.
- f) To promote public and private awareness, appreciation and enjoyment of the City's *cultural heritage resources* 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 the *Ontario Heritage Act*.

**Comment [MM198]:** Existing OP 3.5 b) Revised; goes beyond "encourage" in current OP

**Comment [MM199]:** Existing OP 3.5 a), b) and c) Revised

**Comment [MM200]:** New – Adjacency from PPS 2005

**Comment [MM201]:** Based on current OP 3.5.1

**Comment [MM202]:** New – from Ontario Heritage Act 2005

- h) To identify, designate and *conserve built heritage resources and 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 heritage trees* which satisfy the criteria for determining *cultural heritage value or interest* as prescribed by regulation under the *Ontario Heritage Act*.
- k) To identify, evaluate and *conserve archaeological resources and areas of archaeological potential* in accordance with the *Ontario Heritage Act*.

Comment [MM203]: New, revises current OP 3.5.14 and adds OReg 9/06

#### 4.8.1 Policies

1. *Cultural heritage resources shall be conserved* in accordance with this Plan and all other relevant legislation.
2. *Built heritage resources and cultural heritage landscapes may be designated and/or 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*. The *Municipal Register of Cultural Heritage Properties* (or *Heritage Register*) will *list designated cultural heritage resources and non-designated built heritage resources and cultural heritage landscape resources.*
4. The City recognizes that properties within the city that have been identified in the Couling Building Inventory may also have *cultural heritage value or interest*. The properties identified in the Couling Building Inventory may be considered by Council for *listing* in the *Heritage Register* and designation under the *Ontario Heritage Act*.
5. Guidelines for *Cultural Heritage Resource Impact Assessments, Cultural Heritage Conservation Plans* and *Cultural Heritage Reviews* may be established by the City. *Cultural Heritage Resource Impact Assessments* and *Cultural Heritage Conservation Plans* will be used when evaluating *development and redevelopment* in association with designated and non-designated properties in the *Municipal Register of Cultural Heritage Properties*. *Cultural Heritage Reviews* will be used to assess non-designated properties listed on the *Municipal Register of Cultural Heritage Properties*.
6. *Built heritage resources and cultural heritage landscapes* are required to be maintained with appropriate care and maintenance that conserves their *heritage attributes* in accordance with:

Comment [MM204]: New from Ontario Heritage Act 2005

- i) the City's *Property Standards By-law*, the *Tree By-law* and the *Site Alteration By-law*; and
  - ii) prescribed federal and provincial standards and guidelines.
7. 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.
  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 consumption and waste.
  9. Harmful disruption or disturbance of known *archaeological sites* or *areas of archaeological potential* should be avoided.
  10. The City will encourage *property* owners to seek out and apply for funding sources available for *conservation* and restoration work.
  11. The City may establish financial incentives to promote the *conservation of cultural heritage resources*.
  12. The City will ensure the *conservation* and protection of *cultural heritage resources* in planning and *development* matters subject to the *Planning Act*.
  13. The City may require, as a condition of approval of a *development* proposal within which a *cultural heritage resource* is situated or which is adjacent to a *protected heritage property*, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City, in order to conserve the cultural heritage resource.
  14. It is preferred that *cultural heritage* resources be conserved in situ and that they not be relocated unless there is no other means to retain them. Where a *cultural heritage resource* cannot be conserved in situ or through relocation 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.
  15. 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.

**Comment [MM205]:** Existing OP 3.5.3.3; Revised - adjacency added (PPS)

**Comment [MM206]:** Based on existing OP 3.5.11(b)

**Comment [MM207]:** Existing OP 3.5.11(c) revised

16. Council may pass by-laws providing for the acquisition by purchase, lease or otherwise of any real *property* or part thereof, designated under Part IV of the *Ontario Heritage Act*.
17. The City may dispose by sale, lease, or otherwise of any real *property* or interest therein acquired under policy 4.7.2.17, upon such terms and conditions as Council may consider appropriate.

18. The predominant *built heritage resources* in the periphery of the city are the farmsteads. While there have historically been strong cultural, economic, social and political links between the City of Guelph and its rural neighbours, it is the farming history which sets this area apart from the more heavily urbanized parts of the City. In many cases, the farmsteads are linked to pioneer settlers and other important persons, technologies, architectural styles and developments, or represent the historical development of Guelph and Wellington County. Many are intact examples of early settlement patterns in Wellington County, which survive as a testament to the prosperity and history of this area. These *built heritage resources* are most deserving of preservation and careful incorporation into *developments* in accordance with the provisions of this Plan.

**Comment [MM208]:** Existing OP 3.5.19 policy from South Guelph Secondary Plan expanded to generally include all peripheral areas of Guelph

19. The farmhouse at 80 Simmonds Drive will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use.

**Comment [MM209]:** Existing OP 3.5.20 from Victoria Road North Secondary Plan Area with address changed to current.

#### 4.8.2 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*. Properties of *cultural heritage value or interest* must, in Council's opinion, meet one of the prescribed criteria as established by regulation under the *Ontario Heritage Act*. Such properties shall be *listed* as *designated properties* in the *Municipal Register of Cultural Heritage Properties*.

**Comment [MM210]:** Existing OP 3.5.7 Revised terminology to reflect Ontario Heritage Act 2005

**Comment [MM211]:** From OReg 9/06

2. *Development, redevelopment, and site alteration* affecting a *designated property* 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.

**Comment [MM212]:** From PPS 2005

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 Resource 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 site 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:*

Comment [MM213]: Existing OP 3.5.17 reworded

- 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*; and
  - iv) maintaining the general scale and pattern of the streetscape.
5. *Development, redevelopment and site alteration of designated properties or other protected heritage property shall ensure that the proposed development, redevelopment or site 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 attributes or the designation of the property no longer meet the criteria for determining cultural heritage value or interest established by provincial regulation.*

#### 4.8.3 Heritage Conservation Districts

1. Council, in consultation with Heritage Guelph, may initiate for examination any area of the City 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*.

Comment [MM214]: New; Ontario Heritage Act 2005

#### 4.8.4 Development and Site Alteration Adjacent to Protected Heritage Property

1. *Development* and *site alteration* may be permitted on *adjacent lands* to *protected heritage property* where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated, to the satisfaction of the City, in consultation with *Heritage Guelph*, that the *heritage attributes* of the *protected heritage property* will be *conserved*. *Mitigation* or *avoidance* measures may be required to *conserve* the *heritage attributes* of the *protected heritage property* affected by the *adjacent development* or *site alteration*.
2. *Development* or *site alteration* on *adjacent lands* to a *protected heritage property* shall require a *Scoped Cultural Heritage Resource 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* on *adjacent lands* to *protected heritage property* shall be designed to *avoid* or *mitigate* impact on the identified *heritage attributes* of the *protected 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 Resource Impact Assessment*.
5. Architectural design guidelines may be developed by the City to guide *development* and *site alteration* adjacent to *designated heritage properties* or other *protected heritage property*.

Comment [MM215]: New; from PPS 2005, Policy 2.6.3

#### 4.8.5 Heritage Register

1. A *Heritage Register* shall be maintained and kept up to date by the City that *lists designated and non-designated properties* that Council believes to be of *cultural heritage value or interest*.

Comment [MM216]: New; from Ontario Heritage Act 2005

2. Council, in consultation with Heritage Guelph, may remove non-designated properties from the *Heritage Register*, provided it has been demonstrated to the satisfaction of Council, through a *Cultural Heritage Review* or an appropriate alternative review process, 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 listed* in the *Heritage Register* shall not be demolished or removed without the owner providing at least 60 days notice in writing 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 *cultural heritage landscapes* affected. 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 the *Ontario Heritage Act*.
5. Council, in consultation with Heritage Guelph, may determine that a *property listed* 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 *listed* in the *Heritage Register* shall be considered for *conservation in development* applications initiated under the *Planning Act*, unless the applicant demonstrates to Council in consultation with Heritage Guelph, through a *Cultural Heritage Resource Impact Assessment, Scoped Cultural Heritage Resource Impact Assessment or Cultural Heritage Review*, that the *built heritage resource or cultural heritage landscape* is not of *cultural heritage value or interest* and, therefore, 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 *listed* 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* application, 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* listed in the *Heritage Register*.

#### 4.8.6 Archaeological Resources

1. The City recognizes that there are archaeological remnants of prehistoric and early historic habitation within the City. The Archaeological Master Plan – Planning Report (January 2001) identified lands that have the potential for the discovery of *archaeological resources*. Additional areas may be identified by the City on the basis of the definition for *areas of archaeological potential* as defined in this Plan and in relevant provincial standards and guidelines as amended.
2. Where *archaeological resources* or *areas of potential archaeological resources* 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 consultant archaeologist holding a valid professional license.
3. *Development* and *site alteration* shall only be permitted on lands containing *archaeological resources* or *areas of potential archaeological resources* if it has been demonstrated that the *significant archaeological resources* have been *conserved* by removal and documentation, or by preservation on site. Where *significant archaeological resources* must be preserved on site, only *development* and *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 potential archaeological resources* until an *Archaeological Assessment*, prepared to the satisfaction of the Province and 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.

Comment [MM217]: Existing OP 3.5.9 Revised

Comment [MM218]: New Provincial S&Gs for Archaeologists, 2010

#### 4.8.7 Heritage Guelph

1. Heritage Guelph is the City's municipal heritage 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 for determining *cultural heritage value or interest* 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. All properties identified on the Couling Building Inventory that have not been *listed* on the *Municipal Register of Cultural Heritage Properties* (e.g. buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1927, but not limited to those constructed prior to 1927) shall be considered as potential *built heritage resources* until considered otherwise by the Heritage Guelph.
6. The City will promote good communication between Heritage Guelph and City departments, local heritage groups, and applicable government agencies.
7. 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.
8. The City may use government or non-government funding programs to assist in the implementation of the heritage *conservation* policies of this Plan.
9. The City shall co-ordinate its heritage *conservation* plans and programs with other levels of government.

**Comment [MM219]:** From Ontario Heritage Act and OReg 9/06

#### 4.8.8 Heritage Trees

1. The City shall identify, evaluate and *conserve heritage trees* which satisfy one of the criteria for determining *cultural heritage value or interest* as prescribed by regulation under the *Ontario Heritage Act*.
2. 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.

**Comment [MM220]:** New, revises current OP 3.5.14 and adds OReg 9/06

**Comment [MM221]:** New concept of "heritage" trees; goes beyond the Existing OP 3.5.14

#### 4.8.9 Cultural Heritage Resource Impact Assessment

1. The City may require a *Cultural Heritage Resource Impact Assessment* or a *Scoped Cultural Heritage Resource Impact Assessment* as part of a complete *development* application for the following *development* application types if the subject *property* has been designated under the *Ontario Heritage Act* or has been listed 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 Resource Impact Assessment* or a *Scoped Cultural Heritage Resource Impact Assessment* shall be carried out to the satisfaction of the City, in consultation with Heritage Guelph.
3. The *Cultural Heritage Resource Impact Assessment* shall include, but is not limited to the following:
  - i) a description of the proposed *development, redevelopment or site alteration*, including a location map showing proposed buildings, existing land uses, 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 may be directly or indirectly affected by the proposal;
  - v) a description of the impacts that may 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 avoidance or 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

Comment [MM222]: Based on HIA description from Ontario Heritage Toolkit

- 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. The *Cultural Heritage Resource 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 Resource Impact Assessment Guidelines*.
5. Heritage Guelph may assist in the review of *Cultural Heritage Resource Impact Assessments* or *Scoped Cultural Heritage Resource 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.

Comment [MM223]: Existing OP 3.5.13 revised

#### 4.8.10 Scoped Cultural Heritage Resource Impact Assessment

1. The requirements for a *Scoped Cultural Heritage Resource Impact Assessment* may be scoped to the satisfaction of City staff and Heritage Guelph.
2. A *Scoped Cultural Heritage Resource 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 *negative impact* on any *cultural heritage resources* or *heritage attributes*.
3. The *Scoped Cultural Heritage Resource Impact Assessment* shall be conducted by a professional(s) qualified in the field of *cultural heritage resources* and according to the City's *Cultural Heritage Resource Impact Assessment Guidelines*.
4. Heritage Guelph may assist in the review of *Cultural Heritage Resource Impact Assessments* or *Scoped Cultural Heritage Resource 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.

#### 4.8.11 Cultural Heritage Conservation Plan

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

Comment [MM224]: Based on Conservation Plan description from Ontario Heritage Toolkit

describe how the *heritage attributes* will be integrated into or commemorated within the new *development*.

#### 4.8.12 Cultural Heritage Review

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

Comment [MM225]: New; as per Council resolution approving the expansion of the Heritage Register in 2009.

#### 4.8.13 Implementation Policies

1. 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 and facilitate the *conservation of built heritage resources* and *cultural heritage landscapes*, including but not limited to the following:
  - i) Using a range of implementation tools to achieve the objectives for *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 the 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.
  - ii) Regulating *development* so that it is sympathetic in height, massing, 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.
  - iii) Controlling demolition of *built heritage resources* and *cultural heritage landscapes* in a defined area.
  - iv) Providing financial incentives to encourage the retention and *conservation* of *built heritage resources* and *cultural heritage landscapes*.
  - v) Considering reductions or alternatives to standards (e.g. minor variances, parking and building height) as part of a *development* application.
  - vi) Entering into *cultural heritage conservation easement agreements* with the owner of any real *property* pursuant

Comment [MM226]: Based on existing OP (3.5.17)

to the provisions of the *Ontario Heritage Act* for the purpose of:

- a. *conserving, protecting and maintaining the heritage features of the property in perpetuity;*
- b. *preventing any demolition, construction, alteration, addition or any other action which would adversely affect the heritage features of the property; and*
- c. *establishing criteria for the approval of any development affecting the cultural heritage resource.*

## 5 Movement of People and Goods – An Integrated Transportation System

The transportation system will be designed to serve the existing and proposed land use pattern and to facilitate efficient, safe, convenient and energy efficient movement of goods and people throughout the City. The Official Plan recognizes the relationship between land use and all modes of transportation.

Transport accounts for 30% of energy used and 45% of greenhouse gas emissions in Guelph. The Community Energy Plan recommends reducing energy from transportation through measures such as improving public transportation and using *transit-supportive development* and a *compact urban form* to reduce auto trips.

An integrated transportation system contributes to a *complete community*. A balanced, integrated transportation system will contribute to vibrant streets designed to ensure pedestrians and cyclists comfortably and safely co-exist with motor vehicles, thus improving health and quality of life.

### Objectives

- a) To provide a transportation system, involving all transport modes, to move people and goods safely, efficiently and economically while contributing positively to the social, cultural and natural environments of the City.
- b) To ensure that the transportation system is accessible and meets the needs of all members of the community.
- c) To ensure that the transportation system is planned, implemented and maintained in a financially sustainable manner.
- d) To encourage and support walking and cycling as healthy, 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.
- e) To place a priority on increasing the capacity of the existing transit system and facilitate its efficient expansion, where necessary and feasible, to areas that have achieved, or are planned to achieve, *transit-supportive* residential and employment densities.
- f) To aim to increase non-auto *mode shares*.
- g) To develop and maintain an appropriate hierarchy of roads to ensure the desired movement of people and goods within and through the City.
- h) To work in co-operation with Federal, Provincial and other local governments, to create a transportation system that accommodates current and anticipated regional transportation movements.
- i) To reduce the amount of energy used for transportation.

Comment [MM227]: Existing OP 8.2a)  
Reworded

Comment [MM228]: New to reflect  
barrier free policies.

Comment [MM229]: Existing OP 8.2  
b) Revised

Comment [MM230]: Existing OP 8.2  
c) Reworded

Comment [MM231]: Existing OP 8.2  
g) Reworded

Comment [MM232]: Existing OP 8.2 i)  
Reworded

## 5.1 Transportation System

1. The City will plan, implement and maintain a transportation system to facilitate:
  - i) increasing non-auto *mode shares* for average daily trips to 15% for transit, 15% for walking and 3% for cycling; and
  - ii) reducing the amount of energy used for transportation by 25% from 2007 levels by 2031.

**Comment [MM233]:** Existing OP 8.2f Revised
2. The City shall maintain the existing transportation system and ensure its continued sustainability while at the same time planning for new *infrastructure* development.

**Comment [MM234]:** New based on Growth Plan
3. *Transportation infrastructure* planning, land use planning and transportation investment will be coordinated and integrated to implement the growth objectives and planned urban structure of this Plan.

**Comment [MM235]:** New based on Growth Plan
4. It is the policy of the City to limit new *development* to areas where adequate transportation facilities can be provided without undue financial burden to the Municipality.

**Comment [MM236]:** Existing OP 8.2.40
5. Public transit will be an integral component in planning for new development areas.

**Comment [MM237]:** New based on Growth Plan
6. The City, in consultation with the Province and nearby municipalities shall plan, develop and implement inter-city transit projects in conjunction with Provincial transportation projects to achieve a balanced transportation system.

**Comment [MM238]:** Existing OP 8.2.9 Reworded
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.

## 5.2 Barrier Free Transportation

1. The City's transportation system 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 that 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 persons with disabilities through the *Zoning By-law*; and

**Comment [MM239]:** Based on Accessibility for Ontarians with Disabilities Act

vi) taking accessibility considerations into account in the design of the transportation system.

**Comment [MM240]:** From Facility Accessibility Design Manual 2005

### 5.3 Transportation Demand Management (TDM)

**Comment [MM241]:** New from Guelph- Wellington Transportation Study 2005 and OPA 39.

1. *TDM* is an essential part of an overall integrated and sustainable transportation system. *TDM* measures shall be evaluated in all transportation related studies and new *development* plans including the degree to which they contribute towards the achievement of the transportation objectives of this Plan.
2. *TDM* measures may include, but are not limited to:
  - i) including provisions for *active transportation* in association with *development* and capital projects including secure bicycle storage facilities and pedestrian and cycling access to the road network;
  - ii) supporting transit through reduced parking standards for some land uses or locations, where appropriate, and making provisions for parking spaces for car share vehicles through the *development* approval process where appropriate; and
  - iii) encouraging carpooling programs, preferential parking for carpoolers, transit pass initiatives and flexible working 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 and live/work opportunities.
4. The City will promote *TDM* measures that promote *active transportation*, public transit and increased vehicle occupancy where appropriate.

### 5.4 Active Transportation – Walking and Cycling

*Active transportation* which includes pedestrian movement, cycling and any non-motorized modes of transportation is a component of achieving the City's transportation, sustainability, community energy and healthy community objectives.

1. The City supports walking and cycling as priorities when designing the transportation system with a focus on connecting land uses to meet the community's mobility needs.
2. The City supports the ongoing enhancement of a pedestrian and bicycle system that is convenient, safe and pleasant, serves both commuter and recreational purposes and provides access throughout the City.

3. *Active transportation* measures will be promoted in accordance with the following provisions:

**Comment [MM242]:** This policy replaces Existing OP 8.2.1.

- i) ensure that streets, spaces and public facilities are designed to be safe and comfortable for pedestrians and cyclists;
- ii) require, provide and maintain infrastructure that maximizes safe and convenient passage for pedestrians and cyclists through the

**Comment [MM243]:** From Growth plan 3.2.3.3

- City;
- iii) 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, physically separated bikeways 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;
  - iv) require minimum provisions for on-site parking and storage for bicycles and other personal transportation devices in the *Zoning By-law* for uses such as employment and commercial, schools, high and medium density residential *development* and transportation terminals;
  - v) implement design and maintenance standards which can reduce the risk of collisions 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; and
  - vii) provide linkages between *intensification areas*, adjacent neighbourhoods and transit stations.
4. The City will prepare a Bicycle Transportation Plan that will identify a Bicycle Network of off-road and on-road bicycle facilities as well as other network improvements.
5. The City will implement the Bicycle Transportation Plan through the *development* process as well as City projects and will give further consideration to the incorporation of improvements and expansions to the Bicycle Network when undertaking road infrastructure works or when *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. In new *developments*, including *employment areas* and where public transit service is intended, sidewalks shall be provided on both sides of all streets wherever feasible with the exception of the following situations:
- i) residential streets with a right-of-way less than 18 metres 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; or
  - iv) adjacent to the *Natural Heritage System* where a trail with a high level of service may be provided instead of a sidewalk.

Comment [MM244]: From Growth plan 3.2.3.3

Comment [MM245]: New from Growth Plan 3.2.3

Comment [MM246]: Existing OP 8.2.2 revised to reference ongoing study.

Comment [MM247]: Existing OP 8.2.2 Revised to reference ongoing study.

Comment [MM248]: Existing OP 8.2.3 with the addition of "where appropriate"

## 5.5 Public Transit

1. The City shall continue to increase connectivity and integration between public transit and other modes of travel through measures such as installing bicycle racks on buses, including bicycle parking at transit terminals, designing for pedestrian and cyclist access to terminals and providing for “park and ride” opportunities.
  2. To ensure that public transit is an attractive, energy efficient and convenient means of travel the City will:
    - i) plan for a *compact urban form* by promoting mixed and *transit-supportive* land uses, urban intensification, a strong Downtown and urban structure of nodes and corridors as identified on Schedule 1;
    - ii) consider public transit as a high priority for *transportation infrastructure* planning, second only to *active transportation*;
    - 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;
    - 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 occupants;
    - v) require *development* proponents to plan for the provision of transit in an integrated and comprehensive manner including the location of transit routes and facilities, where appropriate; and
    - vi) consider the impacts on transit when planning the locations for higher density housing, commercial and employment centres.
  3. In addition to *transit-supportive* land use development, a high level of service, reliability and amenities are needed to attract riders. The City will promote greater use of transit by:
    - i) maintaining efficient transit service through improvements to travel time, reliability, overall routes and regularity of service, especially for those routes that link areas of population and employment concentrations;
    - ii) providing transit priority measures to lessen delays on transit vehicles caused by traffic congestion and traffic control signals, where appropriate;
    - iii) ensuring that bus stops are provided at regular intervals, generally within 400 metres of every residence and business, to promote accessibility to all areas;
    - iv) providing adequate facilities to improve rider amenities such as bus stop shelters and routes and schedule information; and
    - v) facilitating access to public transit for persons with disabilities by providing special equipment and services where warranted, designing stops, shelters and terminals for accessibility and taking other actions that facilitate improved access to transit services.
  4. In the review of *development* applications that involve major traffic generators and of facilities potentially used by transit riders, the City may
- Comment [MM249]:** Based on existing OP 8.2.5 & 8.2.8
- Comment [MM250]:** Existing OP 8.2.5 a) reworded
- Comment [MM251]:** New from Growth Plan 3.2.3.1
- Comment [MM252]:** Existing OP 8.2.5 b) revised
- Comment [MM253]:** Existing OP 8.2.5 c). Revised based on Growth Plan 2.2.7.1.
- Comment [MM254]:** Existing OP 8.2.5 d) Reworded
- Comment [MM255]:** Existing OP 8.2.5 e) Reworded
- Comment [MM256]:** Based on Existing OP 8.2.5 & 8.2.8
- Comment [MM257]:** New Transit Growth Strategy (TGS)
- Comment [MM258]:** New. From Transit Growth Strategy (TGS)
- Comment [MM259]:** 8.2.5 f) revised to reflect industry standard and TGS
- Comment [MM260]:** New. TGS
- Comment [MM261]:** New. Mobility Services Review (2010)

require the provision of on-site or off-site facilities, such as transit user amenities or road improvements that will facilitate public transit service as appropriate.

## 5.6 Road Network

An efficient road network will accommodate all modes of travel including vehicular traffic at a reasonable level of service.

1. Road right-of-ways will be planned and designed to enable safe and comfortable use by all users including pedestrians, cyclists, motorists and transit riders of all ages and abilities.
2. The design and development of new transportation facilities will be subject to the applicable provisions of this Plan.
3. Generally, private roads shall be discouraged. Where permitted they shall generally be designed to be publicly accessible.

4. A variety of design mechanisms and operational techniques will be used by the City to promote the efficient utilization of the City's road grid system; for example, requirement for shared driveways in commercial strips and synchronized traffic signals.

Comment [MM262]: Existing OP 8.2.25.1

5. Where necessary, traffic calming measures shall be incorporated into the design of the street network in accordance with the City's Neighbourhood Traffic Management Policy, or successor thereto.

Comment [MM263]: Existing OP 3.6.32.8 Revised

## 5.7 Functional Hierarchy of Roads

The functional hierarchy of roads is identified on Schedule 7.

### 5.7.1 Expressway

1. Expressways are Provincial highways that are intended to move very large volumes of traffic over medium to long distances within and through the City. They are designed as high speed, multi-lane, divided roadways with access restricted to grade-separated interchanges.

Comment [MM264]: 8.2.17.1 a) and b) reworded

2. Expressways include "staged expressways" where the right-of-way 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.

Comment [MM265]: Existing OP 8.2.17.1 c

### 5.7.2 Arterial Roads

1. Arterial roads are intended to move moderate to large volumes of traffic over moderate distances within the City and to collect traffic and direct it to the Provincial highway system.

Comment [MM266]: Existing OP 8.2.17.2a) reworded

2. Arterial roads are designed for medium speed, 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.

**Comment [MM267]:** Existing OP 8.2.17.2 b) reworded to add “generally restricted”

3. Arterial roads are meant to accommodate a high level of transit service.

4. Direct access from local roads and individual properties shall be limited to avoid interference with the primary function of the roadway.

**Comment [MM268]:** Existing OP 8.2.17.2 c) Reworded

5. On-street parking may be permitted in certain instances in conjunction with street-oriented development 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 pedestrians, cyclists, transit users 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 on-street parking or transit priority measures.

**Comment [MM269]:** Existing OP 8.2.17.2 e) revised

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.

**Comment [MM270]:** Existing OP 8.2.17.2 f)

### 5.7.3 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.

**Comment [MM271]:** Existing OP 8.2.17.3a)

2. Collector roads are designed for moderate speed, having capacity for 2 to 4 lanes, usually undivided.

**Comment [MM272]:** Existing OP 8.2.17.3 b) Reworded

3. Direct access to private property may be controlled to avoid traffic hazards.

**Comment [MM273]:** Existing OP 8.2.17.3c)

4. Parking may be permitted in instances where parking needs have been identified and can be safely accommodated in conjunction with abutting land uses.

**Comment [MM274]:** Existing OP 8.2.17.3d) Reword

5. The desirable right-of-way width shall range from 23 metres to 26 metres with additional widths as required at intersections and to incorporate transit priority measures and on-street parking.

**Comment [MM275]:** Existing OP 8.2.17.3 e) reworded

6. It is recognized that collector roads of less than 23 metres exist and widening to achieve the desirable minimum may not be practical.

**Comment [MM276]:** Existing OP 8.2.17.3 f)

#### 5.7.4 Local Roads

1. Public roads not otherwise identified in the functional hierarchy shall be considered local roads. Comment [MM277]: Existing OP 8.2.17.4a) reworded
2. Local roads will provide for low volumes of traffic and access to abutting private property. Comment [MM278]: Existing OP 8.2.17.4a) reworded
3. Local roads are designed for low speed, having capacity for two lanes of undivided traffic, with through traffic discouraged. Comment [MM279]: Existing OP 8.2.17.4 b) reworded
4. Parking may be permitted, where appropriate. Comment [MM280]: Existing OP 8.2.17.4c) Reworded.

#### 5.8 Road Design

1. The City will ensure any impacts on the *Natural Heritage System* and *cultural heritage resources* are addressed in the design process for road capital projects in accordance with the provisions of this Plan.
2. The City shall have regard for and, when necessary, will require measures to mitigate any *negative impacts* on *cultural heritage resources*, especially the character of landscapes, streetscapes, tree lines, bridges, views and points of scenic interest and the prevailing pattern of settlement, when considering the construction of new roads and road improvements, including road re-alignment and road widening. Comment [MM281]: Existing OP 8.2.22
3. The road system in new development areas will be connected to the existing road network and facilitate linkages between existing and future developments and will ensure continuity of sidewalks, bicycle facilities and bus routes. Road network design will minimize travel distances for pedestrians, cyclists and transit and shall generally be in the form of a modified grid.
4. The City will promote the creation of an arterial-collector grid road system in the *greenfield area* of the City to assist in the dispersion of traffic and to provide appropriate walking distances to transit services on the main roads. Comment [MM282]: Existing OP 8.2.24 reworded
5. The design of roads will incorporate streetscape and design elements determined through the road design processes that are consistent with the Urban Design policies of this Plan where appropriate based on the planned function of the road.
6. To control future land uses that would increase traffic unnecessarily on the arterial-collector grid and at intersections, the City will:
  - i) restrict strip commercial development along arterial roads; and
  - ii) locate *service commercial* development in designated areas along only one side of the arterial road.Comment [MM283]: Existing OP 8.2.25, part c) removed
7. The City will require the submission of traffic impact studies for *development proposals* that are considered as significant traffic Comment [MM284]: Existing OP 8.2.25.3 revised

generators along arterial and collector roads to determine whether the *development* would compromise the planned function of the road.

8. The design and construction of roads will incorporate trail components located within the road right-of-way as recommended in the Guelph Trail Master Plan (2005) or any successor thereto, where appropriate.
9. The City shall consider road designs that are innovative in terms of environmental considerations and that support pedestrians, cycling and transit.
10. When developing road cross section designs as part of alternative development standards, the City will consider all modes of transportation and how to develop a strong pedestrian realm in accordance with the Urban Design objectives of this Plan.
11. Main Streets may be identified on arterial or collector roads in Downtown or in areas of existing or planned high density including *Intensification Corridors* and Community Mixed-Use Nodes. Where identified, specific road segments may be designed as Main Streets to reflect their planned function as focal points for shopping, offices and community interaction and will be developed based on the adjacent land use context. Main Streets will provide a safe, functional and attractive pedestrian, cycling and transit-oriented environment that is balanced with an acceptable level of motor vehicular traffic. If necessary, the City may accept a level of service which is less than optimum for vehicular traffic in return for a more pedestrian, cycling and transit-oriented environment. On-street parking will be permitted, where appropriate, and a strong pedestrian realm will be developed in accordance with the Urban Design policies of this Plan.

Comment [MM285]: New from Guelph Trail Master Plan

12. The City will consider the impact on existing utility *infrastructure* and opportunities for enhancement or replacement as part of road improvement or maintenance projects through discussion with utility providers.

Comment [MM286]: New, based on comment from Bell.

## 5.9 Trucking and Goods Movement

1. The City will coordinate with the Province, Wellington County and neighbouring municipalities on the planning and design of an efficient goods movement system that minimizes community and traffic impacts.
2. Truck use will be regulated through a permissive 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.
3. It is the policy of the City to minimize the impact of trucks upon residential areas.
  - i) Truck routes may be used to restrict through truck traffic on certain residential streets. In the consideration of this restriction, truck routes, if provided, will be designed to maximize

Comment [MM287]: Existing OP 8.2.29.1 reworded

accessibility to commercial and industrial areas of the City.

- ii) The City will restrict the location of land uses, activities and home occupations that generate truck traffic.

Comment [MM288]: Existing OP 8.2.29.2

## 5.10 Railways

1. The City recognizes the importance of the rail system and supports and encourages the enhanced role of rail transportation for goods and passenger movement.
2. The City will facilitate the provision of rail freight service to *employment areas*, where feasible, including the continued support of the City-owned Guelph Junction Railway Company.
3. The City will support the future use of the Guelph Junction Railway for potential passenger rail service as illustrated on Schedule 7.
4. The City will encourage the continued provision of passenger rail service.
5. To minimize road/rail conflict wherever possible, the City has identified the following location for a road/rail grade separation:
  - i) Silvercreek Parkway and CNR grade separation as part of the reconnection of Silvercreek Parkway south of Paisley Road.
6. Proponents of *development* in proximity to a railway:
  - i) must demonstrate, to the satisfaction of the City, that applicable safety requirements can be satisfied;
  - ii) meet the requirements of the Noise and Vibration policies of this Plan; and
  - iii) implement other mitigation and buffering measures such as set-backs, intervening berms and security fencing as may be required as a condition of subdivision approval or other *development* approval.
7. Where *development* cannot reasonably achieve standard safety measures, the City, in consultation with the affected railway, may consider a site specific risk management approach to meeting safety and security requirements.

Comment [MM289]: Existing OP 8.2.32 Reworded

Comment [MM290]: Existing OP 8.2.31.1 Reworded

Comment [MM291]: New from Transit Growth Strategy.

Comment [MM292]: Existing OP 8.2.32.2

Comment [MM293]: Existing OP 8.2.33 revised to delete completed grade separations.

Comment [MM294]: Existing OP 8.2.31.3 reworded

## 5.11 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 shall specify off-street parking requirements and may establish maximum parking requirements in the *Zoning By-law*, where appropriate.
3. Off-street parking areas and facilities shall be provided through zoning and site plan requirements.

Comment [MM295]: Existing OP 8.2.35

Comment [MM296]: Existing OP 8.2.35.2 Revised

Comment [MM297]: Existing OP 8.2.35.2

4. The City may acquire, develop and operate parking facilities.

Comment [MM298]: Existing OP 8.2.35.3

5. Cash-in-lieu of required parking may be considered in accordance with the *Planning Act*.

Comment [MM299]: Based on existing OP 8.2.36

6. Reduced parking requirements may be considered as part of a Parking Study, particularly within Downtown, Community Mixed-use Nodes and *Intensification Corridors*, or for *affordable housing*, or where high levels of transit exist or are planned.

Comment [MM300]: Based on Existing OP 8.2.36

7. The City may encourage managing the supply of parking as a *TDM* measure.

## 5.12 Transportation Networks

The City's road network is integrated into the Provincial Highway system and ties into the County/Township transportation network. Provincial Highways 6 and 7 are both major routes to and through the City while Wellington Road 124 is an important regional connection.

1. The City will work with Wellington County, the Region of Waterloo, the Region of Halton and the Provincial and Federal Governments, as appropriate, to co-ordinate *transportation infrastructure* planning and implementation within the City and surrounding areas. This co-ordination will include participation in *Environmental Assessment* processes and undertaking joint transportation planning studies.

2. Schedule 7 identifies future transportation projects identified through *Environmental Assessments* and council approved studies. *Development* in proximity to these proposed improvements will be designed and integrated such that it does not preclude or negatively affect the proposed transportation network improvement.

3. All *development* proposals adjacent to the Provincial Highways in Guelph are subject to the requirements and permits of the Ministry of Transportation. These requirements and permits are in addition to the road design standard requirements of the City.

Comment [MM301]: Existing OP 8.2.18 a)

4. 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 address specific elements of the transportation system. Information from these studies will help to inform the updates to the City's Transportation Master Plan.

## 5.13 Road Widening and Intersection Improvements

Table 5.1 lists right-of-ways that are planned for widening. Table 5.2 lists intersections that are planned to be improved or widened to accommodate on-street parking. As a condition of *development* approval, the City may require that a portion of lands be dedicated to the City for road widening or intersection

Comment [MM302]: Based on Existing OP introduction to Table 8.1

improvement without compensation. However, these tables are not intended to specify that such roads will necessarily be widened or intersections improved.

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 of approval for the following:
  - i) a draft plan of subdivision;
  - ii) a *consent* by the *Committee of Adjustment*; and
  - iii) a site plan approval.
2. Generally, road widenings will 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, on-street parking or 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.
6. Plans for future widenings, intersection improvements or road alterations will have consideration for land use, environmental and visual streetscape matters.

**Comment [MM303]:** Existing OP 8.2.26.1 Reworded

**Comment [MM304]:** Existing OP 8.2.26.2 Reworded to update table reference

**Comment [MM305]:** Existing OP 8.2.26.3 revised

**Comment [MM306]:** Existing OP 8.2.26.4

**Comment [MM307]:** Existing OP 8.2.6.5.5.

**Table 5.1 Road Widening Dedications**

**Comment [MM308]:** Existing OP Table 8.1 revised and updated

	<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 East to Marcon Street
4.	Church Lane	12 m	3 m both sides, Norfolk Street to eastern end of lane

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF- WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
5.	Clair Road	30 m	5 m both sides, Hanlon Expressway to east City Limit
6.	College Ave	30 m	2-5 m both sides, Hanlon Expressway to Victoria Road
7.	Crimea Street	20 m	2 m south side, Edinburgh Road to Alma Street
8.	Downey Road	36 m	8 m both sides, 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 West to Suffolk Street West
		30 m	2-5 m both sides, Suffolk Street West to Woodlawn Road
		26 m	2-5 m both sides, Rodgers Road to Gordon Street
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	5 m east side, Massey Road to Woodlawn Road
			8 m west side, Speedvale Avenue West to Massey Road
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 North
15.	Eramosa Road	23 m	1-2 m, both sides, Woolwich Street to Metcalfe Street

Comment [MM309]: revised

Comment [MM310]: Revised

	<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, Metcalfe Street to Meyer Drive
		26 m	3 m both sides, Meyer Drive to Victoria Road North
		30 m	2-5 m both sides, Victoria Road North 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 West
17.	Fife Road	30 m	4 m both sides, Wellington Street West to west City Limit
18.	Forestell Road	30 m	5 m both sides, west City Limit to Phelan Drive
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 Road	30 m	5 m both sides, Victoria Road North to Watson Pkwy North
21.	Grange Street	20 m	3 m both sides, Arthur Street North to Victoria Road North
22.	Hyland Road	20 m	2-3 m both sides, Eleanor Court to eastern end of Hyland Road
23.	Janefield Avenue	26 m	6 m east side, College Avenue West to Scottsdale Drive

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF- WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
24.	Kathleen Street	15 m	5-10 m west side, Division Street to Speedvale Avenue West
25.	Laird Road	36 m	4 m both sides from Downey Road to Hanlon Expressway
26.	Maltby Road	30 m	5 m both sides, west City Limit to east City Limit
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.	Paisley Road	23 m	2 m both sides, Edinburgh Road North to Silvercreek Pkwy
		30 m	5 m both sides, Silvercreek Pkwy to west City Limit
30.	Palmer Street	15 m	2-3 m both sides, Queen Street to Stevenson Street
31.	Queen Street	20 m	2-3 m both sides, Arthur Street to Palmer Street
32.	Raglan Street	19.8 m	1.5 m south side, Edinburgh Road South to Omar Street
33.	Raymond Street	20 m	5 m east side, Bristol Street to 70 m south
34.	Regent Street	23 m	3 m east side, Rose Street to Grange Street
35.	Roland Street	20 m	3-5 m both sides, Waterloo Avenue to Bristol Street
36.	Silvercreek Pkwy	30 m	5 m both sides, Wellington Street to north City Limit
37.	Speedvale Avenue	30 m	2-5 m both sides, West City Limit to East City Limit
38.	Stevenson Street	26 m	3 m both sides, York Road to Lane Street

Comment [MM311]: Revised

	<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
39.	Stone Road	36 m	3-8 m south side, College Ave West to Victoria Road South
		36 m	5 m both sides, Victoria Road South to Watson Parkway South
40.	Suffolk Street	18.3 m	3 m north side, Edinburgh Road North to North Street
41.	Surrey Street	20 m	2.2 m on south side between Grant Street and Wyndham Street South
42.	Victoria Road	30 m	2-5 m both sides, Woodlawn Road East 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 East
		36 m	8 m both sides from Stone Road East to the south City Limit
43.	Watson Road	30 m	5 m both sides, Watson Pkwy North to C.N.R.
		30 m	5 m both sides, C.N.R. to Watson Pkwy South
44.	Watson Pkwy.	30 m	5 m both sides, south City Limit to north City Limit
45.	Wellington Street	36 m	10 m south side, Imperial Road South to west City Limit
46.	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 North

	<b><u>ROAD</u></b>	<b><u>ULTIMATE RIGHT-OF-WAY</u></b>	<b><u>WIDENING SPECIFICATION</u></b>
47.	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
48.	Wyndham Street	30 m	3 m both sides, Wellington Street East to York Road
49.	York Road	30 m	2-5 m both sides, Victoria Road South to Watson Road South
		24 m	Up to 2 m both sides Wyndham Street South to Victoria Road

**Table 5.2: Intersection Improvements**

**Comment [MM312]:** Existing OP 8.2 Revised and Updated

<b><u>ROAD</u></b>	<b><u>INTERSECTION IMPROVEMENT</u></b>
Alma Street	At Paisley Road
Arkell Road	At Gordon Street At Victoria Road
Arthur Street	At Elizabeth Street
Clair Road	At Laird Road At Victoria Road
College Avenue	At Edinburgh Road At Gordon Street At Victoria Road
Dawson Road	At Speedvale Avenue West At Woodlawn Road
Delhi Street	At Speedvale Avenue East
Downey Road	At Laird Road At Forestell Road
Dunlop Drive	At Watson Parkway
Eastview Road	At Watson Parkway At Victoria Road

**Comment [MM313]:** New

<b><u>ROAD</u></b>	<b><u>INTERSECTION IMPROVEMENT</u></b>
Edinburgh Road	At College Avenue At Gordon Street At London Road West At Suffolk Street At Willow Road At Water Street At Waterloo Avenue At Woodlawn Road
Elizabeth Street	At Arthur Street At Stevenson Street At Victoria Road At York Road
Eramosa Road	At Metcalfe Street At Meyer Drive
Forestell Road	At Downey Road
Grange Road	At Victoria Road At Watson Parkway
Gordon Street	At Arkell Road At Edinburgh Road At Wellington Street At James Street At Maltby Road At College Avenue
James Street	At Gordon Street
Kathleen Street	At Speedvale Avenue W.
Laird Road	At Clair Road At Downey Road
London Road	At Edinburgh Road At Woolwich Street
Maltby Road	At Gordon Street At Southgate Drive At Victoria Road
Metcalf Street	At Eramosa Road
Meyer Drive	At Eramosa Road
Nicklin Road	At Woodlawn Road
Niska Road	At Pioneer Trail

Comment [MM314]: New

Comment [MM315]: New

Comment [MM316]: New

Comment [MM317]: New

Comment [MM318]: New

Comment [MM319]: New

Comment [MM320]: New

Comment [MM321]: New

<b><u>ROAD</u></b>	<b><u>INTERSECTION IMPROVEMENT</u></b>
Paisley Road	At Alma Street At Silvercreek Parkway At Yorkshire Street
Pioneer Trail	Niska Road
Regal Road	At Woodlawn Road
Southgate Drive	At Maltby Road
Silvercreek Parkway	At Paisley Road At Willow Road At Speedvale Avenue W. At Woodlawn Road
Speedvale Avenue	At Dawson Road At Delhi Street At Kathleen Street At Silvercreek Parkway At Woolwich Street At Watson Parkway
Starwood Drive	At Watson Parkway
Stevenson Street	At Elizabeth Street At York Road At Guelph Junction Railway crossing
Stone Road	At Victoria Road At Watson Parkway
Suffolk Street	At Edinburgh Road
Victoria Road	At Eastview Road At Grange Road At Elizabeth Street At York Road At College Avenue At Maltby Road At Stone Road At Arkell Road At Clair Road
Waterloo Ave	At Edinburgh Road
Watson Parkway North	At Eastview Road At Grange Road At Speedvale Avenue At Starwood Drive At Watson Road North

Comment [MM322]: New

Comment [MM323]: New

Comment [MM324]: New

Comment [MM325]: New

Comment [MM326]: New

Comment [MM327]: New

<b><u>ROAD</u></b>	<b><u>INTERSECTION IMPROVEMENT</u></b>
Watson Parkway South	At Stone Road At Dunlop Drive At Watson Road South
Watson Road North	At Watson Parkway North
Watson Road South	At Watson Parkway South At York Road
Willow Road	At Edinburgh Road At Silvercreek Parkway
Woodlawn Road	At Dawson Road At Edinburgh Road At Nicklin Road At Regal Road At Silvercreek Parkway At Woolwich Street
Woolwich Street	At London Road At Speedvale Avenue At Woodlawn Road
Wyndham Street S.	At York Road At Wellington Street
Water Street	At Edinburgh Road
Wellington Street	At Gordon Street At Wyndham Street
York Road	At Elizabeth Street At Stevenson Street At Victoria Road At Watson Road At Wyndham Street
Yorkshire Street	At Paisley Road

Comment [MM328]: New

Comment [MM329]: New

Comment [MM330]: New

Comment [MM331]: New

Comment [MM332]: New

Comment [MM333]: New

Comment [MM334]: New

## 6 Municipal Services and Infrastructure

The provision of *infrastructure*, including drinking water, wastewater, stormwater and waste management, electrical and telecommunication services all support *development*. Provision of these services will be financially viable and manage demand and optimize existing infrastructure in order to reduce the need for new facilities. The City is not responsible for providing all of these services, but plays a collaborative role in ensuring that these are provided efficiently. In addition, the following includes provisions for controlling the spread of termites and for controlling *site alteration*.

### Objectives

- a) To encourage the efficient use of municipal services and utilities. Comment [MM335]: Existing OP 4.1 a)
- b) To ensure full municipal services are provided for all forms of *development*. Comment [MM336]: Existing OP 4.1 b)
- 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. Comment [MM337]: Existing OP 4.1 c)
- d) To promote the retention, repair and upgrading of *infrastructure* in the older parts of the City. Comment [MM338]: Existing OP 4.1 e) reworded; "community" changed to "city".

### 6.1 Policies

- 1. The City will ensure the provision of *infrastructure* and utilities in a fiscally sustainable manner in accordance with recognized standards for urban *development*. Comment [MM339]: Existing OP 4.1.1 Reworded
- 2. The City will ensure there is an adequate supply of serviced land and *intensification* opportunities to meet future *development* needs. Comment [MM340]: Existing OP 4.1.1.1
- 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) stormwater management;
  - iv) solid waste management;
  - v) electrical power; and
  - vi) transportation networks including public transit and pedestrian and cycling networks.Comment [MM341]: Existing OP 4.1.1.2 Reworded with the addition of pedestrian and cycling networks in vi)
- 4. The City will plan for the inclusion of *district energy* infrastructure within municipal right-of-ways where appropriate.
- 5. Where feasible, electrical and cabled services within new *development* shall be located underground. Upon replacement, providers are encouraged to relocate electric and cabled services underground. Comment [MM342]: Existing OP 4.1.1.4 revised

6. Prior to permitting a *development* proposal, the City shall ensure there is adequate provision for overall *municipal water*, wastewater treatment, and solid waste and stormwater management facilities to accommodate the *development*. **Comment [MM343]:** Existing OP 4.1.1.5 Reworded to add stormwater
7. The City will coordinate with utility providers to facilitate the efficient provision of services. **Comment [MM344]:** New based on comment provided by Bell comment
8. City Council may pass by-laws and enter into agreements, including financial arrangements with property owners for the installation of municipal services. **Comment [MM345]:** Existing OP 4.1.1.7
9. The City will consider the use of alternative development standards to provide municipal services where the effectiveness and efficiency of the service is retained, and when *development* cost savings and energy efficiencies may be realized. **Comment [MM346]:** Existing OP 4.1.1.8 reworded to add energy efficiencies
10. The City will guide the direction, location, scale and timing of *development* to ensure compact, orderly *development* and to minimize the cost of municipal services and related *infrastructure*. **Comment [MM347]:** Existing OP 4.1.2
11. The City will ensure full utilization of existing municipal services and utilities and conservation measures as appropriate. **Comment [MM348]:** Existing OP 4.1.4. Revised with addition of conservation measures
12. The City will ensure that *infrastructure* is provided in a coordinated, efficient, integrated and cost-efficient manner to meet current and projected needs, including:
- i) the optimization of existing *infrastructure*, where feasible, before giving consideration to new *infrastructure* or facilities; and
  - ii) the strategic location of *infrastructure* to support effective and efficient delivery of emergency management services.
13. The City will ensure that *sewage and water service systems* are financially viable and comply with regulatory requirements, can be sustained by the City's water resources, and protect human health and the natural environment. **Comment [MM350]:** New based on PPS 1.6.4.1 b
14. The City's servicing requirements for planned development and projected growth will be monitored to ensure that the sustainable water and wastewater system capacities are not exceeded and to provide sufficient lead time for the planning, design, approval, financing and construction of new facilities as required.
15. The City will specify procedures for the allocation of water supply and wastewater treatment capacity for *development* applications approved under the *Planning Act*. Such procedures will include reserve capacity allocations for the following:
- i) residential infill and *intensification development* within the *built-up area*;

- ii) residential *development* within the *greenfield area*, consistent with staging of development policies; and
  - iii) non-residential *development* in both the existing *built-up* and *greenfield area*.
16. The City will discourage non-residential *development* that requires high volumes of water use and/or wastewater discharge if the *development* has the potential to compromise the City's ability to service existing and planned levels of population and employment, or where the *development* would require unduly costly water and/or wastewater system upgrades.
17. Where the City has permitted non-residential *development* that requires high volumes of water use and/or wastewater discharge, the allocation of water supply and wastewater treatment capacities will be subject to review and approval by the City. As a condition of *development* approval, the applicant/owner will be required to enter into a consumption and discharge agreement with the City. The agreement will specify the terms and conditions that are to be met by the applicant/owner in order to receive the requested capacity allocation.
18. *Development on private services is prohibited except as provided for in policy 6.1.19 to avoid sprawl, premature municipal servicing and potential negative impacts on the City's water resources and natural heritage features.*
19. The City will not permit *development on partial services* except where necessary to address a failed *individual on-site water service* or *individual on-site sewage services* on an existing lot of record and only where municipal services are not available or are not expected to be available within 2 years.

Comment [MM351]: Existing OP 4.1.3 reworded

Comment [MM352]: Based on PPS 1.6.4.5 a)

## 6.2 Water Supply

The City relies primarily on *groundwater* resources for its potable water including the Arkell Spring Grounds, located in Puslinch Township which 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. These policies outline the City's approach to supplying safe high-quality drinking water. Additional policies can be found in Section 4.3 Watershed Planning and Water Resources.

### Objectives

- a) To provide a safe, 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 conservation and efficiency measures to sustain the City's valuable water resources.

Comment [MM353]: Existing OP 4.3 a) reworded to add "safe"

Comment [MM354]: Existing OP 4.3 b.)

## Policies

1. The City will implement water supply and water servicing master plans that identify how growth on lands designated for urban use will be serviced. Implementation elements of these plans will include:
    - i) identifying current and future water demand and supply areas;
    - ii) investigating sources of long-term potable water supply;
    - iii) identifying major water supply infrastructure improvements (including servicing capacity calculations) required to accommodate population growth as projected by this Plan; and
    - iv) developing programs and policies to conserve water and to reduce requirements for additional water supply and treatment, including the implementation of the Water Conservation Efficiency Strategy (2009) or successor thereto.
- Comment [MM355]:** Existing OP 4.3.3 reworded
- Comment [MM356]:** Existing OP 4.3.3 a)
- Comment [MM357]:** Existing OP 4.3.3 b) split into two
- Comment [MM358]:** Existing OP 4.3.3 b) split into two
- Comment [MM359]:** Existing OP 4.3.3 c) reworded to add reference to strategy

## 6.3 Wastewater 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.

**Comment [MM360]:** Existing OP 4.4 introduction reworded

### Objective

- a) To protect, maintain or restore the quality and quantity of water upstream and downstream of the City's wastewater treatment facility.
- Comment [MM361]:** Existing OP 4.4 a) Revised.

### 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 will implement the Wastewater Treatment Master Plan (2009) to ensure continued optimization of the wastewater plant, and the incorporation of new technologies from time to time. The Plan will generally be updated at 5 year intervals.
  3. The City will facilitate a reduction in energy consumption for the construction and servicing requirements of subdivisions and other *development* by requiring gravity feed sanitary sewers.
- Comment [MM362]:** Existing OP 4.4.1
- Comment [MM363]:** New. Wastewater Treatment Master Plan (2009)
- Comment [MM364]:** Existing OP 3.8.8 reworded, does not include 3.8.8 a)

## 6.4 Stormwater Management

### Objectives

- a) To protect, maintain, enhance and restore the quality and quantity of surface water and *groundwater* resources through sound stormwater management.

b) 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.

Comment [MM365]: New from Stormwater Management Master Plan

c) To implement stormwater management practices that: maintains the pre-development hydrologic cycle; maintains or enhances the quantity and quality of stormwater runoff discharged to receiving natural watercourses, wetlands and infiltration facilities; and minimizes erosion, flooding, wildlife and fisheries impacts.

Comment [MM366]: New from Stormwater Management Master Plan

d) To recognize stormwater runoff as an important resource rather than a waste product.

Comment [MM367]: New from Stormwater Management Master Plan

e) To ensure *Subwatershed Plans* for the various subwatersheds of the City are kept up to date.

Comment [MM368]: New from Stormwater Management Master Plan

## Policies

The City will use the *watershed* planning process to handle stormwater from urban development. This process comprises a hierarchy of plans including *Watershed Plans, Subwatershed Plans* and stormwater management plans. Information from this process will set the criteria for site specific development. Additional policies addressing the relationship of *Subwatershed Plans* to stormwater management are found in Section 4.3 Watershed Planning and Water Resources.

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.

Comment [MM369]: Existing OP 4.3.10.1 revised.

2. Where *Subwatershed Plans* have not been completed or approved, the City may, in limited situations, consider *development* proposals where:

Comment [MM370]: Existing OP 4.3.11 revised

- i) a stormwater management plan is prepared to address impacts to water quantity, quality, water balance, major and minor conveyance system (both on and off-site), grading and drainage, erosion and sediment control; and
- ii) a *Scoped Environmental Impact Study* is prepared to address potential *negative impacts* of the proposed *development*, including but not limited to impacts to water temperature, base flow, wildlife and *fisheries habitat* and mitigation measures.

3. *Development* shall require the preparation of a detailed Stormwater Management and Engineering Report in accordance with policies 6.4.1 or 6.4.2 above, to the satisfaction of the City and the Grand River Conservation Authority, where applicable, that addresses the following matters and other issues as may be required by the City:

- i) demonstrate how the design and construction of the stormwater management facility will protect, improve or restore the quality

Comment [MM371]: New from Stormwater Management Master Plan

- 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) 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;
  - iv) information on the potential impacts in terms of quality and quantity of any proposed stormwater management techniques on the City's *groundwater* resources; and
  - v) demonstration that pre-*development* stormwater flows from the site match post-*development* stormwater flows for a given storm event.
4. The City will require appropriate use of on-site infiltration measures, within the stormwater 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* where site conditions and other relevant technical considerations are suitable.
6. The City encourages approaches to stormwater management that include 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 *site alteration* and flooding impacts.
7. All *development* shall be required to adhere to any approved City policies, guidelines and standards including the Stormwater Management Master Plan (2011) and the Design Principles for Stormwater 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 stormwater management facilities.
8. Stormwater management facilities are permitted in all land use designations on Schedule 2. The City will generally discourage detention and retention facilities in municipal parks. Detention and retention facilities are not permitted in *natural heritage features* or 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 of the receiving waterbody is maintained or enhanced.

Comment [MM372]: New from Stormwater Management Master Plan

Comment [MM373]: Existing OP 4.3.12 a) Revised

Comment [MM374]: Existing OP 4.3.12 b) reworded

Comment [MM375]: New from Stormwater Management Master Plan

Comment [MM376]: New from Stormwater Management Master Plan

Comment [MM377]: Existing OP 4.3.14 revised and updated.

Comment [MM378]: Existing OP 4.3.15 revised

9. 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 Grand River Conservation Authority. The enclosure of open watercourses or their channelization into open concrete channels will be prohibited.
10. The City will explore opportunities to restore watercourses that have been enclosed or channelized to open and natural watercourses.
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 stormwater management facility or the commencement of any grading or filling.

## 6.5 Solid Waste Management

### Objectives

- a) To provide solid waste management facilities to accommodate the needs of existing and projected residents and businesses.
- b) To show environmental leadership in using a waste management system that facilitates, encourages and promotes the minimization of waste generation.

Comment [MM379]: Existing OP 4.5  
a) Reworded

Comment [MM380]: Existing OP 4.5  
b) reworded

### Policies

1. The City will provide solid waste management facilities to handle the waste generated by residents and businesses of Guelph. Waste management involves a comprehensive three-stream system of waste handling.
2. The City will implement the Solid Waste Management Plan (2008) that 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 City strongly encourages three stream waste separation city-wide in all buildings to improve diversion of waste from landfill.
4. All waste management systems will be located and designed in accordance with Provincial Legislation and standards and the policies of this Plan.

Comment [MM381]: Existing OP 4.5.1  
Revised

Comment [MM382]: New from Solid  
Waste Management Plan 2008

## 6.6 Site Alteration

### Objective

- a) To preclude premature or undesirable alterations of the natural landscape prior to *development*.

Comment [MM383]: Existing 4.6.1  
Reworded

## Policy

1. The City will regulate *site alteration* prior to *development*, through the *Site Alteration By-law*, in an effort to: maintain significant landforms; preserve topsoil; minimize impacts on watercourses; minimize flooding or ponding; and preserve vegetation.

## 6.7 Termite Control

### Objective

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

### Policies

1. The City will enforce the Termite Control By-law in areas that are infested with termites and in areas that are in proximity to infested areas. The by-law, among other matters, authorizes the Termite Control Officer to prescribe methods to eradicate termites from building refuse and soil as well as measures for the safe disposal of this material and methods for new construction.
2. As a condition of *development* approval or issuance of a demolition permit, the City may require that building refuse and soil be disposed of in a manner that minimizes the threat of spreading termite infestation.

Comment [MM384]: Existing OP 4.6.3 revised

## 6.8 Electrical Transmission Lines and Pipelines

### Objective

- a) To ensure that any future high voltage transmission lines or major pipelines are located to protect the health and safety of the community.

### 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 right-of-ways, 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, areas within the *Natural Heritage System* and Open Space and Parks designated lands, to the extent possible.

Comment [MM385]: Existing OP 4.6.4 a).

Comment [MM386]: Existing OP 4.6.4b Reworded

## 7 Community Infrastructure

*Community infrastructure* includes the services that are integral to the social, health, educational, cultural 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.

### 7.1 Community Facilities

#### Objective

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

Comment [MM387]: Existing OP 3.4 a)

#### 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, schools, police, fire, library and museum services, religious and educational facilities.
2. Community facilities should be strategically located to support the effective and efficient delivery of emergency management services. Where feasible, community facilities should be co-located to promote cost-effectiveness and facilitate service integration.
3. 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.
4. 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.
5. 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.
6. The City may require residential development proposals to be phased where it is determined, in consultation with the School Board(s) there is not an adequate supply of school spaces within the community.
7. Community facilities in the older established areas of the City add to the stability of neighbourhoods and should be retained.
8. The City will develop a cultural policy that clarifies the City's role in providing and facilitating access to cultural facilities and experiences.

Comment [MM388]: Existing OP 3.4.1 reworded

Comment [MM389]: New, from PPS 1.6.3

Comment [MM390]: Existing OP 3.4.2

Comment [MM391]: Existing OP 3.4.3

Comment [MM392]: Existing OP 3.4.3.1

Comment [MM393]: Existing OP 3.4.3.2

Comment [MM394]: Existing OP 3.4.4 Reworded to specifically mention retention of facilities.

9. Cultural facilities, including museums, art galleries, performing arts facilities, private facilities and managed historical sites are supported as an integral part of the social and cultural fabric of the City.
10. New cultural facilities that serve the City or larger region are encouraged to locate Downtown.

## 7.2 Affordable Housing

The City recognizes the importance of housing, including *affordable housing*, in meeting the needs of the City's existing and future residents.

### Objectives

- a) To encourage and support the development of *affordable housing* throughout the City by planning 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 protect the existing supply of affordable rental housing by regulating demolitions and the *conversion* of existing rental properties to *condominiums* or co-ownership 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 *affordable housing* through new *development* applications.
- h) To ensure that an adequate supply, geographic distribution and range of housing types including *affordable housing* and supporting amenities, are provided to satisfy the needs of the community and to support an affordable lifestyle.

Comment [MM395]: Existing OP 7.2 m) revised

### 7.2.1 Affordable Housing Targets

1. An *affordable housing* target will be implemented through new *development* applications city-wide. The *affordable housing* target is based on the method outlined in the City of Guelph's December 2009 Affordable Housing Discussion Paper and will be implemented through the use of various planning tools (e.g.,

planning policy, development approvals, financial incentives, partnerships, community education and monitoring).

2. The annual *affordable housing* target requires 30% of all new residential development to constitute *affordable housing*. The target includes an annual target of 27% affordable ownership units and an annual target of 3% affordable rental housing units.
3. An additional separate annual target of 6% of all new residential development has been established for *social housing*.
4. While not part of the annual *affordable housing* target, the creation of approximately 90 accessory apartment units annually will be encouraged.

### 7.2.2 General Policies

1. The City will develop a housing strategy that will set out a plan, including policies for the Official Plan and implementation strategies, to meet the needs of all residents, including the need for *affordable housing* – both home ownership and rental housing. The housing strategy will include the planning and development of a range of housing types and densities to support the achievement of the *intensification target* and *density targets*.
2. As part of the *development* approval process, City Council may require the identification of lands for *affordable housing*.
3. City Council shall consider giving priority, through the Development Priorities Plan, to *development* applications that provide the type, size and tenure of housing required to meet the social and economic needs of the City's residents.
4. City Council may establish alternative development standards for *affordable housing*, *residential intensification*, *redevelopment* and new residential development which minimizes the cost of housing and facilitates *compact urban form*. This may include setting maximum unit sizes or reducing parking requirements.
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 through a coordinated effort from all levels of government and appropriate partnerships with non-government organizations and through the 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 and presented by non-government organizations.

Comment [MM396]: New from Growth Plan policy 3.2.6.

8. The City may require the submission of an Affordable Housing Report as a part of a *development* application, demonstrating to the satisfaction of the City how the application addresses *affordable housing* needs including the provision of a range of *affordable housing* prices.
9. *Affordable housing* will be provided throughout all areas of the City to ensure an adequate supply, range and geographic distribution of all housing types.
10. *Affordable housing* is encouraged to locate where served by transit, and other services such as, shopping, parks and other community facilities. Housing proposed in Downtown and Mixed-use designations is strongly encouraged for *affordable housing* because of the availability of nearby services and opportunity to support an affordable lifestyle.
11. The City will undertake a review of municipal implementation tools that could be used to support and implement *affordable housing*.
12. The City recognizes that since *social housing* is not within the jurisdiction of the City's administration, co-ordination between the City and the *Service Manager* is necessary. This Plan promotes dialogue and informed decision making between the City and the *Service Manager*.

Comment [MM397]: Existing OP 7.2.2 g) Revised.

### 7.2.3 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 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.

### 7.2.4 Retention of Existing Rental Housing

1. The retention of the existing rental housing stock will be promoted as an important *affordable housing* source providing choice for residents who prefer to rent rather than own.
2. The following provisions will be implemented to promote the retention, maintenance and upkeep of the existing rental housing stock:
  - i) the *condominium conversions* policies as outlined in Section 7.2.5;

- 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.

### 7.2.5 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.

Comment [MM398]: Existing OP 7.2.14

2. The *conversion* of rental accommodation to *condominium* or *co-ownership* housing tenureship will be considered on the merits of each proposal.

Comment [MM399]: Existing OP 7.2.15

3. Conversion of rental accommodation to *condominium* or *co-ownership* housing may only be permitted where a Rental Conversion Report has been submitted demonstrating to the satisfaction of the City that no adverse impacts will result on the supply or range of rental housing provided, including its geographic distribution. Applicants may include a supplementary *vacancy rate* survey supplementing the *vacancy rates* reported by the Canada Mortgage and Housing Corporation (CMHC).

4. 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%, and will prohibit such *conversions* 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 CMHC in accordance with its own findings.

Comment [MM400]: Existing OP 7.2.15.1

5. The City will utilize agreements setting out the specific conditions and standards for a *condominium* or *co-ownership* housing conversion.

Comment [MM401]: Existing OP 7.2.15.3

6. When considering applications for *condominium* or *co-ownership* housing conversion, Council will have regard for:

Comment [MM402]: Existing OP 7.2.15.4

- 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., anticipated changes in *vacancy rates*).

### 7.2.6 Affordable Housing Implementation Policies

A variety of tools and techniques may be used to assist in the development of new *affordable housing*.

1. The City will undertake a review of municipal tools for the implementation of *affordable housing* to develop an appropriate approach for the City to meet identified *affordable housing* targets. The implementation strategy will include administration, communication and monitoring approaches.

#### Administration

2. In conjunction with the *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*.
3. *Social housing* will be developed in conjunction with the *Service Manager*.
4. The City will support and assist the *Service Manager* in the preparation 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.
5. 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.

#### Communication

6. The City, in conjunction with the *Service Manager*, will continue to promote and educate the public on current federal/provincial housing and financial assistance programs.
7. The City will promote and where appropriate establish on-going partnerships with both federal/provincial governments for surplus land and/or buildings.
8. The City will continue to advocate to senior levels of government for additional funding and tax incentives for low-income households and clearer legislative authority to implement *affordable housing*.

#### Monitoring

The City will develop and maintain an *affordable housing* monitoring system. Monitoring will include details on the *affordable housing* developments planned and constructed over the year and will set the new *affordable housing benchmark* prices for ownership and rental housing for

the upcoming year. The information collected may be used to inform the prioritization and assignment of development proposals in the City's Development Priorities Plan.

9. The *affordable benchmark* price for ownership and rental housing will be monitored and established annually to reflect changing market conditions.
10. The *affordable housing* target will be reviewed as part of the Five Year Official Plan review.
11. The City will annually monitor:
  - i) the number and types of *affordable housing* produced through new residential *development* and *intensification* efforts;
  - ii) the number and types of *affordable housing* lost through demolition and condominium conversion;
  - iii) ownership and rental house prices;
  - iv) rental *vacancy rates*; and
  - v) achievement of the *affordable housing* targets of this Plan.
12. Based on monitoring results, priorities may be set among the various *affordable housing* needs.

### 7.3 Open Space System: Trails and Parks

The City's open space system accommodates a variety of recreational pursuits while having regard for the City's natural areas. The open space system consists of parks, trails and open space areas that are not part of the natural heritage system and conservation lands. The open space system plays an important role in defining the character of the City and promoting community health and wellness.

This Plan sets out policies that protect and enhance the open space system for current and future generations.

#### Objectives

- a) To develop a connected open space system of trails and parks that provides residents with exposure to, awareness of and interaction with nature and contributes to community health and wellness.
- 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 create a hierarchy of open space, trails and parks based on size, function and population to be served.
- d) To provide a sufficient open space system of parks and trails to meet the active and passive recreational needs of residents that is accessible to all residents.

**Comment [MM403]:** Existing OP 7.12  
b) reworded

**Comment [MM404]:** New from  
Recreation, Parks and Culture Strategic  
Plan Goal 6 d and Goal 1 b

e) To accommodate the unique and growing park and trail needs created by residential intensification with an emphasis on walkability.

**Comment [MM405]:** New from Rec, Parks and Culture Strategic Plan Goal 6 Objective f)

f) To reduce parkland deficiencies within City neighbourhoods.

g) To encourage the use of the City's parks as 'living community centres' that provide animated spaces serving as activity hubs for neighbourhoods and the community at large in accordance with the Recreation, Parks and Culture Strategic Plan.

**Comment [MM406]:** New from Rec, Parks and Culture Strategic Plan

h) To protect and enhance, trails, parks and open spaces for current and future generations.

**Comment [MM407]:** New from Strategic Plan Goal 6 a)

i) To create and promote tourism attractions in the City's open space system.

j) To encourage indigenous biological diversity in appropriate open space and park locations.

**Comment [MM408]:** Existing OP 7.12 e) reworded to add "park locations"

k) To ensure that urban forestry is a key component of park design.

### 7.3.1 Trail Network

The City's Trail Network 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 and potentially to neighbouring municipalities. The Trail Network is comprised of interconnected parks, recreation areas and other open spaces.

1. The City will continue to pursue the development of a Trail Network as set out in Schedule 8 and in accordance with the Guelph Trail Master Plan.

**Comment [MM409]:** Existing OP 7.12.6 revised – to clearly state that the development of the network is to be completed in accordance with Schedule 8 and the Trail Master Plan.

2. 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.

**Comment [MM410]:** Existing OP 7.12.5.2 reworded

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.

**Comment [MM411]:** New: from Trail Master Plan Chapter 7, recommendation # 11.

4. This Plan recognizes that all lands owned by the University of Guelph and the Homewood Corporation are under private ownership.

**Comment [MM412]:** Existing OP 7.12.5.3 reworded

5. The following measures may be used to assist in realizing the objective of creating a publicly accessible linked Trail Network:

**Comment [MM413]:** Existing OP 7.12.6 reworded

i) acquiring land to complete the system through purchases, leases, easements, rights-of-way, dedications and any other

**Comment [MM414]:** Existing OP 7.12.6 a)

- 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 Trail Network as they become available;
- iv) supporting measures by the Grand River Conservation Authority, or any other public agency, to improve the river banks; and
- v) requiring, as part of a *development* proposal, lands to be reserved for future public open space, park and trail linkages, where applicable.

**Comment [MM415]:** Existing OP 7.2.16 b) reworded

**Comment [MM416]:** Existing OP Policy 7.12.6 c) reworded to update terminology.

**Comment [MM417]:** Existing OP 7.12.6 f)

**Comment [MM418]:** Existing OP 7.12.6 g) reworded to add 'park'

6. The City will work to improve and expand on the Trail Network, add missing links and overcome physical barriers. Amendments to the Trail Network as illustrated on Schedule 8 will not be required for route revisions provided that the continuity of the network can be maintained.

7. The City may develop sections of the Trail Network to alleviate identified park deficiencies.

**Comment [MM419]:** Existing OP 7.12.7 reworded

8. To improve attractiveness, continuity, accessibility and utility the City will develop linkages between parks at different levels of the park hierarchy. Such linkages may consist of:

**Comment [MM420]:** Existing OP 7.12.8 reworded

- 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.

### 7.3.2 Park Hierarchy

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 Park Hierarchy consists of Urban Squares, Neighbourhood Parks, Community Parks and Regional Parks.

**Comment [MM421]:** Existing OP 7.12.10 revised, now includes list of parks within the hierarchy and reference to the Trail Network.

#### Urban Squares

**Comment [MM422]:** New: introduction of urban squares was a recommendation of the Recreation, Parks and Culture Strategic Plan 6-22

Urban Squares will primarily be developed in areas of significant *intensification* in the City to address increased demands for recreation, parks and cultural opportunities.

1. Urban Squares are smaller in scale than Neighbourhood Parks and provide opportunities for passive recreation and social interaction.
2. The Urban Design Section of this Plan contains policies for the design of Urban Squares.

## 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.

**Comment [MM423]:** Existing OP Policy 7.12.11 Revised, name change from Neighbourhood Open Space—policy introduction has been reworded.

3. It is the policy of the City to maintain a minimum city-wide average rate of Neighbourhood Parks provision of 0.7 hectares /1000 population.

**Comment [MM424]:** Revised based on ratios in the Rec, Parks and Culture Master Plan.

4. The following criteria will be considered in the provision of Neighbourhood Parks:

**Comment [MM425]:** Existing OP 7.12.11.2 revised

- i) that the site is located within a five to ten minute walk from the residential area served (service radius of about 500 metres) and is unobstructed by major barriers;
- ii) that the site, where feasible and desirable, is located adjacent to school sites;
- iii) that the site contains adequate street frontage for visibility and safety;
- iv) that the site can be linked, where feasible, to the trail network;
- v) that the site contains sufficient table land (approximately 80 percent of site) and be well drained, except where the site takes advantage of a specific *natural feature*; and
- vi) that the site has a minimum size of 1.0 hectare so that a variety of outdoor recreation activities may be accommodated.

**Comment [MM426]:** Existing OP 7.12.11.2 a) revised to include “unobstructed by...” from Rec, Parks and Culture Strat Plan 6-12

**Comment [MM427]:** Existing OP 7.12.11.2.b) reworded

**Comment [MM428]:** Existing OP 7.12.11.2 c) reworded

**Comment [MM429]:** Existing OP 7.12.11.2 d) reworded to update reference to trail network

**Comment [MM430]:** Existing OP 7.12.11.2 e) reworded to add “that the site”

**Comment [MM431]:** Existing OP 7.12.11.2 f) revised. Involves the deletion of policy for older built up areas to have smaller areas developed as neighbourhood parks.

## 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 a Neighbourhood Park function.

5. Community Parks may be developed to provide facilities for active recreation 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.

**Comment [MM432]:** Existing OP Policy 7.12.12.1 reworded

6. The City will maintain a minimum city-wide average rate of Community Parks of 1.3 hectares /1000 population.

**Comment [MM433]:** Existing OP Policy 7.12.12.2 revised to change park ratio based on Rec, Parks and Culture Strategic Plan.

7. 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 is accessible by public transit;
- ii) that the site contains sufficient parking to meet anticipated

**Comment [MM434]:** Reworded 7.12.12.3

**Comment [MM435]:** Existing OP 7.12.12.3 b) reworded to add “to meet...”

- 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 consists 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.

**Comment [MM436]:** Existing OP 7.12.12.3 c

**Comment [MM437]:** Existing OP 7.12.12.3 d) reworded to change reference to trail network

**Comment [MM438]:** Existing OP 7.12.12.3 e with reference to acres deleted.

### 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.

**Comment [MM439]:** Existing OP 7.12.13, reworded. Name change from Regional Open Space, deleted reference to major conservation areas and scenic drives.

8. The City will encourage the provision of Regional Park facilities at the rate of 1.3 hectares /1000 population.

**Comment [MM440]:** Existing OP 7.12.1.3.1 Revised – ratio changed based on Rec, Parks and Culture Master Plan.

9. The following criteria will be considered in the development of Regional Parks:

**Comment [MM441]:** Existing OP 7.12.13.2 reworded

- i) that the site has significant frontage on an arterial road;
- ii) that the site is accessible by public transit;
- iii) that the site contains sufficient parking for visitors and staff;
- iv) that the site can be linked or integrated into the trail network, where possible; and
- v) that the site normally is greater than 25 hectares.

**Comment [MM442]:** Existing OP 7.12.13.2 b) reworded to delete "highway frontage"

**Comment [MM443]:** Existing OP 7.12.13.2 c) reworded to change "transportation" to "transit"

**Comment [MM444]:** Existing OP 7.12.13.2 c) reworded to change "transportation" to "transit"

**Comment [MM445]:** Existing OP 7.12.13.2 e) reworded – changed reference for trail network

**Comment [MM446]:** Existing OP 7.12.13.2 f) reworded to delete reference to acres and "in area"

### 7.3.3 Public Consultation on Parkland Design

1. The general public and area residents will be consulted and engaged in the design and development process for park master plans as appropriate.

### 7.3.4 Parkland Deficiencies

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

**Comment [MM447]:** Existing OP Revised 7.12.14, heading change from "Open Space Deficiencies"; intro statement reworded.

- 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;

**Comment [MM448]:** Existing OP 7.12.14 a) reworded to change "open space areas" to "parks"

**Comment [MM449]:** Existing OP Policy 7.12.14 d) reworded to add "or parts thereof"

- 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 for the establishment of urban squares; and
- ix) by enhancing connections between park and open space areas.

**Comment [MM450]:** Existing OP Policy 7.12.14 f) reworded to change "boards of education" to "school boards"

**Comment [MM451]:** Existing OP policy 7.12.14 g) reworded to change names of parks

**Comment [MM452]:** Existing OP Policy 7.12.14 h) reworded to change "CBD" to "Downtown" and "public urban squares" to "the establishment of ..."

**Comment [MM453]:** New from Rec, Parks and Culture Strat Plan

### 7.3.5 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 for 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 and update 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. Urban squares and parks held in private ownership will not be considered part of parkland 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 for the type of park proposed;
  - 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

**Comment [MM454]:** New: from Planning Act Section 42(1) and 42(3); replaces 7.12.16

**Comment [MM455]:** Existing OP 7.12.17, reworded to change "under the Planning Act"

**Comment [MM456]:** Existing OP 7.12.18 reworded to delete "generally"

**Comment [MM457]:** New from Rec, Parks and Culture Plan

**Comment [MM458]:** Existing OP 7.12.19

**Comment [MM459]:** Existing OP 7.12.19 b

**Comment [MM460]:** Existing OP 7.12.19 c

**Comment [MM461]:** Existing OP 7.12.19 d

the City.

6. Cash-in-lieu of parkland dedication may be required in the following circumstances:

Comment [MM462]: Existing OP 7.12.20

- 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.

Comment [MM463]: Existing OP 7.12.21

8. Parkland dedication requirements pursuant to the *Planning Act* may be used, whenever necessary and feasible, for the conservation of significant *cultural heritage resources*.

Comment [MM464]: Existing OP 7.12.22, reworded "utilized" changed to "used"

### 7.3.6 Other Agencies

The City is not the only provider of open space within the community. In order to enhance the City's open space, parks and trails systems, 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.

Comment [MM465]: Existing OP 7.12.24 reworded

1. Where appropriate, the City may consider the following measures:

- 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, open space, 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

Comment [MM466]: Existing OP 7.12.24 a) reworded to change open space to parks

Comment [MM467]: Existing OP 7.12.24 c) reworded to add "parks"

Comment [MM468]: Existing OP 7.12.24 d) reworded to change "open space" to "parks"

Comment [MM469]: New from Rec, Parks and Culture Strat Plan

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:

**Comment [MM470]:** Existing OP 7.12.25; reworded to change first sentence, change Boards of Ed to School Boards

i) where feasible, municipal parks will be developed in conjunction with elementary or secondary school sites;

**Comment [MM471]:** Existing OP 7.12.25 a) Reworded

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 park purposes;

**Comment [MM472]:** Existing OP 7.12.25 b) reworded

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;

**Comment [MM473]:** Existing OP 7.12.25 c) reworded

iv) where schools are not to be provided in a new residential neighbourhood, the City may provide additional Neighbourhood Parks at the rate of 0.7 hectare/1000 population; and

**Comment [MM474]:** Existing OP 7.12.25 d) reworded to change "open space" to "parks" and ratio changed

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 parkland and facilities.

**Comment [MM475]:** Existing OP 7.12.25 e) reworded

### 7.3.7 Recreation, Parks and Culture Strategic Master Plan

**Comment [MM476]:** Existing OP 7.12.26 and 7.12.27, revised. Deletes description of the purpose of the plan.

1. The City's Recreation, Parks and Culture Strategic Master Plan identifies the needs and priorities related to recreation, parks and cultural services, programs, and facilities within 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.

## 8 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.

The urban design policies of this Plan apply to all land uses and public infrastructure.

### Objectives

- a) To create neighbourhoods with diverse opportunities for living, working, learning and playing. Comment [MM477]: New. Based on principles of the Urban Design Action Plan
- b) To build compact neighbourhoods that use land, energy, water and infrastructure efficiently and encourage walking. Comment [MM478]: New. Based on principles of the Urban Design Action Plan
- 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. Comment [MM479]: New. Based on principles of the Urban Design Action Plan
- d) To engage in "place-making" - developing infrastructure, spaces and buildings that are permanent and enduring, memorable and beautiful, adaptable and flexible, and valued. Comment [MM480]: New. Based on principles of the Urban Design Action Plan
- e) To *conserve* and celebrate the City's *cultural heritage resources* through the reuse of *built heritage* and *cultural heritage landscape* assets and ensuring that adjacent development responds to and respects these assets. Comment [MM481]: New. Based on principles of the Urban Design Action Plan
- f) To ensure that the design of the built environment strengthens and enhances the character of the existing distinctive areas and neighbourhoods of the City. Comment [MM482]: Existing OP 3.6 e). Reworded
- g) To create a diversity of inviting and accessible gathering places that promote a full range of social, cultural and economic interaction. Comment [MM483]: New. Based on principles of the Urban Design Action Plan
- h) To establish a pattern of interconnected streets and pedestrian networks in which buildings frame and address public spaces. Comment [MM484]: New. Based on principles of the Urban Design Action Plan
- i) 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*. Comment [MM485]: New. Based on principles of the Urban Design Action Plan
- j) To design space that is accessible to all, regardless of abilities. Comment [MM486]: Existing OP 3.6 l). Revised to update language—replace "personal limitations" with abilities based on Health Unit Comments
- k) To improve conditions for greater personal security within publicly Comment [MM487]: Existing OP 3.6 k). Reworded.

accessible spaces by designing them to be attractive and comfortable to the public, increasing the potential for informal surveillance and reducing opportunities for crime.

l) To preserve and enhance protected *public views* and *public vistas* of built and natural features.

**Comment [MM488]:** Existing OP 3.6 m) Revised. Deleted second part of sentence to simplify and remove redundancy

m) To design for a choice of mobility including walking, cycling, transit and driving.

**Comment [MM489]:** New. Based on the Urban Design Action Plan.

n) 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 systems* and *alternative energy systems* and water conservation strategies.

**Comment [MM490]:** New. Reflects CEP objectives

## Policies

### 8.1 Sustainable Urban Design

1. The design of site and building development will support energy efficiency and water conservation through the use of *alternative energy systems* or *renewable energy systems*, building orientation, sustainable building design, low impact stormwater infiltration systems, drought-resistant landscaping and similar measures.

**Comment [MM491]:** Existing OP 7.4.46.1 Revised. Removed reference to stormwater management. Commercial and Mixed-use Area Policy applied City-wide.

2. New *development* shall be integrated with the existing topography where possible to maintain the physical character of the area and minimize the amount of grading and filling required.

**Comment [MM492]:** 3.6.31 2 j). Revised. South Guelph Secondary Plan Area policy applied city wide.

3. New residential neighbourhoods shall be designed to ensure residents live within a 400 metre walk of mixed-use areas, amenities and transit stops.

**Comment [MM493]:** New. Based on Urban Design Action Plan.

### 8.2 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.

**Comment [MM494]:** Existing OP 3.6.11. Revised. Removed second sentence. Distribution of public spaces and link to natural heritage system addressed in other policies.

2. *Development* proposals shall extend, establish or reinforce a modified grid-like street network that:

**Comment [MM495]:** New. Combines Existing OP 3.6.24; 3.6.32.3.1; and direction from Urban Design Action Plan. Made consistent with the draft Downtown Secondary Plan

- 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) is designed to maximize opportunities for solar gain while respecting the built form policies of this Plan.

3. Block lengths shall be reasonably short especially within Community Mixed-use Nodes and *Intensification 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 'window roads' (i.e. single loaded local roads 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 shade street trees;
  - ii) reduced lane widths;
  - iii) provision of landscaped 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 City will maintain a program of tree replacement within its right-of-ways in all areas of the City.
8. 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. Planting in street medians and shoulders will generally be undertaken with low maintenance, drought resistant and salt tolerant plant species.
9. 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.
10. New *development* shall be designed to contribute to a pedestrian-oriented streetscape through strategies such as:
- 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 that provide an interface with the *public*
- Comment [MM496]:** New. Based on Urban Design Action Plan.
- Comment [MM497]:** New. Based on Urban Design Action Plan.
- Comment [MM498]:** New. Based on Urban Design Action Plan.
- Comment [MM499]:** Existing OP 3.6.25. Revised. Changes made based on Urban Design Action Plan
- Comment [MM500]:** Existing OP 8.2.30 I. Reworded.
- Comment [MM501]:** Existing OP 3.6.32.3.12. Revised. Victoria Road North Secondary Plan policy applied City-wide. Wording revised to make intent clearer. Recognizes that appropriate salt tolerant planting is critical
- Comment [MM502]:** Existing OP 3.6.27. Reworded
- Comment [MM503]:** New. Based on Urban Design Action Plan. Also incorporates Existing OP 7.4.43.5 from Commercial and Mixed-use Area Policy

- realm* that enhances 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 through such strategies as clustering utilities in appropriate locations or containing them in other streetscape features.

### 8.3 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.

Comment [MM504]: Existing OP 3.6.6 Reworded.

2. Key *public views* to the Church of Our Lady shall be identified and protected. *Public views* and *public vistas* to other *cultural heritage resources* or natural heritage features may be identified for protection. The City may initiate studies from time to time to identify significant *public views* and *public vistas*.

Comment [MM505]: Existing OP 3.6.7. Reworded

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.

Comment [MM506]: Existing OP 3.6.13

4. Opportunities to provide *public views* of Significant Natural Areas are strongly encouraged.

Comment [MM507]: Existing OP 3.6.32.3.5. Revised Victoria Road North Secondary Plan Area policy applied city-wide.

5. Reverse lotting onto Significant Natural Areas and other components of the *public realm* should be avoided.

Comment [MM508]: Existing OP 3.6.32.3.5 Revised Victoria Road North Secondary Plan Area policy applied city-wide.

6. Buildings should be oriented to maintain *public vistas* of and/or visual access to Significant Natural Areas on lands adjacent to the site.

Comment [MM509]: Existing OP 7.4.46.2 Reworded, Commercial and Mixed-use Area Policy applied City-wide

7. Streets should create view corridors and *public vistas* of Significant Natural Areas, the river valleys and park facilities.

Comment [MM510]: Existing OP 3.6.32.3.1. Revised. Victoria Road North Secondary Plan Area applied City wide.

### 8.4 Gateways

1. The City may identify certain desirable locations for gateway features and may require distinctive urban design forms at these locations. Gateways shall define a sense of entrance and contribute to community image and identity.

Comment [MM511]: Existing OP 3.6.5

2. Major gateways will be located in visually prominent sites located at major entry points into the City.

Comment [MM512]: New. Hierarchy of gateways recognized and defined in order to provide more direction regarding definition and intent of gateway policies.

3. Minor gateways are to be located at prominent intersections which are neighbourhood-scaled gateways or at secondary entry points into the City.

**Comment [MM513]:** New. Hierarchy of gateways recognized and defined in order to provide more direction regarding definition and intent of gateway policies.

4. The following roads, where they intersect the City boundary, are considered major gateways:

- i) Gordon Street;
- 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.

5. In addition to the City identified major 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.

**Comment [MM514]:** Existing OP 3.6.31 4. Revised. Simplified and revised to reflect Urban Design Action Plan.

6. *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*.

**Comment [MM515]:** New. Provides direction regarding expectations around built form located at gateway locations

7. 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 may include pedestrian linkages into the site at the intersection.

**Comment [MM516]:** Existing OP 7.4.40.1 Revised. Clarification added to regarding how the policy can be implemented.

8. Gateways to new neighbourhoods should create a sense of entrance and arrival contributing to community image and identity. Elements contributing to gateway features and design may include: trees and other landscaping, feature lighting, paving and public art. However, entrance features to new subdivisions that create an appearance of a walled community are strongly discouraged.

9. New controlled access or gated neighbourhoods or subdivisions shall not be permitted.

**Comment [MM517]:** New. Gated neighbourhoods or subdivisions conflict with the objectives of the Urban Design policies. For example, they prevent the creation of interconnect street patterns accessible for active transportation and transit. They also generally limit accessibility.

## 8.5 Built Form: Low Rise Residential Forms

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

**Comment [MM518]:** Existing OP 3.6.9; 3.6.8. Revised. Policy changed to reference a diversity of architectural design rather the a mix of housing forms. Housing type diversity addressed in Land Use section.

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. To ensure garages do not dominate the streetscape in new *development* and to promote “eyes on the street” the *Zoning By-law* shall limit their width such that garages do not generally exceed half the width of the house. Furthermore, the *Zoning By-law* shall limit garage door projection so that most garage doors are recessed and do 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 developments shall generally incorporate rear lanes to help create attractive streetscapes and minimize the impact of driveways on the pedestrian realm.
5. The retention of vegetation in front yards along residential streets is encouraged.

**Comment [MM519]:** Existing OP 3.6.32 3.4 Revised. Reference to garages removed and addressed in following policy.

**Comment [MM520]:** New. Based on the Urban Design Action Plan. Change made responding to GWDA comments.

**Comment [MM521]:** New. Based on the Urban Design Action Plan

**Comment [MM522]:** Existing OP 3.6.17 3. Reworded.

#### 8.6 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 immediate vicinity.
2. The principal entrances of commercial and mixed-use buildings shall be oriented toward the street and provide direct user entrances from adjacent streets and walkways. Blank façades facing a street, open space or park shall not be permitted.
3. Commercial, employment and mixed-use buildings should be consistently located close to the street edge and sidewalk.
4. Corner buildings shall address both streets by providing two articulated façades facing the street.
5. 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.
6. Intersections of major streets shall be emphasized by placing buildings in close proximity to the intersection and ensuring that building entrances are visible from that intersection.
7. Buildings will be designed to completely screen roof-top mechanical equipment from public view.

**Comment [MM523]:** Existing OP 3.6.10 Revised

**Comment [MM524]:** Existing OP 7.4.40.2; 3.6.10 Clarification that this applies to commercial and mixed-use buildings.

**Comment [MM525]:** Existing OP 7.4.41.2 Revised based on Urban Design Action Plan. Commercial and Mixed-use Area Policy applied City-wide

**Comment [MM526]:** Existing OP 3.6.20 2 Revised.

**Comment [MM527]:** Existing OP 7.4.40.4; 7.4.41.4 Revised. Combined two policies. Commercial and Mixed-use Area Policy applied City-wide. Policy changed to apply to buildings adjacent to the street edge and public visibility rather than just corner buildings.

**Comment [MM528]:** Existing OP 7.4.40.2 Reworded. Commercial and Mixed-use Area Policy applied City-wide.

**Comment [MM529]:** Existing OP 7.4.41.5 Reworded. Commercial and Mixed-use Area Policy applied City-wide

8. Long building facades that are visible along a public street will incorporate recesses, projections, windows or awnings, colonnades and/or landscaping along the length of the façade to reduce the mass of such facades.

**Comment [MM530]:** Existing OP 7.4.44.1 Reworded. Commercial and Mixed-use Area Policy applied City-wide.

9. The design of all commercial buildings and storefronts shall be in keeping with the character and identity of the community and its immediate context. This may require alternative or enhanced standard of corporate or franchise design. Buildings shall reflect the community and immediate context through features such as facade articulation, massing, architectural style, vertical windows, appropriate signage, building materials and exterior finishes.

**Comment [MM531]:** Existing OP 7.4.44.3 Revised. Commercial and Mixed-use Area Policy applied City-wide. Policy revised to respond to GWDA comments to clarify intent, provide direction and give examples regarding how this policy can be complied with.

10. Where appropriate, a building's first storey shall generally be taller in height to accommodate a range of non-residential uses.

**Comment [MM532]:** New. Appropriate first storey heights can result in more flexible built form that can accommodate a variety of uses.

11. Large buildings will incorporate architectural elements which will reduce the visual effects of flat roof lines.

**Comment [MM533]:** Existing OP 7.4.44.2 Revised. Commercial and Mixed-use Area Policy applied City-wide.

## 8.7 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*:

**Comment [MM534]:** Existing OP 7.4.45 Revised. Commercial and Mixed-use Area Policy applied City-wide. Reference to drive-through lanes removed. Drive-throughs addressed in separate section.

- i) using building massing and placement to reduce the visual effects of flat roof lines, blank facades or building height by means such as appropriately stepping back, terracing or setting back buildings;
- ii) appropriately locating noise-generating activities within a building or structure and away from sensitive receptors;
- iii) incorporating screening and noise attenuation for roof-top mechanical equipment and other noise generating activities situated in proximity to sensitive receptors;
- iv) 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
- v) designing exterior lighting and signage to prevent light spillage onto the adjacent property.

## 8.8 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 that servicing and automobile parking are 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 buildings front onto a public street and are greater than 30 metre in length, building entrances shall be located at regular intervals;
  - v) where buildings are taller than four (4) storeys, building length will be restricted through the *Zoning By-law* to reduce impacts such as shadowing; and
  - vi) shadow, view and microclimatic studies may be required to determine potential impacts arising from mid-rise buildings.

### 8.9 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 distinctive 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 buildings;
  - iv) floor plate sizes of the tower portion (e.g., storeys five (5) and above) of the building may be limited to encourage slender and elegant tall building designs; and
  - v) the tower portion (e.g., storeys five (5) and above) of the building shall be carefully placed to ensure adequate spacing between towers to allow for solar access and privacy.

### 8.10 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-through facilities.

1. Where vehicle-oriented uses are permitted, *development* shall be designed through a combination of site planning, landscaping and built form to:
  - i) conform to the applicable 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. Drive-through facilities, where permitted, will be regulated by the *Zoning By-law*. The *Zoning By-law* may restrict which zoning categories permit drive-through facilities. In addition to policies in 8.10.1, drive-throughs, where permitted, shall be designed to:

- i) locate stacking and drive-through lanes in rear or side yards and away from intersections. Stacking and drive-through lanes shall not be located between the building and the fronting street to minimize the impact on pedestrians;
- ii) provide adequate landscaping adjacent to stacking and drive-through lanes where they are adjacent to other properties and parking areas; and
- iii) avoid the location of drive-through lanes adjacent to a use that would be negatively affected by noise, light and activity levels associated with these facilities.

Comment [MM535]: Existing OP  
7.4.45.1.6

3. Service stations, where permitted, shall be:

- i) limited to one service station per intersection excluding the Community Mixed-use Nodes where service stations shall not be permitted at the intersection of arterial Roads, collector Roads and arterial with collector Roads;
- ii) designed 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;
- iii) designed to ensure that the principal building employs the liberal use of clear glazing and openings along with appropriate architectural treatment, materials and detailing facing the street;
- iv) designed to 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; and
- v) where a car wash is permitted, designed so that the car wash building will be oriented away from the street edge while still maintaining appropriate setbacks, landscaping and allowing for adequate automobile queuing.

### 8.11 Transition of Land Use

- 1. To achieve *compatibility* between 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.

### 8.12 Parking

- 1. Building placement in combination with landscaping should be used to screen surface parking areas. Surface parking areas should generally be

Comment [MM536]: Existing OP  
3.6.16 Revised. Part New based on Urban  
Design Action Plan.

located at the rear or side of buildings and not between the front of a building and the street. 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 and decorative fencing or walls shall be provided adjacent to 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.

**Comment [MM537]:** Existing OP 7.4.40.6 Revised. Commercial and Mixed-use Area Policy applied City-wide.

3. Walkways should be provided directly from parking areas and municipal sidewalks 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.

**Comment [MM538]:** Existing OP 3.6.20 3. Revised. Changes made to reflect Urban Design Action Plan and to clarify intent.

4. Large surface parking areas should be divided into smaller and defined sections through the use of appropriately-sized landscaped strips, islands and/or pedestrian walkways.

**Comment [MM539]:** Existing OP 7.4.42.3 Revised. Commercial and Mixed-use Area Policy applied City-wide. Policy.

5. Parking adjacent to identified *natural heritage features* and associated *buffers* should be avoided.

**Comment [MM540]:** New. Based on Urban Design Action Plan.

6. Bicycle parking shall be provided and conveniently located in close proximity to building entrances. Sheltered bicycle parking should be integrated into the built form.

**Comment [MM541]:** Existing OP 7.4.42.4 Revised. Commercial and Mixed-use Area Policy applied City-wide. Policy. Reference added regarding the design of sheltered bicycle parking.

7. 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 to contribute to an active pedestrian realm and screen the parking structure.

**Comment [MM542]:** Existing OP 3.6.20.4 Reworded.

8. Surface parking areas adjacent to ground-related residential uses should be separated by a landscape strip incorporating combinations of landscaping and/or decorative fencing or walls.

9. 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.

**8.13 Access, Circulation, Loading and Storage Areas**

1. Shared driveways are encouraged for employment, commercial and mixed-use sites to reduce access points and reduce conflicts with pedestrians.

**Comment [MM543]:** New. Based on the Urban Design Action Plan

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.

**Comment [MM544]:** Existing OP 7.4.42.1 Revised. Commercial and Mixed-use Area Policy applied to large employment and mixed-use sites as well.

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.

**Comment [MM545]:** Existing OP 7.4.42.2 Revised. Commercial and Mixed-use Area Policy applied City-wide. Policy Changes made based on the Urban Design Action Plan.

4. Well-articulated and distinct pedestrian walkways should be placed along a building street frontage and linked to public boulevards, public sidewalks, transit stops, trail systems and other pedestrian systems.

**Comment [MM546]:** Existing OP 7.4.43.1. Revised. Commercial and Mixed-use Area Policy applied City-wide.

5. Pedestrian systems shall incorporate landscaping, pedestrian scale lighting and be defined by distinct materials and/or raised walkways.

**Comment [MM547]:** Based on Existing OP 7.4.43.2 Reworded and Existing OP 7.4.43.1. Revised. Commercial and Mixed-use Area Policy applied City-wide.

6. Loading bays, waste 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, will be directed away from a public street, park, river, public open space or residential area or adequately screened if this is not possible.

**Comment [MM548]:** Existing OP 3.6.15. Revised and combined with policy 7.4.40.6

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.

**Comment [MM549]:** 7.4.40.5; 7.4.41.3. Revised. Policies combined. Commercial and Mixed-use Area Policy applied City-wide. Reference to auto-oriented uses and garden centres are addressed in separate policies.

## 8.14 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.

**Comment [MM550]:** New. Reinforces Urban Design Action Plan emphasis on signage co-ordination with architecture.

2. Signs on *cultural heritage resources*, including within *Heritage Conservation Districts* or within *cultural heritage landscapes* shall be *compatible* with the heritage character of the property, district or landscape and may be regulated in accordance with the provisions of the *Ontario Heritage Act*, as applicable.

3. Signage should be incorporated into the building façade design.

**Comment [MM551]:** Existing OP 3.6.20 1. Revised. Commercial and Mixed-use Area Policy applied City-wide. Policy revised to encourage signage incorporated into the building façade design rather than free-standing signage.

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.

**Comment [MM552]:** New. Based on the Urban Design Action Plan.

## 8.15 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.

**Comment [MM553]:** Existing OP 7.4.44.4. Reworded. Commercial and Mixed-use Area Policy applied City-wide. Minor changes to remove reference to pergolas.

2. Outdoor display areas adjacent to street edges should generally be avoided but may be permitted for vehicle sales subject to the regulations of the *Zoning By-law*. However, well-designed, pedestrian-scaled outdoor display areas that contribute to a comfortable and safe *public realm* may be permitted in areas of high pedestrian traffic provided that safety and accessibility are not compromised.

**Comment [MM554]:** Existing OP 7.4.41.6 Revised. Commercial and Mixed-use Area Policy applied City-wide. Clarification added that small-scale outdoor display areas may be appropriate where it enhance the pedestrian-oriented environment.

## 8.16 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. However, lighting of prominent buildings, monuments and other built features to accentuate civic and architectural design may be permitted.
3. Adequate pedestrian-scaled lighting to accent walkways, steps, ramps, transit stops and other features should be provided.

**Comment [MM555]:** New. Policies reflect Urban Design Action Plan objectives regarding lighting which include:  
-- ensuring adequate lighting along streets and other public spaces for safety.  
--reducing light pollution

## 8.17 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 quantity, size, shape, colour and texture that complement and contrast the built form and reflect the site's size and context;
- ii) shall provide seasonal interest;
- iii) shall be appropriate to site conditions (e.g. salt and wind tolerant when adjacent to roadways);
- iv) is encouraged to be of indigenous stock and from locally grown sources;
- v) adjacent to *Natural Heritage System*, should be indigenous and non-invasive to help prevent the degradation of the existing ecosystem through unwanted seed dispersal;
- vi) shall provide for a diversity of species to minimize potential issues of significant plant losses due to disease, insects and/or fungal infestations;
- vii) is encouraged to promote naturalization and reduce the use of sod; and
- viii) is encouraged to provide shade where appropriate.

**Comment [MM556]:** Existing OP 3.6.32.3 11. Revised. Policy revised and expanded to provide direction regarding the selection of plant materials in planning applications such as site plans..

3. Where possible existing trees should be retained on-site and where appropriate suitable new trees should be planted on-site, in the street right-of-way or in other City-approved locations.
4. Where appropriate, trees should be used to help define the image of neighbourhoods, streets and parks.
5. Where required, buffer strips shall consist of plant material that, at maturity, will form a visual barrier, in combination with other strategies such as fencing.

**Comment [MM557]:** New. Reflects City-wide opportunity in Urban Design Action Plan regarding trees: "use trees to define the image of neighbourhoods, streets and parks"

**Comment [MM558]:** New. Reflects City-wide opportunity in Urban Design Action Plan regarding trees: "use trees to define the image of neighbourhoods, streets and parks"

### 8.18 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 Sections 8.14, 8.15 and 8.16 of this Plan; and
  - v) provides for multiple walking routes, where appropriate.

**Comment [MM559]:** Existing OP 3.6.12 Reworded.

**Comment [MM560]:** Existing OP 3.6.21; 3.6.12; 3.6.32 3 7; Combined policies to reduce redundancy and improve readability.

### 8.19 Accessible Design

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 (2005) or successor thereto, in all design, development and operation of new and renovated municipal services and facilities.
2. Accessibility standards and designs will be implemented through *development*, including transportation and parking in accordance with the *Accessibility for Ontarians' Disability Act* and the *Ontario Building Code*.

**Comment [MM561]:** Existing OP 3.7.1 Reworded

**Comment [MM562]:** Existing OP 3.7.3 Reworded

**Comment [MM563]:** Existing OP 3.7.5 Revised

3. 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*.

**Comment [MM564]:** Existing OP 3.7.4 Revised. Reference to Facility Accessibility Design Manual added.

4. 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.

**Comment [MM565]:** Existing OP 3.7.2 Reworded

5. The City will design and provide municipal infrastructure and set *development* standards that promote the provision of a universally accessible environment.

**Comment [MM566]:** Existing Policy 3.7.6 reworded

## 8.20 Urban Squares

1. Urban Squares, such as plazas, courtyards and piazzas, are publicly-accessible open space with sitting areas and shade trees that allow for passive use, special events and social interaction. They are often predominantly hard-surfaced. Urban squares shall generally be included within Community Mixed-use Nodes, along Intensification Corridors and within 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.

**Comment [MM567]:** New. Provides design direction regarding the creation of Urban Squares. Reflects the Recreation, Parks & Culture strategic Master Plan which emphasizes small more urban parks. Incorporates existing OP policy direction of 7.4.43.6

## 8.21 Public Art

1. The City will promote the provision of public art in publicly accessible areas. Public art is encouraged to be incorporated into buildings, infrastructure or landscapes to contribute to interesting and memorable places for residents and visitors alike. 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 a sense-of-place.

**Comment [MM568]:** Existing OP 3.6.23 Reworded.

2. Development that attracts significant pedestrian traffic is strongly encouraged to include public art in the design of the building and/or site.

**Comment [MM569]:** New. Reflects direction of Urban Design Action Plan. The Plan states that the Official Plan should address appropriate locations for public art and adopt policies that encourage public art

3. The installation of public art as part of public infrastructure projects will be considered, where appropriate.

**Comment [MM570]:** New. Reflects direction of Urban Design Action Plan.

4. The City will develop a policy for public art sited on or staged in municipally owned public space.

## 8.22 Development Adjacent to River Corridors

1. *Development* on lands adjacent to the river corridor should face, focus and feature the river in context with the natural characteristics of the property and surrounding built form.

**Comment [MM571]:** Existing OP 3.6.30 2a) ii) applied City-wide

2. *Development* proposals shall orient ground level building facades towards the Speed River in Downtown. This is to be accomplished by:

**Comment [MM572]:** Existing OP 3.6.18.2 Revised. Section revised to focus of development adjacent to river corridors rather than for all public open spaces.

- 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.

3. Improvements to riverfront lands that are available for public use shall be encouraged (e.g. improved pedestrian and cycling amenities) along with the retention or restoration of *natural heritage features* and *cultural heritage resources*.

**Comment [MM573]:** Existing OP 3.6.18.3 Revised.

4. Important *public views* and *public vistas* to the Speed and Eramosa Rivers and landmarks within these river corridors shall be retained and enhanced.

**Comment [MM574]:** Existing OP 3.6.18.4 Revised.

5. Continuous public accessibility along the Speed and Eramosa River corridors shall be promoted including through the conveyance of land through the *development* process and other appropriate methods of public acquisition.

**Comment [MM575]:** Existing OP 3.6.18. 5 Revised.

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 as to optimize *public views*, *public vistas* and access to the river.

**Comment [MM576]:** Existing OP 3.6.18.5 and 3.6.18.6 Revised.

## 8.23 Urban Design Implementation

1. The City will continue to highlight the importance of urban design in all matters related to the planning and development of the City and to set out a course of action aimed at achieving good urban design on a broad and consistent basis through measures such as but not limited to:

**Comment [MM577]:** New. Urban Design Action Plan

- i) implementing and updating the Urban Design Action Plan;
- ii) urban design guidelines;

- iii) architectural control and design review;
- iv) Urban Design briefs;
- v) municipal development engineering standards;
- vi) subdivision approval;
- vii) the *Zoning By-law*;
- viii) urban design review panel(s); and
- ix) site plan control.

2. Where appropriate, the *Zoning By-law* will be used to implement the urban design policies of this Plan and include regulations that promote *compatibility* in built form and appropriate infill projects.

Comment [MM578]: Existing OP  
3.6.1.1. Reworded

3. The City may prepare and update urban design guidelines to 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.

Comment [MM579]: Existing OP  
3.6.1.2. Reworded.

## 9 Land Use

This Chapter 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 direction for *development* and the basis for decision-making involving applications under the *Planning Act*.

Secondary Plans, adopted through amendment to this Plan, may require more detailed policies and land use schedules for the areas to which they apply.

Schedule 2 establishes the pattern of land use in the City by establishing the following Land Use Designations:

### RESIDENTIAL

Low Density Residential  
Low Density Greenfield Residential  
Medium Density Residential  
High Density Residential

### EMPLOYMENT

Industrial  
Corporate Business Park  
Institutional Research Park  
Mixed Business

### COMMERCIAL and MIXED-USE

Community Mixed-use Centre  
Mixed-use Corridor  
Neighbourhood Commercial Centre  
Service Commercial  
Mixed Office / Commercial

### NATURAL HERITAGE SYSTEM

Significant Natural Areas  
Natural Areas

### OTHER

Major Institutional  
Open Space and Parks  
Major Utility  
Special Study Area  
Reserve Lands

### 9.1 All Land Use Designations excluding Natural Heritage System

The following permitted uses and policies apply to all land use designations excluding *Natural Heritage System*.

#### 9.1.1 Permitted Uses

1. The following uses may be permitted in all land use designations excluding the *Natural Heritage System* subject to the applicable policies of this Plan:
  - i) public and private infrastructure;
  - ii) *urban agriculture*; and
  - iii) municipal parks and municipal recreation facilities.
2. All *development* and *site alteration* proposed adjacent to the *Natural Heritage System* shall be subject to the *Natural Heritage System* provisions.

## 9.1.2 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) all electric power facilities (e.g. transmission lines, transformer and distribution stations) provided that such development satisfies the provisions of the *Environmental Assessment Act* and any other relevant Acts or regulations;
  - ii) utilities and services necessary for the supply and distribution of *municipal water* and sewage, public 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;
  - iv) the facilities and infrastructure lines of any privately owned utility but not including uses such as, administrative offices, sales outlets, studios, garages, depots or yards; and
  - v) *non-exempt renewable energy systems* and *alternative energy systems* for generation.
  
2. Notwithstanding policy 9.1.2.1, *non-exempt renewable energy systems* and *alternative energy systems* may only be permitted within residential designations provided the energy generated directly serves those nearby residential uses (e.g., a combined heat and power plant with an associated *district energy system*).
  
3. The implementing *Zoning By-law* may establish zoning categories in which the uses listed in policy 9.1.2.1 may not be permitted.
  
4. Public and private infrastructure listed in policy 9.1.2.1 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 environment where proposed adjacent to or within a designation permitting residential uses;
  - iii) the facilities do not have an adverse impact on residential and other sensitive land 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 adversely fragment or bisect a residential area, or adversely impact the development

Comment [MM580]: Existing OP 7.1.1 a)

Comment [MM581]: Existing OP 7.1.1 b) reworded

Comment [MM582]: Existing OP 7.1.1 c) "infrastructure" added

Comment [MM583]: Existing OP 7.1.1 d) reworded

Comment [MM584]: Existing OP 7.1.2; policy reference updated

Comment [MM585]: Existing OP 7.1.3 with f) deleted and other changes as noted below, reworded to remove "within designations permitting residential land use" from the first sentence. Delete "quasi-public" changed to "private"

Comment [MM586]: Existing OP 7.1.3 a) "intent" changed to "objectives", addition of "where they are proposed"

Comment [MM587]: Existing OP 7.1.3 b) reworded

Comment [MM588]: Existing OP 7.1.3 c) reworded

Comment [MM589]: Existing OP 7.1.1 d) reworded

Comment [MM590]: Existing OP 7.1.1 e)

potential of adjacent areas, which have been designated for future *development*.

5. Where there is some question as to the *adverse effects* a proposed land use may have on the environment, the City will consult with appropriate authorities to be satisfied that any such effect or risk of effects can be appropriately mitigated through Federal or Provincial legislative requirements and associated regulations prior to permitting such use. City Council will not permit uses or development when such consultation indicates that the use represents a significant health or safety risk to the public, employees or the environment.

**Comment [MM591]:** Existing OP 7.1.5 reworded to delete "industrial" prior to "uses or development".

### 9.1.3 Urban Agriculture

#### Objectives

- a) To encourage *urban agriculture* throughout the City in appropriate locations.
- b) To support a local food system including the cultivation of food within the urban environment.

#### Policies

1. *Urban agriculture* including community gardens may be permitted in all land use designations with the exception of Natural Areas and Significant Natural Areas 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 policy 9.1.3.2, this Plan does not restrict livestock-based instruction, research and animal care on any lands used by the University of Guelph.
4. All lands within the corporate boundary of the City of Guelph are within the *settlement area*. The City recognizes that as *development* occurs on the outskirts of the developed area of the city that existing agricultural and rural uses will gradually disappear. The City recognizes agriculture as a valuable activity and encourages existing *agricultural uses* to continue until these lands are required for *development*.
5. The City is supportive of a local food system that includes access to healthy foods at a neighbourhood level, the Guelph Farmers' Market, temporary farmers' markets and community gardens.

**Comment [MM592]:** Existing OP 7.1.4

**Comment [MM593]:** Existing OP 7.1.4.1 reworded

6. The City promotes the use of underutilized sites and long-term development parcels for *urban agriculture* where appropriate and feasible, without limiting the potential for future *development*.
7. Locations for community gardens may be identified as part of the *development* approvals process. The City encourages the provision of space for community gardens, including roof top gardens, in addition to community amenity area requirements for new multiple residential development sites.
8. The City will encourage community gardens by facilitating the use of parks and underutilized public lands for community gardens according to the principles of the City's "Principals and Guidelines for the Location of Community Gardens" as may be prepared and amended. The City may support community gardens by providing water, wood mulch or other forms of in-kind support.
9. The City may partner with community stakeholders to develop mechanisms to promote *urban agriculture* and to mitigate or remove barriers to *urban agriculture*.
10. The City may collaborate with appropriate stakeholders and local partners to develop strategies that advance a healthy, sustainable, secure, resilient, accessible, economically vibrant and equitable food system. Such strategies may address the following among other topics:
  - i) planning for locations for food production, processing, distribution, storage and waste management;
  - ii) planning for food security; and
  - iii) pursuing opportunities for education and community building around local food.

## 9.2 Residential Uses

### 9.2.1 General Policies for Residential Uses

1. *Affordable housing* is encouraged wherever residential uses are permitted.
2. Notwithstanding the maximum residential densities that are specified for various land use designations of this Plan, *development* designed exclusively for occupancy by senior citizens may be permitted to exceed the maximum unit density allowed without bonusing provided that the applicable residential policies are met.

Comment [MM594]: Existing OP 7.2.10 revised

### 9.2.2 Special Needs Housing

1. *Special needs housing* shall be permitted within land use designations where residential uses are permitted.

Comment [MM595]: New section heading, changed from Residential Care Facilities

Comment [MM596]: Existing OP 7.2.17 revised

2. The City in conjunction with the County, Provincial and Federal governments will support the development and retention of *special needs housing* throughout the City.

3. *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:

Comment [MM597]: Existing OP 7.2.16

- 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.

4. The *Zoning By-law* will specifically define the various types of *special needs housing* and will establish regulations regarding such matters as minimum distance separation between facilities, minimum standards for occupancy and site *development*.

Comment [MM598]: Existing OP 7.2.18 reworded to change "residential care" to "special needs" and to delete "implementing this Plan" after zoning by-law

5. Where an amendment to the *Zoning By-law* is required to permit *special needs housing*, such amendments will consider:

Comment [MM599]: Existing OP 7.2.19 intro statement reworded

- i) the nature of the proposed use and its *compatibility* with the immediate neighbourhood;
- ii) the objective of community integration;
- iii) the existing *Zoning By-law* regulations;
- iv) specific performance standards such as dwelling type, buffering, minimum amenity area and minimum floor space; and
- v) access to community facilities such as education, public transit and recreation.

### 9.2.3 Accessory Apartments

1. The City shall provide for the creation of *accessory apartments* in low density residential designations.

Comment [MM600]: Existing OP 7.2.4 reworded

2. The *Zoning By-law* will provide specific regulations for *accessory apartments*.

### 9.2.4 Lodging Houses

Comment [MM601]: Existing OP 7.2.20 with minor rewording to update Schedule reference

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

Comment [MM602]: Existing OP 7.2.21

### 9.2.5 Coach Houses and Garden Suites

1. *Coach houses* and *garden suites* may be permitted within land use designations permitting residential uses as alternative forms of housing in conjunction with detached, semi-detached and townhouse forms of housing.

Comment [MM603]: Existing OP 7.2.22 revised; Added language to indicate which designations.

2. The following criteria will be used as the basis for permitting *coach houses* and *garden suites* by amendment to the implementing *Zoning By-law*:

Comment [MM604]: Existing OP 7.2.22.2

- 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 siting requirements related to matters such as servicing, parking and access requirements, stormwater management and tree preservation can be satisfied.

3. *Coach houses* and *garden suites* will be regulated by the provisions of the implementing *Zoning By-law* and shall be subject to Site Plan Control.

Comment [MM605]: Existing OP 7.2.22.1

### 9.2.6 Home Occupations

1. Home occupations will be permitted within designations of this Plan permitting residential uses.

Comment [MM606]: Existing OP 7.2.23, first sentence deleted, 2<sup>nd</sup> sentence reworded.

2. A home occupation may be permitted as an ancillary activity within a *dwelling unit*. A home occupation may be permitted as a subordinate activity to a residential use subject to the following development criteria, which will regulate the scale and extent of such activities:

Comment [MM607]: Existing OP 7.2.24 reworded to delete examples

- i) only persons residing within the *dwelling unit* will be permitted to operate the home occupation;
- ii) the home occupation shall be *compatible* with adjoining residential properties and shall preserve the amenity of the overall residential neighbourhood;
- iii) the home occupation shall not change the principal character or external appearance of the dwelling and property

Comment [MM608]: Existing OP 7.2.24 a)

Comment [MM609]: Existing OP 7.2.24 b)

Comment [MM610]: Existing OP 7.2.24 c) split into two

- involved; and
- iv) no aspect of the home occupation shall be visible from outside the property.

3. The implementing *Zoning By-law* will provide regulations for the development of home occupations.

Comment [MM611]: Existing OP 7.2.25 reworded

### 9.3 Residential Designations

The following objectives and policies apply to the Residential designations identified on Schedule 2:

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential.

#### Objectives

a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.

Comment [MM612]: Existing OP 7.2 a) reworded

b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the City.

Comment [MM613]: Existing OP 7.2 b) reworded

c) To encourage and support *special needs housing* throughout the City.

d) To provide for higher densities of residential *development* in appropriate locations to ensure that *transit-supportive densities, compact urban form, walkable communities* and energy efficiencies are achieved.

e) To ensure *compatibility* between various housing forms and between residential and non-residential uses.

Comment [MM614]: Existing OP 7.2 c) reworded

f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating *compatible* residential infill and *intensification*.

g) 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.

Comment [MM615]: Existing OP 7.2 e) reworded

h) To encourage the distribution of local *convenience commercial* uses and institutional uses in appropriate locations within residential areas.

Comment [MM616]: Existing OP 7.2 i) reworded

i) To ensure new *development* is *compatible* with the surrounding land uses and the general character of neighbourhoods.

j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.

Comment [MM617]: Existing OP 7.2 k)

k) 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.

Comment [MM618]: Existing OP7.2 f) reworded

l) To support home occupations throughout the City where residential uses are permitted.

m) To encourage conservation and rehabilitation of older housing to maintain housing stock and the character of the established residential neighbourhoods.

Comment [MM619]: Existing OP 7.2 l) reworded

### 9.3.1 General Policies

#### 9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

Comment [MM620]: Combination of existing 7.2.7 and 7.2.34 with revisions and additions.

The following criteria will be used to assess *development* proposals for multi-unit residential *development* within all residential designations and for *intensification* proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

1. Building form, scale, height, setbacks, massing, appearance and siting are *compatible* in design, character and orientation with buildings in the immediate vicinity.
2. Proposals for residential lot infill will be *compatible* with the general frontage of lots in the immediate vicinity.
3. The residential *development* can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities, and public transit.
4. Vehicular traffic generated from the proposed *development* will not have an unacceptable impact on the planned function of the adjacent roads and intersections.
5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.
6. That adequate municipal *infrastructure, services and amenity* areas for residents can be provided.
7. Surface parking and driveways shall be minimized.

Comment [MM621]: Existing OP 7.2.7 b, reworded

Comment [MM622]: Existing OP 7.2.7 c revised

Comment [MM623]: Existing OP 7.2.7 c) revised

Comment [MM624]: Existing OP 7.2.7 d)

8. *Development* shall extend, establish or reinforce a publically accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.
9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.
10. The *development* addresses public safety, identified *public views* and accessibility to open space, parks, trails and the *Natural Heritage System*, where applicable.
11. The conservation and integration of *cultural heritage resources*, including identified key *public views* can be achieved subject to the provisions of the *Cultural Heritage Resources* Section of this Plan.

#### 9.3.1.2 Non-Residential Uses in Residential Designations

1. Within the residential designations of this Plan, a variety of small-scale institutional uses may be permitted that are complementary to and serve the needs of residential neighbourhoods. Such non-residential uses include:

Comment [MM625]: Existing OP 7.2.26 reworded

- i) schools;
- ii) places of worship;
- iii) *child care centres*;
- iv) municipal open space, parks, trails and recreation facilities; and
- v) *convenience commercial* uses limited to a maximum *gross floor area* of 400 square metres on a property.

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.

Comment [MM626]: Existing OP 7.2.27

3. In addition to the Urban Design policies of this Plan, non-residential uses shall:

Comment [MM627]: Existing OP 7.2.27.1 reworded (first sentence only); no changes to 7.2.27.1 a to e

- 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.

### 9.3.1.3 Schools

Comment [MM628]: Existing OP 7.2.26.1 reworded

1. Potential school sites are identified by the local school boards and are shown by symbol on Schedule 2 where applicable. The location of proposed schools will be subject to the following provisions:
  - i) the symbols used to identify potential 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 a local school board to construct a school facility. The actual construction of a school is subject to capital funding approvals by the School Boards;
  - 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.

### 9.3.2 Low Density Residential

This designation applies to residential areas within the *built-up area* of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

#### Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

Comment [MM629]: Existing OP 7.2.31 revised

- i) detached, semi-detached and duplex dwellings; and
- ii) multiple unit residential buildings, such as townhouses and apartments.

#### Height and Density

The *built-up area* is intended to provide for *development* that is *compatible* with existing neighbourhoods while also accommodating appropriate *intensification* to meet the overall *intensification target* for the *built-up area* as set out in Chapter 3. The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.
3. The maximum *net density* is 35 units per hectare and not less than a minimum *net density* of 15 units per hectare.

4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

### 9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the *greenfield area* of the City. The *greenfield area* is planned to achieve an overall minimum *density target* of 50 persons and jobs per hectare.

#### Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i) detached, semi-detached and duplex dwellings; and
  - ii) multiple unit residential buildings, such as townhouses and apartments.

Comment [MM630]: Existing OP 7.2.31 revised

#### Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum *density target* of 50 persons and jobs per hectare for the *greenfield area*, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum *net density* is 60 units per hectare and not less than a minimum *net density* of 20 units per hectare.

### 9.3.4 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

#### Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i) multiple unit residential buildings, such as townhouses and apartments.

Comment [MM631]: Existing OP 7.2.36 reworded

#### Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.

3. The maximum *net density* is 100 units per hectare and not less than a minimum *net density* of 35 units per hectare.

**Comment [MM632]:** Existing OP 7.2.38 revised, minimum changed from 20 to 35

4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

#### **Parking**

5. Structured and/or underground parking is encouraged.

### **9.3.5 High Density Residential**

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

#### **Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:

**Comment [MM633]:** Existing OP 7.2.41 reworded

- i) multiple unit residential buildings generally in the form of apartments.

#### **Height and Density**

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys

3. The maximum *net density* is 150 units per hectare and not less than a minimum *net density* of 100 units per hectare.

**Comment [MM634]:** Existing OP 7.2.43 revised to remove bonusing for seniors

4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

#### **Parking**

5. Structured and/or underground parking is strongly encouraged.

### **9.4 Commercial and Mixed-use Designations**

The Commercial and Mixed-use designations are intended to provide a range of uses to meet the needs of daily living. The commercial policies of this Plan are supportive of the dispersal of commercial uses throughout the City while discouraging the creation of strip development. Commercial centres are intended to be *transit-supportive* developments linked to surrounding neighbourhoods by sidewalks and trails. The Community Mixed-use Centres and Mixed-use Corridors are intended to develop over time into distinct areas with centralized public spaces that provide a range of uses including, retail and office uses, *live/work* opportunities and medium to high density residential uses.

**Comment [MM635]:** New, from Urban Design Action Plan

## Objectives

- a) To ensure that an adequate supply of commercial land is provided throughout the City at appropriate locations to meet the needs of residents and businesses.
- b) To promote a distinct identity and character for commercial and mixed-use development through high standards of urban design.
- c) To promote the continued economic vitality, *intensification* and revitalization of existing designated commercial and mixed-use areas.
- d) To create mixed-use areas that are pedestrian oriented and *transit-supportive*.

**Comment [MM636]:** Existing OP 7.4 c) reworded

### 9.4.1 Market Impact Studies

- 1. Subject to the policies of Section 1.3, proposals to establish new commercial or mixed-use areas or to expand the areas identified on Schedule 2 shall require an amendment to this Plan.
- 2. Market Impact Studies shall be required to assess the impact on the City's commercial policy structure when proposals are made to:
  - i) establish or expand a Community Mixed-use Centre or Mixed-use Corridor beyond the designation limit boundaries on Schedule 2;
  - ii) to exceed the retail floor area limitations within a Community Mixed-use Centre established in policy 9.4.2.17 or the number of large retail uses in policy 9.4.2.15; and
  - iii) to extend or enlarge a Neighbourhood Commercial Centre to provide more than 10,000 square metres of *gross floor area*.
- 3. An appropriate Market Impact Study shall demonstrate that:
  - i) the proposal can be justified without detriment to the overall function or economic vitality of Downtown or the key component functions that contribute to Downtown's overall vitality;
  - ii) the achievement of the City's Strategic Goals, the Urban Design policies and the Commercial and Mixed-use policies and 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.
- 4. A Market Impact Study shall include:
  - i) an assessment of the current market situation and the future

**Comment [MM637]:** Existing OP 7.4.2 first sentence. Second sentence deleted because it conflicts with Places to Grow.

**Comment [MM638]:** Existing OP 7.4.3 reworded to update designation names and policy numbers

**Comment [MM639]:** Existing OP 7.4.49, reference to CBD changed to Downtown

**Comment [MM640]:** Existing OP 7.4.50 reference to CBD changed to Downtown

- 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 of the scale of any adverse affects on the economic viability of Downtown, the key functions that contribute to 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 approved Commercial Policy Review Study and the objectives and implementing policies of this Plan.

5. The City may retain, at the applicant’s expense, a qualified consultant to provide professional assistance to the City in determining the terms of reference for a Market Impact Study and/or to provide a peer review of the applicant’s submission.

**9.4.2 Community Mixed-use Centre**

The following Community Mixed-use Centres are designated on Schedule 2:

- Woodlawn/Woolwich
- Paisley/Imperial
- Watson/Starwood
- Gordon/Clair
- Silvercreek Junction

**Objectives**

- a) To promote Community Mixed-use Centres as areas that support a mix of uses including concentrations of commercial, residential and complementary uses serving the immediate neighbourhood and the wider community.
- b) To realize in the long term an urban village concept through a mix of uses, in a *compact urban form* with a main street experience and attractive private and public open spaces, such as urban squares.

Comment [MM641]: Existing OP 7.4b) reworded

Comment [MM642]: New from Urban Design Action Plan

**Policies**

- 1. The Community Mixed-use Centres identified on Schedule 2 of this Plan are comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads with a node. These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

Comment [MM643]: Existing OP 7.4.5 reworded

2. The intent of the Community Mixed-use Centre designation is 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 at one location. Implementing *Zoning By-laws* may include mechanisms, such as minimum height and density requirements and maximum parking standards, to promote the efficient use of the land base.

**Comment [MM644]:** Existing OP 7.4.6 with designation name changed and addition of height.

3. *Development* will be comprehensively planned and integrated with the overall Community Mixed-use Node and in accordance with any applicable concept plans or urban design studies as per the policies of Section 3.11.

4. Residential uses are intended to be incorporated into Community Mixed-use Centres through the development of mixed-use buildings or medium or high density housing.

**Comment [MM645]:** Based on Existing OP 7.4.9

5. Properties within the Community Mixed-use Centre will be integrated through internal access roads, entrances from public streets, access to common parking areas, open space, grading and stormwater management systems. Furthermore, it is intended that individual developments within the Community Mixed-use Centre 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 near transit facilities.

**Comment [MM646]:** Existing OP 7.4.7 reworded

6. Community Mixed-use Centres are strongly encouraged to incorporate Main Street type development in strategic locations and will be planned and designed to reflect the following:

- i) multi-storey buildings fronting onto the main street;
- ii) ground floor retail and service uses are strongly encouraged;
- iii) office uses at ground floor should be limited;
- iv) residential uses should be provided primarily above commercial uses in addition to some free-standing residential buildings;
- v) the width of storefronts should be limited to encourage pedestrian activity along the street;
- vi) urban squares, where appropriate; and
- vii) on-street parking.

7. 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 applicable urban design guidelines and shall incorporate measures into *development* approvals to ensure consistency.

**Comment [MM647]:** Existing OP 7.4.11 reworded

8. New streets parallel and adjacent to arterial or collector roads are prohibited.

9. 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 Main Street type development.

10. The boundaries of the Community Mixed-use Centre designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Proposals to expand a Community Mixed-use Centre beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by a Market Impact Study in accordance with the policies of this Plan.

Comment [MM648]: Existing OP 7.4.8 reworded

11. *Development* within the Community Mixed-use Centre designation is subject to the policies of Section 3.11 of this Plan.

#### Permitted Uses

12. The following uses may be permitted in Community Mixed-use Centres, subject to the applicable provisions of this Plan:

Comment [MM649]: Existing OP 7.4.9 revised

- i) commercial, retail and service uses;
- ii) *live/work* uses;
- iii) small-scale professional and medically related offices;
- iv) entertainment and recreational commercial uses;
- v) community services and facilities;
- vi) cultural, educational and institutional uses;
- vii) hotels;
- viii) medium and high density multiple unit residential buildings; and
- ix) urban squares and open space.

13. Vehicle repair and vehicle service stations shall only be permitted as accessory uses.

14. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit 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 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 floor area* within the overall development.

Comment [MM650]: Existing OP 7.4.10 reworded

15. No individual Community Mixed-use Centre shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross floor area*.

Comment [MM651]: Existing OP 7.4.13.

16. Large free-standing buildings 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.

**Comment [MM652]:** New based on Urban Design Action Plan

### Height and Density

17. The Community Mixed-use Centres 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 Centre, retail development will be limited to the following total *gross floor area* cumulatively of all buildings within the designation:

**Comment [MM653]:** Existing OP 7.4.12 reworded to remove reference to "new" retail and to change figures to totals as per approved Commercial Policy Review.

Mixed-use Centre	Total Gross Floor Area
Gordon/Clair	48,500 sq. m
Woodlawn/Woolwich	56,000 sq. m
Paisley/Imperial	52,000 sq. m
Watson Parkway/Starwood	28,000 sq. m
Silvercreek Junction	22,760 sq. m

**Comment [MM654]:** OMB Approved OPA

18. The minimum height is two (2) storeys for buildings fronting onto arterial and collector roads and identified main streets and the maximum height is ten (10) storeys.
19. For freestanding residential *development*, the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare.
20. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

### Parking

21. Underground or structured parking is encouraged.
22. Surface parking should generally be minimized, well landscaped and is subject to the Urban Design policies of this Plan.

#### 9.4.3 Mixed-use Corridor

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.

**Comment [MM655]:** Existing OP 7.4.15 reworded

The following Mixed-use Corridors are designated on Schedule 2:

- Silvercreek Parkway Mixed-use Corridor
- Eramosa Mixed-use Corridor

- Stone Road Mixed-use Corridor.

### Objectives

- To promote the continued economic viability, intensification, diversity of uses and revitalization of the Mixed-use Corridor.
- To promote a distinctive and high standard of buildings and landscape design for Mixed-use Corridors.
- To ensure that the development of Mixed-use Corridors occurs in a cohesive, complementary and coordinated manner.

Comment [MM656]: Existing OP 7.4 g) first part

Comment [MM657]: Existing OP 7.4 g) second part

### Policies

- The Mixed-use Corridor designation promotes 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, heights and maximum parking standards to promote the efficient use of the land base.
- Where new *development* occurs within the corridor, adjacent 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 urban squares and stormwater management systems.
- Furthermore, individual *developments* within the Mixed-use Corridor will be designed to be integrated into the wider community by footpaths, sidewalks and the Bicycle Network and by the placement of multi-storey buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- Development* within the Mixed-use Corridor will address the adjacent arterial or collector road and will be planned and designed to:
  - front multi-storey buildings onto arterial or collector roads;
  - provide for ground floor retail and service uses; and
  - provide for a rhythm and spacing of building entrances and appropriately sized store fronts to encourage pedestrian activity.
- The City will require the aesthetic character of site and building design to be consistent with the 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.

Comment [MM658]: Existing OP 7.4.16 reworded

Comment [MM659]: Existing OP 7.4.17 reworded

Comment [MM660]: Existing OP 7.4.17 reworded

6. 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 Market Impact Studies.

Comment [MM661]: Existing OP  
7.4.18 reworded

### Permitted Uses

7. The following uses may be permitted in the Mixed-use Corridor designation, subject to the applicable provisions of this Plan:

Comment [MM662]: Existing OP  
7.4.19 reworded

- i) commercial, retail and service uses;
- ii) office;
- iii) entertainment and recreational commercial uses;
- iv) cultural and educational uses;
- v) institutional uses;
- vi) hotels;
- vii) *live/work*;
- viii) medium and high density multiple unit residential buildings and apartments; and
- ix) urban squares and open space.

8. 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 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 floor area* within the overall development.

Comment [MM663]: Existing OP  
7.4.20

### Height and Density

- 9. The minimum height is two (2) storeys for buildings fronting onto arterial and collector roads and the maximum height is six (6) storeys.
- 10. For freestanding residential *development*, the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare.
- 11. Additional height and density may be permitted subject to the Height and Density Bonus provisions of this Plan.

### Parking

- 12. Underground or structured parking is encouraged.

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

#### 9.4.4 Neighbourhood Commercial Centre

Neighbourhood Commercial Centres are identified on Schedule 2 of this Plan.

##### Objectives

- a) To establish local convenience and neighbourhood commercial uses within a convenient walking distance of residential areas.
- b) To ensure Neighbourhood Commercial Centres are developed in a cohesive and coordinated 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 be connected to surrounding neighbourhoods through the City's pedestrian trails, walkways and by transit.

Comment [MM664]: Existing OP 7.4 d) reworded

Comment [MM665]: Existing OP 7.4 d) reworded

##### Policies

1. The Neighbourhood Commercial Centre designations on Schedule 2 recognize the existing centres within the City and identify the general location of new Neighbourhood Commercial Centres.
2. To prevent the creation of strip commercial development comprising a series of Neighbourhood Commercial Centres located adjacent to one another along a major street, it is the general requirement of this Plan that designated Neighbourhood Commercial Centres have a minimum distance separation from one another of 500 metres.
3. This Plan intends that a Neighbourhood Commercial Centre shall not be extended or enlarged to provide more than 4,650 square m (50,000 square feet) of *gross floor area*.
4. Notwithstanding policy 9.4.4.3, the existing Neighbourhood Commercial Centres listed below will be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of *gross floor area*:
- Speedvale Avenue at Stevenson Street
  - Victoria Road at Grange Street
  - Victoria Road at York Road
  - Kortright Road at Edinburgh Road
  - Harvard Road at Gordon Street
  - Kortright Road at Gordon Street
  - Wellington Road at Imperial Road.

Comment [MM666]: Existing OP 7.4.23

Comment [MM667]: Existing OP 7.4.25 reworded

Comment [MM668]: Existing OP 7.4.27 reworded

Comment [MM669]: Existing OP 7.4.27.1 reworded

5. A Neighbourhood Commercial Centre as listed in policy 9.4.4.4 shall only be extended or enlarged to provide more than 10,000 square metres (108,000 square feet) of *gross floor area* by amendment to this Plan and shall require a Market Impact Study.

Comment [MM670]: Existing OP 7.4.28 reworded

6. The maximum *gross floor area* of an individual retail use within a Neighbourhood Commercial Centre shall be 3,250 square metres (35,000 square feet).

Comment [MM671]: Existing 7.4.29 reworded –changed Node to Neighbourhood Commercial Centre

7. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines, and will incorporate measures into the approval of *Zoning By-laws*, and *Site Plans* to ensure conformity.

Comment [MM672]: Existing OP 7.4.30 reworded

8. Where new *development* occurs within a Neighbourhood Commercial Centre, adjacent lands will be integrated in terms of internal access roads, entrances from public streets, access to common parking areas, open space, urban squares, grading and stormwater management systems.

Comment [MM673]: Existing OP 7.4.31 reworded

9. *Development* within the Neighbourhood Commercial 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 transit facilities.

Comment [MM674]: Existing OP 7.4.31 reworded

10. The *Zoning By-law* may establish the maximum amount of frontage along arterial roads that may be used for surface parking.

Comment [MM675]: new

11. Applications for the purpose of establishing or expanding a Neighbourhood Commercial Centre designation will be required to satisfy the following criteria:

Comment [MM676]: Existing OP 7.4.26, reworded with addition of "will be required"  
Existing OP 7.4.26 a) to f), no changes

- 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.

## Permitted Uses

12. The following uses may be permitted in Neighbourhood Commercial Centres, subject to the applicable provisions of this Plan:

Comment [MM677]: Existing OP 7.4.22 revised

- i) commercial, retail and service uses;
- ii) small-scale offices;
- iii) community services and facilities;
- iv) *live/work*;
- v) medium density multiple unit residential within mixed-use buildings; and
- vi) urban squares.

13. Vehicle sales and vehicle repair uses shall not be permitted.

14. *Development* will be planned and designed to maintain the principle commercial function through the following:

- i) commercial, retail and office uses situated on the ground floor; and
- ii) residential uses only provided on upper floors.

## Height and Density

15. The minimum height is two (2) storeys for buildings fronting onto arterial and collector roads and the maximum height is six (6) storeys.

16. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

## Parking

17. Underground or structured parking is encouraged.

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

### 9.4.5 Service Commercial

#### Objectives

a) To ensure an adequate supply of *service commercial* uses throughout the City at appropriate locations.

b) To concentrate highway-oriented and *service commercial* uses within well-defined designated areas, generally along arterial roads.

Comment [MM678]: Existing OP 7.4 e) reworded

c) To discourage the creation of new strip *service commercial development*.

Comment [MM679]: Existing OP 7.4 f) reworded

- d) To promote a high standard of building and landscape design for *service commercial* uses and to ensure that pedestrian and vehicular circulation do not conflict.

Comment [MM680]: New based on existing OP 7.4 g)

## Policies

1. The Service Commercial designation on Schedule 2 of this Plan is intended to provide a location for highway-oriented and *service commercial* uses that do not normally locate within 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.

Comment [MM681]: Existing OP 7.4.32 reworded

2. To promote continued commercial viability of Downtown and planned Mixed-use and Commercial areas, the City will limit the range of *retail commercial* uses that may locate within the Service Commercial designation.

Comment [MM682]: Existing OP 7.4.33 reworded to change CBD to Downtown

3. *Development* proposals within Service Commercial designations will be considered only in instances, where adequate vehicular access, off-street parking and all municipal services can be provided.

Comment [MM683]: Existing OP 7.4.35

4. In some circumstances *development* may not necessarily be provided with direct access to arterial roads. The City shall encourage integration between adjacent *service commercial* uses in terms of entrances to public streets, internal access roads, common parking areas, grading, open space, stormwater management systems and municipal *infrastructure* provision where feasible.

Comment [MM684]: Existing OP 7.4.35 reworded, split out from policy above

5. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines and will incorporate measures into the approval of *Zoning By-laws* and Site Plans to ensure conformity.

Comment [MM685]: Existing OP 7.4.36 reworded

6. This Plan will promote the retention of *service commercial* uses within the well-defined areas as identified on Schedule 2 by:

Comment [MM686]: Existing OP 7.4.38, 7.4.38.1, 7.4.38.2 reworded

- i) discouraging the further establishment of new commercial strips and the conversion of lands, located outside of those areas designated Service Commercial on Schedule 2 to commercial use; and
- ii) promoting the retention of Service Commercial designations along only one side of arterial roads in the City.

7. Where *service commercial* uses are adjacent to designated residential areas, design mechanisms, including those outlined in the Urban Design policies of this Plan shall be applied to reduce potential incompatibilities. These design mechanisms may be specified in the implementing *Zoning By-law* and Site Plans and

Comment [MM687]: Existing OP 7.4.37 reworded

may include building location, buffering, screening and landscaping requirements.

### Permitted Uses

8. The following uses may be permitted within the Service Commercial designation subject to the applicable provisions of this Plan:

Comment [MM688]: Existing OP 7.4.32 and 7.4.34 reworded

- i) *service commercial* uses;
- ii) complementary uses such as small-scale offices, convenience uses, institutional and commercial recreation or entertainment uses.

9. Complementary uses may be permitted provided they do not interfere with the overall form, function and development of the specific area for *service commercial* purposes.

Comment [MM689]: Existing OP 7.4.34 revised

### Height and Density

10. Development of a minimum height of two (2) storeys is strongly encouraged.

## 9.4.6 Mixed Office/Commercial

### Objectives

- a) To allow for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.
- b) To ensure that a *compatible* transition in built-form is provided between uses in this designation and surrounding residential properties.

c) To allow for a range of *compatible* business uses adjacent to residential areas.

Comment [MM690]: Existing OP 7.5 c) reworded

d) To promote the continued use, revitalization and *intensification* of these areas for a mix of uses.

Comment [MM691]: Based on existing OP 7.5 b) and 7.6 c)

### Policies

1. The Mixed Office/Commercial designation as identified on Schedule 2 defines areas where a variety of small-scale commercial, office and mixed-uses including residential may be permitted.

Comment [MM692]: Existing OP 7.5.1 reworded

2. While a variety of commercial uses may be permitted by the Mixed Office/Commercial designation, office, *convenience commercial*, *retail commercial* and personal service uses that serve the needs of the surrounding neighbourhoods are specifically promoted.

Comment [MM693]: Existing OP 7.5.1.1 a) name of designation changed.

3. Commercial buildings incorporating *residential units*, either above or behind the ground floor commercial space or freestanding residential buildings are encouraged.

Comment [MM694]: Existing OP 7.5.1.1 b) first sentence only.

4. The Mixed/Office Commercial designation located peripheral to Downtown includes a variety of small-scale commercial and office operations or mixed commercial-residential uses. This Plan promotes the continued use and revitalization of these distinctive areas.

Comment [MM695]: Existing OP 7.5.1.1 specific policies for York Road deleted.

5. New commercial, office or mixed-use *development* within the Mixed Office/Commercial designation will be subject to the following criteria:

Comment [MM696]: Existing OP, combination of 7.6.4 and 7.5.3

- i) building design 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; and
- iv) adequate municipal services are provided.

#### Permitted Uses

6. The following uses may be permitted within the Mixed Office/Commercial designation subject to the applicable provisions of this Plan:

Comment [MM697]: Taken from Existing OP 7.5.1.1 a) and 7.6.1

- i) *convenience commercial* and small-scale *retail commercial*;
- ii) small-scale office;
- iii) personal service; and
- iv) detached, semi-detached, townhouses and apartments.

#### Height and Density

7. The maximum height is four (4) storeys.
8. Residential *development* may be permitted to a maximum *net density* of 100 units per hectare.
9. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

### 9.5 Employment Designations

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

- Industrial
- Corporate Business Park
- Institutional Research Park
- Mixed Business

The employment lands on Schedule 2 provide an adequate supply and diversity of employment opportunities to the year 2031. To ensure adequate land continues to be available to meet future employment needs, *conversion* of designated employment lands to other uses may only be permitted in accordance with the policies of Section 3.14 of this Plan.

## Objectives

The following objectives apply to all Employment designations.

- a) To ensure that necessary *infrastructure* is provided to meet current and future employment needs, when required.
- b) To ensure all *employment areas* are accessible and well served by transit, trails and sidewalks.
- c) To require high urban design standards in accordance with the Urban Design policies of the Plan, particularly adjacent to arterial and collector roads.
- d) To encourage renewable and alternative energy, *district energy* and to achieve conservation or efficiencies of energy and water within and between employment uses and, where possible, surrounding land uses.
- e) To increase the overall density of jobs and promote efficient use of land through compact built form, increased height and reduced building footprints.
- f) To ensure higher employment densities are achieved in the *greenfield area* in order to contribute to the achievement of the minimum overall *density target* of 50 persons and jobs per hectare.

Comment [MM698]: Existing OP 7.9.4 reworded

Comment [MM699]: New, CEP related

Comment [MM700]: New, Places to Grow related

Comment [MM701]: New, Places to Grow

### 9.5.1 General Policies

The following general policies apply to all Employment designations.

1. Industries which require high volumes of water use should demonstrate through a Water Conservation Efficiency Study that water consumption will be reduced through on-site processing or recycling.
2. The *Zoning By-law* may restrict industries which require high volumes of water use to protect service capacity needs of planned growth.
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 uses 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 employment process, it is encouraged to be reused on site or off site in conjunction with other land uses or through existing or planned *district energy* systems.
- 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 area specific guidelines that may be prepared from time to time.

Comment [MM702]: New, CEP related

### 9.5.2 Industrial

#### 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.

Comment [MM703]: Existing OP 7.7 a) reworded to add "is available"

Comment [MM704]: Existing OP 7.7.b) reworded, change "utilization" to "use", change "obsolete" to "brownfield"

Comment [MM705]: Existing OP 7.7 c) reworded "recognize" changed to "promote".

Comment [MM706]: Existing OP 7.7 f) with deletion of a policy reference.

#### Policies

- 1. 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.
- 2. 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

Comment [MM707]: Existing OP 7.7.6.2 reworded

Comment [MM708]: Existing OP 7.7.5.1 reworded

Comment [MM709]: Existing OP 7.7.5.1 a)

- ii) within an *industrial park*;  
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*.

**Comment [MM710]:** Existing OP 7.7.5.1 b)

**Comment [MM711]:** Existing OP 7.7.5.1 c)

- 3. Warehousing and indoor bulk storage of goods will primarily be directed to locate on industrially designated lands within the *built-up area* where there is convenient access to the Hanlon Expressway or rail lines.

**Comment [MM712]:** New, rationale to direct facilities that have low job densities to the built-up area and areas with transportation access. From Employment Strategy

- 4. Land designated Industrial south of Clair Road West on Schedule 2 of this Plan shall generally be characterized by larger, free standing industrial buildings displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses.

**Comment [MM713]:** Existing OP 7.7.11 reworded, delete reference to South Guelph Secondary Plan

- 5. 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, and odour and particulate capture devices.

**Comment [MM714]:** Existing OP 7.7.7 reworded

- 6. 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*:

**Comment [MM715]:** Existing OP 7.7.7.1 reworded

- i) Ministry of the Environment Guidelines will be applied to ensure adequate separation distances;
- ii) a Noise Impact 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 be included in the implementing *Zoning By-law*. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, waste, refuse and

- v) 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.

7. Attractiveness and consistency of image are of prime importance for the built form in gateway locations which are highly visible and adjacent to the Hanlon Expressway. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles for *development* in this area.

8. Generally, the following *development* criteria are applicable to lands designated industrial adjacent to the Hanlon Expressway:

Comment [MM716]: Existing 7.7.12.1 revised

- i) building elements and/or landscaping should be used to screen views to parking and loading areas; and
- ii) outdoor storage shall not be visible from the Hanlon Expressway.

9. Vertical warehousing, second floor offices and other related uses above the first storey are encouraged to reduce land consumption and increase the number of jobs per hectare, particularly in the *greenfield area*.

10. 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*.

Comment [MM717]: Existing OP 7.7.8 reworded

11. Legally existing industrial establishments not located within areas designated Industrial on Schedule 2 of this Plan shall be recognized as legal conforming uses, subject to the zoning provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be redeveloped for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the City.

Comment [MM718]: Existing OP 7.7.4

### Permitted Uses

12. The following uses may be permitted within the Industrial designation subject to the applicable provisions of this Plan:

Comment [MM719]: Existing OP 7.7.1, intro statement reworded, added new examples of complementary uses

- 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; and
- x) complementary uses (such as corporate offices, open space and recreation facilities, restaurants, financial institutions, *child care centres*, public and institutional uses and utilities) which do not detract from, and are *compatible* with, the development and operation of industrial uses.

13. Complementary uses may be permitted within the Industrial designation by a *Zoning By-law* amendment.

Comment [MM720]: Existing OP 7.7.2 reworded

14. Commercial uses will not be permitted within the Industrial designation.

Comment [MM721]: Existing OP 7.7.3 reworded

15. Factory sales outlets may be permitted as an accessory use provided only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site on which the items for sale are manufactured or assembled.

Comment [MM722]: Existing OP 7.7.3 reworded

### Height and Density

- 16. A minimum height of 2 storeys is encouraged.
- 17. The City shall plan to achieve an average density of 36 jobs per hectare on lands designated Industrial in the *greenfield area*.
- 18. *Development* with densities of 36 jobs per hectare or more are highly encouraged to locate within the *greenfield area*.

### Parking

- 19. Surface parking should generally be minimized, and is subject to the Urban Design policies of this Plan.

## 9.5.3 Corporate Business Park

### 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.

Comment [MM723]: Existing OP 7.9 a

Comment [MM724]: Existing OP part of 7.9 b

Comment [MM725]: Existing OP part of 7.9 b

e) To require high urban design standards to ensure attractive and consistent built form.

Comment [MM726]: Existing OP 7.9 c with "urban" added

f) To encourage the use of renewable and alternative energy within Corporate Business Parks.

Comment [MM727]: New, CEP

## 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 "knowledge-based" technology field.

Comment [MM728]: Existing OP 7.9.1, reworded

2. 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:

Comment [MM729]: Existing OP 7.9.4.1 reworded

- 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 residential uses in the south end of Guelph.

3. *Development* proposals within the Corporate Business Park designation will be subject to the Urban Design policies of this Plan including gateway policies.

Comment [MM730]: Existing OP 7.9.4.2 reworded

4. Buildings should have a consistent setback from the public right-of-way to create an attractive and consistent streetscape. The implementation of this provision is particularly applicable along arterial and collector roads.

5. Building elements and/or landscaping should be used to screen views to parking and loading areas facing a public street.

6. Where Corporate Business Park and residential uses 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 By-law*, *Site Plan Control*, and/or the use of urban design guidelines.

Comment [MM731]: Existing OP 7.9.4.3 reworded

7. Corporate Business Park designated land west of the Hanlon Expressway has a high level of visibility from the Hanlon

Comment [MM732]: Existing OP 7.9.4.4 reworded

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.

8. 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:

Comment [MM733]: Existing OP 7.9.4.6

- 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 and building 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.

#### Permitted Uses

9. The following uses may be permitted in the Corporate Business Park designation subject to the applicable provisions of this Plan:

Comment [MM734]: Existing OP7.9.2 reworded, vi is new

- i) office and administrative facilities;
- ii) manufacturing;
- iii) warehousing;
- iv) hotel and convention facilities;
- v) research and development facilities;
- vi) associated ancillary retail uses that are an integral component of the primary uses; and
- vii) complementary or accessory uses may be permitted. Such uses may include restaurants, financial institutions, medical services, fitness centres, open space and recreation facilities and *child care centres*.

10. Notwithstanding the uses permitted in 9.5.3.9, lands located west of the Hanlon Expressway at the main entrance to the Hanlon Creek Business Park on Laird Road may be permitted to be used for *service commercial* uses in free standing or multi-tenant buildings provided that such uses are directly related to, associated with and directly supportive of the corporate business and industrial uses in the Hanlon Creek Business Park. The *Zoning By-law* will establish the appropriate range of *service commercial* uses which may include *convenience commercial*, financial establishments, *child care centre*, personal service, restaurant, commercial school, hotel, office supply and print shop. More intensive highway *service commercial* type uses and vehicle-related uses shall not be permitted.

11. The implementing *Zoning By-law* will establish the zoning categories and appropriate regulations to permit and control uses within the Corporate Business Park designation.

Comment [MM735]: Existing OP 7.9.3 reworded

12. Uses are permitted within enclosed buildings including multi-tenant buildings or malls.

Comment [MM736]: New, taken from existing OP 7.9.2

13. Outdoor storage shall not be permitted.

14. The Corporate Business Park lands 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:

Comment [MM737]: Existing OP 7.9.4.5, first sentence reworded.

i) permitted uses may include research and development facilities, trade and convention facilities, computer, electronic and data processing 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. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing *Zoning By-law*.

15. Corporate Business Park lands located east of the Hanlon Expressway 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:

Comment [MM738]: Existing OP 7.9.4.7, intro sentence reworded, reference to existing rest homes deleted.

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, 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.

### Height and Density

16. A minimum height of two (2) storeys is strongly encouraged.

17. The City shall plan to achieve an average density of 70 jobs per hectare on lands designated Corporate Business Park in the *greenfield area*.

Comment [MM739]: New, Employment Strategy Phase 2, and Places to Grow

### Parking

18. Surface parking should be minimized, well landscaped and subject to the Urban Design policies of this Plan. Surface parking for employees should be located in the rear or side yard. Only very limited parking, such as visitor parking, may be permitted within the front yard.

19. Structured or underground parking is encouraged to reduce or eliminate the need for surface parking.

## 9.5.4 Institutional/Research Park

### Objective

a) To recognize an area where land may be used for major institutional uses, research activities and a limited range of commercial activities.

Comment [MM740]: Existing OP 7.11 a) reworded

### 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. This *buffering* may be accomplished by a combination of building set-backs, berming and landscaped screening.

Comment [MM741]: Existing OP 7.11.2

## Permitted Uses

3. In addition to the uses permitted by the Major Institutional designation of this Plan, the following uses may be permitted on lands designated as Institutional/Research Park, subject to the applicable provisions of this Plan:

- i) research and development facilities;
- ii) computer, electronic and data processing enterprises;
- iii) offices;
- iv) assembly and manufacturing of product lines requiring on-going research and development support; and
- v) *service commercial uses*, such as restaurants and banks.

Comment [MM742]: Existing OP 7.11.1 revised

4. In addition to uses specified in policy 9.5.4.3, certain commercial uses may be permitted within the Institutional/Research Park designation in the vicinity of the Stone Road and Gordon Street intersection. Commercial activities shall include *service commercial* uses such as hotel, motel, convention services, recreation and cultural facilities, offices and restaurants.

Comment [MM743]: Existing OP 7.11.4 with updated policy # reference

5. Outdoor storage and uses of a noxious nature shall not be permitted.

Comment [MM744]: Existing OP Part of 7.11.1, outdoor storage = new

## Height and Density

6. A minimum height of two (2) storeys is encouraged.

## Parking

7. Surface parking should be minimized, well landscaped and is subject to the Urban Design policies of this Plan. Parking for employees should be located in the rear and side yard. Only limited parking such as visitor parking may be permitted within the front yard.

8. Structured and/or underground parking is encouraged to reduce or eliminate the need for surface parking.

## 9.5.5 Mixed Business

### Objectives

- a) To provide a flexible land use framework permitting a mix of business land use activities.
- b) To promote reinvestment, *intensification* and the efficient use of existing business lands and buildings for business purposes.

Comment [MM745]: Existing OP 7.8 a) to g)

- c) To provide opportunities for smaller-scale entrepreneurial enterprises and land use activities that support the needs of business, employees and neighbourhood residents.
- d) To discourage land uses that detract from the planned function of the Mixed Business land use designation.
- e) To restrict the range of *retail commercial* activities permitted within the Mixed Business land use designation.
- f) To promote business land uses which minimize land use compatibility impacts affecting the surrounding residential neighbourhood.
- g) To improve the image of the Mixed Business designation through the implementation of streetscapes improvements and site plan approval.

**Policies**

- 1. A land use compatibility analysis will be required where industrial and *sensitive uses* are proposed in proximity to one another in accordance with subsection 9.5.2.5 of this Plan.
- 2. New *development* shall meet the required off-street parking, circulation and loading requirements applicable to the proposed land use.
- 3. This Plan promotes streetscape improvements and new *development* proposals are to be implemented in accordance with the Urban Design policies of this Plan.
- 4. Conditions may be imposed on site plan approvals requiring landscaped buffers, screening of outdoor storage, parking, loading and refuse areas. Increased set-backs and buffering measures will be required where business land uses are adjacent to existing residential or sensitive land uses.

Comment [MM746]: Existing OP 7.8.5, policy reference updated

Comment [MM747]: Existing OP 7.8.7

Comment [MM748]: Existing OP 7.8.8, reworded to update references

Comment [MM749]: Existing OP 7.8.8 c) reworded

**Permitted Uses**

- 5. The following uses may be permitted on lands designated as Mixed Business, subject to the applicable provisions of this Plan:
  - i) uses permitted in the Industrial designation;
  - ii) office;
  - iii) *convenience commercial*; and
  - iv) institutional.

Comment [MM750]: Based on Existing OP 7.8.1, 7.8.2, 7.8.3

- 6. The 'Mixed Business' land use designation is intended to provide areas where a mix of business land uses can be provided. The specific range of permitted land uses and appropriate regulations will be defined in the implementing *Zoning By-law*. The range of

Comment [MM751]: Existing OP 7.8.1

land uses will be restricted when adjacent to existing *sensitive land uses* (residential, institutional or park).

7. A limited range of *retail commercial* uses will be permitted and the range of uses will be defined in the implementing *Zoning By-law*. It is the intent of this Plan to permit *retail commercial* uses within this designation which do not directly compete with the retailing activities found in Downtown and other planned commercial areas.

Comment [MM752]: Existing OP 7.8.2

8. A limited range of institutional uses which do not detract from the planned function of the Mixed Business land use designation will be considered through a *Zoning By-law* amendment process (i.e. government uses, places of worship, *child care centres*, indoor community and recreation facilities). *Development* approval conditions will be imposed to address land use compatibility, railway and property clean-up requirements.

Comment [MM753]: Existing OP 7.8.3 reworded

9. New *sensitive land uses* (residential, institutional or park) that detract from the primary business land use function of the Mixed Business land use designation will not be permitted. This policy applies to all forms of residential use and uses where significant outdoor activities occur.

Comment [MM754]: Existing OP 7.8.4

## 9.6 Major Institutional

The Major Institutional designation recognizes and allows for large-scale institutional uses such as the University of Guelph, Conestoga College, Guelph General Hospital and continuum-of-care facilities.

### Objectives

- a) To recognize and support large scale 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 region.

Comment [MM755]: Existing OP 7.10 a) with 'adequate' removed.

Comment [MM756]: Existing OP 7.10 b) with area changed to region.

### Policies

- 1. The establishment of new Major Institutional areas not designated 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 the height, massing and scale of institutional buildings or residential buildings

Comment [MM757]: Existing OP 7.10.3 revised

Comment [MM758]: Existing OP 7.10.3 a)

Comment [MM759]: Existing OP 7.10.3 b) revised

- iii) in the immediate vicinity; the design and layout of the 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.

Comment [MM760]: new

Comment [MM761]: Existing OP 7.10.3 c)

Comment [MM762]: Existing OP 7.10.3 d)

2. Pedestrian and cyclist connections to and through lands designated as Major Institutional are encouraged.

Comment [MM763]: New

**Permitted Uses**

3. The following uses may be permitted in the Major Institutional designation, subject to the applicable provisions of this Plan:

Comment [MM764]: Existing OP 7.10.1 and 7.10.2 reworded

- i) public buildings;
- ii) universities, colleges;
- iii) social and cultural facilities;
- iv) correctional and detention facilities;
- v) hospitals;
- vi) *special needs housing*;
- vii) residential care;
- viii) health care facilities; and
- ix) complementary uses, such as *convenience commercial* and personal service uses, residences, day care facilities, parks and recreation facilities and non-livestock based agriculture.

4. Complementary uses may be permitted provided that they do not conflict with or interfere with the satisfactory operation and development of the lands for institutional purposes.

Comment [MM765]: Existing OP 7.10.2 reworded to place the identified uses in the list of permitted uses. C) deleted here because it is covered under Urban Agriculture

- i) For *convenience commercial* and personal service uses, these facilities 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.
- ii) For residential uses, these activities will be designed for, and used by those persons directly associated with the 'Major Institutional' use.

**9.7 Open Space and Parks**

Open space and parks provide health, environmental, aesthetic and economic benefits that are important 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 active or *passive recreational activities*, conservation management and other open space uses.

**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

Comment [MM766]: Existing OP 7.12 a) reworded

are conveniently located, accessible and safe.

b) To co-operate 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.

Comment [MM767]: Existing OP Reworded 7.12 f)

c) To assist in protecting the City's urban forests, the *Natural Heritage System* and *cultural heritage resources*.

Comment [MM768]: Existing OP Reworded 7.12d); and from Rec, Parks and Culture Strategic Plan 6-23

## Policies

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.

Comment [MM769]: Existing OP 7.12.3 reworded

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 and Parks, due consideration shall be given by Council to the following:

i) Council will consider the acquisition of the subject lands, having regard for the following:

Comment [MM770]: Existing OP 7.12.3.1 a) reworded

- a. the provision of adequate open space, parks and recreational areas, particularly in the vicinity of the subject lands;
- b. the existence of *cultural heritage resources* or *natural heritage features* on the site;
- c. 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;
- d. the possibility of any other government agency purchasing or sharing in the purchase of the subject lands; and
- e. 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.

ii). If acquisition of lands is not deemed appropriate, Council shall consider other arrangements to retain the lands in an Open Space and Parks designation by such means as management agreements or *easements*, where applicable.

Comment [MM771]: Existing OP 7.12.3.1 b)

3. 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.

Comment [MM772]: Existing OP 7.12.3.2, updated to new designation name.

4. 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.

**Comment [MM773]:** Existing OP Reworded 7.12.4 to add major parks

5. Where appropriate, the City may implement practices that naturalize portions of City parks and incorporate indigenous vegetation.

**Comment [MM774]:** New based on Rec Parks and Culture Strategic Plan 6-26 and 6-37

#### Permitted Uses

6. The following uses may be permitted in the Open Space and Parks designation, subject to the applicable provisions of this Plan:

**Comment [MM775]:** Existing OP Revised 7.12.1 and 7.12.2; school sites deleted as a permitted use

- i) public and private recreational uses and facilities;
- ii) parks;
- iii) golf courses;
- iv) conservation lands;
- v) cemeteries; and
- vi) complementary uses.

7. Complementary uses are uses that are normally associated with the main recreational use, are *compatible* with, and do not detract from or restrict, the primary function of the Open Space and Parks designation. Such complementary uses may include, but are not necessarily restricted to horticulture, restaurants, club houses, pro shops, public halls and other accessory buildings.

**Comment [MM776]:** Existing OP Revised 7.12.2; deletes forestry resources, public utilities, accessory uses.

### 9.8 Major Utility Designation

**Comment [MM777]:** Changed from "Waste Management" in existing OP

The Major Utility designation recognizes 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.

#### Objectives

a) To provide effective and efficient utility services to all areas of the City.

**Comment [MM778]:** Existing OP 7.15 a) reworded

b) To protect public health and safety and to minimize environmental impacts.

**Comment [MM779]:** Existing OP 7.15 b)

c) To prevent nuisance effects from utility facilities and sites.

**Comment [MM780]:** Existing OP 7.15 c) reworded

#### Policies

1. Facilities shall be operated by the City or under agreement with the City.

**Comment [MM781]:** Existing OP 7.15.1 only last sentence

2. 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

**Comment [MM782]:** Existing OP 7.15.2 reworded

the requirements of the amendment process for this Plan.

3. The City will ensure that any land use or *development* or *redevelopment* proposal in the vicinity of a Major Utility designation is *compatible* with the adjacent utility operation.

Comment [MM783]: Existing OP 7.15.3 reworded

4. 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.

Comment [MM784]: Existing OP 7.15.3.1 reworded

5. The City may require special design considerations and development conditions for *development* proposals in the vicinity of Major Utility designations of this Plan.

Comment [MM785]: Existing OP 7.15.3.2 reworded

### Permitted Uses

6. The following uses may be permitted in the Major Utility designation, subject to the provisions of this Section and the applicable provisions of this Plan:

Comment [MM786]: Existing OP 7.15.1.1 reworded. Landfill site deleted as permitted use because Eastview Land fill is now closed. Municipal Works Yard added – previously designated Industrial. Electrical transformer stations added – previously in an industrial designation but is also a use permitted in any land use designation.

- 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; and
- v) municipal works yards.

## 9.9 Special Study Areas

The Special Study Areas designation applies to the following areas as identified on Schedule 2:

- lands within the Guelph Innovation District
- Beverley Street (former IMICO site)

### Objectives

- a) To undertake appropriate studies to determine future land uses within lands designated Special Study Area.
- b) To plan for future *development* in a comprehensive, cohesive and integrated manner through the development of detailed secondary plans.
- c) To plan and implement urban village concepts in the *greenfield area* with 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 that *development* exhibits the highest standards in environmental and energy sustainability and urban design.

- e) To ensure lands within the *greenfield area* are planned to achieve a minimum *density target* of 50 persons and jobs per hectare by 2031.
- f) To ensure the areas are connected to developed areas of the City through all mobility modes including roads, transit and trails.

### 9.9.1 Guelph Innovation District Special Study Area

1. The Guelph Innovation District (GID) is located in eastern Guelph and is generally bounded to the north by York Road, to the east by Watson Parkway, extends south of Stone Road to the City boundary and west to College Avenue. The GID special study area designation is located within the GID Secondary Plan Study Area as identified on Schedule 2.
2. A Secondary Plan will be completed by the City to plan for future land uses, servicing, phasing of development, transportation and impact assessment on natural heritage features and cultural heritage resources. The Secondary Plan will consider renewable and alternative energy, including the feasibility for *district energy* and will consider the potential use of the Guelph Junction Railway for passenger service and will be subject to the policies in Section 10.2 and all other relevant policies and provisions of this Plan.
3. Changes in land use, lot additions and expansions of existing non-residential uses may be *permitted* without amendment to this Plan provided that the *development* proposal does not compromise the potential outcomes or original rationale for undertaking the intended planning study.
4. The completion of the Guelph Innovation District Secondary Plan is a priority of the City.
5. A detailed Stormwater Management and Municipal Servicing Report is required prior to *development* in the Guelph Innovation District Secondary Plan area. These reports will be prepared on the following basis:
  - i) they will be subject to approval by the City 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.

Comment [MM787]: Existing OP 7.17.12 Revised; First sentence is existing policy 7.17.1.2, 2<sup>nd</sup> sentence is new

Comment [MM788]: Existing OP 7.17.1.2.2

Comment [MM789]: Existing OP 7.17.1.3 reworded

### 9.9.2 Beverley Street

1. The City will prepare a planning study to consider the future land use of property located at 200 Beverley Street. The planning study will address the *brownfield* status of the property and other relevant planning and technical considerations.

## 9.10 Reserve Lands

The Reserve Lands designation applies to the following areas as identified on Schedule 2:

- Hanlon West
- Clair-Maltby

### Objectives

- a) To outline areas of the City where there may be servicing, access or other *development* related limitations for urban growth. Comment [MM790]: Existing OP 7.16 a)
- b) To outline areas that may be required for future urban development beyond the year 2031. Comment [MM791]: Existing OP 7.16 b) revised
- c) To outline the City's requirements to bring reserve lands into urban use. Comment [MM792]: Existing OP 7.16 c)

### 9.10.1 Policies

1. The Reserve Lands designation is applied to lands on Schedule 2 forming part of the long term urban land supply but which have servicing, access or other limitations to their use. As a result, it is considered premature to apply site specific land use designations to these areas. Comment [MM793]: Existing OP 7.16.1 reworded
2. Existing legal uses of land may continue in accordance with the *Zoning By-law*. Comment [MM794]: Existing OP 7.16.2 reworded to delete reference to 1996 Zoning Bylaw
3. Servicing and minor expansions of existing uses may be considered in accordance with the provisions of this Plan. Comment [MM795]: Existing OP 7.16.2 reworded

### 9.10.2 Hanlon West

1. The Reserve Lands designation applies to lands west of the Hanlon Parkway and north of College Avenue West. *Development* of these lands is constrained due to the site's isolation from other developable properties within the City's *settlement area* boundary, lack of direct access to a municipal road and servicing issues. The parcel is part of a licensed *mineral aggregate operation* and *development* is neither feasible nor permitted until the *mineral aggregate operation* has ceased.

### 9.10.3 Clair-Maltby

1. The Reserve Lands designation is applied to lands in the south of Guelph generally located south of Clair Road and north of Maltby Road. These lands form part of the longer term urban land supply to 2031 and beyond.
2. *Development* in the reserve lands designation south of Clair Road shall require the preparation of an updated subwatershed study

that has been approved by relevant agencies and adopted by Council.

3. The redesignation of Reserve Lands to other land use designations will be considered through a Secondary Plan. The Secondary Plan will address the issues outlined in Section 10.2 of this Plan and will consider:

Comment [MM796]: Existing OP 7.16.4 reworded, 7.16.4 a) and b) no change

- i) whether City population and household forecasts justify the need for incorporating such land as part of the City's unconstrained short to medium term land supply; and
- ii) whether additional residential and non-residential lands are required and the basis for the requirement.

4. 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*.
5. The Secondary Plan for this area will consider the planning of this area as a sustainable community that provides a range and mix of housing, commercial and employment opportunities within an urban village context while ensuring integration with the rest of the City.
6. Existing legal uses may continue in accordance with the provisions of the implementing *Zoning By-law*.

### 9.11 Natural Heritage System Designations

Comment [MM797]: OPA 42

1. The *Natural Heritage System* is comprised of two designations as identified on Schedule 2:
  - Significant Natural Areas
  - Natural Areas
2. The objectives, permitted uses and policies for the *Natural Heritage System* are addressed in Chapter 4.

### 9.12 Approved Secondary Plans

#### 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.

#### Policies

1. *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.

### Permitted Uses

2. Uses as permitted by the Secondary Plan.

### 9.13 Site Specific Policies

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 and were subject to previous site specific planning approvals. The site specific policies are categorized 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.

#### 9.13.1 East Guelph

1. 199 Alice Street

In addition to the provisions of policy 9.3.2.2 Non-residential uses in residential designations, there are several properties within the St Patrick's Ward area (the neighbourhood to the east of the Downtown) that will continue to support a variety of business land uses in addition to any permitted residential land uses. 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 uses will be defined in the implementing *Zoning By-law* for the following properties known municipally as: 199 Alice Street, 37 Empire Street, 23 Garibaldi Street, 60 Ontario Street, 320 York Road, 383 York Road, 405 York Road and 471 York. New sensitive land uses (residential, institutional or park) may also be permitted on these properties provided that they are compatible with surrounding land uses and the site has been cleaned-up or decommissioned as appropriate.

**Comment [MM798]:** New section, previously site specific policies and policy exemptions were contained in the sections that they were referencing.

**Comment [MM799]:** Existing OP 7.2.30.10 reworded

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.

**Comment [MM800]:** Existing OP 7.1.5 a) reworded and address changed to reflect current address

3. 300 Elizabeth Street

In addition to the uses permitted by the Low Density 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. 127 and 135 Ferguson Street

In addition to the uses permitted by the Low Density Residential

**Comment [MM801]:** Existing OP 7.2.30.11 reworded

designation, a club and compatible uses normally associated with the main use shall be permitted on the property municipally known as 127 and 135 Ferguson Street. The off-street parking requirements may be satisfied by an adjacent parking lot located between Ferguson Street and Elizabeth Street.

6. 23 Garibaldi Street  
- see '199 Alice Street' for policy

7. 122 Harris Street  
In addition to the uses permitted by the Low Density Residential designation, a religious use and compatible uses normally associated with the main use shall be permitted on the property municipally known as 122 Harris Street.

**Comment [MM802]:** Existing OP  
7.2.30.12 reworded

8. 176 Morris Street  
In addition to the use provisions of the Low Density Residential designation, a live theatre and associated uses may be permitted on the property located at 176 Morris Street.

**Comment [MM803]:** Existing OP  
7.2.30.8 reworded

9. 5 Ontario Street  
In addition to the use provisions of the Low Density Residential designation, a free-standing office may be permitted on the property located at 5 Ontario Street.

**Comment [MM804]:** Existing OP  
7.2.30.6 reworded

10. 60 Ontario Street  
- see '199 Alice Street' for policy

11. 697 Victoria Road North  
The Neighbourhood Commercial 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.

12. 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.

**Comment [MM805]:** Existing OP  
7.7.10 reworded

13. 320 York Road  
- see '199 Alice Street' for policy

14. 383 York Road  
- see '199 Alice Street' for policy

15. 405 York Road  
- see '199 Alice Street' for policy

### 9.13.2 West Guelph

1. 133 and 135 Bagot Street

In spite of the provisions of the High Density Residential designation, the development of a *semi-detached dwelling* may be permitted at 133-135 Bagot Street at a density of 30 units per hectare.

Comment [MM806]: Existing OP 7.2.47 reworded

2. 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*.

Comment [MM807]: Existing OP 7.7.10 reworded

3. 355 Elmira Road North

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.

Comment [MM808]: Existing OP 7.7.9 reworded

4. 87 Silvercreek Parkway North

In addition to the use provisions of the Low Density Residential designation, a free-standing office and life-skills training centre for persons with disabilities may be permitted on the property located at 87 Silvercreek Parkway North.

Comment [MM809]: Existing OP 7.2.30.7 reworded

5. 35 and 40 Silvercreek Parkway South (Silvercreek Junction)

These policies apply to the area highlighted and noted as "Silver Creek Junction" on Schedule 2 – Land Use Plan.

Comment [MM810]: Existing OP 7.17; OMB File #0070094

In addition to the general Urban Design objectives and policies of this Plan, the following urban form statement, objectives and policies apply to the Silver Creek Junction lands.

#### 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.

## **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.

## **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.

#### **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.

#### **5 Land Use – Silver Creek Junction**

The Silver Creek Junction lands are designated “Community Mixed-use Node”, “Specialized Corporate Business Park”, “High Density Residential” and “Open Space and Parks” on Schedule 2 and shall be subject to the following site-specific policies for the applicable designations:

## 5.1 Community Mixed-use Node:

The Community 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.

The policies contained in Section 9.4.2 shall apply to the Community Mixed-use Node.

**Comment [MM811]:** Reworded to provide updated policy reference

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 floor area 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

## **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.

## **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 policies of this Plan and with 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 density provisions of the High Density Residential policies 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.

6. 80 Waterloo Avenue and 20-28 Birmingham Street  
 In addition to the permitted uses within the Low Density 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.

Comment [MM812]: Existing OP  
 7.2.30.13 reworded

7. 60 Westwood Road  
 In addition to the use provisions of the Low Density 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.

Comment [MM813]: Existing OP  
 7.2.30.5 reworded

8. 512 Woolwich Street  
 In addition to the use provisions of the Low Density Residential designation, office use to a maximum size of 2,880 square metres *gross floor area* may be permitted on the property located at 512 Woolwich Street.

Comment [MM814]: Existing OP  
 7.2.30.3 reworded

9. 200-208 Yorkshire Street North and 155 Suffolk Street West  
 Northwest corner of Yorkshire Street North and Suffolk Street West, this Mixed Office / Commercial 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:

Comment [MM815]: Existing OP  
 7.5.1.5 reworded

- i) The lands on the corner known municipally as 200-208 Yorkshire Street North 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 West 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.

### 9.13.3 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. Comment [MM816]: Existing OP  
7.9.5.1 reworded
  
2. 262 Edinburgh Road South  
In addition to the Medium Density Residential uses permitted, the property located at 262 Edinburgh Road South may be used as a medical clinic. Comment [MM817]: Existing OP  
7.2.30.14 reworded
  
3. 400, 420 and 430 Edinburgh Road South  
Within the High Density Residential designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply with special standards established in the *Zoning By-law* to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels.  
  
In spite of the density provisions of the High Density Residential designation, net density of residential development on lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare. Comment [MM818]: Existing OP  
7.2.46 reworded
  
4. 1440-1448 Gordon Street  
In spite of the maximum density provisions of the High Density Residential designation, the density of residential development on the lands known municipally as 1440-1448 Gordon Street shall not occur at a density of less than 120 units per hectare and shall not exceed a density of 130 units per hectare. Comment [MM819]: Existing OP  
7.2.47 reworded
  
5. 160 Kortright Road West  
Notwithstanding policy 9.5.5.2.3 for the Neighbourhood Commercial Centre designation, the existing Neighbourhood Commercial Centre located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres. Comment [MM820]: Existing OP  
7.4.29.1 reworded

6. 435 Stone Road West  
Notwithstanding the maximum height limitations of the Mixed-use Corridor designation for the lands located at 435 Stone Road West (Stone Road Mall), the maximum height for the property shall be 8 storeys.

**Comment [MM821]:** New, to recognize height permissions approved for Stone Road Mall site

## 10 Implementation

The Implementation chapter of this Plan provides a description of the tools that the City can use to achieve its vision and strategic directions 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.

### 10.1 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 assess the need to review all or parts of the Official Plan every five years in accordance with the requirements of the *Planning Act*.
 

**Comment [MM822]:** Existing OP 9.5.1 reworded
2. To assess the effectiveness of the Official Plan and to facilitate the updating of the Official Plan, the City may monitor the various matters including but not necessarily limited to the following:
  - i) population, employment and land use changes, including growth management targets;
 

**Comment [MM824]:** 9.5.2 a) with addition of growth management targets
  - ii) rate of development;
 

**Comment [MM825]:** Existing OP 9.5.2 b)
  - iii) housing densities, housing intensification opportunities inventory, housing mix, housing needs and conditions, lot inventories and rental housing *vacancy rates*;
 

**Comment [MM826]:** Existing OP 9.5.2 c)
  - iv) municipal assessment and the residential/non-residential assessment balance;
 

**Comment [MM827]:** Existing OP 9.5.2 d)
  - v) water, sewage and solid waste capacity utilization;
 

**Comment [MM828]:** Existing OP 9.5.2 e)
  - vi) changes in Federal and Provincial programs, legislation and policies;
 

**Comment [MM829]:** Existing OP 9.5.2 f)
  - vii) recreation, cultural and other community facilities;
 

**Comment [MM830]:** Existing OP 9.5.2 g)
  - viii) extent, nature and location of employment and commercial development;
 

**Comment [MM831]:** Existing OP 9.5.2 h) reworded
  - ix) preservation and integrity of significant *natural heritage features* and *cultural heritage resources*;
 

**Comment [MM832]:** Existing OP 9.5.2 i) reworded
  - x) transportation facilities including pedestrian flow and transit usage rates, traffic volumes and conditions;
 

**Comment [MM833]:** Existing OP 9.5.2 j)
  - xi) environmental impacts;
 

**Comment [MM834]:** Existing OP 9.5.2 k)
  - xii) achievement of energy reduction and generation targets; and
  - xiii) other issues as required.
 

**Comment [MM835]:** New from Community Energy Initiative

**Comment [MM836]:** new

**Comment [MM837]:** Existing OP 9.5.3 revised
3. The compilation of information noted in policy 10.1.2 will be used as a benchmarking database to assess the sustainability goals, objectives and policies of this Plan.

### 10.2 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 guide and direct development. Secondary Plans may be prepared for established, partially developed or undeveloped areas of the
 

**Comment [MM838]:** Existing OP 9.6.1 Reworded

City. In partially developed or undeveloped areas, Secondary Plans may be prepared to ensure that future subdivision and site *developments* conform to an overall community development concept and approved planning policies. In established neighbourhoods, Secondary Plans are intended to guide future *redevelopment* and renewal activities.

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.

Comment [MM839]: Existing OP 9.6.2

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.

Comment [MM840]: Existing OP 9.6.3 Reworded

4. Secondary Plans shall generally address the following:

Comment [MM841]: New

- i) patterns of land use, land use designations and density;
- ii) connectivity and integration with existing developed or planned development areas of the City;
- iii) urban design;
- iv) *natural heritage features and systems*;
- v) *cultural heritage and archaeological resources*;
- vi) transportation including pedestrian and bicycle connections;
- vii) servicing strategy;
- viii) phasing of development;
- ix) water resources including surface and *groundwater, watershed* and subwatershed studies and stormwater management plans;
- x) provision of trails and parks;
- xi) implementation of specific policies of this Plan; and
- xii) any other matters as deemed appropriate.

5. Secondary Plans will be initiated and undertaken by the City. The City will prepare detailed terms of reference to guide the secondary planning process.

### 10.3 Community Improvement

Comment [MM842]: Section added by OPA 47 with no changes, this does not form part of the amendment.

The Community Improvement provisions of the *Planning Act* allow municipalities to prepare and adopt community improvement plans for designated community improvement project areas. Once a Community Improvement Plan has been adopted by the City and has come into effect, the City may undertake a wide range of actions for the purpose of carrying out the Community Improvement Plan, including but not limited to, the acquisition and development of land and/or buildings and the provision of grants and loans to owners and tenants of land and their assignees.

#### Objectives

- a) To maintain and improve the quality, safety and stability of the built environment within the community.

- b) To encourage the renewal, rehabilitation, *redevelopment* or other improvement of private and public lands and/or buildings.
- c) To maintain and upgrade municipal physical and community facility infrastructure.
- d) To maintain and upgrade the transportation network to ensure adequate traffic flow, pedestrian circulation, and parking facilities.
- e) To maintain and upgrade public recreational, park and open space facilities.
- f) To encourage the preservation, restoration, adaptive reuse and improvement of historical or architecturally significant buildings.
- g) To encourage maximum use of existing municipal services through the infilling, *intensification* and *redevelopment* of lands and buildings which are already serviced with municipal services.
- h) To improve and maintain the physical and aesthetic qualities and amenities of streetscapes.
- i) To encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, to encourage physical improvements to minimize the incompatibility.
- j) To improve environmental conditions.
- k) To improve social conditions.
- l) To promote cultural development and the development of cultural facilities.
- m) To encourage and support environmentally sustainable development.
- n) To guide and prioritize the expenditure of public funds on community improvements.
- o) To encourage community partners to maintain, upgrade and/or add community facilities and services.

#### **Community Improvement Project Areas**

1. The City may from time to time pass by-laws to designate one or more Community Improvement Project Areas as provided for by the *Planning Act*. The entire City of Guelph, or any part of the City, may be designated by by-law 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 building stock, building facades and/or properties in an area are in need of maintenance, preservation, restoration, repair, rehabilitation, redevelopment, energy efficiency or renewable energy improvements;
- ii) deterioration or deficiencies in physical infrastructure including but not limited to sanitary sewer, storm sewer and/or water supply systems, roads, sidewalks, curbs, gutters, streetscapes and/or street lighting, and municipal parking facilities;
- iii) deterioration or deficiencies in the level of community and social services such as public open space, municipal parks, neighbourhood parks, indoor/outdoor recreational facilities, and public social facilities;
- iv) vacant lots and/or underutilized properties and buildings which have potential for infill, *redevelopment* or expansion to better utilize the land base;
- v) presence of buildings and/or lands of architectural or heritage significance;
- vi) an inappropriate range of housing types and densities including insufficient *affordable housing*;
- vii) non-conforming, conflicting, encroaching or incompatible land uses or activities;
- viii) a shortage of land to accommodate widening of existing right-of-ways, building expansion, parking and/or loading facilities;
- ix) within commercial areas, there are high *vacancy rates*, deterioration in the appearance of building facades, business signage, streetscapes, public amenity areas and urban design, inadequate parking facilities or inadequate pedestrian accessibility;
- x) within industrial areas, there are obsolete industrial buildings/sites, poor accessibility, inadequate parking, loading and outside storage areas;
- xi) known or suspected environmental contamination;
- xii) there is an opportunity to implement the goals of the Community Energy Plan;
- xiii) other significant barriers to the repair, rehabilitation or redevelopment of underutilized land and/or buildings; and
- xiv) other significant environmental, social or community economic development reasons for community improvement.

3. Priority for the designation of Community Improvement Project Areas and the preparation and adoption of Community Improvement Plans shall be given to:

- i) those areas where the greatest number of criteria for designation of Community Improvement Project Areas are present; and/or
- ii) those areas where one or more of the criteria for designation of Community Improvement Project Areas is particularly acute; and/or
- iii) those areas where one or more of the criteria for designation of Community Improvement Project Areas exists across the entire municipality or a large part of the municipality.

## Phasing

4. The phasing of community improvements shall be prioritized to:

- i) implement those improvements that will most substantially improve the aesthetic, environmental and service qualities of a Community Improvement Project Area;
- ii) reflect the financial capability of the City to fund Community Improvement Projects;
- iii) take advantage of available senior government programs that offer financial assistance for community improvement efforts; and
- iv) co-ordinate the timing of related capital expenditures from various municipal departments with departmental priorities.

## Implementation

5. In order to implement a Community Improvement Plan that has come into effect, the City may make full use of the municipal authority granted it under the *Planning Act* and other Provincial and Federal legislation, and more specifically, the City may undertake a range of actions, including:

- i) the municipal acquisition of land and/or buildings and the subsequent:
  - a. clearance, grading, or environmental remediation of these properties;
  - b. repair, rehabilitation, construction or improvement of these properties;
  - c. sale, lease, or other disposition of these properties to any person or governmental authority;
  - d. other preparation of land or buildings for community improvement.
- ii) provision of public funds such as grants and loans to owners and tenants of land and their assignees;
- iii) coordination of public and private redevelopment and rehabilitation by providing administrative and liaison assistance;
- iv) application for financial assistance from and participation in senior level government programs that provide assistance to municipalities and/or private landowners for the purposes of community improvement;
- v) programs and measures to promote energy efficient development, redevelopment and retrofit projects;
- vi) encouraging the preservation, rehabilitation, renewal and reuse of cultural heritage resources and support of heritage conservation through means available under the *Ontario Heritage Act*;
- vii) continued enforcement of the *Property Standards By-law*, the *Zoning By-law*, the *Sign By-law* and any other related by-laws and policies;
- viii) continuing to support the Downtown Guelph Business Association (the Business Improvement Area administration pursuant to the

ix) Municipal Act) in its efforts to maintain a strong and viable downtown; and 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.

6. Council shall be satisfied that its participation in community improvement activities will be within the financial capabilities of the City.

#### 10.4 Zoning By-laws

1. *Zoning By-laws*, prepared in accordance with the provisions of the *Planning Act*, will be used to regulate the use of land and the character, location and use of buildings and structures in accordance with the objectives and policies of this Plan. The *Zoning By-law* 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.

Comment [MM843]: Existing OP 9.7.1 revised with addition of 2<sup>nd</sup> sentence.

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.

Comment [MM844]: New, Planning Act Bill 51 updates

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.

Comment [MM845]: Existing OP 9.7.2

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.

Comment [MM846]: Existing OP 9.7.3

5. 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 *Zoning 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.

Comment [MM847]: Existing OP 9.7.3.1 reworded

6. The *Zoning By-law* will be used, wherever possible, to protect existing or newly identified *natural heritage features* within the City.

Comment [MM848]: Existing OP 9.7.4

7. The *Zoning By-law* may be used, wherever possible, for the protection of *cultural heritage resources*.

Comment [MM849]: Existing OP 9.7.5 (utilized changed to used)

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.

Comment [MM850]: Existing OP 9.7.6

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:

Comment [MM851]: Existing OP 9.7.7 reworded as noted below

- 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.

Comment [MM852]: Existing OP 9.7.7 c) revised

10. The City, where appropriate, may zone lands in an "urban reserve" or other suitable zone category where:

Comment [MM853]: Existing OP 9.7.8 reworded first sentence

- 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.

## 10.5 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.

Comment [MM854]: Existing OP 9.10.7

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:

Comment [MM855]: Existing OP 9.10.7.1

- i) where municipal services such as sanitary sewers, stormwater management facilities, water supply, parks, schools, 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 potential *natural hazards* or development constraints are safely addressed in accordance with the policies of this Plan prior to *development*;
- v) where it is necessary to require the phasing of an overall

Comment [MM856]: Existing OP 9.10.7.1 a) with addition of services after community and addition of community infrastructure

*development* to ensure logical and orderly land use, to minimize negative impacts or to secure commitments consistent with the policies of this Plan;

- vi) 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; and
- vii) where environmental remediation or mitigation measures are required.

Comment [MM857]: New

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*.

Comment [MM858]: Existing OP 9.10.8

4. Where the holding symbol "H" is in effect, the use of land may be restricted to the following:

Comment [MM859]: Existing OP 9.10.9

- 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.

## 10.6 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 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:

Comment [MM860]: Existing OP 9.10.5 reworded, subsection iii) is new

- i) that it is *compatible* with neighbouring land use;
- ii) that adequate parking can be provided on-site;
- iii) that sufficient services such as water, sewage disposal and roads can be provided;
- iv) that an adverse impact on traffic will not be created;
- v) that the construction of a permanent building or structure is not required; and
- vi) that the use is in general conformity with the intent and policies of this Plan.

## 10.7 Height and Density Bonus Provisions

1. The *Planning Act* allows the City to consider increases in the height and density of *development* otherwise permitted on a specific site in exchange for community benefits as set out in the *Zoning By-law*.

2. The City will consider authorizing increases in height and density provided that the *development* proposal:
  - i) is consistent with the goals, objectives and policies of this Plan;
  - ii) constitutes good planning;
  - iii) is *compatible* with the surrounding area;
  - iv) provides community benefits above and beyond those that would otherwise be provided under the provisions of this Plan, the *Planning Act*, *Development Charges Act* or other statute; and
  - v) provides community benefits that bear a reasonable planning relationship to the increase in height and/or density such as having a geographic relationship to the development or addressing the planning issues associated with the development.
3. Subject to policy 10.7.2, the community benefits may include but are not limited to:
  - i) housing that is affordable to *low and moderate income households*, *special needs housing* or *social housing*;
  - ii) conservation of *cultural heritage resources* contained within the *Municipal Heritage Register*;
  - iii) protection, enhancement, and/or *restoration* of natural heritage resources;
  - iv) buildings that incorporate sustainable design features;
  - v) energy and/or water conservation measures;
  - vi) public art;
  - vii) non-profit arts, cultural, or community or institutional facilities;
  - viii) *child care centres*;
  - ix) public transit infrastructure, facilities, and/or services;
  - x) public parking;
  - xi) land for municipal purposes;
  - xii) community centres and/or facilities and improvements to such centres and/or facilities; and
  - xiii) parkland and improvements to parks.
4. In considering community benefits the City may give priority to identified community needs, any identified issues in the area and the objectives of this Plan.
5. Increases to height and/or density shall only be considered where the proposed *development* can be accommodated by existing or improved *infrastructure*. Planning studies may be required to address *infrastructure* capacity for the proposed *development* and any impacts on the surrounding area.
6. A by-law passed under Section 34 of the *Planning Act* is required to permit increases in height and/or density. The by-law shall set out the approved height and/or density and shall describe the community benefits which are being exchanged for the increases in height and/or density. The landowner may be required to enter into an agreement with the City that addresses the provision of community benefits. The agreement may be registered against the land to which it applies.

## 10.8 Interim Control By-law

1. Council may pass Interim Control By-laws to control the use of land, buildings or structures within designated areas of the City and in accordance with the provisions of the *Planning Act*, in order to prevent or limit development until detailed planning studies for the subject lands are completed and approved by Council.

Comment [MM861]: Existing OP 9.10.6

## 10.9 Plans of Subdivision and Part-Lot Control

1. The City, when considering applications for *plans of subdivision*, 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:

Comment [MM862]: Existing OP 9.8.1 reworded, to delete "of subdivision" after "plan"; ix) is new

- 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 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.

Comment [MM863]: Existing OP 9.8.1 a) with addition of "targets"

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.

Comment [MM864]: Existing OP 9.8.2 with deletion of "continue to"

4. Council may pass by-laws to exempt properties from Part Lot Control, subject to the provisions of the *Planning Act*.

Comment [MM865]: Existing OP 9.8.3

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*.

Comment [MM866]: Existing OP 9.8.4 revised using Section 50(4) of the Planning Act

6. The City may request amendments to an approved draft plan of subdivision at the time an extension to draft plan approval is requested to ensure that the *development* is consistent with the *density targets* of this Plan.

## 10.10 Committee of Adjustment

### 10.10.1 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*.  
**Comment [MM867]:** Existing OP 9.9.1
2. The *Committee of Adjustment* shall also consider the following matters when reviewing an application for *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.**Comment [MM868]:** Existing OP 9.9.2, with a) reworded
3. *Consents* may be permitted for the purpose of boundary adjustments or to convey additional lands to an abutting property.  
**Comment [MM869]:** Existing OP 9.9.3
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.  
**Comment [MM870]:** Existing OP 9.9.4, "municipality" changed to "city"
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;
  - 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**Comment [MM871]:** Existing OP 9.9.5

- c. servicing information; and
- c. any additional requirements imposed at the discretion of the Committee.

### 10.10.2 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*. In addition, the Committee will consider the following matters in its decision deliberations:

Comment [MM872]: Existing OP 9.9.6

- 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.

2. The *Committee of Adjustment* may attach such conditions, as it deems appropriate and desirable to the approval of the application for a minor variance.

Comment [MM873]: Existing OP 9.9.7

### 10.10.3 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.

Comment [MM874]: Existing OP 9.9.8

2. In reviewing an application concerning a *legal non-conforming use*, property, building or structure, the *Committee of Adjustment* will consider the matters outlined in section 10.10.2 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:

Comment [MM875]: Existing OP 9.9.9, spelling error corrected "used" change to "use" and updates to Section references

- 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.

Comment [MM876]: Existing OP 9.9.10

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*.

Comment [MM877]: Existing OP 9.9.11

### 10.11 Site Plan Control

1. 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. The site plan approval process will:

Comment [MM878]: Existing OP 9.10.1 reworded, with changes as noted below

- 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 widening and lands for intersection improvements from abutting properties in accordance with the policies of this Plan;
- vii) ensure that the site is accessible to persons with disabilities and provides facilities to support transit and cycling;
- viii) ensure that *development* is completed and maintained as approved by Council;
- ix) ensure that *development* is compatible with on-site or adjacent property *natural heritage features* and *cultural heritage resources*; and
- x) ensure that *development* contributes to the achievement of the objectives of the City's Community Energy Plan.

Comment [MM879]: Existing OP 9.10.1 f) reworded to removed specific policy reference

Comment [MM880]: New

Comment [MM881]: New

2. All lands within the City of Guelph are designated as site plan control areas except:

Comment [MM882]: Existing OP 9.10.2 change as noted below

- 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 *special needs housing*;
- ii) farm related *development* including buildings and structures for agricultural use; and
- iii) buildings or structures used for *flood* control or conservation purposes.

Comment [MM883]: Existing OP 9.10.2 a) reworded to change "residential care facilities" to "special needs housing"

3. Council may identify specific types of *development* that are subject to site plan control, and those which are exempt, in a By-law.

Comment [MM884]: New

4. 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.

Comment [MM885]: New, Planning Act Sec 41 (5)

5. 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*:

Comment [MM886]: Existing OP 9.10.3 Reworded to use wording from Planning Act

- i) plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided;
- ii) plan, elevation and cross-section views of buildings and structures;
- iii) the massing and conceptual design of the proposed building(s);
- iv) the relationship of the proposed building to adjacent buildings, street and exterior areas to which members of the public have access;
- v) the provision of interior walkways, stair, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways to adjacent buildings;
- vi) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design;
- vii) the sustainable design elements on any adjoining City right-of-way including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;
- viii) facilities designed to have regard for accessibility for persons with disabilities;
- iv) landscaping and buffering;
- x) grading, drainage and provisions for the disposal of storm, surface and wastewater;
- xi) vehicle access and off-street circulation, loading and parking;
- xii) signage and lighting;
- xiii) pedestrian access, walkways and walkway ramps and bicycle facilities;
- xiv) facilities for the storage of waste materials; and
- xv) 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 review and approval of Site Plans.

Comment [MM887]: Existing OP 9.10.4 reworded

7. The City may establish sustainable design, aesthetic and functional

Comment [MM888]: New

design guidelines to assist in the preparation of site plans and the design of buildings.

8. The City may, as a condition of approval pursuant to the *Planning Act*, require the owner of lands subject to site plan control to enter into one or more agreements which may be registered against the title of the subject lands.

Comment [MM889]: New, based on Sec 41 (7) of the Planning Act.

### 10.12 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 establish a Development Permit System 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.

Comment [MM890]: Existing OP 9.10.12

### 10.13 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*.

Comment [MM891]: Existing OP 9.10.10

### 10.14 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.

Comment [MM892]: Existing OP 9.11.1 wording changed from "City shall pass a ...bylaw..."

1. The *Property Standards By-law*, as adopted by Council, is 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;

Comment [MM893]: Existing OP 9.11.1.1 reworded

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*.

Comment [MM894]: Existing OP 9.11.2

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.

Comment [MM895]: Existing OP 9.11.3

### 10.15 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*.

Comment [MM896]: Existing OP 9.10.11 "enact" added

2. Applications to demolish protected, designated or listed heritage buildings and structures shall be considered in accordance with the provisions of the *Ontario Heritage Act* and the policies of this Plan.

Comment [MM897]: New, from Heritage Act

### 10.16 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.

Comment [MM898]: Existing OP 9.12.1

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.

Comment [MM899]: Existing OP 9.12.2 (Municipality changed to City)

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.

Comment [MM900]: Existing OP 9.12.3

### 10.17 Land Acquisition

1. 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.

Comment [MM901]: Existing OP 9.13.1

## 10.18 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.

**Comment [MM902]:** New from OPA 39; Reworded to update references to City Staff and City department names

1. Prior to the submission of an application for an Official Plan Amendment, *Zoning By-law* Amendment, draft plan of subdivision or *condominium* and/or a site plan approval, applicants are required to pre-consult with the City staff. Prior to the submission of any other development application, applicants are encouraged to pre-consult with the City staff. 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 according to the process described in a Pre-consultation By-law.
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* will not be deemed complete by the General Manager of Planning and Building 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 General Manager of Planning and Building Services or their designate in accordance with this Plan.
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*

**Comment [MM903]:** OPA 39 – 9.3.1 revised

**Comment [MM904]:** OPA 39 9.3.2 reworded to delete “sever” because this applies to all consents (as per Act).

*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 *groundwater 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

Comment [MM905]: Name changed from "tree and/or vegetation preservation, planting and/or management plan"

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
- Comprehensive Open Space and Parks Conversion Study

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
- 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
- Stormwater 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 Energy* 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 General Manager of Planning and Building Services.

Comment [MM906]: OPA 39 9.3.6 reworded to update City staff reference

5. The information and material described in Section 10.18.3 of 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.

Comment [MM907]: OPA 39 9.3.6 reworded to update policy # reference

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.

#### 10.19 Public Engagement and Notification Policies

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

Comment [MM908]: Existing OP 9.14.1 reworded

2. 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.

Comment [MM909]: Existing OP 9.14.1.1

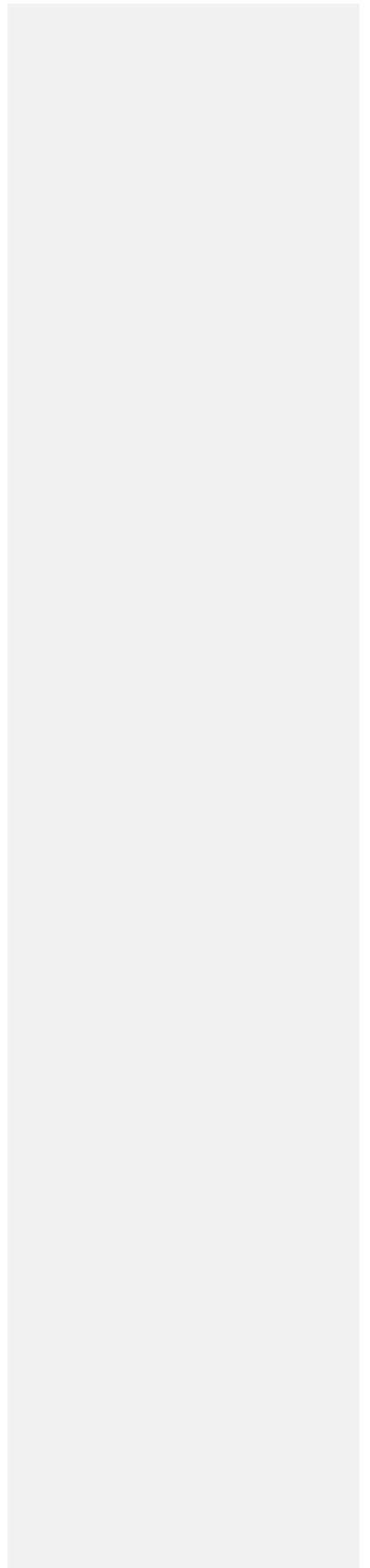
3. In addition to the public notification requirements of policy 10.19.1, the City will use the following mechanisms to promote public participation and informed decision-making:

Comment [MM910]: Existing OP 9.14.2 reworded

- i) the placing of signage on properties undergoing a planning approval process, (e.g. Official Plan amendment, Plan of subdivision, *Zoning By-law* amendment, *Committee of Adjustment* application); and
- ii) any other means that Council deems appropriate including electronic communications.

4. 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" or subsequently established public engagement frameworks to ensure effective decision-making.

Comment [MM911]: Existing OP 9.14.3 reworded to add "subsequently established public engagement frameworks"



# 11 Glossary

## 11.1 Introduction

The terms as listed in the Glossary have a specific defined meaning as used in the Plan text. They are *italicized* in the body of the Plan in instances where this defined meaning applies. The terms are listed in alphabetical order.

## 11.2 Definitions

### **100 Year Flood** means:

The *flood* which has 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.

Comment [MM912]: Existing OP

### **Accessory Apartment** means:

A *dwelling unit* located within and subordinate to an existing single detached or *semi-detached dwelling*.

Comment [MM913]: Existing OP revised to delete "link dwelling"

### **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 Lands** means:

For the purpose of the *Natural Heritage System*, those lands contiguous to specific *natural heritage features 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 are defined in Table 4.1 of this Plan.

Comment [MM914]: OPA 42

### **Adjacent lands** means:

For the purpose of *designated property* or *protected heritage property*, any parcel of land that:

- i) shares a boundary with a parcel containing a *designated property* or *protected heritage property*;
- ii) is separated from a *designated property* or *protected 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 property* or *protected heritage property* or is located at a corner opposite a corner property that is a *designated heritage property* or *protected heritage property*;
- iii) is within 30 metres of a *designated heritage property* or *protected heritage property* in instances where a *designated heritage property* or *protected 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;

Comment [MM915]: Existing OP

- 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 percent below the average price of a resale unit in the City of Guelph.
- 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 of Guelph.

Comment [MM916]: OPA 39

**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 non-farm building and structures.

Comment [MM917]: Existing OP, reworded

**Alter (and alteration)** means:

A change in any manner, and includes to restore, renovate, repair or disturb.

Comment [MM918]: New; uses Ontario Heritage Act definition

**Alternative Energy Systems** means:

Sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Comment [MM919]: OPA 39

**Ancillary Use** means:

A use that is incidental to, but associated with the principle use or a primary function of a site.

Comment [MM920]: New

**Aquifer** means:

A subsurface geological material which yields significant amounts of water.

Comment [MM921]: Existing OP

**Archaeological Assessment** means:

For a defined project area or property, a survey undertaken by a licensed archaeologist within those areas determined to have areas of potential archaeological resources in order to identify *archaeological sites*, followed by evaluation of their *cultural heritage value or interest*, and determination of their characteristics. Based on this information, recommendations are made regarding the need for mitigation of impacts and the appropriate means for mitigating those impacts.

Comment [MM922]: New; source: Source: *Standards and Guidelines for Consultant Archaeologists* (Ministry of Culture, 2010)

**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*.

Comment [MM923]: New definition from PPS

**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*.

**Comment [MM924]:** New - (Source: Standards and Guidelines for Consultant Archaeologists (Ministry of Culture, 2010))

**Areas of Potential Archaeological Resources** 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 features or characteristics, including but not limited to:

**Comment [MM925]:** New definition using *Standards and Guidelines for Consultant Archaeologists* (MTC, 2010)

- i) previously identified *archaeological sites*;
- ii) water sources;
- iii) elevated topography;
- iv) pockets of well-drained sandy soil;
- v) distinctive landforms;
- vi) resource areas (including food or medicinal plants, scarce raw materials, or early Euro-Canadian industry);
- vii) areas of early Euro-Canadian settlement;
- viii) early historical transportation routes;
- ix) property listed on a Municipal Register, or designated under the *Ontario Heritage Act* or that is a federal, provincial or municipal historic landmark or site;
- x) property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations.

Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. The features indicating archaeological potential are described in detail in the Ministry of Tourism and Culture's Standards and Guidelines for Consultant Archaeologists (2010).

**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 science or earth science values related to protection, scientific study or education.

**Comment [MM926]:** OPA 42

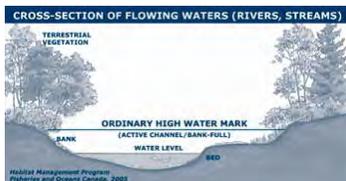
**Artifact** means:

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).

**Comment [MM927]:** New



**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.

Comment [MM928]: OPA 39

**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)*.

Comment [MM929]: OPA 42

**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 1.

Comment [MM930]: OPA 39 definition, modified to amend Schedule name only.

**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. *Built heritage resources* include those properties that have been included in the Couling Architectural Inventory as it is completed and as it may be amended. All buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1927, but not limited to those constructed prior to 1927, shall be considered to be *built heritage resources* until considered otherwise by the Heritage Guelph.

Comment [MM931]: Existing OP reworded

**Canopy Cover** See *Tree Canopy Cover*

Comment [MM932]: OPA 42

**Child Care Centre** see *Day Care Centre*

**Coach House** means:

A one unit detached residence containing bathroom and kitchen facilities that is located on the same lot, but is subordinate to an existing residential dwelling, and is designed to be a permanent unit.

Comment [MM933]: New definition

**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*.

Comment [MM934]: Existing OP

**Compatibility/compatible** means:

*Development* or *redevelopment* which may not necessarily be the same as, or similar to, the existing development, but can co-exist with the surrounding area without unacceptable adverse impact.

**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.

Comment [MM935]: OPA 39

**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.

Comment [MM936]: OPA 39

**Complete Community** means:

A City that meets 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.

Comment [MM937]: OPA 39

**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.

Comment [MM938]: Existing OP

**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*.

Comment [MM939]: Existing OP revised

**Conserved (and conservation)** means:

In regard to *cultural heritage resources*, the identification, protection, use and/or management of *cultural heritage resources* and *archaeological resources* in such a way that their *heritage attributes* and integrity are retained. This may be addressed through a *cultural heritage conservation plan* or *cultural heritage resource impact assessment*.

Comment [MM940]: New; PPS definition

**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.

Comment [MM941]: Existing OP – reworded. Changed “take-out” to small-scale.”

**Conversion** means:

The alteration or change of use of an existing building or structure to some other use.

Comment [MM942]: Existing OP

**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*.

Comment [MM943]: Existing OP

**Cultural Heritage Conservation Plan** means:

A plan developed to demonstrate how *heritage attributes* will be *conserved*, protected or enhanced such that the integrity of the *heritage attributes* is 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.

Comment [MM944]: New; based on Ontario Heritage Toolkit definition which is recognized by the PPS

**Cultural Heritage Conservation 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.

Comment [MM945]: Revised beyond current OP definition; based on Ontario Heritage Trust definition

**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*.

**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 or interest*.

Comment [MM946]: Existing OP - Revised to reflect PPS definition

**Cultural Heritage Resource** means:

An *archaeological resource*, *built heritage resource* or *cultural heritage landscape resource*.

Comment [MM947]: Existing OP - revised

**Cultural Heritage Resource Impact Assessment** means:

A study conducted prior to *development/redevelopment* to investigate the potential impact of development on *built heritage resources* or *cultural heritage landscapes*. This assessment will determine how a particular development should proceed and what actions or measures are required to *mitigate* or *avoid negative impacts* on built heritage resources or *cultural heritage landscape resources*.

**Cultural Heritage Review** means:

An assessment conducted to accompany a request to modify a description of non-designated properties listed in the *Heritage Register* or to list or remove non-designated properties from the *Heritage Register*.

Comment [MM948]: New; as per Council's expansion of Heritage Register

**Cultural Heritage Value or Interest** means:

A property is of *cultural heritage value or interest* if, where criteria for whether the property is of *cultural heritage value or interest*, has been prescribed by regulation, the property meets the criteria.

Comment [MM949]: New; definition from OReg 9/06 under Ontario Heritage Act

**Cultural Resources (see Cultural Heritage Resource definition).**

Comment [MM950]: Existing OP

**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-indigenous) 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.

Comment [MM951]: OPA 42

**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.

Comment [MM952]: Existing OP

**Density Targets** means:

The targets for the *Urban Growth Centre* density contained in policy 3.8.4 of this Plan and for designated *greenfield areas* contained in policy 3.12.2.

Comment [MM953]: OPA 39 revised to update policy references

**Deposits of mineral aggregate resources** means:

An area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Comment [MM954]: New PPS

**Designated and Available** means:

With respect to housing supply, lands designated in the Official Plan for urban residential use. Where more detailed official plan policies (e.g., 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 definition.

Comment [MM955]: New definition, PPS

**Designated property** means:

For the purpose of cultural heritage, *property* designated by a municipality under Part IV of the *Ontario Heritage Act* or within a *Heritage Conservation District* designated under Part V of the *Ontario Heritage Act*.

**Development** means:

- i) The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*;
- ii) *site alteration* activities such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site; and
- iii) various forms of *intensification*, *infill* and *redevelopment*.

Comment [MM956]: Existing OP

*Development* does not include activities that create or maintain *infrastructure* authorized under an *environmental assessment* process or works subject to the *Drainage Act*.

In spite of the above definition, for the Special Policy Area Flood Plain of this Plan, *development* means the construction, erection or placing of one or more buildings or structures on lands, or an addition or alteration to a building or structure which adds more than 50% of the existing ground floor area to the building or structure.

**District Energy** means:

A system that ties together distributed thermal energy generation and users through a local supply loop.

**Dwelling Unit** means:

A room or group of rooms occupied or designed to be occupied as an independent and separate self-contained housekeeping unit.

Comment [MM957]: Existing OP

**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.

Comment [MM958]: Existing OP

**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 biological, physical, chemical and socio-economic interactions.

Comment [MM959]: O PA 42

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

Comment [MM960]: OPA 42

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* 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 m wide but no less than 50 m wide except in areas where narrower linkages have already been approved.

Comment [MM961]: OPA 42

**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.).

Comment [MM962]: OPA 42

**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).

Comment [MM963]: OPA 39 revised

**Endangered Species** means:

A species 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.

Comment [MM964]: OPA 42

**Environmental Assessment (EA)** means:

A planning process to determine the potential impacts of an infrastructure project as determined by the *Environmental Assessment Act*.

Comment [MM965]: OPA 42

**Environmental Impact Study (EIS)** 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.

Comment [MM966]: OPA 42

**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.

Comment [MM967]: New – PPS

**Essential** means:

That which is considered by Council to be necessary and in the public interest after all feasible alternatives have been considered.

Comment [MM968]: OPA 42

**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).

Comment [MM969]: OPA 42

**Exempt** means:

In regard to energy projects, an energy project that is exempt from *Planning Act* approvals as outlined in Section 62 of the *Planning Act*. (see also *non-exempt*)

**Extirpation** means:

A wildlife species no longer existing in a given jurisdiction where it formerly occurred, but still occurring elsewhere.

Comment [MM970]: OPA 42

**Feature** (see *Natural Heritage Features and Areas definition*).

Comment [MM971]: OPA 42

**Fish** means:

Fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Comment [MM972]: Existing OP

**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.

Comment [MM973]: Existing OP

**Flood** means:

A temporary rise in the water level resulting in the inundation of areas in the *flood plain* not ordinarily covered by water.

Comment [MM974]: Existing OP

**Flood Fringe** means:

The outer portion of the *flood plain* between the floodway and the *flooding hazard* limit.

Comment [MM975]: Existing OP reworded

**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

Comment [MM976]: New, PPS

- 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).

**Floodline** see *Regulatory Floodline*

**Floodplain** means:

The area, usually low lands, adjoining a watercourse, which has been, or may be subject to *flooding hazards*. The *regulatory floodline* delimits the boundaries of the *flood plain*.

Comment [MM977]: Existing OP, reworded

**Floodproofing** (and floodproof and floodproofed) means:

A combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate *flood damages*

Comment [MM978]: Existing OP reworded

**Floodway** means:

A portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health or safety or property damage.

Comment [MM979]: Existing OP revised to be consistent with PPS

Where the one zone concept is applied, the *floodway* is the entire 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.

Comment [MM980]: OPA 42

**Garden Suite** means (also known as a Granny Flat):

A one-unit detached residential structure containing bathroom and kitchen facilities that is separate from and subordinate to an existing residential dwelling and that is designed to be portable.

Comment [MM981]: New definition

**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 1.

Comment [MM982]: OPA 39 – schedule reference updated

**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.

Comment [MM983]: OPA 39

**Gross 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 partition walls and from the exterior face of outside walls.

Comment [MM984]: Existing OP revised to be consistent with Zoning By-law

**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.

Comment [MM985]: Existing OP

**Groundwater Feature** means:

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.

Comment [MM986]: OPA 42

**Group Home** means:

A single housekeeping unit in a *dwelling unit* licensed, approved or supervised by the Province of Ontario, 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.

Comment [MM987]: Existing OP

**Growth Plan** means:

The *Growth Plan for the Greater Golden Horseshoe* (2006), as amended from time to time, prepared and approved under the *Places to Grow Act* (2005).

**Habitable floor space** means:

Any room or space in a *dwelling unit* designed for living, sleeping, the preparation of food and sanitary facilities; and also includes hotels and motels for overnight accommodation.

Comment [MM988]: Existing OP

**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 indigenous species and removal of non-indigenous *invasive species*.

Comment [MM989]: OPA 42

**Hazard(ous) 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.

Comment [MM990]: New definition, PPS

**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).

Comment [MM991]: New, PPS

**Hazardous substances** means:

Substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Comment [MM992]: New, PPS

**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.

Comment [MM993]: OPA 42

**Heritage attributes** means:

In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their *cultural heritage value or interest*.

Comment [MM994]: New; Ontario Heritage Act definition; this is also basically in keeping with the PPS definition

**Heritage Conservation District** means:

An area with a group or 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.

Comment [MM995]: New; Ontario Heritage Toolkit definition

**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.

Comment [MM996]: New definition based on Ontario Heritage Toolkit

**Heritage Register** (see: *Municipal Register of Cultural Heritage Properties*)

Comment [MM997]: New; Ontario Heritage Act 2005

**Heritage tree** means:

A single tree (or group of trees) which has *cultural heritage value or interest*. *Heritage trees* may be located on private and/or public property or form part of a *cultural heritage landscape*. *Heritage trees* may be identified as a *heritage attribute* of a *non-designated property* listed in the *Municipal Register of Cultural Heritage Properties* under the *Ontario Heritage Act*.

*Heritage trees* may be identified as part of a *Cultural Heritage Resource Impact Assessment*, *Cultural Heritage Conservation Easement Agreement*, *Cultural Heritage Review*, *Environmental Impact Statement*, *Environmental Assessment Study* or through a specific tree study.

**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.

Comment [MM998]: OPA 42

**Identified Habitat** means:

Habitat identified through an EIS, EA or similar study in accordance with the Significant Wildlife Technical Guide (OMNR, 2000), as may be amended from time to time.

Comment [MM999]: OPA 42

**Impact** (see *Negative Impact* definition).

Comment [MM1000]: Existing OP

**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.

Comment [MM1001]: New, PPS

**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.

Comment [MM1002]: New, PPS

**Industrial Park** means:

A planned or organized industrial district with a comprehensive plan which is designed to insure compatibility between the industrial operations therein and the existing activities and character of the community in which the park is located. The plan must provide for streets designed to facilitate truck and other traffic, proper setbacks, lot size minimums, land use ratio minimums, architectural provisions, landscaping requirements, and specific use requirements.

Comment [MM1003]: Existing OP

**Infrastructure** means:

Physical structures and services (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, stormwater management facilities, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and *transportation corridors* and facilities, and oil and gas pipelines and associated facilities.

Comment [MM1004]: OPA 42

**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.

Comment [MM1005]: OPA 39

**Intensification Area** means:

Lands identified by municipalities within a *settlement area* that are to be the focus for accommodating *intensification*. *Intensification areas* include Downtown Guelph, *intensification corridors*, *major transit station areas* and other major

Comment [MM1006]: OPA 39

opportunities that may include infill, *redevelopment*, *brownfield sites*, the expansion or conversion of existing buildings and *greyfields*.

**Intensification Corridor** means:

*Intensification areas* identified along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels.

Comment [MM1007]: OPA 39

**Intensification Target** means:

The target as established in Section 3.7 of the Official Plan in accordance with policy 2.2.31 of the *Growth Plan*.

Comment [MM1008]: OPA 39 – reworded to update policy reference and add reference to the Growth Plan.

**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.

Comment [MM1009]: OPA 42

**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 indigenous habitat to a new area (possibly for garden/domestic use), and reproduces so aggressively that it displaces species within indigenous plant communities.

Comment [MM1010]: OPA 42

**Landfill Site** means:

A site used for the disposal of waste, under controlled conditions, on land.

Comment [MM1011]: Existing OP

**Land Severance** (see *Consent* definition).

Comment [MM1012]: Existing OP

**LEED** means:

Leadership in Energy and Environmental Design: a system for rating buildings based on their environmental performance including energy and water use.

Comment [MM1013]: New

**Legal non-conforming** means:

A use of land, building or structure that is not recognized in the *Zoning By-law* but which lawfully existed on the day the *Zoning By-law* was passed.

**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.

Comment [MM1014]: OPA 42

**List (Listed or Listing)** means:

For the purposes of identifying *cultural heritage resources*, the addition of a *designated property* or *non-designated property* to the *Municipal Register of Cultural Heritage Properties*.

Comment [MM1015]: New definition based on common usage among Heritage Planners, use of word in Sect 27 Part IV Ontario Heritage Act, and as confirmed in most recent booklet of the Ontario Heritage Toolkit

**Live/work** means:

A *dwelling unit* that may be partially used for the operation of a small-scale business.

Comment [MM1016]: OPA 39

**Livestock-based Agricultural Operation** means:

A place where the grazing, breeding, raising, boarding or training of animals or birds occurs for commercial purposes.

Comment [MM1017]: Existing OP, reworded

**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.

Comment [MM1018]: New

**Locally Significant Wetlands** means:

Evaluated *wetland* of at least two (2) ha in size and unevaluated wetlands at least 0.5 ha in size that do not meet provincial criteria for significance but may still be considered significant at the City level.

Comment [MM1019]: OPA 42

**Low Impact Development** means:

A stormwater management strategy that seeks to mitigate the impacts of increased runoff and stormwater pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that minimize runoff and distributed, small scale structural practices that mimic natural or pre-development hydrology through the processes of infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Site specific designs that can be used to control stormwater include, but are not limited to, rainwater harvesting, green roofs, bio-retention, permeable pavers, infiltration facilities and vegetated swales. These practices can effectively remove nutrients, pathogens and metals from runoff, and they reduce the volume and intensity of stormwater flows.

Comment [MM1020]: OPA 42

**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.

Comment [MM1021]: Existing OP

**Low and Moderate Income Households** means:

- i) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution within the City; or
- ii) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for households renting within the City.

Comment [MM1022]: New, PPS

**Major Offices generally** means:

A freestanding office building having a minimum of 10,000 sq.m. (107,639 Sq. ft.) and 500 jobs.

Comment [MM1023]: OPA 39

**Major Retail Uses** means:

Retail uses that are greater than 3,250 sq. m. (34,982.7 sq.ft.).

Comment [MM1024]: OPA 39

**Major Transit Station Area** means:

The area generally defined as the area within an approximate 500 metre radius of a major bus depot or transit station, representing about a 10-minute walk.

Comment [MM1025]: OPA 39

**Mineral Aggregate Operation:** means

- i) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the Aggregate Resources Act, or successors thereto;
- ii) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal *Zoning By-laws* and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- iii) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

Comment [MM1026]: New, PPS

**Mineral Aggregate Resources** means:

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Comment [MM1027]: Existing OP

**Minimum Buffer** means:

The *minimum buffers* identified on Table 4.1 of this Plan.

Comment [MM1028]: OPA 42

**Mitigation or Avoidance**

In regard to *cultural heritage resources*, methods of minimizing or avoiding a *negative impact* on a *cultural heritage resource*. These methods include, but are not limited to:

Comment [MM1029]: New definition from Ontario Heritage Toolkit (PPS)

- i) alternative development approaches;
- ii) isolating *development* and *site alteration* from significant built and natural features and vistas;
- iii) design guidelines that harmonize mass, setback, setting, and materials;
- iv) limiting height and density;
- v) allowing only compatible infill and additions;
- vi) reversible alterations; and
- vii) buffer zones, site plan control, and other planning mechanisms.

**Mode Share or Modal Share** 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.

Comment [MM1030]: OPA 39

**Municipal Comprehensive Review** means:

An official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan.

Comment [MM1031]: OPA 39, reworded for consistency with Growth Plan

**Municipal Register of Cultural Heritage Properties or 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 may also be *listed* in the *Municipal Register of Cultural Heritage Properties*.

Comment [MM1032]: New; as per Section 27 Part IV of Ontario Heritage Act

**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.

Comment [MM1033]: OPA 39 revised to split water and sewage systems into 2 definitions consistent with PPS

**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.

Comment [MM1034]: OPA 39 revised to split water and sewage systems into 2 definitions consistent with PPS

**Natural Hazards** (see *Hazard Lands* definition).

Comment [MM1035]: Existing OP

**Natural Heritage Features and Areas** means:

Features and areas, including *significant wetlands and other wetlands, significant habitats of endangered and threatened species, significant Areas of Natural and Scientific Interest, surface water features and fish habitat, significant woodlands, significant landform, significant valleylands, ecological linkages and significant wildlife habitat, habitat of significant species and cultural woodlands* as defined by the criteria for designation within the *Natural Heritage System*.

Comment [MM1036]: O PA 42

**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.

Comment [MM1037]: OPA 42

**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.

Comment [MM1038]: OPA 42

**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*

Comment [MM1039]: OPA 42 with addition of iv)

*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*, *negative impacts* include, but are not limited to:
- a. Destruction of any, or part of any, significant *heritage attributes* or features;
  - b. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
  - c. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - d. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - e. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
  - f. A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
  - g. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

**Net density** means

the concentration of residential development, calculated by dividing the total number of dwellings by the net area of the site developed for residential purposes. This term excludes roads and road right-of-ways and areas that have been dedicated to the City or another public agency.

Comment [MM1040]: Existing OP

**Non-exempt** means:

In regard to energy projects, an energy project that is subject to approval under the *Planning Act*. (see also *exempt*)

**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.

Comment [MM1041]: OPA 39, only change is reference to Schedule

**Normal Maintenance** means:

Activities undertaken in conjunction with public and private infrastructure including energy, communication, wastewater, roads, railways, trails, water supply and storage, water management and stormwater 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.

Comment [MM1042]: OPA 42

**Nursing Home** means:

Any premises, licensed under the *Nursing Homes Act*, maintained and operated for persons requiring nursing care.

Comment [MM1043]: Existing OP, reworded

**One Hundred Year Flood** (see *100 Year Flood* definition at beginning of Glossary).

Comment [MM1044]: Existing OP

**Ontario Heritage Act** means:  
Ontario Heritage Act, R.S.O. 1990, c. 0.18 as amended.

**Other Wetlands** means:  
Unevaluated *wetlands* of at least 0.2 ha and no more than 0.5 ha.

Comment [MM1045]: OPA 42

**Paris Galt Moraine** means:  
The geomorphic feature referred to as the *Paris Galt Moraine* Complex which is a 6.4 to 8 km wide belt 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.)

Comment [MM1046]: OPA 42

**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*.

Comment [MM1047]: New, PPS

**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 or integral to the scientific, educational or passive recreational use of a property.

Comment [MM1048]: OPA 42

**Performance Labelling** means:  
A transparent energy benchmarking process whereby the energy efficiency of a building is documented.

**Planning Act** means:  
The Planning Act, R.S.O. 1990, chapter P.13, as amended.

**Plans of Subdivision** (see *Registered Plan of Subdivision* definition).

Comment [MM1049]: Existing OP

**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.

Comment [MM1050]: OPA 42

**Pollinator Habitat** means:  
Natural areas within the landscape that contain indigenous 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

Comment [MM1051]: OPA 42

nesting sites, such as exposed soil, rotting logs, cavity trees, hollow-stemmed plants, and host plants specific to local pollinators.

**Portable Asphalt Plant** means:

A facility:

- i) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- ii) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Comment [MM1052]: Existing OP

**Portable Concrete Plant** means:

A building or structure:

- i) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- ii) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Comment [MM1053]: New, PPS

**Property**, as defined in Parts IV and V of the *Ontario Heritage Act*, means:

Real property and includes all buildings and structures thereon. This includes anything fixed to the *property* "fixture" but excludes anything portable "chattel". Generally, a fixture is something affixed to the property by means other than its own weight, which cannot be removed without causing damage to the building. A chattel is a moveable item of property not permanently attached to land or a building.

Comment [MM1054]: new - Source: Heritage Places of Worship Guide (p.10) in Ontario Heritage Toolkit

**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.

Comment [MM1055]: Existing OP

**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.

Comment [MM1056]: New- PPS definition

**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.

Comment [MM1057]: New, PPS

**Provincially Significant Wetlands (PSW)** means:

*Wetlands* or a wetland complex identified by the OMNR as being of provincial significance as determined through the Ontario Wetland Evaluation System.

Comment [MM1058]: OPA 42

**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 or other body, 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 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.

**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*.

**Regulatory Flood** means:

The *flood* resulting from the Hurricane Hazel Regional Storm, as determined by the Grand River Conservation Authority.

**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 a net increase in *residential units* or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;

Comment [MM1059]: New, PPS

Comment [MM1060]: Existing OP, first statement revised to be consistent with PPS

Comment [MM1061]: Existing OP, reworded to remove reference to Ministry of Municipal Affairs

Comment [MM1062]: Existing OP

Comment [MM1063]: OPA 42

Comment [MM1064]: Existing OP

Comment [MM1065]: New, PPS

- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the *conversion* or expansion of existing residential buildings to create new *residential units* or accommodation, including accessory apartments, secondary suites and rooming houses.

**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.

Comment [MM1066]: O PA 42

**Retail Commercial** means:

An enterprise whose purpose is to sell a commodity to the end user.

Comment [MM1067]: Existing OP

**Riverine Flooding Hazard** means:

The inundation, under a *flood* resulting from the rainfall experienced during the Hurricane Hazel storm (1954) or Regional Storm.

**Safe access** means:

Locations where, during the *Regulatory Flood*:

Comment [MM1068]: New definition

- i) the flow velocity does not exceed 1.0 m/sec.;
- ii) the product of depth and velocity does not exceed 0.4 m 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 property* or other *protected heritage property*.

Comment [MM1069]: Existing OP as "Scoped Built Heritage Resource Impact Assessment", reworded and Revised to include adjacency (PPS)

**Scoped Environmental Impact Study** 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 comprehensive study (EIS/EA/*Subwatershed Plan*) has been completed. In this instance an area or site specific study that addresses the issues of particular concern not previously addressed in sufficient detail in the comprehensive studies will be examined for the site specific *development* proposal.

Comment [MM1070]: OPA 42

**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.

Comment [MM1071]: OPA 42

**Sensitive land use** means:

Buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would 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, day care centres, and educational and health facilities.

Comment [MM1072]: Existing OP, revised to be consistent with PPS

**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.

Comment [MM1073]: Existing OP

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.

Comment [MM1074]: OPA 39

**Significant** means:

- i) in regard to the habitat of provincially endangered 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 occupies by the species during all or any part(s) of its life cycle.
- 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;

Comment [MM1075]: OPA 42

- iii) in regard to landform, means the portions of the *Paris Galt Moraine* containing concentrations of 20% slopes, and closed depressions located in close proximity to other Significant Natural Areas of the NHS.
- iv) In regard to *natural heritage features or areas* meeting the criteria for one or more of the following NHS 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 Features 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 which are not considered to be provincially significant but are 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 (including Ecological Linkages)* means areas that are ecologically important in terms of features, functions, representation or amount where plants and animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations contributing to the quality and diversity of the *natural heritage system*. Specific *wildlife habitats* of concern may include areas where species concentrate at a vulnerable point in their annual life cycle; and areas which are important to migratory or non migratory species;
- 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 its contribution to the broader landscape because of its location, size or due to the amount of remaining forest cover in the City;
- viii) in regard to valleylands means a *natural heritage feature or 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 ecologically important in terms of features, functions, representativeness, or amount, and contributing to the quality and diversity of an identifiable area or NHS;
- ix) in regard to vegetation types means vegetation types ranked as S, S2 or S3 by the NHIC of Ontario, as well as those determined through analysis to be uncommon or representative with the County of Wellington 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

Comment [MM1076]: New, PPS definition.

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 natural vegetative characteristics of a site.

Comment [MM1077]: Existing OP, Reworded to be consistent with PPS definition

**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 species.

Comment [MM1078]: OPA 42

**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 this 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*).

Comment [MM1079]: OPA 39 revised to add last sentence

**S-Ranks or Provincial Ranks** means:

Provincial (or Subnational) ranks are used by the 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.

Comment [MM1080]: OPA 42

- i) S1 Critically Imperiled—Critically imperiled 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 Imperiled—Imperiled 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.

**Subwatershed Plan** means:

A plan prepared by the City and/or the Grand River Conservation Authority.

Comment [MM1081]: Existing OP revised

A *Subwatershed Plan* builds on findings of a *Watershed Plan* providing specific subwatershed targets, goals, objectives including but not limited to: 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; and specific implementation and monitoring schemes.

**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.

Comment [MM1082]: OPA 42

**Threatened species** means:

A species that is 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.

Comment [MM1083]: OPA 42

**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.

Comment [MM1084]: OPA 39

**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:

Comment [MM1085]: OPA 39

- 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 Demand Management (TDM)** means:

A series of policies, programs and incentives intended to influence whether, when, where and how people travel, and encourage them to make more efficient use of the transportation system.

**Transportation infrastructure** means:

Works such as maintenance, 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.

Comment [MM1086]: OPA 42

**Urban Agriculture** means:

The growing of crops or raising of animals for food at a small scale that is compatible with the surrounding neighbourhood. It may also include small-scale sales of urban agricultural products subject to zoning and other applicable regulations.

**Urban Forest** means:

For the purposes of this Plan, *plantations, woodlands, hedgerows*, generally treed areas and individual trees outside the City's *Natural Heritage System*.

Comment [MM1087]: OPA 42

**Urban Growth Centre** means:

Downtown Guelph as identified on Schedule 1 and defined in accordance with the policies for the *Growth Plan* for the Greater Golden Horseshoe.

Comment [MM1088]: OPA 39 revised

**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.

Comment [MM1089]: Existing OP

**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.

Comment [MM1090]: OPA 42

**Vegetation Compensation Plan** means:

A vegetation plan designed to compensate for the loss of healthy trees measuring 10 cm dbh.

**Vulnerable** means:

Surface and *groundwater* that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or *groundwater*.

Comment [MM1091]: OPA 42,

**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.

Comment [MM1092]: OPA 39

**Watershed** means:

All land drained by a river or stream and its tributaries.

Comment [MM1093]: Existing OP

**Watershed Plan** means:

A plan prepared by the City and/or the Grand River Conservation Authority, in consultation with the Province 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: natural heritage, stormwater management, implementation and monitoring.

Comment [MM1094]: Existing OP

**Wayside pits and quarries** means:

A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Comment [MM1095]: Existing OP

**Wetland Evaluation** means:

Evaluation of wetland carried out in accordance with the OMNR *Wetland Evaluation* Manual, as amended from time to time.

Comment [MM1096]: OPA 42

**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.

Comment [MM1097]: OPA 42

**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.

Comment [MM1098]: Existing OP

**Woodlands** means:

Treed areas that provides environmental and economic benefits to both the private land owner 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.

Comment [MM1099]: OPA 42

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 cm diameter at breast height, per hectare;
- iii) 500 trees measuring over 12 cm diameter at breast height, per hectare;
- or
- iv) 250 trees measuring over 20 cm 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 m will be considered a separate woodland.

**Zoning By-law** means:

A municipal by-law prepared in accordance with the *Planning Act*, that restricts the use of land and the manner in which buildings or structures are located on a property. A *Zoning By-law* implements the intent of the Official Plan by specifically regulating what may or may not be done on individual parcels of land.

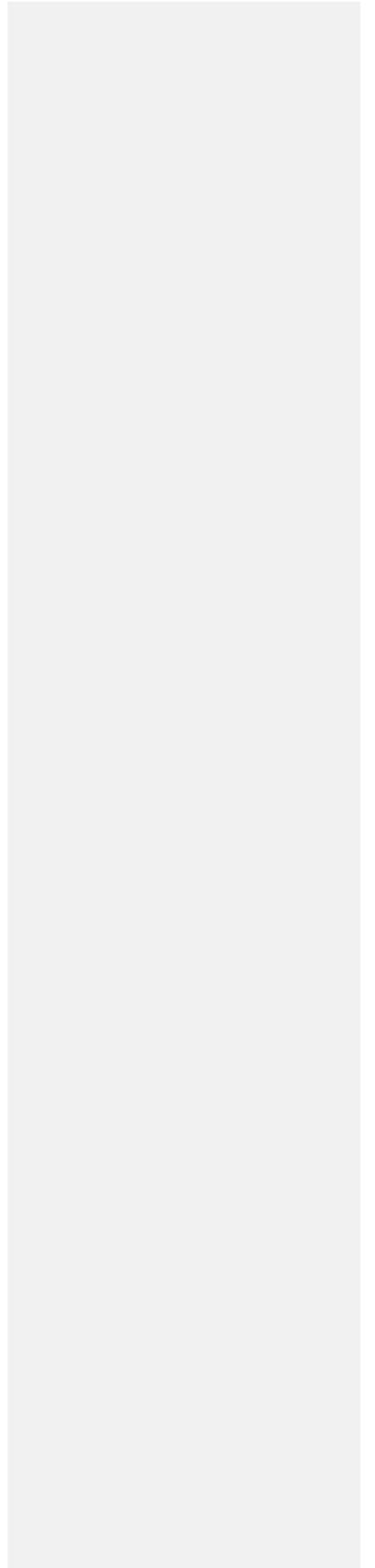
Comment [MM1100]: Existing OP

**11.3 Glossary of Acronyms**

ANSI	Area of Natural and Scientific Interest	Comment [MM1101]: OPA 42
CEI	Community Energy Initiative	
CEP	Community Energy Plan	
DFO	Department of Fisheries and Oceans	Comment [MM1102]: OPA 42
EIS	Environmental Impact Study	Comment [MM1103]: OPA 42
EA	Environmental Assessment (under the Environmental Assessment Act)	Comment [MM1104]: OPA 42
COSEWIC	Committee on the Status of Endangered Wildlife in Canada	Comment [MM1105]: OPA 42
COSSARO	Committee on the Status of Species at Risk in Ontario	Comment [MM1106]: OPA 42
dbh	Diameter at breast height (for trees)	Comment [MM1107]: OPA 42
GIS	Geographic Information System	Comment [MM1108]: OPA 42
GRCA	Grand River Conservation Authority	Comment [MM1109]: OPA 42
LEED	Leadership in Energy and Environmental Design	
NHS	Natural Heritage System (see definition in Glossary)	Comment [MM1110]: OPA 42
NHIC	Natural Heritage Information Centre (Ontario Ministry of Natural Resources)	Comment [MM1111]: OPA 42
OMB	Ontario Municipal Board	Comment [MM1112]: OPA 42
OMNR	Ontario Ministry of Natural Resources	Comment [MM1113]: OPA 42
PSW	Provincially Significant Wetland	Comment [MM1114]: OPA 42
SAR	Species at Risk	Comment [MM1115]: OPA 42
S1	Critically Imperiled (see definition under S-Ranks)	Comment [MM1116]: OPA 42
S2	Imperiled (see definition under S-Ranks)	Comment [MM1117]: OPA 42
S3	Vulnerable (see definition under S-Ranks)	Comment [MM1118]: OPA 42
S4	Apparently Secure	Comment [MM1119]: OPA 42
S5	Secure	Comment [MM1120]: OPA 42
TDM	Transportation Demand Management	

## 12 Secondary Plans

Note: Future approved Secondary Plans will be incorporated into the Official Plan in this Chapter.

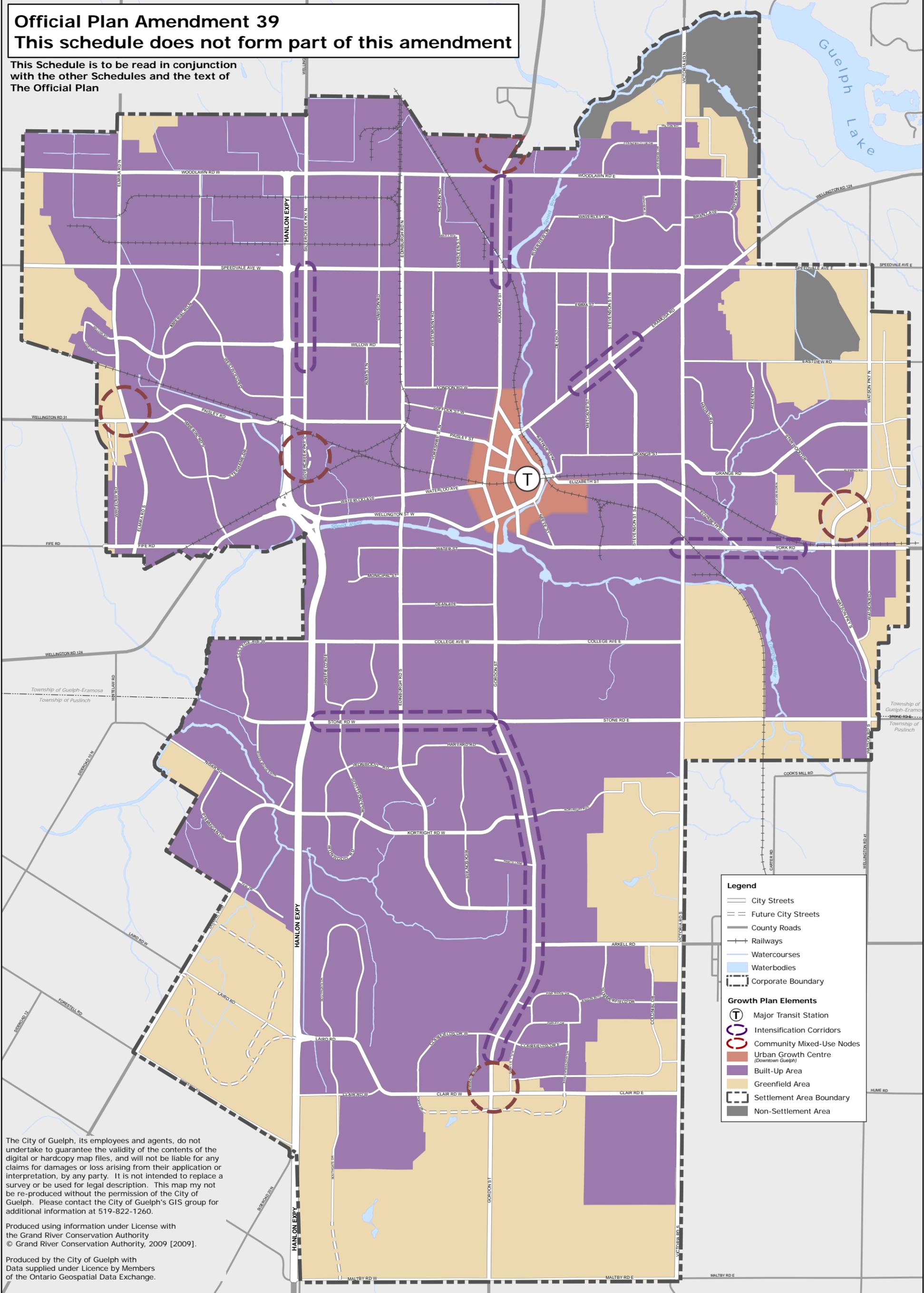


## 13 Schedules

Schedule 1	Growth Plan Elements	Comment [MM1121]: OPA 39
Schedule 2	Land Use	
Schedule 3	Downtown	
Schedule 4	Natural Heritage System	Comment [MM1122]: OPA 42
Schedule 4A	Natural Heritage System – Wetlands and ANSI's	Comment [MM1123]: OPA 42
Schedule 4B	Natural Heritage System – Surface Water and Fish Habitat	Comment [MM1124]: OPA 42
Schedule 4C	Natural Heritage System – Significant Woodlands	Comment [MM1125]: OPA 42
Schedule 4D	Natural Heritage System – Significant Valleylands and Significant Landform	Comment [MM1126]: OPA 42
Schedule 4E	Natural Heritage System – Significant Wildlife Habitat	Comment [MM1127]: OPA 42
Schedule 5	Development Constraints	
Schedule 6	Staging of Development	
Schedule 7	Road and Rail Network	
Schedule 8	Trail Network	
Schedule 9	Wellhead Protection Areas	

**Official Plan Amendment 39**  
**This schedule does not form part of this amendment**

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



**Legend**

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Corporate Boundary

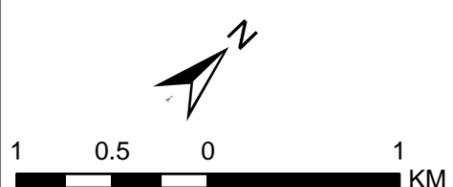
**Growth Plan Elements**

- Major Transit Station
- Intensification Corridors
- Community Mixed-Use Nodes
- Urban Growth Centre (Downtown Guelph)
- Built-Up Area
- Greenfield Area
- Settlement Area Boundary
- Non-Settlement Area

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**CITY OF GUELPH**  
**OFFICIAL PLAN**  
**SCHEDULE 1:**  
**GROWTH PLAN ELEMENTS**

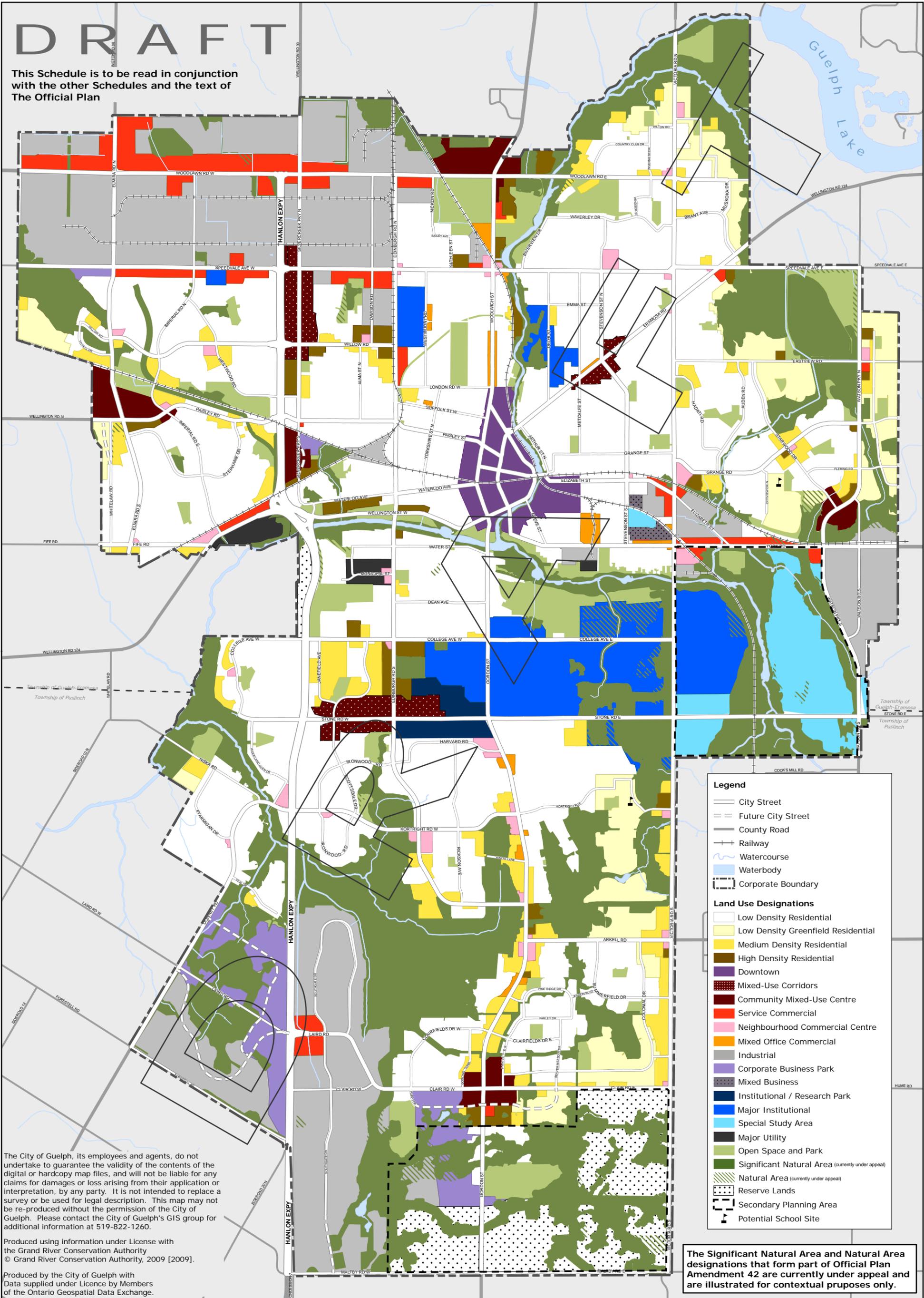


Projection: UTM 17N NAD83  
 Produced by the City of Guelph  
 Planning Services  
 November 15, 2010

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# DRAFT

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



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The Significant Natural Area and Natural Area designations that form part of Official Plan Amendment 42 are currently under appeal and are illustrated for contextual purposes only.



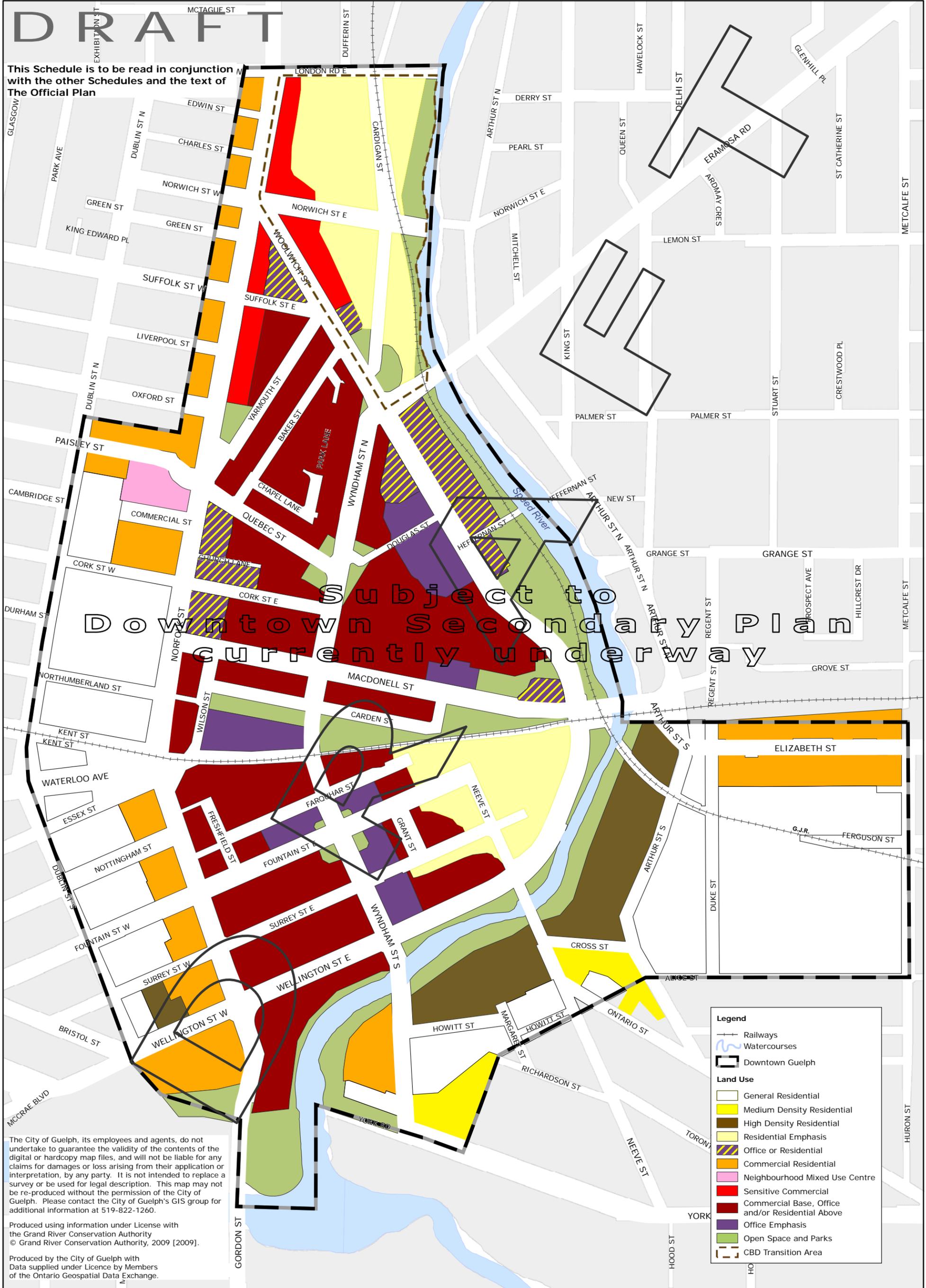
Projection: UTM 17N NAD83  
Produced by the City of Guelph  
Planning Services  
January 30, 2012

## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 2: LAND USE PLAN



# DRAFT

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



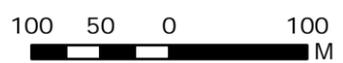
Subject to  
Downtown Secondary Plan  
currently underway

Legend	
	Railways
	Watercourses
	Downtown Guelph
Land Use	
	General Residential
	Medium Density Residential
	High Density Residential
	Residential Emphasis
	Office or Residential
	Commercial Residential
	Neighbourhood Mixed Use Centre
	Sensitive Commercial
	Commercial Base, Office and/or Residential Above
	Office Emphasis
	Open Space and Parks
	CBD Transition Area

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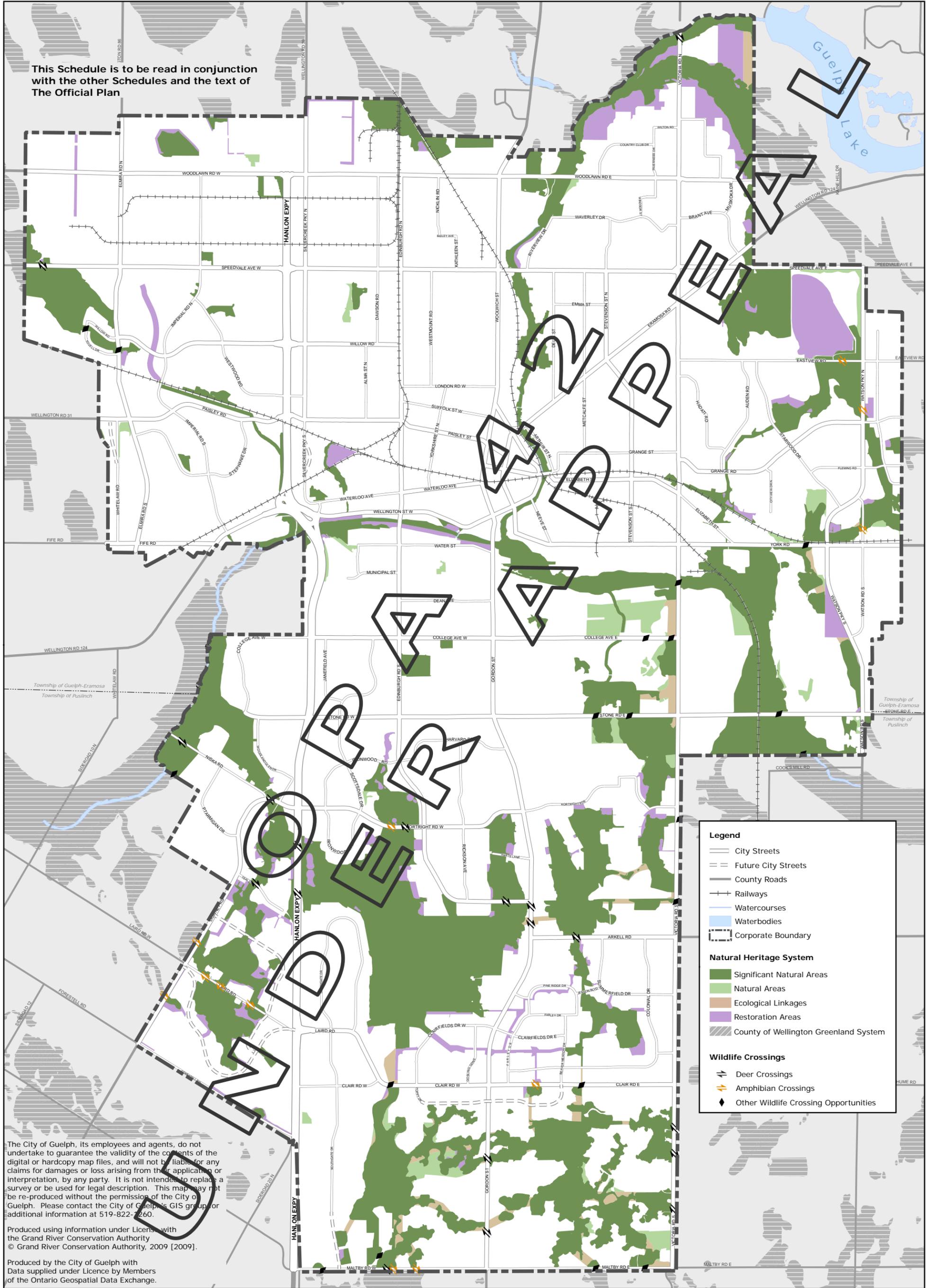
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## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 3: DOWNTOWN GUELPH



This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



**Legend**

- City Streets
- - - Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- - - Corporate Boundary

**Natural Heritage System**

- Significant Natural Areas
- Natural Areas
- Ecological Linkages
- Restoration Areas
- County of Wellington Greenland System

**Wildlife Crossings**

- Deer Crossings
- Amphibian Crossings
- Other Wildlife Crossing Opportunities

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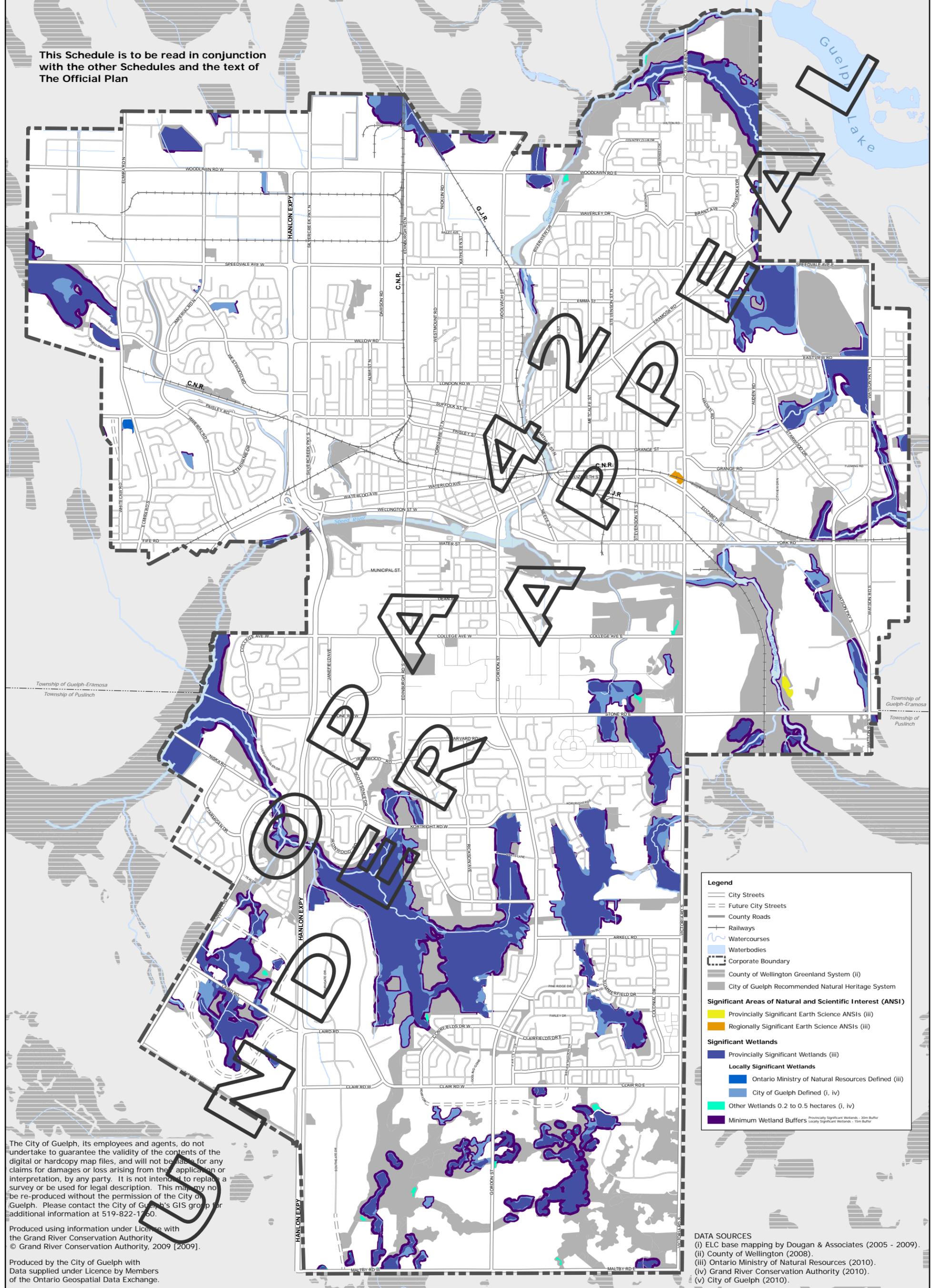
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Planning Services  
July 27, 2010

**CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 4:  
NATURAL HERITAGE STRATEGY  
Natural Heritage System**



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This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



**Legend**

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Corporate Boundary
- County of Wellington Greenland System (ii)
- City of Guelph Recommended Natural Heritage System

**Significant Areas of Natural and Scientific Interest (ANSI)**

- Provincially Significant Earth Science ANSIs (iii)
- Regionally Significant Earth Science ANSIs (iii)

**Significant Wetlands**

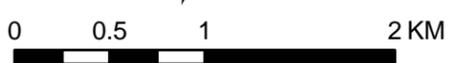
- Provincially Significant Wetlands (iii)
- Locally Significant Wetlands**
  - Ontario Ministry of Natural Resources Defined (iii)
  - City of Guelph Defined (i, iv)
  - Other Wetlands 0.2 to 0.5 hectares (i, iv)
  - Minimum Wetland Buffers
    - Provincially Significant Wetlands - 30m Buffer
    - Locally Significant Wetlands - 10m Buffer

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 (ii) County of Wellington (2008).  
 (iii) Ontario Ministry of Natural Resources (2010).  
 (iv) Grand River Conservation Authority (2010).  
 (v) City of Guelph (2010).



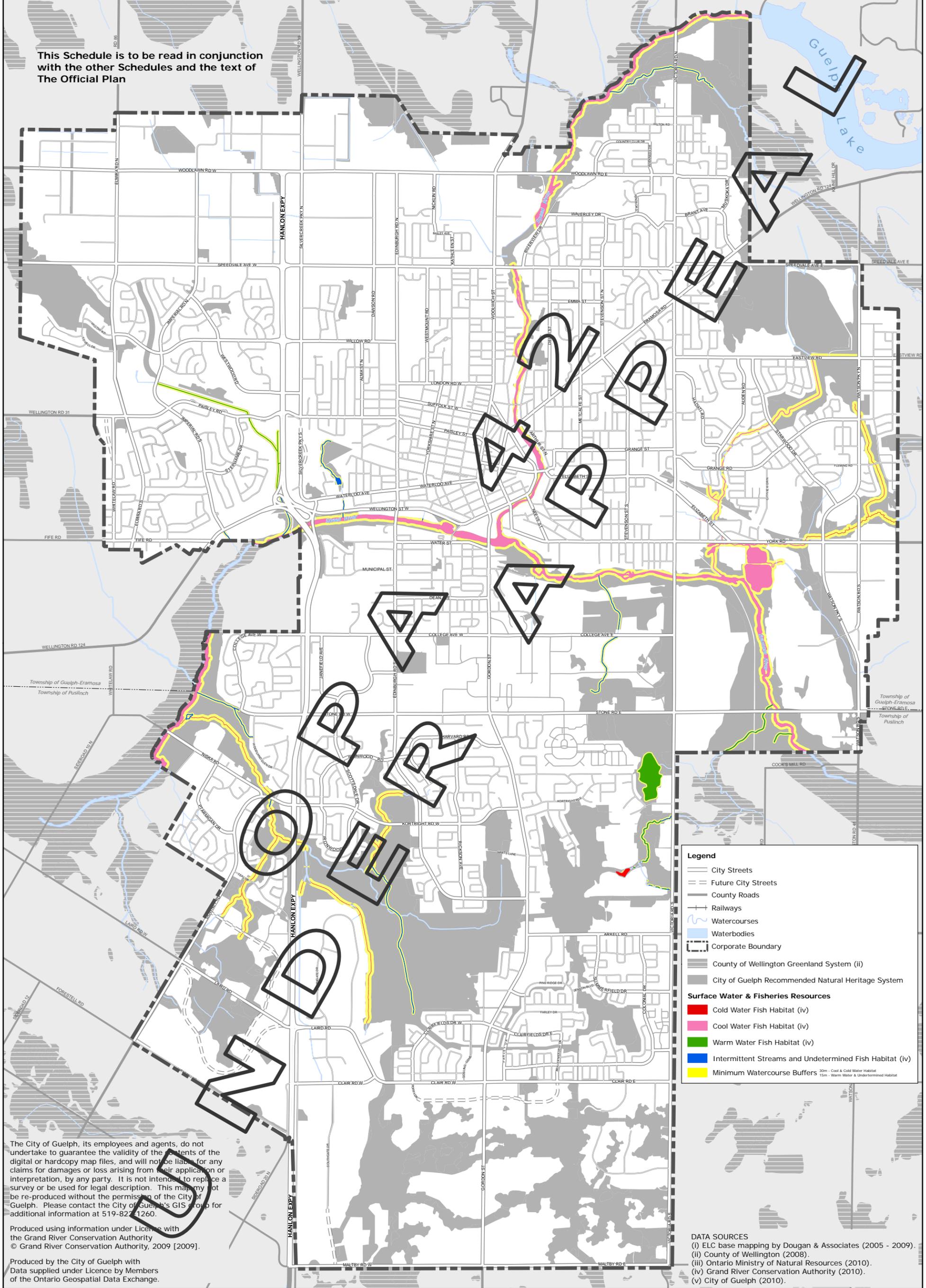
# CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4A: NATURAL HERITAGE STRATEGY ANSIs and Wetlands



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 Planning Services  
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This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



**Legend**

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Corporate Boundary
- County of Wellington Greenland System (ii)
- City of Guelph Recommended Natural Heritage System

**Surface Water & Fisheries Resources**

- Cold Water Fish Habitat (iv)
- Cool Water Fish Habitat (iv)
- Warm Water Fish Habitat (iv)
- Intermittent Streams and Undetermined Fish Habitat (iv)
- Minimum Watercourse Buffers
  - 30m - Cool & Cold Water Habitat
  - 15m - Warm Water & Undetermined Habitat

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 (ii) County of Wellington (2008).  
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# CITY OF GUELPH OFFICIAL PLAN

## SCHEDULE 4B: NATURAL HERITAGE STRATEGY

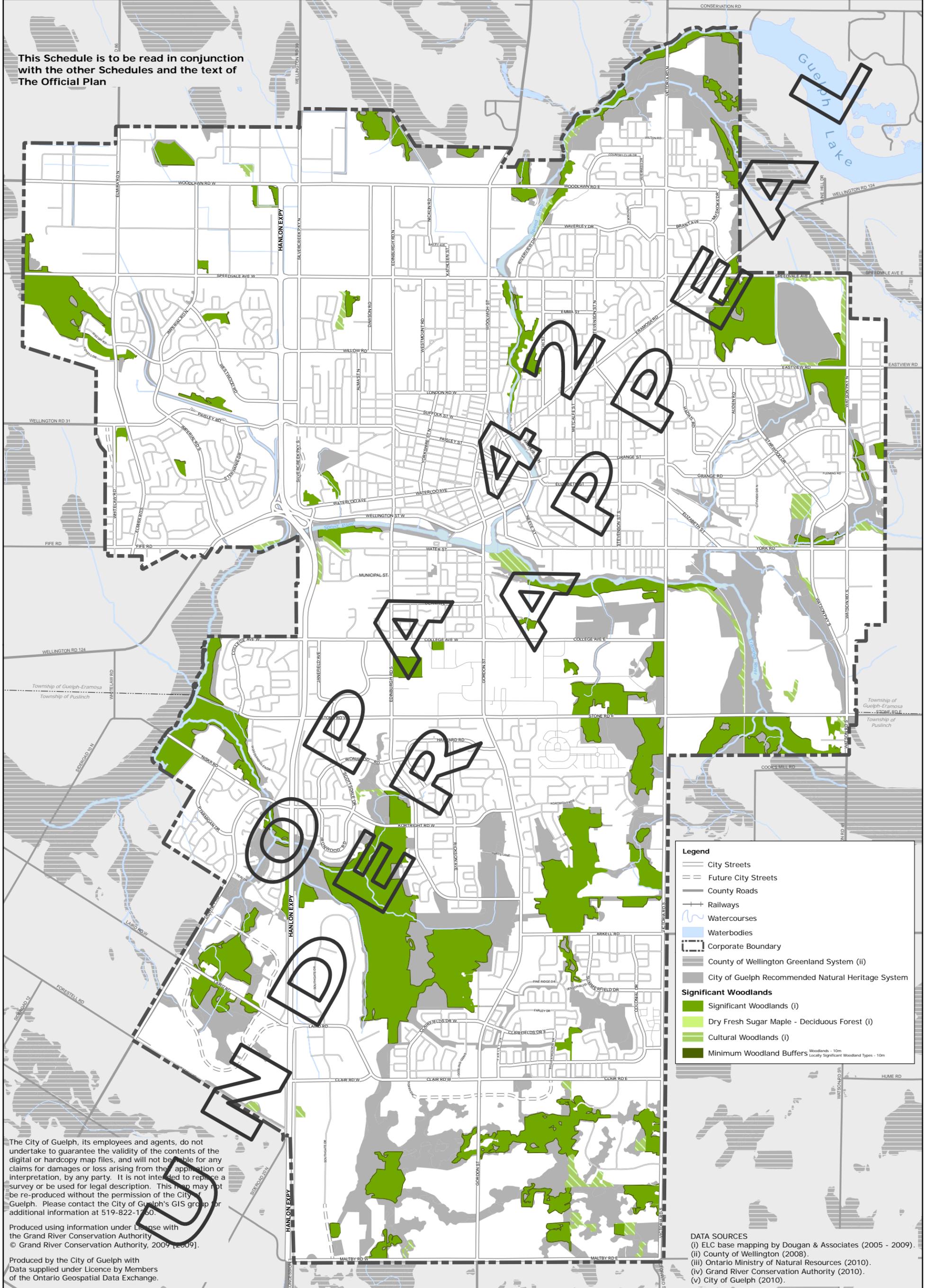
### Surface Water and Fish Habitat



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 Planning Services  
 July 27, 2010

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This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



**Legend**

- City Streets
- - - Future City Streets
- County Roads
- Railways
- ~ Watercourses
- Waterbodies
- - - Corporate Boundary
- County of Wellington Greenland System (ii)
- City of Guelph Recommended Natural Heritage System

**Significant Woodlands**

- Significant Woodlands (I)
- Dry Fresh Sugar Maple - Deciduous Forest (I)
- Cultural Woodlands (I)
- Minimum Woodland Buffers: Woodlands - 10m, Locally Significant Woodland Types - 10m

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 (ii) County of Wellington (2008).  
 (iii) Ontario Ministry of Natural Resources (2010).  
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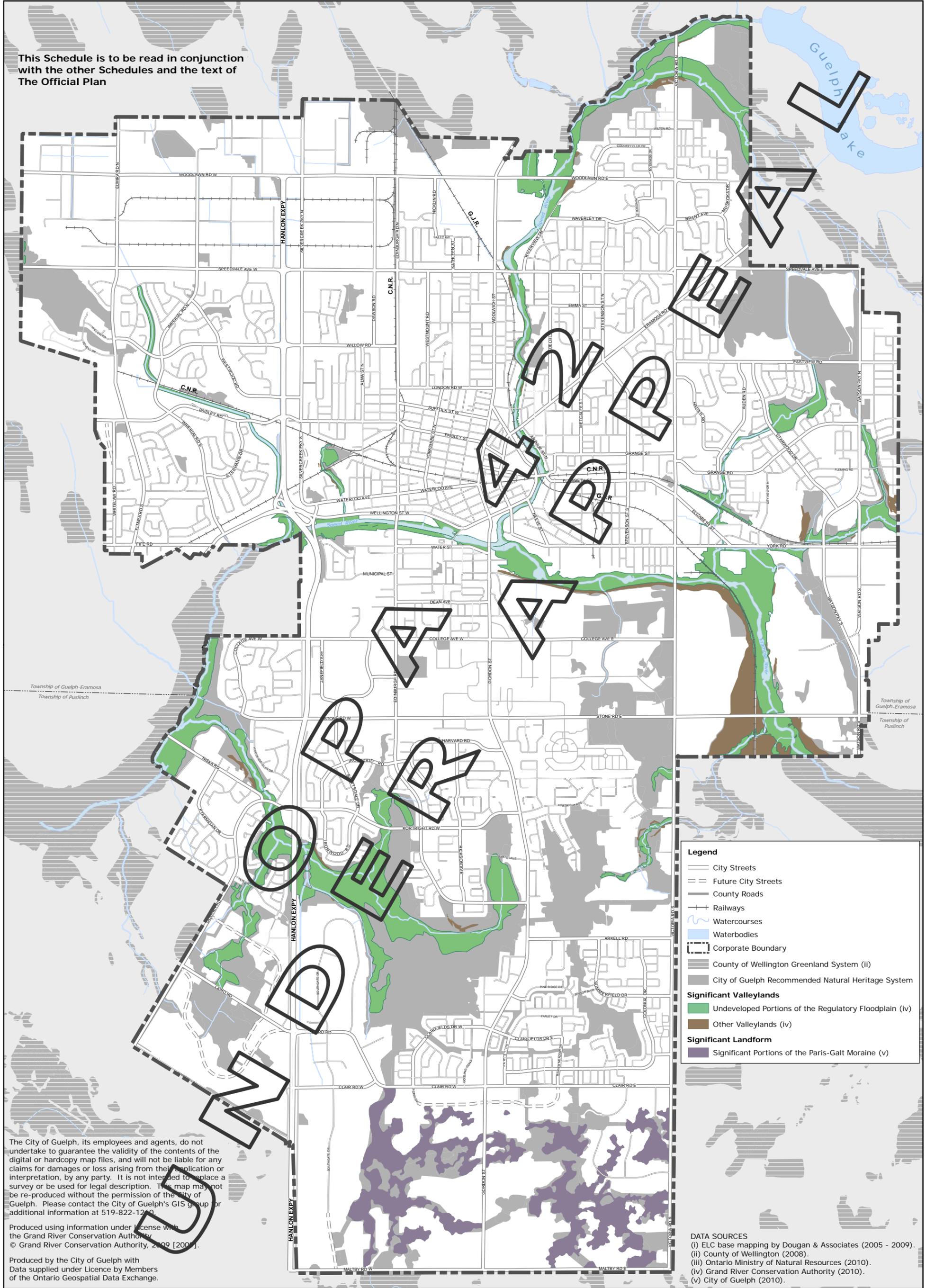
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**CITY OF GUELPH  
 OFFICIAL PLAN  
 SCHEDULE 4C:  
 NATURAL HERITAGE STRATEGY  
 Significant Woodlands**



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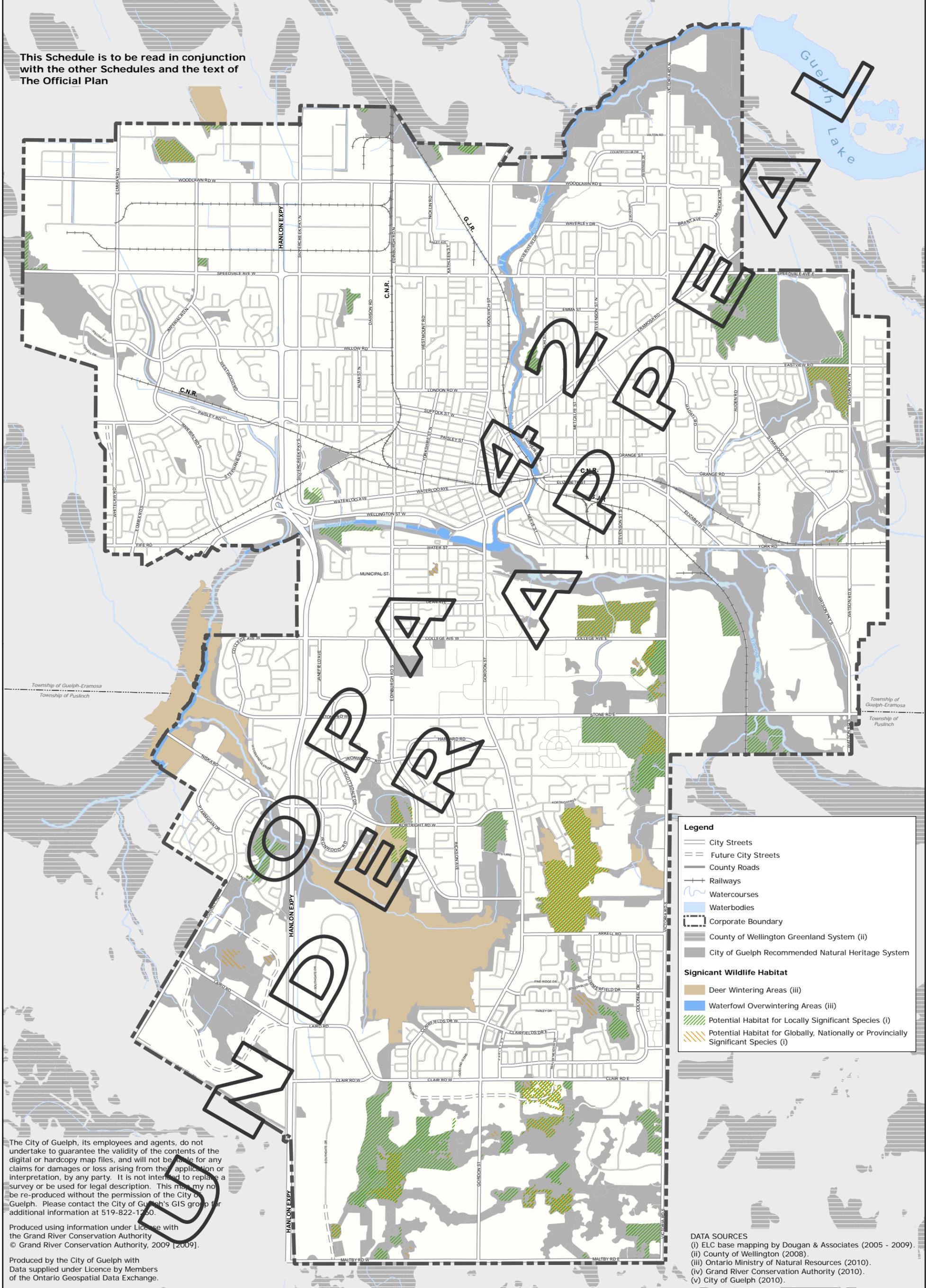


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July 27, 2010

# CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4D: NATURAL HERITAGE STRATEGY Significant Valleylands & Significant Landform



This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



**Legend**

- City Streets
- - - Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Corporate Boundary
- County of Wellington Greenland System (ii)
- City of Guelph Recommended Natural Heritage System

**Significant Wildlife Habitat**

- Deer Wintering Areas (iii)
- Waterfowl Overwintering Areas (iii)
- Potential Habitat for Locally Significant Species (i)
- Potential Habitat for Globally, Nationally or Provincially Significant Species (i)

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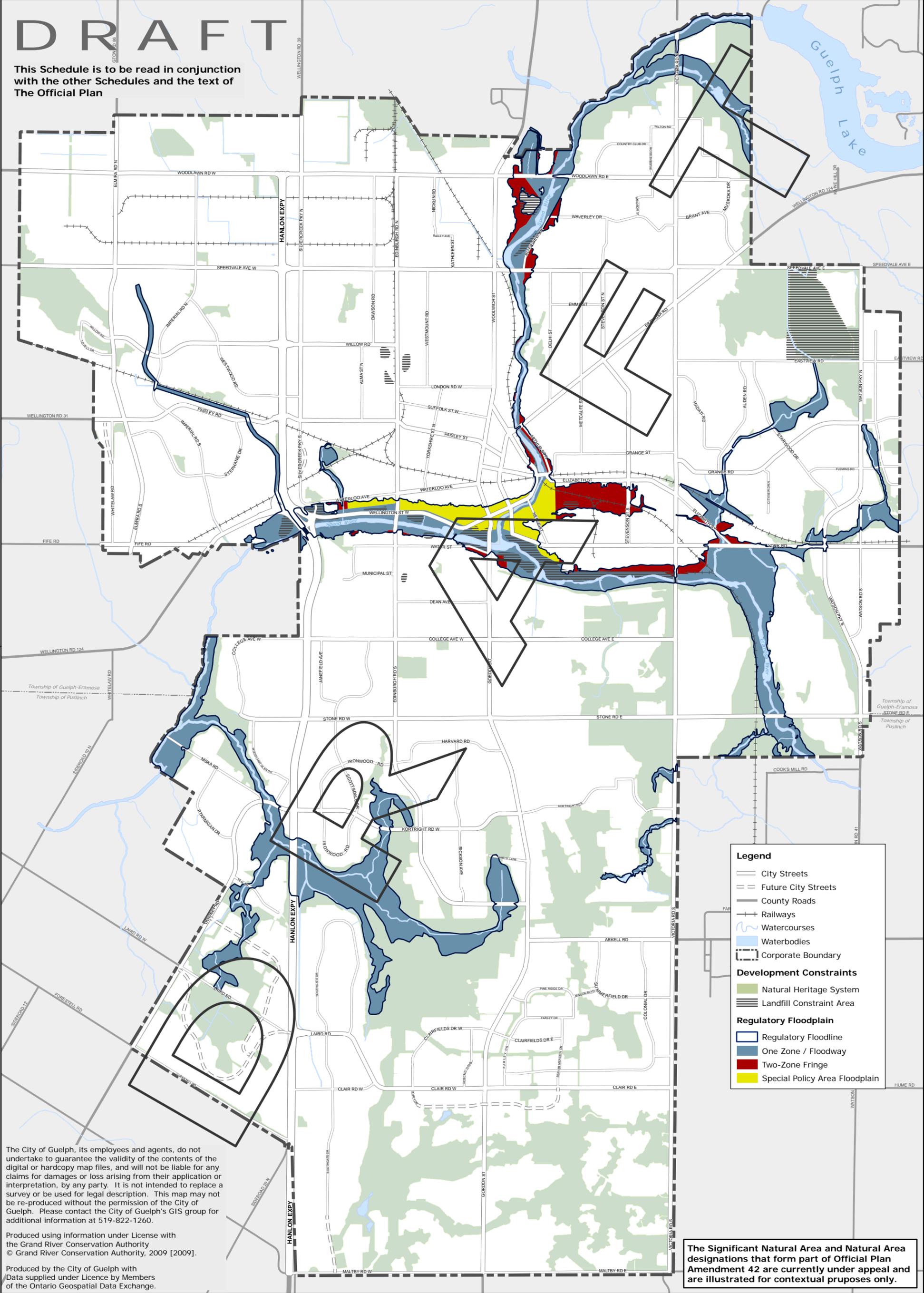
**CITY OF GUELPH  
 OFFICIAL PLAN  
 SCHEDULE 4E:  
 NATURAL HERITAGE STRATEGY  
 Significant Wildlife Habitat**



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# DRAFT

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



**Legend**

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Corporate Boundary

**Development Constraints**

- Natural Heritage System
- Landfill Constraint Area

**Regulatory Floodplain**

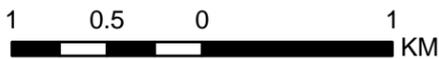
- Regulatory Floodline
- One Zone / Floodway
- Two-Zone Fringe
- Special Policy Area Floodplain

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The Significant Natural Area and Natural Area designations that form part of Official Plan Amendment 42 are currently under appeal and are illustrated for contextual purposes only.



## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 5: DEVELOPMENT CONSTRAINTS

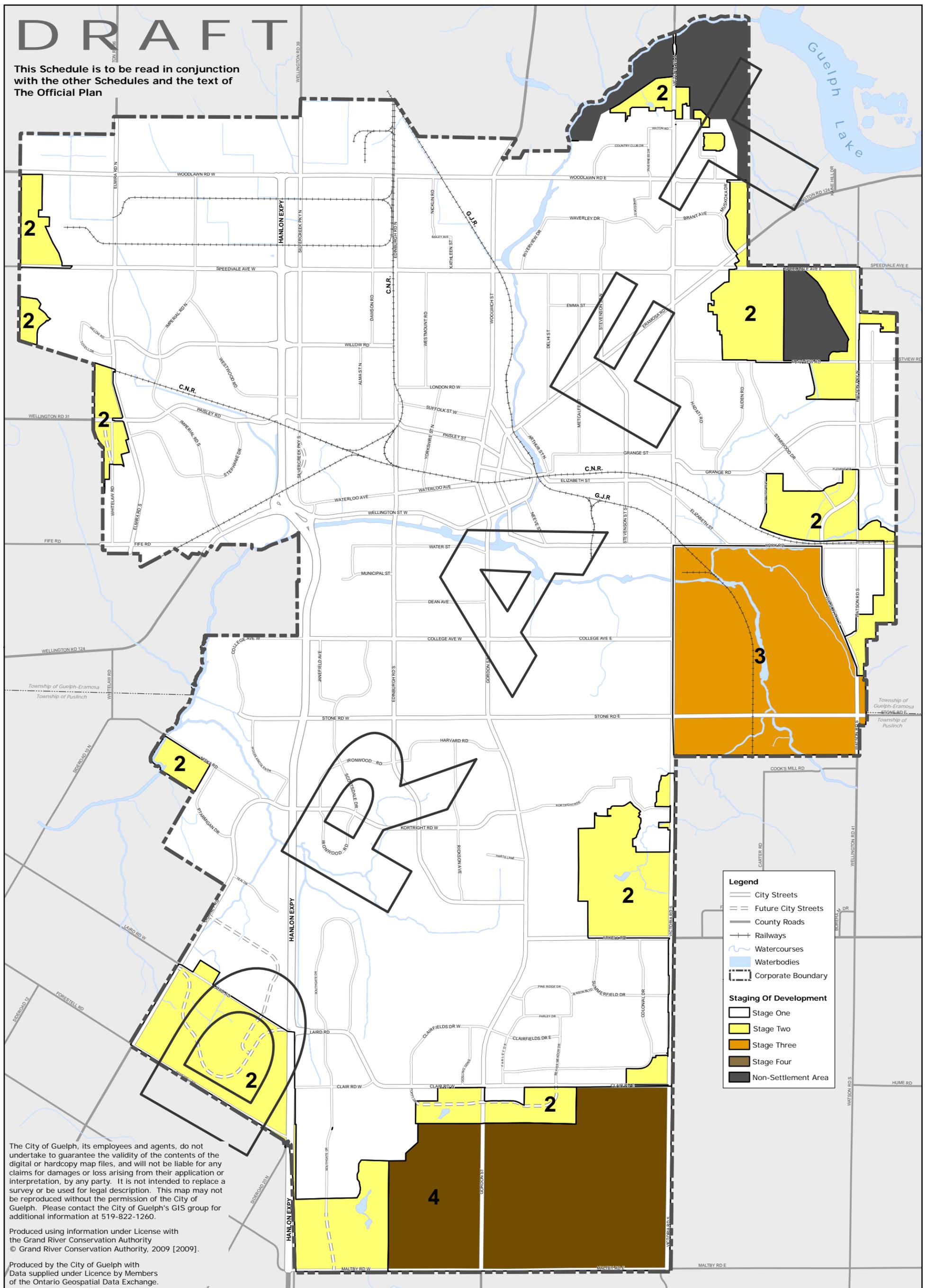


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January 30, 2012

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# DRAFT

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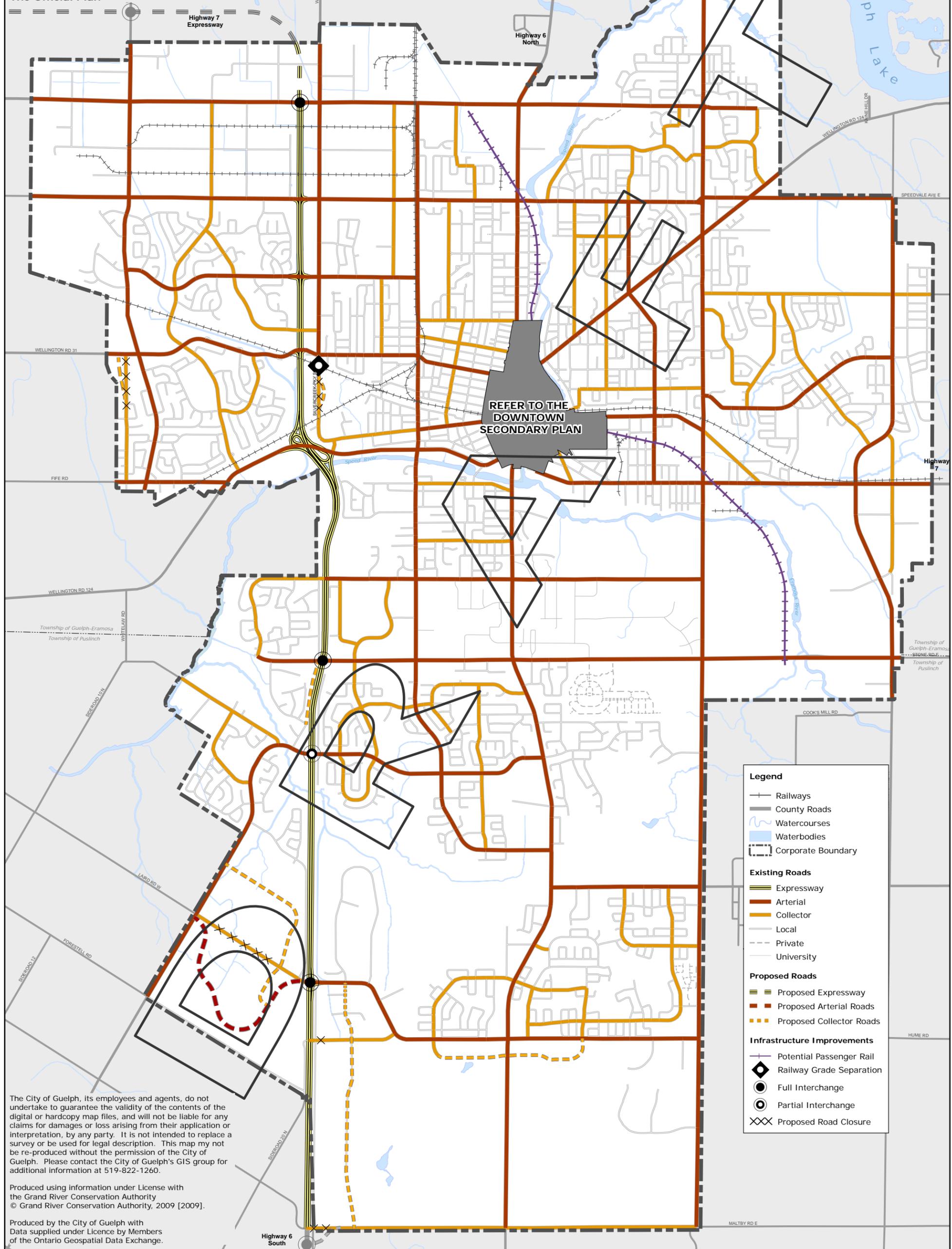
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## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 6: STAGING OF DEVELOPMENT



# DRAFT

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## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 7: ROAD & RAIL NETWORK



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# DRAFT

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

TransCanada Trail to Elora (North) and Elmira (Northwest via Kissing Bridge Trail)

GORBA Trails developed and maintained under special agreement with the Grand River Conservation Authority.

GUELPH LAKE CONSERVATION AREA

Refer to the Downtown Secondary Plan

Refer to the University of Guelph Arboretum Trails

Continue to explore trail connections with the University of Guelph

Potential Connection to Guelph Radial Line Trail and Starkey Hill Trail

Trail routing in the new section of the Hanlon Business Park is based on the Draft Plan of Subdivision.

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POTENTIAL TRAIL GATEWAY TO BE LOCATED AT CITY BOUNDARY WHEN AREA PLANS ARE DEVELOPED.

**Legend**

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Natural Heritage System & Open Space
- Corporate Boundary

**Trail Network**

- Existing City Trails
- Proposed City Trails
- Structure Required
- Staging Area
- Canoe Launch & Node
- Trail Gateway

General note for all future development areas: It is imperative that the City Wide Trail Master Plan be referenced in conjunction with this schedule as supporting documentation. Trail routing is to be provided as part of the development planning process and will be consistent with the goals, objectives and guiding principles of the GTMP.

This schedule is intended to be used for planning purposes only.



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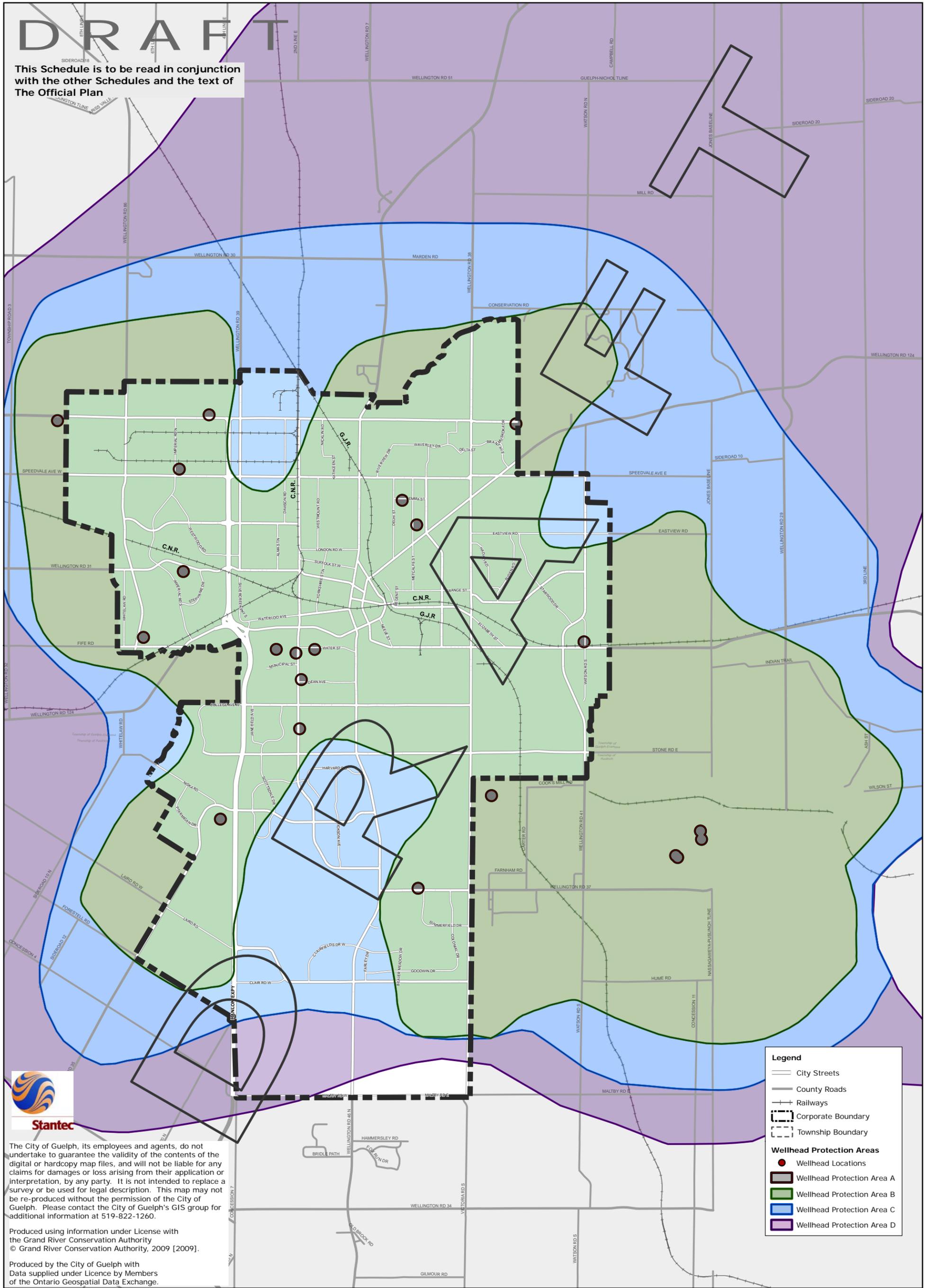
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## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 8: TRAIL NETWORK



# DRAFT

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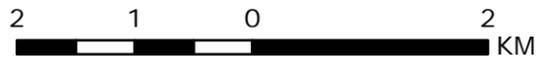
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**Legend**

- City Streets
- County Roads
- Railways
- Corporate Boundary
- Township Boundary

**Wellhead Protection Areas**

- Wellhead Locations
- Wellhead Protection Area A
- Wellhead Protection Area B
- Wellhead Protection Area C
- Wellhead Protection Area D



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## CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 9: WELLHEAD PROTECTION AREAS



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