

# Attachment 1 – Draft Official Plan Amendment No. 110 (OPA 110)

## Format of the Amendment

This section of the Amendment sets out additions and changes to the text and mapping in the Official Plan. Sections of the Official Plan that are proposed to be added or changed are referred to as items in the following tables. For accessibility purposes, text that is proposed to be amended is listed below using the strong (or bold) styling. Unchanged text represents existing Official Plan policy that is being carried forward and has been included for context and does not constitute part of the Amendment. In the 3<sup>rd</sup> column of the tables below, titled “Current Policy” for Table 1 or “Current Definition” for Table 2, text proposed for removal has had the strong style applied to it. In the 4<sup>th</sup> column of the tables below, titled “Draft Amendment” for both Table 1 and Table 2, text proposed for addition has had the strong style applied to it. For accessibility purposes, italics have been removed from this amendment for both existing defined terms as well as terms to be defined through this amendment. Terms to be defined through this amendment have been specifically noted in the 5<sup>th</sup> column of the tables below, titled “Staff Comments”. Unless otherwise noted, terms that are already defined in the glossary or are proposed to be defined through this amendment, use the meanings already defined in the glossary or proposed to be defined in the glossary. The 5th column of the tables below, titled “Staff Comments”, also note terms to be defined through this amendment.

Text descriptions of amendments proposed to mapping are located within Table 3 and are in plain text with normal styling.

Alternate formats are available as per the Accessibility for Ontarians with Disabilities Act by contacting Lucas Mollame at 519-822-1260 extension 3879.

## Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph and applicable legislation.

Amendment 110 should be read in conjunction with the current Official Plan (February 2024 Consolidation, as amended) which is available on the City’s website at [www.guelph.ca](http://www.guelph.ca), or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

# Details of the Proposed Amendment

The purpose of the following items is to amend the Official Plan to implement the Planning Act, 1990 as amended, the Ontario Heritage Act, 1990 as amended, the Provincial Planning Statement, 2024 and recommendations from Council-approved City of Guelph Master Plans.

The City of Guelph Official Plan is hereby amended as follows:

Table 1 Proposed Changes to Official Plan Policies

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
1	City of Guelph Official Plan – Table of Contents	3.5 Downtown: the <b>Urban Growth Centre and</b> Protected Major Transit Station Area	3.5 Downtown: the Protected Major Transit Station Area	
2	1.1 Purpose of the Official 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 <b>conformity with the Growth Plan for the Greater Golden Horseshoe</b> , consistency with the Provincial <b>Policy</b> Statement and applicable Provincial legislation.	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 consistency with the Provincial <b>Planning</b> Statement and applicable Provincial legislation.	Removing reference to the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”).

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
3	1.3 Interpretation  New Policy 1.3.7		<b>7. This Plan makes reference to a variety of City of Guelph documents that inform the policies, standards, and requirements of this Plan. These documents include, but are not limited to, Master Plans, Technical Documents, Manuals, and Frameworks. These documents may be updated from time to time. A list of these documents that are referred to throughout the Official Plan can be found in Appendix 1. Where referenced, these documents shall be reviewed and incorporated into land use evaluation and decision making, as needed.</b>	Proposed policy to clarify the reference and use of other City of Guelph documents in relation to the Official Plan. These documents often provide detailed technical standards that are beyond the typical language of Official Plan policy. A new policy is proposed to clarify how these documents should be interpreted and the level of direction they provide.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
4	2.2 Engagement with Indigenous Governments and Communities	<p>The City is committed to meaningful engagement with Indigenous governments and communities to facilitate knowledge-sharing in land use planning processes and to inform decision making. This includes:</p> <p>The City shall engage with Indigenous governments on land use planning matters including the development review process, land use planning studies, environmental assessments, and policy reviews in a way that is consistent with the recognition of Section 35 Aboriginal and treaty rights.</p>	<p>The City is committed to meaningful <b>early</b> engagement with Indigenous governments and communities to facilitate knowledge-sharing in land use planning processes and to inform decision making. This includes:</p> <p>The City shall engage <b>early</b> with Indigenous governments on land use planning matters including the development review process, land use planning studies, environmental assessments, and policy reviews in a way that is consistent with the recognition of Section 35 Aboriginal and treaty rights.</p>	Consistent with language in Vision Statement of PPS, 2024 and direction in the City of Guelph <a href="#">Indigenous Relations Framework</a> .
5	2.3.1 f)	f) Foster sustainable local food systems	f) Foster sustainable local food systems <b>and strengthen the city's role in supporting the larger Agricultural System.</b>	<p>Wording changed to be consistent with Section 4.3 of the PPS 2024 on the Agricultural System.</p> <p>"Agricultural System", a term defined in the glossary of the Official Plan, and has been expressed as such.</p>



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
6	2.3.5 d)	d) Ensure that an adequate supply, range and geographic distribution of housing types including affordable housing, <b>special needs</b> housing and supporting amenities are provided to satisfy the needs of the community.	d) Ensure that an adequate supply, range, <b>mix</b> and geographic distribution of housing types including affordable housing, <b>additional needs</b> housing and supporting amenities are provided to satisfy the needs of the community.	Wording changed to be consistent with definition name change in PPS, 2024.  “Additional needs housing”, a term defined in the glossary of the Official Plan, is expressed as such.
7	2.3.8 b)	b) Engage with Indigenous governments, and collaborate where appropriate, when considering land use planning matters that may affect Indigenous rights and interests.	b) Engage <b>early</b> with Indigenous governments, and collaborate where appropriate, when considering land use planning matters that may affect Indigenous rights and interests.	Consistent with language in Vision Statement of PPS, 2024 and direction in the City of Guelph <a href="#">Indigenous Relations Framework</a> .

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
8	3 Planning a Complete and Healthy Community	<b>A Place to Grow, Growth Plan for the Greater Golden Horseshoe establishes a framework for implementing the Province’s vision for building stronger more prosperous communities by managing projected growth to the year 2051.</b> This Official Plan, and in particular the following objectives, policies and Schedule 1, along with the land use designations and policies of Chapter 9 and Schedule 2, constitute an integrated approach to implementing <b>A Place to Grow and</b> the City’s Growth Management Strategy while reflecting the City’s vision for growth to the year 2051.	<b>The Provincial Planning Statement, 2024 provides policy direction on matters of provincial interest related to land use planning and development. Municipal official plans are the principle means to implement the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning. Additionally, the PPS, 2024 identifies twenty-nine (29) large and fast-growing municipalities and includes specific policies for these municipalities. The City of Guelph is one of the Large and Fast-Growing Municipalities.</b> This Official Plan, and in particular the following objectives, policies and Schedule 1, along with the land use designations and policies of Chapter 9 and Schedule 2, constitute an integrated approach to implementing the City’s Growth Management Strategy while reflecting the City’s vision for growth to the year 2051.	Removing reference to the Growth Plan and including new language consistent with language in Chapter 1: Introduction, Role of the Provincial Planning Statement, in the PPS, 2024.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
9	3.1.1	1. Planning to support the achievement of complete communities, as a central theme to this Plan, is focused on the achievement of a well-designed, compact, vibrant city that meets people’s needs for daily living throughout their lifetime by providing:	1. Planning to support the achievement of complete communities, as a central theme to this Plan, is focused on the achievement of a well-designed, compact, <b>accessible, diverse, equitable, and</b> vibrant city that meets people’s needs for daily living throughout their lifetime by providing:	Improving consistency with language in Policy 2.1.6 b) & c) of the PPS, 2024.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
10	3.3.1	<p>1. To provide for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents, the City shall:</p> <p>i) maintain at all times the ability to accommodate residential growth for a minimum of 15 years <b>through residential intensification and redevelopment and, if necessary,</b> on lands which are designated and available for residential development; and</p> <p>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 <b>to facilitate residential intensification and redevelopment and land</b> in draft approved <b>and</b> registered plans.</p>	<p>1. To provide for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents, the City shall:</p> <p>i) maintain at all times the ability to accommodate residential growth for a minimum of 15 years on lands which are designated and available for residential development; and</p> <p>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, <b>including units</b> in draft approved <b>or</b> registered plans.</p>	<p>Changes to align with Policy 2.1.4 a) and b), respectively of the PPS, 2024. Intensification and redevelopment will still be the focus for how Guelph grows, and direction for intensification and redevelopment is maintained in other policies in the Official Plan. The monitoring of these requirements will remain unchanged and can still be maintained under Guelph's current <a href="#">Growth Management Strategy</a> to 2051.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
11	3.4.1	1. The delineated built-up area is identified on Schedule 1a of this Plan. The built-up area has been delineated <b>in accordance with A Place to Grow</b> and is based on the limits of the developed urban area as it existed on June 16, 2006. The delineated built-up area remains fixed for the purpose of measuring the density and intensification targets of the Official Plan.	1. The delineated built-up area is identified on Schedule 1a of this Plan. The built-up area has been delineated and is based on the limits of the developed urban area as it existed on June 16, 2006. The delineated built-up area remains fixed for the purpose of measuring the density and intensification targets of the Official Plan.	Remove reference to the Growth Plan.

12	New Policy 3.4.8		<p><b>8. Growth within the Corporate Boundary and Settlement Area Boundary has been planned to 2051. Changes to the Corporate Boundary and Settlement Area Boundary will be subject to the following:</b></p> <p><b>a) the need to designate additional land to accommodate an appropriate range and mix of land uses;</b></p> <p><b>b) sufficient capacity in existing or planned infrastructure and public service facilities;</b></p> <p><b>c) whether the applicable lands comprise specialty crop areas, as defined by the PPS, 2024;</b></p> <p><b>d) the evaluation of alternative locations which avoid prime agricultural areas, as defined by the PPS, 2024, and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</b></p> <p><b>e) whether the new or expanded settlement area complies with the minimum distance separation</b></p>	<p>At this time, the City of Guelph's Corporate Boundary and our Settlement Area Boundary are fixed and remain the same.</p> <p>However, if the Corporate Boundary were to change in accordance with the Municipal Restructuring section of the Municipal Act, 2001, the PPS, 2024 sets out what is required to be demonstrated for the Settlement Area Boundary to be expanded.</p> <p>Although Corporate Boundary expansions are not planned and are not required to meet our growth targets to 2051, in accordance with the City's <a href="#">Land Needs Assessment</a>, City staff are recommending including these policies now, so expectations are clear for the planning requirements to expand a Settlement Area Boundary.</p> <p>"Infrastructure and public service facilities" and "Agricultural System", terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.</p>
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			<p>formulae, as defined by the PPS, 2024;</p> <p>f) whether impacts on the Agricultural System are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an Agricultural Impact Assessment or equivalent analysis, based on provincial guidance;</p> <p>g) the new or expanded settlement area provides for the phased progression of urban development; and</p> <p>h) identification and protection of the Natural Heritage System features and areas in accordance with the policies of this Plan.</p>	

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
13	3.5.1 & 3.5.6	<p>1. The City’s <b>Urban Growth Centre</b> and protected Major Transit Station Area <b>share the same boundary and are</b> identified on Schedule 1a. The <b>Urban Growth Centre</b> and protected Major Transit Station Area <b>are</b> hereafter referred to as Downtown.</p> <p>6. In keeping with the vision for a complete and transit supportive community, Downtown is the City’s protected major transit station area as identified on Schedule 1a. The minimum density target for Downtown (<b>urban growth centre</b>), set out in policy 3.5.4, is the minimum density target for the major transit station area. The Downtown Secondary Plan land use designations and policies for permitted land uses, densities and heights apply to the protected major transit station area.</p>	<p>1. The City’s protected Major Transit Station Area <b>is</b> identified on Schedule 1a. The protected Major Transit Station Area <b>is hereafter</b> referred to as Downtown.</p> <p>6. In keeping with the vision for a complete and transit supportive community, Downtown is the City’s protected major transit station area as identified on Schedule 1a. The minimum density target for Downtown, set out in policy 3.5.4, is the minimum density target for the major transit station area. The Downtown Secondary Plan land use designations and policies for permitted land uses, densities and heights apply to the protected major transit station area.</p>	Changes reflect the removal of “Urban Growth Centre” as a policy concept from the Growth Plan. Downtown Guelph is still identified as the City’s protected Major Transit Station Area, and all growth-related policies still apply.



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14	3.6.7	7. Community Mixed-use Nodes are intended to realize, in the long term, an urban village concept through a mix of uses in a compact <b>urban</b> form with a Main Street area and attractive private and public open spaces, such as urban squares.	7. Community Mixed-use Nodes are intended to realize, in the long term, an urban village concept through a mix of uses in a compact <b>built</b> form with a Main Street area and attractive private and public open spaces, such as urban squares.	Definition of “compact built form” remains the same as “compact urban form”, just a change in wording from “urban” to “built”.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
15	3.8.1	<p>1. 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 <b>forecasted</b> growth of this Plan by:</p> <p>ii) providing for an appropriate mix and range of employment uses including, industrial, commercial, and institutional uses to meet long term needs;</p> <p>vi) directing major office and appropriate major institutional uses to primarily locate Downtown or strategic growth areas <b>with existing or planned</b> frequent transit service; <b>and</b></p> <p><b>vii) planning for and facilitating employment where transit-supportive built form and the development of active transportation networks are facilitated and surface parking is minimized.</b></p>	<p>1. 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 <b>projected</b> growth of this Plan by:</p> <p>ii) providing for an appropriate mix and range of employment uses, <b>in employment areas and non-employment areas</b>, including industrial, commercial, and institutional uses to meet long term needs;</p> <p>vi) directing major office and appropriate major institutional uses to primarily locate Downtown or <b>in</b> strategic growth areas <b>where</b> frequent transit service <b>is available</b>;</p> <p><b>vii) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; and</b></p> <p><b>viii) protect employment areas that are located in proximity to major goods movement facilities and corridors.</b></p>	<p>Changing Policy 3.8.1 vi) to be consistent with language used in Policy 2.8.1.4 of the PPS, 2024.</p> <p>Removing current Policy 3.8.1 vii) as it was in the Growth Plan for the Greater Golden Horseshoe, 2020 and not carried forward in PPS, 2024.</p> <p>Adding new Policy 3.8.1 vii) &amp; viii) to be consistent with language used in Policy 2.8.1.1 c) and 2.8.2.2 of the PPS, 2024, respectively.</p> <p>Changes to the definition of “Area of Employment” in the Planning Act, 1990 and in the PPS, 2024 will require further staff work so designated areas, permitted uses, and policies are consistent with the PPS, 2024.</p> <p>In the new text, “Employment Areas”, a term that is defined in the glossary of the Official Plan, has also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
16	3.8.2	2. Employment areas and <b>provincially significant employment zones</b> are identified on Schedule 1b and are protected for employment uses over the long-term.	2. Employment areas are identified on Schedule 1b and are protected for employment uses over the long-term.	Removed reference to “provincially significant employment zones” (“PSEZs”) from Growth Plan. Lands identified as part of PSEZ are still designated as an Employment Area.
17	3.8.3	<b>3. Provincially significant employment zones have been identified by the Province for the purpose of long-term planning for job creation and economic development. The Province may provide specific direction for planning in these areas to be implemented through appropriate official plan policies and designations and economic development strategies.</b>		Removed reference to “provincially significant employment zones” (“PSEZs”) from Growth Plan. Lands identified as part of PSEZ are still designated as an Employment Area.

18	3.8.6	<p><b>6.</b> To ensure that adequate land is available to meet future employment needs, the <b>conversion</b> of lands <b>within</b> employment areas <b>to non-employment use(s)</b> may only be permitted <b>through a municipal comprehensive review</b> where it <b>is</b> demonstrated that:</p> <p>i) there is a need for the <b>conversion</b> 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;</p> <p>ii) the lands are not required over the horizon of this Plan for <b>the</b> employment <b>purposes</b> for which they are designated;</p> <p>iii) sufficient employment lands will be maintained to accommodate the <b>forecasted</b> growth to the horizon of this Plan;</p> <p>iv) the proposed uses would not <b>adversely affect</b> the overall viability of the employment area or the achievement of the minimum intensification and density targets, and other policies of this Plan; and</p> <p>v) there are existing or planned infrastructure and public service</p>	<p><b>5.</b> To ensure that adequate land is available to meet future employment needs, the <b>removal</b> of lands <b>from</b> employment areas may only be permitted where it <b>has been</b> demonstrated that:</p> <p>i) there is a need for the <b>removal</b> 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;</p> <p>ii) the lands are not required over the horizon of this Plan for employment <b>area uses</b> for which they are designated;</p> <p>iii) sufficient employment lands will be maintained to accommodate the <b>projected</b> growth to the horizon of this Plan;</p> <p>iv) the proposed uses would not <b>negatively impact</b> the overall viability of the employment area, <b>in accordance with provincial policy</b>, or the achievement of the minimum intensification and density targets, and other policies of this Plan; and</p> <p>v) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.</p>	<p>Changed language to be consistent with PPS, 2024 Policy 2.8.2.5. Adding in enabling language so that PPS, 2024 Policy 2.8.2.5.1 &amp; 2.8.2.5.2 shall be evaluated when considering an Employment Area removal request.</p> <p>Changes to the definition of “Area of Employment” in the Planning Act, 1990 and in the PPS, 2024 will require further staff work so designated areas, permitted uses, and policies are consistent with the PPS, 2024.</p> <p>In the new text, “Employment Areas”, a term that is defined in the glossary of the Official Plan has also been expressed as such.</p>
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		facilities to accommodate the proposed uses.		

19	New Policy 3.8.8		<p><b>8. Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, 1990 uses in employment areas that are excluded from the definition of “area of employment” in paragraph 2 of Subsection 1(1) of the Planning Act, are authorized to continue as areas of employment, so long as the use was lawfully established on the parcel of land before the day subsection 1 (1) of Schedule 6 to the Helping Homebuyers, Protecting Tenants Act, 2023 came into force (October 20, 2024).</b></p>	<p>Through the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97), the Government of Ontario has amended the definition of “Area of Employment” in the Planning Act. The amended definition took effect when the new PPS, 2024 came into full force and effect (October 20, 2024), and excludes institutional and commercial uses not associated with another core employment use (for example, manufacturing, research, warehousing).</p> <p>This represents a significant change to how the City of Guelph has planned for existing and future Employment Areas. The Planning Act, 1990 does permit including a transition provision in the City of Guelph Official Plan to recognize existing uses that are now excluded from the “Area of Employment” definition, and to permit their continuation with protections from conversion, provided the use was lawfully established prior to the definition changing.</p> <p>Changes to the definition of “Area of Employment” in the Planning Act, 1990 and in the PPS, 2024 will require further staff work so designated areas, permitted uses, and policies are consistent with the PPS, 2024.</p>
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				"Employment Area", a term that is defined in the glossary of the Official Plan has also been expressed as such.
20	New Policy 3.9.2 ix)		<b>ix) Design properties and road networks within Intensification Corridors and Community Mixed-Nodes to prioritize and promote transit use, walking, and cycling.</b>	Proposed language to add direction for ongoing and future Environmental Assessment work on City roads. Consistent with direction provided for Strategic Growth Areas in Section 3.6 of the Official Plan which encompass both intensification corridors and community mixed-use nodes.
21	3.10.1	1. The City will define the Natural Heritage System and water resource system to be maintained, restored and, where possible, improved and will recognize the linkages between natural heritage features and areas, and key hydrologic features, key hydrologic areas, related ecological and hydrologic functions and linkages between these systems. Development will be prohibited within defined features in accordance with the provisions of the Provincial <b>Policy</b> Statement <b>and A Place to Grow.</b>	1. The City will define the Natural Heritage System and water resource system to be maintained, restored and, where possible, improved and will recognize the linkages between natural heritage features and areas, and key hydrologic features, key hydrologic areas, related ecological and hydrologic functions and linkages between these systems. Development will be prohibited within defined features in accordance with the provisions of the Provincial <b>Planning</b> Statement.	Changed reference to Provincial Planning Statement and removed reference to Growth Plan.

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22	New Policy 3.11.1 viii)		<b>viii) Conserve the functional and economic connections to the Agri-food Network within the Agricultural System, while strengthening sustainable local food production.</b>	Added to be consistent with Section 4.3 of PPS, 2024 on the Agricultural System, recognizing the role the city plays in supporting the Agri-food Network while reflecting the City’s strategic goal 2.3.1 f) in the Official Plan.  “Agri-food Network” and “Agricultural System” are defined or proposed to be defined terms in the glossary of the Official Plan have also been expressed as such.
23	3.13.4	4. Public service facilities that are located in or near strategic growth areas <b>and easily accessible by active transportation and public transit are the preferred location for community hubs.</b>	4. Public service facilities that are located in or near strategic growth areas <b>shall be prioritized for planning and investment, including providing access to active transportation and public transit.</b>	Revised to be consistent with language in Policy 2.4.1.3 a) of the PPS, 2024.
24	3.14.2	2. The City will consider the provisions of the County of Wellington's Official Plan and the Provincial <b>Policy</b> Statement and applicable Provincial Plans, regulations and guidelines that prohibit or limit development adjacent to the City’s settlement area boundary.	2. The City will consider the provisions of the County of Wellington's Official Plan and the Provincial <b>Planning</b> Statement and applicable Provincial Plans, regulations and guidelines that prohibit or limit development adjacent to the City’s settlement area boundary.	Changed reference to Provincial Planning Statement.



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25	3.15.3 i)	i) Monitor development activity for consistency with population and employment forecasts, intensification targets for the delineated built-up area and density targets for the designated greenfield area, <b>urban growth centre</b> , strategic growth areas and employment areas;	i) Monitor development activity for consistency with population and employment forecasts, intensification targets for the delineated built-up area and density targets for the designated greenfield area, <b>protected Major Transit Station Area</b> , strategic growth areas and employment areas;	<p>Changes to reflect removal of “Urban Growth Centre” as a policy concept from the Growth Plan. Downtown Guelph is still identified as the City’s protected Major Transit Station Area, and all growth-related policies still apply.</p> <p>In new text, “Major Transit Station Area”, a term that is defined in the glossary of the Official Plan, has also been expressed as such.</p>

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26	4.1.3.3 Habitat of Endangered Species and Threatened Species	Habitat of Endangered Species and Threatened Species is protected under the Provincial <b>Policy</b> Statement (PPS). Further, habitat for species listed as Endangered and Threatened on the Species at Risk List for Ontario is protected under the Endangered Species Act, 2007, S.O. 2007, c. 6, as amended (ESA). The ESA is implemented and enforced by the provincial government. It is the provincial government which ultimately confirms the presence and extent of, or changes to, Habitat of Endangered Species and Threatened Species. The specific locational data relating to such habitat is considered sensitive and is retained by the provincial government.	Habitat of Endangered Species and Threatened Species is protected under the Provincial <b>Planning</b> Statement (PPS). Further, habitat for species listed as Endangered and Threatened on the Species at Risk List for Ontario is protected under the Endangered Species Act, 2007, S.O. 2007, c. 6, as amended (ESA). The ESA is implemented and enforced by the provincial government. It is the provincial government which ultimately confirms the presence and extent of, or changes to, Habitat of Endangered Species and Threatened Species. The specific locational data relating to such habitat is considered sensitive and is retained by the provincial government.	Changed reference to Provincial Planning Statement.
27	4.1.6 c)	c) to maintain and increase tree canopy cover within the city, with a target of 40% by <b>2031</b> .	c) to maintain and increase tree canopy cover within the city, with a target of 40% by <b>2070</b> .	Changed date to align with <a href="#">One Canopy Study</a> approved by Council.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
28	4.2.1.4	4. Development and site alteration shall be restricted in or near the water resource system to protect municipal drinking water supplies and designated vulnerable areas, and <b>sustain the area's natural ecosystem</b> . Mitigative measures and/or alternative development approaches may be required to protect, improve or restore the water resource system.	4. Development and site alteration shall be restricted in or near the water resource system to protect municipal drinking water supplies and designated vulnerable areas, and <b>protect, improve or restore vulnerable surface and ground water, and their hydrologic functions</b> . Mitigative measures and/or alternative development approaches may be required to protect, improve or restore the water resource system.	Updated language to be consistent with section 4.2.1 e) of the PPS 2024.  In the new text, "vulnerable", and "hydrologic functions", terms that are defined in the glossary of the Official Plan, have also been expressed as such.
29	4.2.2.4 viii)	viii) maintain the water resource system, <b>Natural Heritage System or related ecological or hydrologic functions and linkages between these systems;</b>	viii) maintain the <b>linkages and functions of the</b> water resource system;	Reflects changes made to Section 4.2 of the PPS, 2024.
30	4.2.2.4 ix)	ix) identify necessary restrictions on development and site alteration to protect municipal drinking water supplies and designated vulnerable areas; protect, improve or restore the water resource system; <b>and sustain the area's natural ecosystem.</b>	ix) identify necessary restrictions on development and site alteration to protect municipal drinking water supplies and designated vulnerable areas; protect, improve or restore the water resource system.	Updated language to remove "sustain the area's natural ecosystem" because this is not a defined term and was not consistent with the language used in section 4.2 of the PPS 2024.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
31	4.2.2.4 x)	<b>x) ensure stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces;</b>	<b>x) Demonstrate that increases to stormwater flows have been designed to be minimized, or, where possible, prevented or reduced for design storm events;</b>	Reflects changes made to section 4.2 of the PPS, 2024.
32	New Policy 4.2.2.4 xi)		<b>xi) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads.</b>	Reflects changes made to section 4.2 of the PPS, 2024.
33	New Policy 4.2.4.1 h)		<b>h. the application, or handling and storage of non-agricultural source materials (NASM) containing materials from a meat plant or sewage works.</b>	Adding in another prohibited use in Wellhead Protection Area A as noted in the <a href="#">Grand River Source Protection Area Source Protection Plan Volume II.</a>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
34	4.2.4.3	3. The City's Wellhead Protection Areas, Intake Protection Zones and Issues Contributing Areas extend into the County of Wellington and the Region of Halton. <b>The City will work co-operatively with the upper and lower-tier municipalities within Wellington County and Halton Region to implement source protection policies to ensure the long-term protection of the water resources of all these municipalities.</b>	3. The City's Wellhead Protection Areas, Intake Protection Zones and Issues Contributing Areas extend into the County of Wellington and the Region of Halton. <b>The City will consider the County of Wellington and Halton Region source water protection policies for the portions of the City of Guelph water supply system and vulnerable areas located within those municipalities.</b>	Source water protection policies have now been developed, and in the City of Guelph, were implemented as part of <a href="#">OPA 80</a> . New policy language recognizes that the City of Guelph will continue to work with these surrounding municipalities to protect the city's water resources.
35	4.2.4.5	5. Schedule 7 (a and b) sets out the vulnerable areas in which drinking water threats prescribed under the Clean Water Act, 2006 <b>are or would</b> be significant. The Source Protection Plan contains detailed schedules which must be referenced for the implementation of policies. Any land use or activity that is or would be a significant drinking water threat is required to conform with all applicable Source Protection Plan policies, and, as such, may be prohibited, restricted or otherwise regulated by those Source Protection Plan policies.	5. Schedule 7 (a and b) sets out the vulnerable areas in which drinking water threats prescribed under the Clean Water Act, 2006 <b>could</b> be significant. The Source Protection Plan contains detailed schedules which must be referenced for the implementation of policies. Any land use or activity that is or would be a significant drinking water threat is required to conform with all applicable Source Protection Plan policies, and, as such, may be prohibited, restricted or otherwise regulated by those Source Protection Plan policies.	Schedule 7a shows vulnerability scoring but does not specifically indicate what threats can be significant and where. Schedule 7b shows the locations of Issue Contributing Areas (ICAs) but does not provide a specific related threat that would accordingly be significant.  Therefore, to improve policy interpretation, revising the word to "could" improves reader understanding that more information is required before the significance of the threat is understood. Similar mapping changes are proposed to align with this language.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
36	4.4.4.2	2. Lands which were used for waste disposal within the past twenty-five years require an approval from the <b>Minister of the Environment</b> , pursuant to Section 46 of the Environmental Protection Act to enable the land to be used for another purpose. Adequate technical assessment must accompany a request for such approval to demonstrate that the future use will neither pose a health and safety hazard nor adversely affect the natural environment. Required approvals pursuant to the Planning Act will not be issued unless a Section 46 approval is granted.	2. Lands which were used for waste disposal within the past twenty-five years require an approval from the <b>MECP</b> , pursuant to Section 46 of the Environmental Protection Act to enable the land to be used for another purpose. Adequate technical assessment must accompany a request for such approval to demonstrate that the future use will neither pose a health and safety hazard nor adversely affect the natural environment. Required approvals pursuant to the Planning Act will not be issued unless a Section 46 approval is granted.	Provincial Ministry name change from Ministry of the Environment to Ministry of the Environment, Conservation and Parks.
37	4.4.4.3 i)	i) the <b>Ministry of the Environment</b> shall be consulted regarding actions necessary to identify and mitigate any potential adverse environmental effects; and	i) the <b>MECP</b> shall be consulted regarding actions necessary to identify and mitigate any potential adverse environmental effects; and	Provincial Ministry name change.

38	4.4.6 Noise and Vibration	<p>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 <b>Ministry of Environment</b> will be applied to promote compatible development between sensitive land uses and uses that create noise and vibration.</p> <p>3. Where required, a Noise Impact Study shall:</p> <p>iv) be prepared to the satisfaction of the City, in consultation with the <b>Ministry of the Environment</b>.</p> <p>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 <b>Ministry of the Environment</b> and the 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.</p>	<p>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 <b>MECP</b> will be applied to promote compatible development between sensitive land uses and uses that create noise and vibration.</p> <p>3. Where required, a Noise Impact Study shall:</p> <p>iv) be prepared to the satisfaction of the City, in consultation with the <b>MECP</b>.</p> <p>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 <b>MECP</b> and the 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.</p> <p>7. Where the Vibration Study identifies a need, attenuation measures acceptable to the City shall be provided</p>	Provincial Ministry name change.
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Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
		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 <b>Ministry of the Environment</b> .	for in a subdivision or development agreement. In the review of vibration studies, the City may consult with the <b>MECP</b> .	
39	New Policy 4.6.4		<b>4. The City will incorporate climate change considerations in planning for, and the development of, infrastructure, including, but not limited to, stormwater management systems, and public service facilities</b>	The new policy was incorporated to reflect updated language in section 2.9 b) of the PPS 2024.
40	New Policy 4.6.5		<b>5. The City will promote green infrastructure, low impact development, and active transportation, and will investigate additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.</b>	New policy was incorporated to reflect updated language in section 2.9 d) of the PPS 2024.  "Low impact development" and "impacts of a changing climate" are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
41	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. 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 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. These resources may represent local, regional, provincial or national heritage interests and values. <b>Cultural heritage resources They include protected heritage properties, heritage attributes</b> , built heritage resources, cultural heritage landscapes and archaeological resources.	<p>Adding clarity and ensuring that “cultural heritage resources” is an umbrella term that catches all cultural heritage concepts, whether they are identified and protected under legislation or not.</p> <p>In the new text, “cultural heritage resources”, “protected heritage properties” and “heritage attributes” are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.</p>
42	4.8 b)	b) To identify, evaluate, <b>list</b> , 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.	b) To identify, evaluate, 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.	The defined term “list” has been removed from the glossary. The existing defined term “conserve” serves a similar but stronger role.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
43	4.8 d)	d) To ensure that all new development, site alteration, building alteration and additions are contextually appropriate and maintain the integrity of all in situ cultural heritage resources <b>or adjacent protected heritage property</b> .	d) To ensure that all new development, site alteration, building alteration and additions are contextually appropriate and maintain the integrity of all in situ cultural heritage resources <b>including those on adjacent lands to a designated heritage property or protected heritage property</b> .	<p>Revised to refer to the defined term “adjacent lands” more clearly which is in line with policies 2. and 3. of Section 4.6 of the PPS, 2024 to restrict development on adjacent lands to protected heritage properties unless the heritage attributes are conserved.</p> <p>In the new text, “adjacent lands”, “designated heritage property” and “protected heritage property”, terms that are defined in the glossary of the Official Plan, have also been expressed as such.</p>
44	4.8 h)	h) To identify, designate and conserve built heritage resources and cultural heritage landscapes in accordance with Part IV of the Ontario Heritage Act.	h) To identify, designate and conserve built heritage resources and cultural heritage landscapes in accordance with Part IV <b>and Part V</b> of the Ontario Heritage Act.	<p>Heritage resources can also be identified and designated under Part V of the Ontario Heritage Act.</p> <p>The terms “conserve”, “built heritage resources”, “cultural heritage landscapes”, and “Ontario Heritage Act” are defined or proposed to be defined in the glossary of the Official Plan and are now expressed as defined terms.</p>
45	4.8.1.1	1. Cultural heritage resources shall be <b>conserved</b> in accordance with this Plan and all other relevant legislation.	1. Cultural heritage resources shall be <b>identified and protected</b> in accordance with this Plan and all other relevant legislation.	“Conserved” has a specific meaning in the PPS, 2024 in relation to formal conservation plans. “cultural heritage resources” includes unidentified resources. This change improves clarity.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
46	New Policy 4.8.1.2		<b>2. Protected heritage property, including designated heritage property and Heritage Conservation Districts, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.</b>	New policy drawn from the PPS 2024. PPS term “protected heritage property” includes Ontario Heritage Act protections, and other provincial, federal, and international recognitions.  “Protected heritage property”, “designated heritage property”, “Heritage Conservation Districts”, “built heritage resources”, “cultural heritage landscapes” and “conserved” are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.
47	Current Policy 4.8.1.2	<b>2. Built heritage resources and cultural heritage landscapes</b> may be designated and/or listed on the Municipal Register of Cultural Heritage Properties.	<b>3. Properties with identified or potential cultural heritage value or interest</b> may be designated and/or listed on the Municipal Register of Cultural Heritage Properties.	Revised to expand what can be designated, such as Heritage Trees, and to refer to the criteria for designation which are commonly referred to as criteria of cultural heritage value or interest.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
48	4.8.1.4	<b>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.</b>		The Couling Inventory is not a list of listed non-designated heritage properties or designated heritage properties. As a result, it is to be removed from Official Plan policies. With changes to the Ontario Heritage Act, using the Heritage Register as a long-term inventory of non-designated properties is no longer permitted. Non-designated properties may only be listed for two years before they must be removed, and when they are removed, they may not be re-listed for a period of five years. The benefits of listing a property on the Heritage Register is that it requires the owner to give 60 days notice prior to demolition or renovation, during which time the City may designate the property. Under the new Heritage Act process, listing should be reserved for properties that are priorities to be designated.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
49	Current Policy 4.8.1.3	<b>3. A register of property situated in the city that is of cultural heritage value or interest</b> shall be maintained and kept up to date by the City, in consultation with <b>Heritage Guelph</b> , according to Section 27 of the Ontario Heritage Act. The Municipal Register of Cultural Heritage Properties (or Heritage Register) will list <b>designated cultural heritage resources</b> and <b>non-designated built heritage resources and cultural heritage landscape resources</b> .	<b>4. The Municipal Register of Cultural Heritage Properties (or Heritage Register)</b> shall be maintained and kept up to date by the City, in consultation with <b>the Heritage Advisory Committee</b> , according to Section 27 of the Ontario Heritage Act. The Municipal Register of Cultural Heritage Properties (or Heritage Register) will list <b>designated heritage properties</b> and <b>listed non-designated heritage properties</b> .	<p>For clarity and to align with proposed definitions. No substantive changes to policy.</p> <p>Heritage Guelph is now formally called the Heritage Advisory Committee.</p> <p>In the new text, “Municipal Register of Cultural Heritage Properties”, “Heritage Register”, and “listed non-designated heritage properties” are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such. The term “list” is no longer a defined term in the glossary and has been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
50	4.8.1.5	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 <b>non-designated</b> properties in the Municipal Register of Cultural Heritage Properties. Cultural Heritage Reviews will be used to assess <b>non-designated</b> heritage properties listed on the Municipal Register of Cultural Heritage Properties.	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 <b>heritage properties and listed non-designated heritage</b> properties in the Municipal Register of Cultural Heritage Properties. Cultural Heritage Reviews will be used to assess <b>listed non-designated heritage</b> properties listed on the Municipal Register of Cultural Heritage Properties.	<p>Defined terms have been revised for clarity. New proposed term "listed non-designated heritage property" is more directly related to the Heritage Register identified in Part IV of the Ontario Heritage Act rather than "non-designated property".</p> <p>In new text, "designated heritage properties" and "listed non-designated heritage properties" are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such. Also, "Cultural Heritage Resource Impact Assessments", "Cultural Heritage Conservation Plans", "Cultural Heritage Reviews" and "Municipal Register of Cultural Heritage Properties" are existing terms defined in the glossary of the Official Plan are now expressed as defined terms.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
51	4.8.1.6	<p>6. Built heritage resources <b>and</b> cultural heritage landscapes <b>are required to be maintained with appropriate care and maintenance that conserves their heritage attributes</b> in accordance with:</p> <p>i) the City’s Property Standards By-law, the Tree By-law and the Site Alteration By-law; and</p> <p><b>ii)</b> prescribed federal and provincial standards and guidelines.</p>	<p>6. <b>Protected heritage property, which may contain built heritage resources or</b> cultural heritage landscapes <b>shall be conserved</b> in accordance with:</p> <p>i) the City’s Property Standards By-law, the Tree By-law and the Site Alteration By-law;</p> <p><b>ii) any approved, accepted or adopted recommendations in applicable Cultural Heritage Conservation Plans, Archaeological Assessment, and/or Cultural Heritage Resource Impact Assessment; and</b></p> <p><b>iii)</b> prescribed federal and provincial standards and guidelines.</p>	<p>Proposed language clarifies that conservation is required for protected heritage properties, and in addition to City by-laws, must be completed in accordance with conservation plans for the property.</p> <p>In new text, “protected heritage property”, “conserved”, “Cultural Heritage Conservation Plans”, “Archaeological Assessment”, and “Cultural Heritage Resource Impact Assessment” are terms that are defined or proposed to be defined in the glossary of the Official Plan and have also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
52	4.8.1.7	<p><b>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 required in accordance with City standards and by-laws and, where appropriate,</b> the City will provide guidance on sound conservation practices.</p>	<p>7. The City will provide guidance on sound conservation practices, <b>where appropriate.</b></p>	<p>Existing Policy 4.8.1.6 requires appropriate care and maintenance in accordance with municipal by-laws and that is repeated here. Removal of repetitive policy for clarity.</p> <p>The term “conservation” is now expressed as a defined term.</p>
53	4.8.1.11	<p>11. The City may establish financial incentives to promote the conservation of cultural heritage resources.</p>	<p>11. The City may establish financial incentives to promote the conservation of cultural heritage resources.  <b>Examples of financial incentives which have previously been implemented by the City to promote and conserve cultural heritage resources include the Heritage Redevelopment Grant, and the Downtown Guelph Community Improvement Plan.</b></p>	<p>Additional language added to give examples of what the financial incentives might include.</p> <p>“Conserve” and “cultural heritage resources” are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.</p>



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
54	4.8.1.12	12. The City will ensure the conservation and protection of cultural heritage resources in all planning and development matters including site alteration, transportation, servicing and infrastructure projects.	12. The City will ensure the <b>identification and appropriate</b> conservation and protection of cultural heritage resources in all planning and development matters including site alteration, transportation, servicing and infrastructure projects.	This policy previously had a gap for resources not identified, meaning there were no heritage requirements where cultural heritage resources have not been identified. Proposed change expands the policy to include identifying new cultural heritage resources.
55	4.8.1.13	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.	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 <b>on</b> adjacent <b>lands</b> 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.	Updated language to reflect “adjacent lands” which is defined in the PPS, 2024.  “Adjacent lands”, a term that is defined in the glossary of the Official Plan, has also been expressed as such. As well, the term “conserved” is now expressed as a defined term.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
56	4.8.1.14	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 <b>Heritage Guelph</b> 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.	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 the <b>Heritage Advisory Committee</b> 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.	Heritage Guelph is now formally called the Heritage Advisory Committee.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
57	4.8.1.15	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 <b>Heritage Guelph</b> , 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 in accordance with the Ontario Heritage Act and any applicable regulations or guidelines.	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 <b>the Heritage Advisory Committee</b> , 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 in accordance with the Ontario Heritage Act and any applicable regulations or guidelines.	Heritage Guelph is now formally called the Heritage Advisory Committee.
58	4.8.1.16	16. Council may pass by-laws providing for the acquisition by purchase, lease or otherwise of any <b>real</b> property or part thereof, <b>designated under Part IV of the Ontario Heritage Act</b> .	16. Council may pass by-laws providing for the acquisition by purchase, lease or otherwise of any <b>designated heritage</b> property or part thereof.	Revised language for clarity and to use appropriate proposed defined terms. No substantive policy change.  "Designated heritage property", a term that is defined in the glossary of the Official Plan has also been expressed as such.
59	4.8.1.17	17. The City may dispose by sale, lease, or otherwise of any <b>real</b> property or interest therein acquired under policy 4.8.1.16, upon such terms and conditions as Council, in consultation with <b>Heritage Guelph</b> , may consider appropriate.	17. The City may dispose by sale, lease, or otherwise of any <b>designated heritage</b> property or interest therein acquired under policy 4.8.1.16, upon such terms and conditions as Council, in consultation with <b>the Heritage Advisory Committee</b> , may consider appropriate.	Revised language for clarity and to use appropriate proposed defined terms.  Heritage Guelph is now formally called the Heritage Advisory Committee. "Designated heritage property", a term that is defined in the glossary of the Official Plan has also been expressed as such.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
60	4.8.1.18	18. The predominant built heritage resources in the periphery of the City are the farmsteads. <b>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.</b> These built heritage resources are <b>most</b> deserving of preservation and careful incorporation into developments in accordance with the provisions of this Plan.	18. The predominant built heritage resources in the periphery of the City are the farmsteads. These built heritage resources are deserving of preservation and careful incorporation into developments in accordance with the provisions of this Plan.	This language proposed for removal is not appropriate for policy and does not provide strong direction. As well, it also downplays other aspects of cultural heritage. The proposed revisions clarify the direction to protect farmsteads without limiting other potential heritage resources.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
61	4.8.1.19	<b>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.</b>		The identified lands have been developed, so this policy is no longer required and is proposed for removal.
62	New Policy 4.8.1.21		<b>21. The City shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.</b>	Adding a new policy to be consistent with the PPS, 2024 Policy 4.6.5.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
63	New Policy 4.8.1.22		<b>22. Where appropriate, negative impacts of development or site alteration on cultural heritage resources may be addressed through mitigation or avoidance methods.</b>	<p>This policy was formerly included as the defined term “mitigation or avoidance”, which introduced uncertainty when variations of the terms were used. Moving it here as a policy increases clarity.</p> <p>“Negative impacts”, “development”, “site alteration”, “cultural heritage resources” and “significant” are terms that are defined or proposed to be defined in the glossary of the Official Plan and have been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
64	Current Policy 4.8.5.1	<b>4.8.5.1</b> A Heritage Register shall be maintained and kept up to date by the City that lists designated <b>and non-designated properties that council believes to be of cultural heritage value or interest.</b>	<b>4.8.2.1.</b> A Heritage Register shall be maintained and kept up to date by the City that lists designated <b>heritage properties, listed non-designated heritage properties that Council intends to designate as a designated heritage property, and Heritage Conservation Districts.</b>	<p>The proposed change is to specifically identify the two types of properties on the register: designated heritage properties designated under either part IV or V of the Ontario Heritage Act, and listed non-designated heritage properties, which are listed with the intent to designate. This reflects changes to the Ontario Heritage Act which requires listed, non-designated properties to be removed from the Register.</p> <p>In new text, “designated heritage properties”, “listed non-designated heritage properties” and “Heritage Conservation Districts” are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such. As well, the term “lists” is no longer a defined term in the glossary and has been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
65	Current Policy 4.8.5.3	<b>4.8.5.3.</b> Properties may be added to the Heritage Register where Council, in consultation with <b>Heritage Guelph</b> , believes the property to be of cultural heritage value or interest.	<b>4.8.2.2.</b> Properties may be added to the Heritage Register <b>as a listed non-designated heritage property</b> where Council, in consultation with the <b>Heritage Advisory Committee</b> , believes the property to be of cultural heritage value or interest <b>and intends to designate the property under Part IV of the Ontario Heritage Act.</b>	<p>To clarify the policy and bring it into conformity with the Ontario Heritage Act’s intent for the Heritage Register.</p> <p>Heritage Guelph is now formally called the Heritage Advisory Committee. In new text, “listed non-designated heritage property” and “Ontario Heritage Act” are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.</p> <p>As well, the term “cultural heritage value or interest” is no longer a defined term in the glossary of the Official Plan and has been expressed as such. The term “property” was previously expressed as a defined term. This expression has been removed as it has been determined that the vernacular term is sufficient.</p>



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
66	New Policy 4.8.2.3		<b>3. Properties may be added to the Heritage Register as a designated heritage property where Council has approved a by-law designating the property under Part IV of the Ontario Heritage Act. Designated heritage properties may also be added to the Heritage Register as part of a Heritage Conservation District under Part V of the Ontario Heritage Act.</b>	<p>To clarify that designated heritage properties are added to the register via by-law, and that they can be both a designated heritage property and HCD.</p> <p>“Heritage Register”, “designated heritage property”, “Ontario Heritage Act”, and “Heritage Conservation District” are terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
67	Current Policy 4.8.5.4	<b>4.8.5.4 Non-designated built heritage resources or cultural heritage landscapes listed in the Heritage Register</b> 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 <b>Heritage Guelph</b> , will assess requests for demolition to determine the significance of the built heritage resources and cultural heritage landscapes affected. <b>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.</b>	<b>4.8.2.4. Listed non-designated heritage properties</b> 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 the <b>Heritage Advisory Committee</b> , will assess requests for demolition to determine the significance of the built heritage resources and cultural heritage landscapes affected. <b>If Council determines that the property is of sufficient cultural heritage value or interest, Council may refuse to issue a demolition permit and provide notice of intent to designate the property under Part IV of the Ontario Heritage Act.</b>	<p>Revised to clearly identify properties listed on the Heritage Register but not designated, and to state that, under the Ontario Heritage Act, a refusal to demolish can only be given if Council intends to designate the property under Part IV of the Ontario Heritage Act.</p> <p>Heritage Guelph is now formally called the Heritage Advisory Committee.</p> <p>In new text, “listed non-designated heritage properties” and “Ontario Heritage Act” are terms that are defined or proposed to be defined in the glossary of the Official Plan and have also been expressed as such. The term “significance” is now expressed as a defined term as noted in the Official Plan.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
68	Current Policy 4.8.5.5	<b>4.8.5.5.</b> Council, in consultation with <b>Heritage Guelph</b> , may determine that a property listed in the Heritage Register has <b>no</b> cultural heritage value or interest <b>and in</b> such instances, demolition may be permitted.	<b>4.8.2.5.</b> Council, in consultation with the <b>Heritage Advisory Committee</b> , may determine that a <b>listed non-designated heritage</b> property listed in the Heritage Register has <b>limited</b> cultural heritage value or interest <b>and does not satisfy the criteria for designation under Part IV of the Ontario Heritage Act. In</b> such instances, demolition may be permitted <b>and the property shall be removed from the Heritage Register.</b>	<p>Revised to clarify that demolition of listed non-designated heritage properties may be approved if they do not meet the criteria under Part IV of the Ontario Heritage Act.</p> <p>Heritage Guelph is now formally called the Heritage Advisory Committee.</p> <p>In new text, “listed non-designated heritage property”, “Ontario Heritage Act” and “Heritage Register”, terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such. Also, the terms “cultural heritage value or interest” and “listed” are no longer defined terms in the glossary and has been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
69	Current Policy 4.8.5.7	<b>4.8.5.7.</b> Where a <b>non-designated built heritage resource</b> 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 <b>Heritage Guelph</b> , the built heritage resource or cultural heritage landscape.	<b>4.8.2.6.</b> Where a <b>listed non-designated heritage property</b> 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 <b>under the Ontario Heritage Act</b> , by the City, in consultation with the <b>Heritage Advisory Committee</b> , the built heritage resource or cultural heritage landscape.	<p>Revised for clarity, making use of the newly proposed defined term “listed non-designated heritage property”.</p> <p>Heritage Guelph is now formally called the Heritage Advisory Committee.</p> <p>In new text, “listed non-designated heritage property” and “Ontario Heritage Act”, terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such. As well, the term “listed” is no longer a defined term in the glossary of the Official Plan and has been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
70	Current Policy 4.8.5.8	<b>4.8.5.8</b> 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 of use that has the potential to impact <b>a non-designated built heritage resource</b> or a cultural heritage landscape listed in the Heritage Register.	<b>4.8.2.7.</b> 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 of use that has the potential to <b>cause negative impacts to designated heritage property, a listed non-designated heritage property</b> or a cultural heritage landscape listed in the Heritage Register.	<p>Revised for clarity, referencing appropriate defined terms. "Designated heritage property" has been added to the list of defined terms in the glossary of the Official Plan.</p> <p>Currently, this policy enables the City to require Cultural Heritage Conservation Plans for development that could have negative impacts to properties listed but not designated (this includes development on adjacent lands that could have negative impacts). This expansion enables (but does not mandate) the City to require conservation plans if there may be negative impacts to any property included in the Heritage Register. This follows from the reduced emphasis on listed non-designated properties in the Ontario Heritage Act.</p> <p>In the new text, "negative impacts", "designated heritage property" and "listed non-designated heritage property" are terms that are defined or proposed to be defined in the glossary of the Official Plan and have also been expressed as such. As well, the term "listed" is no longer a defined term in the glossary of the Official Plan and has been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
71	New Policy 4.8.2.8		<b>8. Listed non-designated heritage properties may be removed from the Heritage Register, or have the description in the Heritage Register changed, following a Cultural Heritage Review.</b>	To state clearly an alternate method for removing listed non-designated heritage properties from the heritage register.  "Listed non-designated heritage properties", "Heritage Register" and "cultural heritage review" are terms that are defined or proposed to be defined in the glossary of the Official Plan and have been expressed as such.
72	Current Policy Section 4.8.2 Heritage Designation	<b>4.8.2.5</b>	<b>4.8.3.5</b>	The text of the listed policies are not proposed to be changed but are being reorganized into different sections because of changes proposed.
73	Current Policy 4.8.2.1	<b>4.8.2.1.</b> Council, in consultation with <b>Heritage Guelph</b> , may designate by by-law, properties of cultural heritage value or interest in accordance with Part IV of the Ontario Heritage Act. <b>Properties of cultural heritage value or interest</b> must, in Council's opinion, meet one of the prescribed criteria as established by regulation under the Ontario Heritage Act. <b>Such</b> properties shall be listed as designated properties in the Municipal Register of Cultural Heritage Properties.	<b>4.8.3.1.</b> Council may, in consultation with <b>the Heritage Advisory Committee</b> , designate by by-law, properties <b>with</b> cultural heritage value or interest in accordance with Part IV of the Ontario Heritage Act. <b>Such</b> properties must, in Council's opinion, meet one of the prescribed criteria as established by regulation under the Ontario Heritage Act. <b>Following approval of the by-law, such</b> properties shall be listed as designated <b>heritage</b> properties in the Municipal Register of Cultural Heritage Properties.	Revised for clarity. Heritage Guelph is now formally called the Heritage Advisory Committee. "Designated heritage properties" is a term that is defined or proposed to be defined under the glossary of the Official Plan and has been expressed as such. The terms "cultural heritage value or interest" and "listed" are no longer defined terms in the glossary and have been expressed as such.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
74	Current Policy 4.8.2.2	<b>4.8.2.2.</b> 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.	<b>4.8.3.2.</b> Development, redevelopment, and site alteration affecting a designated <b>heritage</b> 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. <b>Mitigation or avoidance measures may be required to protect the heritage attributes of the designated heritage property or protected heritage property.</b>	<p>Revised for clarity and to direct to the policy on "mitigation and avoidance", which may be required to receive consent.</p> <p>In new text, "designated heritage property", "heritage attributes" and "protected heritage property" terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such. As well, the term "property" in the phrase "property's heritage attributes" was previously expressed as a defined term. This expression has been removed as it has been determined that the vernacular term is sufficient.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
75	Current Policy 4.8.2.3	<b>4.8.2.3.</b> 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 <b>Heritage Guelph</b> , 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.	<b>4.8.3.3.</b> Applications for any alteration affecting or likely to affect the heritage attributes of a designated <b>heritage</b> property or other protected heritage property shall be required to demonstrate, to the satisfaction of the City, in consultation with the <b>Heritage Advisory Committee</b> , 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.	<p>Added a word to reflect a change to a defined term “designated heritage property”. “Designated heritage property” has been expressed as a defined term in the glossary of the Official Plan.</p> <p>Heritage Guelph is now formally called the Heritage Advisory Committee.</p>



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
76	Current Policy 4.8.2.4	<p><b>4.8.2.4.</b> 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:</p> <p>i) maintaining the original location and orientation to the street and lot pattern;</p> <p>ii) conserving the cultural heritage landscape or setting;</p> <p>iii) ensuring the height, bulk, form, massing, materials, fenestration and/or facade treatments do not detract from the heritage attributes; and</p> <p>iv) maintaining the general scale and pattern of the streetscape.</p>	<p><b>4.8.3.4.</b> Development, redevelopment and site alteration of designated <b>heritage</b> 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:</p> <p>i) maintaining the original location and orientation to the street and lot pattern;</p> <p>ii) conserving the cultural heritage landscape or setting;</p> <p>iii) ensuring the height, bulk, form, massing, materials, fenestration and/or facade treatments do not detract from the heritage attributes; and</p> <p>iv) maintaining the general scale and pattern of the streetscape.</p>	<p>Added a word to reflect a change to a defined term "designated heritage property". "Designated heritage property" has been expressed as a defined term in the glossary of the Official Plan.</p> <p>The terms "compatibility", the second instance of "heritage attributes" and, "conserving" are now expressed as defined terms as noted in the Official Plan.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
77	Current Policy 4.8.8.1	<b>4.8.8.1</b> 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.	<b>4.8.3.6.</b> The City shall identify, evaluate and conserve heritage trees which satisfy one <b>or more</b> of the criteria for determining cultural heritage value or interest as prescribed by regulation under the Ontario Heritage Act. <b>Properties may be designated under the Ontario Heritage Act where the sole heritage attribute is one or more heritage trees.</b>	Moved policies on heritage trees into the section on heritage designation and added language that a designation can apply where the tree is the sole heritage attribute.  In new text, "Ontario Heritage Act", "heritage attribute" and "heritage trees", terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such. The term "cultural heritage value or interest" is no longer a defined term in the glossary and has been expressed as such.
78	Current Policy 4.8.8.2	<b>4.8.8.2.</b> Where heritage trees have been identified by the City, they will be protected through appropriate measures under the Ontario Heritage Act while having regard to the health of the tree and public safety.	<b>4.8.3.7.</b> Where <b>one or more</b> heritage trees have been identified by the City, they will be protected through appropriate measures under the Ontario Heritage Act while having regard to the health of the tree and public safety.	Moved heritage trees policies to the heritage designation section and clarified that it can apply to multiple trees.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
79	New Policy 4.8.3.8		<b>8. 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 Impact Study, Environmental Assessment Study, or through a specific tree study.</b>	<p>This policy has been moved from within the definition of “heritage tree” for clarity.</p> <p>“Environmental Impact Study” has been included in the list of identifying studies.</p> <p>“Heritage trees”, “Cultural Heritage Resource Impact Assessment”, “Cultural Heritage Conservation Easement Agreement”, “Cultural Heritage Review”, “Environmental Impact Study” and “Environmental Assessment Study” are terms defined or proposed to be defined in the glossary of the Official Plan and have been expressed as such.</p>
80	Current Policy 4.8.2.6	<b>4.8.2.6.</b> Heritage attributes shall be conserved, unless it has been demonstrated to the satisfaction of the City, in consultation with <b>Heritage Guelph</b> , 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. The repeal of a heritage designation will be undertaken in accordance with the Ontario Heritage Act and its regulations or guidelines.	<b>4.8.3.9.</b> Heritage attributes shall be conserved, unless it has been demonstrated to the satisfaction of the City, in consultation with <b>the Heritage Advisory Committee</b> , 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. The repeal of a heritage designation will be undertaken in accordance with the Ontario Heritage Act and its regulations or guidelines.	<p>Heritage Guelph is now formally called the Heritage Advisory Committee.</p> <p>The term “cultural heritage value or interest” is no longer a defined term in the glossary of the Official Plan and has been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
81	Current Policy Section 4.8.4 Heritage Conservation Districts	<b>4.8.3.2</b> <b>4.8.3.3</b>	<b>4.8.4.2</b> <b>4.8.4.4</b>	The text of the listed policies is not proposed to be changed but is being reorganized into different sections because of the changes proposed.
82	Current Policy 4.8.3.1	<b>4.8.3.1.</b> Council, in consultation with <b>Heritage Guelph</b> , 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.	<b>4.8.4.1.</b> Council, in consultation with <b>the Heritage Advisory Committee</b> , 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.	Heritage Guelph is now formally called the Heritage Advisory Committee.
83	Current Policy 4.8.3.3	<b>4.8.3.3.</b> Pursuant to the Ontario Heritage Act, and in consultation with <b>Heritage Guelph</b> , Council may, by by-law designate any area within the city as a Heritage Conservation District.	<b>4.8.4.3.</b> Pursuant to the Ontario Heritage Act, and in consultation with <b>the Heritage Advisory Committee</b> , Council may, by by-law designate any area within the city as a Heritage Conservation District.	Heritage Guelph is now formally called the Heritage Advisory Committee.
84	Current Policy 4.8.3.5	<b>4.8.3.5.</b> Properties within an approved Heritage Conservation District shall be listed in the Heritage Register.	<b>4.8.4.5.</b> Properties within an approved Heritage Conservation District shall be listed in the Heritage Register <b>and shall be conserved according to the Heritage Conservation District Plan.</b>	Additional language added to state the conservation requirements established in heritage conservation district plan.  In the new text, the terms “Heritage Conservation District” and “conserved”, defined in the glossary of the Official Plan, have also been expressed as such.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
85	Current Policy Section 4.8.5 Development and Site Alteration Adjacent to Protected Heritage Property	<b>4.8.4.4</b> <b>4.8.4.5</b>	<b>4.8.5.6</b> <b>4.8.5.7</b>	The text of the listed policies is not proposed to be changed but is being reorganized into different sections because of the changes proposed.
86	4.8.5.2	<b>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.</b>		Changes to the Ontario Heritage Act now automatically remove non-designated properties from the Heritage Register.
87	New Policy 4.8.5.2		<b>2. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.</b>	Introducing policy to be consistent with Policy 4.6.2 of the PPS, 2024.  "Development", "site alteration", "archaeological resources", "areas of archaeological potential", "significant", and "conserved", terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
88	4.8.4.1	<b>4.8.4.1. 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.</b>	<b>4.8.5.1. Development and site alteration shall not be permitted on adjacent lands to protected heritage property unless the heritage attributes have been conserved to the satisfaction of the City. Mitigation or avoidance measures may be required to conserve the heritage attributes.</b>	<p>This policy is being replaced by the proposed policy, which ensures consistency with the PPS, 2024.</p> <p>“Development”, “site alteration”, “adjacent lands”, “protected heritage property”, “heritage attributes”, and “conserved”, terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.</p>
89	Current Policy 4.8.4.2	<b>4.8.4.2.</b> 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 <b>Heritage Guelph</b> that the heritage attributes of the <b>designated</b> heritage property will be conserved.	<b>4.8.5.3.</b> 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 <b>the Heritage Advisory Committee</b> that the heritage attributes of the <b>protected</b> heritage property will be conserved.	<p>Heritage Guelph is now formally called the Heritage Advisory Committee. “Protected heritage property”, a term that is defined or proposed to be defined in the glossary of the Official Plan, has also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
90	Current Policy 4.8.4.3	<b>4.8.4.3.</b> 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.	<b>4.8.5.4.</b> 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.	Remove a comma for correct grammar.  "Heritage attributes", "protected heritage property", and "compatible" are now expressed as defined terms as noted in the glossary of the Official Plan.
91	4.8.5.6	<b>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.</b>		This policy is removed because the Ontario Heritage Act does not provide protections (aside from the requirement to notify of demolition) for listed non-designated properties on the heritage register. These requirements apply more accurately to designated heritage properties, and those policies are in Section 4.8.3.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
92	4.8.6.1	1. The City recognizes that there are archaeological remnants of precontact and early historic habitation within the <b>City</b> . The Archaeological Master Plan – Planning Report (January 2001) identified lands that <b>have the potential for the discovery of archaeological resources</b> . 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.	1. The City recognizes that there are archaeological remnants of precontact and early historic habitation within the <b>city</b> . The Archaeological Master Plan – Planning Report (January 2001) identified lands that <b>may be areas of archaeological potential</b> . 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.	Updated the term to reflect language of the PPS, 2024 which uses the term “areas of archaeological potential”. In the new text, the term has been expressed as a defined term found in the glossary of the Official Plan.
93	4.8.6.2	2. Where archaeological resources or <b>areas of potential archaeological resources</b> 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 as per Section 48 of the Ontario Heritage Act.	2. Where archaeological resources or <b>areas of archaeological potential</b> 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 as per Section 48 of the Ontario Heritage Act.	Update the term “areas of potential archaeological resources” to use the same language as the PPS, 2024. The term “areas of archaeological potential” has been expressed as a defined term found in the glossary of the Official Plan.



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
94	4.8.6.3	3. Development and site alteration shall only be permitted on lands containing archaeological resources or <b>areas of potential archaeological resources</b> 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.	3. Development and site alteration shall only be permitted on lands containing archaeological resources or <b>areas of archaeological potential</b> 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.	<p>Update the term “areas of potential archaeological resources” to use the same language as the PPS 2024. The term “areas of archaeological potential” has been expressed as a defined term found in the glossary of the Official Plan.</p> <p>The terms “significant” and “conserved” are now expressed as defined terms as noted in the Official Plan.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
95	4.8.6.4	<p>4. Development and site alteration shall not commence on lands containing archaeological resources or <b>areas of potential archaeological resources</b> until an Archaeological Assessment, prepared to the satisfaction of the Province and the City, has been completed that:</p> <p>i) identifies the affected areas of archaeological potential and archaeological resources;</p> <p>ii) assesses the archaeological significance of the subject land;</p> <p>iii) recommends conservation and/or preservation measures required to retain the heritage value, attributes and integrity of the resource; and</p> <p>iv) meets the Standards and Guidelines for Consultant Archaeologists, as amended, of the Ontario Heritage Act and its regulations.</p>	<p>4. Development and site alteration shall not commence on lands containing archaeological resources or <b>areas of archaeological potential</b> until an Archaeological Assessment, prepared to the satisfaction of the Province and the City, has been completed that:</p> <p>i) identifies the affected areas of archaeological potential and archaeological resources;</p> <p>ii) assesses the archaeological significance of the subject land;</p> <p>iii) recommends conservation and/or preservation measures required to retain the heritage value, attributes and integrity of the resource; and</p> <p>iv) meets the Standards and Guidelines for Consultant Archaeologists, as amended, of the Ontario Heritage Act and its regulations.</p>	<p>Update the term “areas of potential archaeological resources” to use the same language as the PPS, 2024. The term “areas of archaeological potential” has been expressed as a defined term found in the glossary of the Official Plan.</p> <p>As well as “areas of archaeological potential”, the term “significance” is now expressed as a defined term as noted in the Official Plan.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
96	4.8.6.5 & 4.8.6.6	<p>5. Indigenous governments and communities including <b>the</b> Six Nations of the Grand River and Mississaugas of the <b>New Credit</b> shall be notified at such time that City of Guelph Council commences an archaeological management plan and shall be engaged in the process.</p> <p>6. Six Nations of the Grand River and Mississaugas of the <b>New Credit</b> shall be provided notification in regards to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.</p>	<p>5. Indigenous governments and communities including Six Nations of the Grand River and Mississaugas of the <b>Credit First Nation</b> shall be notified at such time that City of Guelph Council commences an archaeological management plan and shall be engaged in the process.</p> <p>6. Six Nations of the Grand River and Mississaugas of the <b>Credit First Nation</b> shall be provided notification in regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.</p>	Updated to reflect correct name.
97	Current Policy Section 4.8.7 The Heritage Advisory Committee	<b>4.8.7.8</b> <b>4.8.7.9</b>	<b>4.8.7.7</b> <b>4.8.7.8</b>	The text of the listed policies is not proposed to be changed but is being reorganized into different sections because of the changes proposed.
98	4.8.7.1	1. <b>Heritage Guelph</b> 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.	1. <b>The Heritage Advisory Committee</b> 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.	Heritage Guelph is now formally called the Heritage Advisory Committee.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
99	4.8.7.2	2. <b>Heritage Guelph</b> 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.	2. <b>The Heritage Advisory Committee</b> 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.	Heritage Guelph is now formally called the Heritage Advisory Committee.  The term “cultural heritage value or interest” is no longer a defined term in the glossary of the Official Plan and has been expressed as such.
100	4.8.7.3	3. <b>Heritage Guelph</b> 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.	3. <b>The Heritage Advisory Committee</b> 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.	Heritage Guelph is now formally called the Heritage Advisory Committee.
101	4.8.7.4	4. <b>Heritage Guelph</b> will provide advice on cultural heritage value or interest on all matters referred to it by Council.	4. <b>The Heritage Advisory Committee</b> will provide advice on cultural heritage value or interest on all matters referred to it by Council.	Heritage Guelph is now formally called the Heritage Advisory Committee.  The term “cultural heritage value or interest” is no longer a defined term in the glossary of the Official Plan and has been expressed as such.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
102	4.8.7.5	<b>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.</b>		The Couling Inventory is not a list of listed non-designated heritage properties or designated heritage properties. As a result it is to be removed from Official Plan policies. Due to changes in the way the Heritage Register works, listed/non-designated properties are not well protected and should only be pursued if there is an intent to designate.
103	Current Policy 4.8.7.6	<b>6.</b> The City will promote good communication between <b>Heritage Guelph</b> and City departments, local heritage groups and applicable government agencies.	<b>5.</b> The City will promote good communication between <b>the Heritage Advisory Committee</b> and City departments, local heritage groups and applicable government agencies.	Heritage Guelph is now formally called the Heritage Advisory Committee.
104	Current Policy 4.8.7.7	<b>7.</b> The City, in conjunction with <b>Heritage Guelph</b> , 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.	<b>6.</b> The City, in conjunction with <b>the Heritage Advisory Committee</b> , 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.	Heritage Guelph is now formally called the Heritage Advisory Committee.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
105	Current Policy Section 4.8.8 Cultural Heritage Resource Impact Assessment	<b>4.8.9.3</b> <b>4.8.9.5</b>	<b>4.8.8.3</b> <b>4.8.8.7</b>	The text of the listed policies is not proposed to be changed but is being reorganized into different sections because of the changes proposed.
106	Current Policy 4.8.9.1	<p><b>4.8.9.1.</b> 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 <b>has been designated under the Ontario Heritage Act</b> or has been listed as a <b>non-designated property</b> in the Heritage Register:</p> <ul style="list-style-type: none"> <li>• Official Plan Amendment (when combined with a Zoning By-law Amendment or a Plan of Subdivision)</li> <li>• Consent</li> <li>• Zoning By-law Amendment</li> <li>• Plan of Subdivision</li> <li>• Minor Variance</li> <li>• Site Plan Control</li> </ul>	<p><b>4.8.8.1.</b> 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 <b>is a protected heritage property</b> or has been listed as a <b>listed non-designated heritage property</b> in the Heritage Register:</p> <ul style="list-style-type: none"> <li>• Official Plan Amendment (when combined with a Zoning By-law Amendment or a Plan of Subdivision)</li> <li>• Consent</li> <li>• Zoning By-law Amendment</li> <li>• Plan of Subdivision</li> <li>• Minor Variance</li> <li>• Site Plan Control</li> </ul>	<p>Expanded what this applies to, from solely properties under part IV, to all protected heritage properties. This enables the City to require studies if the property is a heritage property protected under other legislation, such as federally, provincially, or internationally.</p> <p>In the new text, “protected heritage property” and “listed non-designated heritage property”, terms that are defined or proposed to be defined in the glossary of the Official Plan have been expressed as such. The term “property” was previously expressed as a defined term. This expression has been removed as it has been determined that the vernacular term is sufficient. Also, the term “list” is no longer a defined term in the glossary of the Official Plan and has been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
107	Current Policy 4.8.9.2	<b>4.8.9.2.</b> 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 <b>Heritage Guelph</b> .	<b>4.8.8.2.</b> 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 the <b>Heritage Advisory Committee</b> .	Heritage Guelph is now formally called the Heritage Advisory Committee.
108	Current Policy 4.8.10.1	<b>4.8.10.1.</b> The requirements for a Scoped Cultural Heritage Resource Impact Assessment may be scoped to the satisfaction of City staff and <b>Heritage Guelph</b> .	<b>4.8.8.4.</b> The requirements for a Scoped Cultural Heritage Resource Impact Assessment may be scoped to the satisfaction of City staff and <b>the Heritage Advisory Committee</b> .	Moving this policy to consolidate the policies for a scoped CHRIA with the policies for a CHRIA.  Heritage Guelph is now formally called the Heritage Advisory Committee.
109	Current Policy 4.8.10.2	<b>4.8.10.2.</b> 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 <b>Heritage Guelph</b> , that a particular proposal can proceed without negative impact on any cultural heritage resources or heritage attributes.	<b>4.8.8.5.</b> 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 <b>the Heritage Advisory Committee</b> , that a particular proposal can proceed without negative impact on any cultural heritage resources or heritage attributes.	Moving this policy to consolidate the policies for a scoped CHRIA with the policies for a CHRIA.  Heritage Guelph is now formally called the Heritage Advisory Committee.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
110	Current Policy 4.8.9.4	<b>4.8.9.4.</b> 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.	<b>4.8.8.6.</b> The Cultural Heritage Resource Impact Assessment or <b>Scoped Cultural Heritage Resource Impact Assessment</b> 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.	To consolidate the policies for full and scoped CHRIAs into one section.  "Scoped Cultural Heritage Resource Impact Assessment", a term that is defined in the glossary of the Official Plan, has been expressed as such. The terms "cultural heritage resources" and "Cultural Resource Impact Assessment" are now expressed as defined terms as noted in the glossary of the Official Plan.
111	Current Policy Section 4.8.10 Cultural Heritage Review	<b>4.8.12.2</b>	<b>4.8.10.2</b>	The text of the listed policies is not proposed to be changed but is being reorganized into different sections because of the changes proposed.



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
112	Current Policy 4.8.12.1	<b>4.8.12.1.</b> A Cultural Heritage Review <b>is required</b> when requests are made to modify a description of <b>non-designated</b> properties listed in the Heritage Register or to <b>list or remove non-designated</b> properties <b>in</b> the Heritage Register.	<b>4.8.10.1.</b> A Cultural Heritage Review <b>may be undertaken</b> when requests are made to modify a description of <b>listed non-designated heritage properties</b> listed in the Heritage Register, <b>to remove a listed non-designated heritage property from the Heritage Register,</b> or to <b>add</b> properties to the Heritage Register.	Revised for clarity by listing the possible outcomes of a Cultural Heritage Review and softening the requirement in cases where a request is minor, or not the intent of the request.  In the new text, “listed non-designated heritage property” and “Heritage Register”, terms that are defined or proposed to be defined in the glossary of the Official Plan, have been expressed as such. As well, the term “Heritage Register” throughout is now expressed as a defined term as noted in the Official Plan.
113	4.8.10.3	<b>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</b>		New policy 4.8.8.6 addresses this policy.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
114	4.8.10.4	<b>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.</b>		This policy is duplicated for the Cultural Heritage Resource Impact Assessment and Scoped Cultural Heritage Impact Assessment. These two sections have been consolidated and this duplicate policy is proposed to be removed.
115	Current Policy Section 4.8.12 Implementation Policies	<b>4.8.13.1</b>	<b>4.8.12.1</b>	The text of the listed policies is not proposed to be changed but is being reorganized into different sections because of the changes proposed.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
116	Current Policy 4.8.12.1 i)	<b>4.8.13.1.i)</b> 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.	<b>4.8.12.i)</b> 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 <b>may</b> 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.	Changes to the Planning Act, 1990 from Bill 23 no longer permits Site Plan Control to address certain features of design.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
117	Current Policy 4.8.12.1 vi)	<p><b>4.8.13.1.vi)</b> Entering into cultural heritage conservation easement agreements with the owner of any real property pursuant to the provisions of the Ontario Heritage Act for the purpose of:</p> <p>a) conserving, protecting and maintaining the heritage <b>features</b> of the property in perpetuity;</p> <p>b) preventing any demolition, construction, alteration, addition or any other action which would adversely affect the heritage <b>features</b> of the property; and</p> <p>c) establishing criteria for the approval of any development affecting the cultural heritage resource.</p>	<p><b>4.8.12.vi)</b> Entering into cultural heritage conservation easement agreements with the owner of any real property pursuant to the provisions of the Ontario Heritage Act for the purpose of:</p> <p>a) conserving, protecting and maintaining the heritage <b>attributes</b> of the property in perpetuity;</p> <p>b) preventing any demolition, construction, alteration, addition or any other action which would adversely affect the heritage <b>attributes</b> of the property; and</p> <p>c) establishing criteria for the approval of any development affecting the cultural heritage resource.</p>	<p>The PPS, 2024 and the Ontario Heritage Act now use the term “heritage attributes”. Note that provincial approval of OPA 80 introduced changes to the definition of “heritage attributes”, meaning that the definition in this Official Plan and the PPS, 2024 and Ontario Heritage Act no longer align, but they are functionally similar.</p> <p>“Heritage attributes”, a term proposed to be defined in the glossary of the Official Plan, is expressed as such. The terms “conserving”, “development” and “cultural heritage resource” are now expressed as defined in the glossary of the Official Plan. The term “property” was previously expressed as a defined term. This expression has been removed as it has been determined that the vernacular term is sufficient.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
118	5 Movement of People and Goods – An Integrated Transportation System	<p>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 <b>urban</b> form to reduce auto trips.</p> <p>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.</p>	<p>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 <b>built</b> form to reduce auto trips.</p> <p>An integrated <b>and planned multimodal</b> 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.</p>	<p>The definition of “compact built form” remains the same as “compact urban form”, just a change in wording from “urban” to “built”.</p> <p>Introduced further language to be consistent with Policy 3.2.3 of the PPS, 2024 as it relates to a multimodal transportation system.</p>
119	5.1.1 i) & ii)	<p>i) Increasing non-auto mode shares for average daily trips to 15% for transit, <b>15%</b> for walking and <b>3%</b> for cycling; and</p> <p>ii) Reducing the amount of energy used for transportation by 25% from 2007 levels by 2031.</p>	<p>i) Increasing non-auto mode shares for average daily trips to 15% for transit, <b>17%</b> for walking and <b>10%</b> for cycling; and</p> <p>ii) Reducing the amount of energy used for transportation by 25% <b>or more</b> from 2007 levels by 2031.</p>	Updating targets to be consistent with other City of Guelph documents.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
120	5.3.3	3. The City will encourage shorter trip distances primarily through the development of a more compact <b>urban</b> form with additional opportunities for mixed-use development and live/work opportunities.	3. The City will encourage shorter trip distances primarily through the development of a more compact <b>built</b> form with additional opportunities for mixed-use development and live/work opportunities.	Definition of “compact built form” remains the same as “compact urban form”, just a change in wording from “urban” to “built”.
121	5.4.5	5. The City will implement the <b>Bicycle Transportation</b> Plan through the development process as well as City projects <b>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.</b>	5. The City will implement the <b>Cycling Master</b> Plan through the development process as well as City projects.	Changing “Bicycle Transportation Plan” to “Cycling Master Plan” for consistency with the actual name of the plan which is in effect.
122	New Policy 5.4.8		<b>8. The City, through projects or development, will provide direct connections between the sidewalk and trail networks, creating controlled crossings at the intersection of the street and trail networks where practical.</b>	“Development”, a term that is defined in the glossary of the Official Plan, has also been expressed as such.
123	5.5.2 i)	i) plan for a compact <b>urban</b> 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;	i) plan for a compact <b>built</b> 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;	The definition of “compact built form” remains the same as “compact urban form”, just a change in wording from “urban” to “built”.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
124	5.8.4	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.	4. The City will promote the creation of an arterial-collector grid road system in the greenfield area <b>and the built-up area</b> of the city to assist in the dispersion of traffic and to provide appropriate walking distances to transit services on the main roads.	There are areas in the built-up area of the City, shown on Schedule 1a of the City of Guelph Official Plan that will require a plan of subdivision that can accommodate the creation of an arterial-collector grid road system.  "Built-up area", a term defined in the glossary of the Official Plan, is expressed as such.
125	New Policy 5.8.13		<b>13. The City will maintain a commitment to improving the pedestrian design of Main Streets, Intensification Corridors and the Downtown core by prioritizing the following design elements, where appropriate: limiting block sizes, introducing frequent midblock crossings, respecting the guidance for current provincial guidelines, providing buffers between the pedestrian walkways and road, including street trees, pedestrian lighting.</b>	Policy proposed to align with guidelines for mid-block crossing in Complete Streets Design Guidelines.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
126	Table 5.1 Road Widening Dedications	<p>Gordon Street – <b>26</b> metres – <b>1-3</b> metres both sides College Avenue to Stone Road</p> <p>Gordon Street – <b>30</b> metres – <b>3-5</b> metres both sides, Stone Road to Clair Road</p> <p>Gordon Street – <b>30</b> metres – 5 metres both sides, Clair Road to Maltby Road</p> <p>Victoria Road – <b>26</b> metres – <b>3</b> metres both sides, York Road to <b>Eramosa River</b></p> <p>Victoria Road – <b>30</b> metres – <b>2-5</b> metres both sides, <b>Eramosa River to Stone Road East</b></p> <p>Clair Road – <b>30</b> metres</p>	<p>Gordon Street – <b>32</b> metres – <b>4-6</b> metres both sides College Avenue to Stone Road</p> <p>Gordon Street – <b>32</b> metres – <b>4-6</b> metres both sides, Stone Road to Clair Road</p> <p>Gordon Street – <b>32</b> metres – <b>2-5</b> metres both sides, Clair Road to Maltby Road</p> <p>Victoria Road – <b>32</b> metres – <b>6</b> metres both sides, York Road to <b>Stone Road</b></p> <p>Victoria Road – <b>36</b> metres – <b>5-8</b> metres both sides, <b>Stone Road to Clair Road</b></p> <p>Clair Road – <b>32</b> metres – <b>Beaver Meadow Drive to Victoria Road</b></p>	Aligning right-of-way widths with ongoing or planned Environmental Assessments (EAs) in proximity to Strategic Growth Areas such as the Guelph Innovation District, Clair-Maltby, and Gordon Street. As a condition of development approval, the City may require that a portion of lands be dedicated to the City for the road widening. However, the roads may not be widened to the exact width as EAs will determine the ultimate right-of-way required.



127	Table 5.2: Intersection Improvements		<p><b>Arkell Road at Colonial Drive</b></p> <p><b>Clair Road at Gordon Street, Farley Drive, Poppy Drive West, Beaver Meadows Drive</b></p> <p><b>College Avenue at Scottsdale Drive</b></p> <p><b>Edinburgh Road at Kortright Road West, Stone Road West</b></p> <p><b>Elizabeth Street at Macdonell</b></p> <p><b>Elmira Road North at Speedvale Avenue West, Willow Road</b></p> <p><b>Eramosa Road at Aruther Street, Delhi Street, Stevenson Street, Victoria Road</b></p> <p><b>Grange Road at Starwood Drive</b></p> <p><b>Grange Street at Victoria Road</b></p> <p><b>Gordon Street at Clairfields Drive, Clair Road, Kortright Road West, Lowes Road, Poppy Drive East and West</b></p> <p><b>Imperial Road North at Massey Road, Paisley Road, Speedvale Avenue West, Westmount Road, Willow Road, Woodlawn Road West</b></p>	<p>Including recommended intersection improvements from the Transportation Master Plan as one or both intersecting streets are identified on the Cycling Spine Network requiring more space at intersections for a protected intersection design. As a condition of development approval, the City may require that a portion of lands be dedicated to the City for the intersection improvement.</p>
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Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
			<b>Kortright Road West at Scottsdale Drive, Edinburgh Road</b>  <b>Massey Road at Imperial</b>  <b>Paisley Road at Imperial Road North, Stephanie Drive, Whitelaw Road</b>  <b>Poppy Drive West at Clair Road</b>  <b>Scottsdale Drive at Kortright Road West</b>  <b>Silvercreek Parkway at Campbell Road</b>  <b>Speedvale Avenue at Elmira Road North, Edinburgh Road, Imperial Road North, Metcalfe Street, Royal Road, Stevenson Street, Westmount Road, Victoria Road</b>	
128	6.1.10	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.	10. The City will guide the direction, location, scale and timing of development to ensure compact, orderly development <b>that aligns with comprehensive municipal planning for municipal services</b> and to minimize the cost of municipal services and related infrastructure.	Aligns with language in PPS, 2024 Policy 3.6.1 b) 4. & PPS, 2024 Policy 3.6.8 g).

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
129	New Policy 6.1.22		<b>22. The City will encourage the conversion of private water services to the City's Drinking Water System. Where conversion is feasible, the conversion shall be completed in accordance with the City's Water By-law.</b>	Introducing a new policy to enable water service conversions through the City's recent <a href="#">Water By-law Update</a> .
130	6.4 a)	a) To protect, maintain, enhance and restore the quality and quantity of the water resource system through sound stormwater management.	a) To protect, maintain, enhance and restore the quality and quantity of the water resource system through sound stormwater management <b>on a watershed scale.</b>	Consistent with language in Policy 3.6.8 g) in PPS, 2024.
131	6.4 c)	c) To ensure that planning for stormwater management includes preparing for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure.	c) To ensure that planning for stormwater management includes preparing for the impacts of a changing climate, <b>such as erosion and changes in water balance</b> , through the effective management of stormwater, including the use of green infrastructure.	Consistent with language in Policy 3.6.8 c) in PPS, 2024.
132	6.4 d) iii)	iii) Minimize erosion and flooding; and	iii) Minimize erosion, <b>changes in water balance</b> , and flooding; <b>and</b>	Consistent with language in Policy 3.6.8 c) in PPS, 2024.
133	6.4.3 iv)	iv) provides an assessment of potential impacts to the water resource system that may result from the proposed stormwater management design; and	iv) provides an assessment of potential <b>cumulative</b> impacts to the water resource system that may result from the proposed stormwater management design; and	To be consistent with language in Policy 3.6.8 g) in the PPS, 2024 (which speaks to considering cumulative impacts).

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
134	6.4.3 v)	v) Demonstrates that <b>pre-development stormwater flows from the site match post-development stormwater flows</b> for design storm events; and	v) Demonstrates that <b>changes to stormwater flows from the site have been designed to be minimized, or, where possible, prevented or reduced</b> for design storm events; and	Consistent with language in Policy 3.6.8 b) in PPS, 2024.
135	6.4.7	7. All development shall be required to demonstrate consistency with the requirements of this Plan, the Stormwater Management Master Plan (20 <b>12</b> ) and the Stormwater Management Planning and Design Manual (2003), or successor thereto, to achieve a stormwater management design that has the highest level of use, aesthetics, environmental benefits and ease of maintenance.	7. All development shall be required to demonstrate consistency with the requirements of this Plan, the Stormwater Management Master Plan (20 <b>23</b> ) and the Stormwater Management Planning and Design Manual (2003), or successor thereto, to achieve a stormwater management design that has the highest level of use, aesthetics, environmental benefits and ease of maintenance.	Updating references so they are consistent with dates of City of Guelph Master Plans.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
136	6.4.8	8. Stormwater management facilities may be permitted in all land use designations on Schedule 2. The City will generally discourage detention and retention facilities in municipal parks except where identified in the Stormwater Management Master Plan (2012). 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 that the quality and quantity of water of the receiver is maintained or enhanced.	8. Stormwater management facilities may be permitted in all land use designations on Schedule 2. The City will generally discourage detention and retention facilities in municipal parks except where identified in the Stormwater Management Master Plan (2023). 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 that the quality and quantity of water of the receiver is maintained or enhanced.	Updating references so they are consistent with dates of City of Guelph Master Plans.
137	6.5 b)	b) To show environmental leadership in using a waste management system that facilitates, encourages and promotes <b>the minimization of waste generation.</b>	b) To show environmental leadership in using a waste management system that facilitates, encourages and promotes <b>integrated waste management.</b>	Wording change to be consistent with Policy 3.7.1 of the PPS, 2024. Integrated waste management is a comprehensive approach to managing waste that includes prevention and reduction of waste.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
138	6.5.2	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, <b>generally at 5 year intervals.</b>	2. The City will implement the Solid Waste Management <b>Master</b> Plan (20 <b>16</b> ) 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.	Updating references so they are consistent with dates of City of Guelph Master Plans and review cadence.
139	7.2.2.4	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 <b>urban</b> form. This may include setting maximum unit sizes or reducing parking requirements.	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 <b>built</b> form. This may include setting maximum unit sizes or reducing parking requirements.	Definition of "compact built form" remains the same as "compact urban form", just a change in wording from "urban" to "built".

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
140	7.3 d) & g)	<p>d) to provide a sufficient open space system of parks and trails to meet the active and passive recreational needs of residents <b>that is accessible to all residents.</b></p> <p>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 <b>Recreation, Parks and Culture Strategic Plan.</b></p>	<p>d) to provide a sufficient open space system of parks and trails to meet the active and passive recreational needs of <b>all</b> residents <b>and provides for persons of all ages and abilities.</b></p> <p>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 <b>Parks and Recreation Master Plan.</b></p>	<p>Wording changed to be consistent with Policy 3.9.1 a) of the PPS, 2024.</p> <p>Updating language to the correct master plan name: Parks and Recreation Master Plan.</p>
141	7.3.2 Urban Squares	<b>Urban Squares will primarily be developed in areas of significant intensification in the city to address increased demands for recreation, parks and cultural opportunities.</b>	<b>Urban squares serve people in intensification areas to help address increased demands for recreation. They are meant to serve both the immediate residents as well as other people visiting the area for shopping dining or appointments. Similar to neighbourhood parks, they are meant to be walkable and are well-suited to mixed use areas with high pedestrian traffic.</b>	Updating park type descriptions to match 2022 Park Plan.

142	7.3.2 Neighbourhood Parks	<p><b>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.</b></p> <p>4. The following criteria will be considered in the provision of Neighbourhood Parks:</p> <p>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;</p> <p>ii) that the site, where feasible and desirable, is located adjacent to school sites;</p> <p>iii) that the site contains adequate street frontage for visibility and safety;</p> <p>iv) that the site can be linked, where feasible, to the trail network;</p>	<p><b>Neighbourhood parks are the building blocks of the park system. Neighbourhood parks are typically smaller, local parks that serve the needs of one neighbourhood. They include play areas, recreation amenities and green spaces that are close to people's homes. They are meant to be easily walked to (500-800 metres) so people can enjoy unorganized, unstructured and spontaneous activities. They typically provide passive areas, low to intermediate sports facilities, informal and formal play areas and may contain natural areas.</b></p> <p>4. The following criteria will be considered in the provision of Neighbourhood Parks:</p> <p>i)that the site is located within a five to ten minute walk from the residential area served (service radius of about 500-<b>800</b> metres) and is unobstructed by major barriers;</p> <p>ii) that the site, where feasible and desirable, is located adjacent to school sites;</p> <p>iii) that the site contains adequate street frontage for visibility and safety;</p>	Updating park type descriptions to match 2022 Park Plan.
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Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
		<p>v) that the site contains sufficient table land (<b>approximately</b> 80 percent of site) and is well drained, except where the site takes advantage of a specific natural feature; and</p> <p>vi) that the site has a minimum size of 1.0 hectares so that a variety of outdoor recreation activities may be accommodated.</p>	<p>iv) that the site can be linked, where feasible, to the trail network;</p> <p>v) that the site contains sufficient table land (<b>minimum</b> 80 percent of site) and is well drained, except where the site takes advantage of a specific natural feature; and</p> <p>vi) that the site has a minimum size of 1.0 hectares so that a variety of outdoor recreation activities may be accommodated.</p>	

143	7.3.2 Community Parks	<p><b>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.</b></p> <p>7. The following criteria will be considered in the development of Community Parks:</p> <ul style="list-style-type: none"> <li><b>i)</b> that the site has direct access to an arterial road or collector road and is accessible by public transit</li> <li><b>ii)</b> that the site contains sufficient parking to meet anticipated demand;</li> <li><b>iii)</b> that the site contains sufficient table land to accommodate the needs of the active recreation facilities proposed for the development;</li> <li><b>iv)</b> that the site can be linked, where feasible, to the overall trail network; and</li> <li><b>v)</b> that the site consists of between 10-20 hectares in size, depending upon the nature of the facilities proposed. However, a very specific facility may be developed on a smaller site.</li> </ul>	<p><b>Community parks provide specialized amenities that draw people from an area that exceeds a typical walking distance. This often includes several neighbourhoods within a geographic area. They are planned to serve residents within a 1 kilometre or a 5-minute bike, car, or bus ride. Residents may travel these distances or further to participate in organized sports or recreation programming. Since community parks are meant to serve more people, they are located on arterial or collector roads with access to transit or parking areas. They include amenities to support community celebrations or athletic events that may not be found in smaller neighbourhood parks (like lit sport fields, splash pads, or bookable amenities).</b></p> <p>7. The following criteria will be considered in the development of Community Parks:</p> <ul style="list-style-type: none"> <li><b>i) that the site is located approximately 1 kilometre from the residential area served and is unobstructed by major barriers;</b></li> <li><b>ii)</b> that the site has direct access to an arterial road or collector road and is accessible by public transit</li> </ul>	Updating park type descriptions to match 2022 Park Plan.
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Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
			<p><b>iii)</b> that the site contains sufficient parking to meet anticipated demand;</p> <p><b>iv)</b> that the site contains sufficient table land (minimum 80 percent of site) to accommodate the needs of the active recreation facilities proposed for the development;</p> <p><b>v)</b> that the site can be linked, where feasible, to the overall trail network; and</p> <p><b>vi)</b> that the site consists of between 10-20 hectares in size, depending upon the nature of the facilities proposed. However, a very specific facility may be developed on a smaller site.</p>	

<b>Item Number</b>	<b>Policy Location in the Official Plan</b>	<b>Current Policy (words in strong style are proposed for removal)</b>	<b>Draft Amendment (words in strong style are proposed for addition)</b>	<b>Staff Comments</b>
144	7.3.2 Regional Parks	<b>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.</b>	<b>Regional parks are some of Guelph’s most recognizable parks and are designed to attract residents city-wide and visitors from out of town. These parks are used by residents and visitors for day use, celebrations, sports, or to commemorate culturally significant places. They are typically large parks but may be smaller if they have a culturally significant feature or a specialized recreation facility. They are intended to be accessed by long walks, public transit, or by bike or car ride. They are located on arterial roads and have parking areas.</b>	Updating park type descriptions to match 2022 Park Plan.

145	7.3.5.5 & New Policy 7.3.5.6	<p><b>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:</b></p> <p>i) that the site satisfies the development criteria for the type of park proposed;</p> <p>ii) that the site is not susceptible to major flooding, poor drainage, erosion, 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;</p> <p>iii) that the site is oriented to take advantage of favourable topography, vistas and mature stands of trees where possible and desirable; and</p> <p>iv) that the lands be dedicated in a condition suitable for parkland development in accordance with the standards of the City.</p>	<p><b>5. Land that is acceptable as parkland dedication includes land that:</b></p> <p>i) is free of encumbrances except as may be satisfactory to the City;</p> <p>ii) is in a condition suitable for park development in accordance with the City's Local Service Policy;</p> <p>iii) contains adequate street frontage for visibility and safety, as defined in the City's Zoning Bylaw;</p> <p>iv) can be accessed by the means outlined in Section 7.3.2 of the Official Plan;</p> <p>v) contains sufficient table land (minimum 80 percent of site) and is well drained, except where the site takes advantage of a specific natural feature (table land has a maximum grade of 5 percent, but 2 percent preferred).</p> <p><b>6. Land that continues to be not acceptable as parkland dedication includes:</b></p> <p>i) land that is identified as part of the City's Natural Heritage System;</p> <p>ii) land that is susceptible to flooding, has poor drainage, erosion issues, extreme slopes or</p>	Updating Policy 7.3.5.5 and adding new Policy 7.3.5.6 to match 2022 Park Plan criteria.
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Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
			<p>other environmental or physical conditions that would interfere with potential use as a public park;</p> <p>iii) land that is required to accommodate stormwater management facilities, subject to acceptance by the City;</p> <p>iv) land that is used or proposed to be used for utility corridors or other infrastructure incompatible with their use as a public park;</p> <p>v) land that is encumbered by easements or other instruments that would unduly restrict or prohibit public use; and</p> <p>vi) land for trails or active transportation purposes.</p>	

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
146	7.3.7.1 & 7.3.7.2	<p><b>7.3.7 Recreation, Parks and Culture Strategic Master Plan</b></p> <p>1. The City's <b>Recreation, Parks and Culture Strategic Master Plan</b> identifies the needs and priorities related to recreation, parks and cultural services, programs, and facilities within the City and how to implement these priorities.</p> <p>2. The City will monitor and review the implementation of the <b>Recreation, Parks and Culture Strategic Master Plan</b> 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.</p>	<p><b>7.3.7 Parks and Recreation Master Plan</b></p> <p>1. The City's <b>Parks and Recreation Master Plan</b> identifies the needs and priorities related to parks and recreation services, programs, and facilities within the City and how to implement these priorities.</p> <p>2. The City will monitor and review the implementation of the <b>Parks and Recreation Master Plan</b> 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.</p>	Updating language to the correct master plan name: Parks and Recreation Master Plan.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
147	9.1.2.4 iii)	iii) the facilities <b>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.</b>	iii) the facilities <b>are planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants in accordance with provincial guidelines, standards, and procedures. Where avoidance is not possible, adverse effects to sensitive land uses are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards, and procedures.</b>	<p>Wording changed to be consistent with Policy 3.5.2 of the PPS, 2024.</p> <p>“Adverse effects”, “sensitive land uses”, and “major facilities” are terms that are defined or proposed to be defined in the glossary of the Official Plan have been expressed as such.</p>



Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
148	9.2.2 Special Needs Housing	<p><b>Special Needs</b> Housing</p> <p>1. <b>Special needs</b> housing shall be permitted within land use designations where residential uses are permitted.</p> <p>2. The City in conjunction with the County, Provincial and Federal governments will support the development and retention of <b>special needs</b> housing throughout the city.</p> <p>4. The Zoning By-law will specifically define the various types of <b>special needs</b> housing and will establish regulations regarding such matters as minimum distance separation between facilities, minimum standards for occupancy and site development.</p> <p>5. Where an amendment to the Zoning By-law is required to permit <b>special needs</b> housing, such amendments will consider:</p>	<p><b>Additional Needs</b> Housing</p> <p>1. <b>Additional needs</b> housing shall be permitted within land use designations where residential uses are permitted.</p> <p>2. The City in conjunction with the County, Provincial and Federal governments will support the development and retention of <b>additional needs</b> housing throughout the city.</p> <p>4. The Zoning By-law will specifically define the various types of <b>additional needs</b> housing and will establish regulations regarding such matters as minimum distance separation between facilities, minimum standards for occupancy and site development.</p> <p>5. Where an amendment to the Zoning By-law is required to permit <b>additional needs</b> housing, such amendments will consider:</p>	<p>Name is changed from “special needs housing” to “additional needs housing” to be consistent with the PPS, 2024. Definition remains the same.</p> <p>“Additional needs housing”, a term defined in the glossary of the Official Plan, is expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
149	9.3 c) & 9.3 d)	<p>c) To encourage and support special needs housing throughout the city.</p> <p>d) To provide for higher densities of residential development in appropriate locations to ensure that transit-supportive densities, compact <b>urban</b> form, walkable communities and energy efficiencies are achieved.</p>	<p>c) To encourage and support <b>additional needs</b> housing throughout the city.</p> <p>d) To provide for higher densities of residential development in appropriate locations to ensure that transit-supportive densities, compact <b>built</b> form, walkable communities and energy efficiencies are achieved.</p>	<p>Name is changed from “special needs housing” to “additional needs housing” to be consistent with the PPS, 2024. Definition remains the same.</p> <p>Definition of “compact built form” remains the same as “compact urban form”, just a change in wording from “urban” to “built”.</p> <p>“Additional needs housing”, and “compact built form”, terms defined in the glossary of the Official Plan, are expressed as such.</p>
150	9.5	The lands designated for employment on Schedule 2 provide an adequate supply and diversity of employment opportunities to the year 2051. To ensure adequate land continues to be available to meet future employment needs, <b>conversion</b> of lands within employment areas to other uses may only be permitted in accordance with the policies of Section 3.8 of this Plan.	The lands designated for employment on Schedule 2 provide an adequate supply and diversity of employment opportunities to the year 2051. To ensure adequate land continues to be available to meet future employment needs, <b>removal</b> of lands within employment areas to other uses may only be permitted in accordance with the policies of Section 3.8 of this Plan.	Changed language to be consistent with Policy 2.8.2.5 of the PPS, 2024.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
151	9.5.2.4	4. Where industrial and residential or other sensitive land uses are proposed in proximity to one another, the City shall use <b>Ministry of the Environment</b> 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.	4. Where industrial and residential or other sensitive land uses are proposed in proximity to one another, the City shall use <b>MECP</b> 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.	Provincial ministry name change.
152	9.6.3 vi)	vi) <b>special</b> needs housing;	vi) <b>additional</b> needs housing;	<p>Name is changed from “special needs housing” to “additional needs housing” to be consistent with the PPS, 2024. Definition remains the same.</p> <p>“Additional needs housing” is a term proposed to be defined in the glossary of the Official Plan and is expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
153	10.10.2	<p>2. All lands within the City of Guelph are designated as site plan control areas except:</p> <p>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, <b>additional residential dwelling units within a separate building on the same lot as the primary dwelling, garden suites,</b> group homes or other <b>special</b> needs housing;</p>	<p>2. All lands within the City of Guelph are designated as site plan control areas except:</p> <p>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, group homes or other <b>additional</b> needs housing;</p> <p><b>iv) Exceptions as stated under Section 41 of the Planning Act, 1990.</b></p>	<p>Name is changed from “special needs housing” to “additional needs housing” to be consistent with the PPS, 2024. Definition remains the same. Removal of “residential” from additional residential dwelling units to be consistent with changes from <a href="#">OPA 98</a>.</p> <p>Changes proposed to site plan control exceptions to implement site plan exemptions from Bill 23 (More Homes, Built Faster Act).</p> <p>“Additional needs housing” is a term proposed to be defined in the glossary of the Official Plan and is expressed as such.</p>

154	10.17.3	<p>Planning Matters</p> <p>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 <b>Policy</b> Statement, conforms to the Official Plan, conforms to any Provincial Plans that are in effect, and provides an integrated approach to land use planning.</p> <p>This may include, but shall not be limited to:</p> <ul style="list-style-type: none"><li>• Planning Justification Report</li><li>• Statement of Conformity and/or Consistency with applicable policies</li><li>• Demonstration of how new development contributes to the achievement of <b>Growth Plan</b> density and intensification targets</li><li>• Employment and/or Residential Lands Needs Analysis</li><li>• Employment Lands <b>Conversion</b> Justification Report</li></ul>	<p>Planning Matters</p> <p>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 <b>Planning</b> Statement, conforms to the Official Plan, conforms to any Provincial Plans that are in effect, and provides an integrated approach to land use planning.</p> <p>This may include, but shall not be limited to:</p> <ul style="list-style-type: none"><li>• Planning Justification Report</li><li>• Statement of Conformity and/or Consistency with applicable policies</li><li>• Demonstration of how new development contributes to the achievement of density and intensification targets</li><li>• Employment and/or Residential Lands Needs Analysis</li><li>• Employment Lands <b>Removal</b> Justification Report</li></ul>	<p>Removed reference to Growth Plan targets and changed reference and policy language to be consistent with Provincial Planning Statement, 2024.</p>
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Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
155	10.18.4	4. In the preparation of plans in the community, the City will use the <b>document “Guiding Principles for Public Involvement, and the Roles and Responsibilities of City Council, Staff and all Participants”</b> or subsequently establish public engagement frameworks to ensure effective decision-making.	4. In the preparation of plans in the community, the City will use the <b>Community Engagement Framework</b> or subsequently establish public engagement frameworks to ensure effective decision-making.	Updating references so they are consistent with name of <a href="#">Community Engagement Framework</a> . Instead of a singular document there are now three documents that comprise the framework.
156	11.1.6.6.1	1. The Potentially Contaminated Property policies of the Official Plan apply Downtown. The <b>Urban Growth Centre area</b> is included in the Brownfield Redevelopment Community Improvement Plan.	1. The Potentially Contaminated Property policies of the Official Plan apply Downtown. The <b>protected Major Transit Station Area</b> is included in the Brownfield Redevelopment Community Improvement Plan.	Changes to reflect removal of “Urban Growth Centre” as a policy concept from the Growth Plan. Downtown Guelph is still identified as the City’s protected Major Transit Station Area, and all growth-related policies still apply.  “Major Transit Station Area”, a term that is defined in the glossary of the Official Plan has also been expressed as such.

Item Number	Policy Location in the Official Plan	Current Policy (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments
157	11.1.8.3.2	2. The <b>Urban Growth Centre area</b> is included in the Brownfield Redevelopment Community Improvement Plan which supports environmental remediation of existing contaminated sites.	2. The <b>protected Major Transit Station Area</b> is included in the Brownfield Redevelopment Community Improvement Plan which supports environmental remediation of existing contaminated sites.	Changes to reflect removal of “Urban Growth Centre” as a policy concept from the Growth Plan. Downtown Guelph is still identified as the City’s protected Major Transit Station Area, and all growth-related policies still apply.  “Major Transit Station Area”, a term that is defined in the glossary of the Official Plan has also been expressed as such.
158	11.2.6.4.3	3.The City shall consult with the <b>Ministry of the Environment</b> , Cargill and the City’s Waste Resource Innovation Centre during the development approvals process and during the design process for public spaces in the vicinity of the Cargill plant and the City’s Waste Resource Innovation Centre property to ensure compatibility.	3. The City shall consult with the <b>MECP</b> , Cargill and the City’s Waste Resource Innovation Centre during the development approvals process and during the design process for public spaces in the vicinity of the Cargill plant and the City’s Waste Resource Innovation Centre property to ensure compatibility.	Provincial ministry name change.

Table 2 Proposed Changes to Official Plan Glossary Definitions and Acronyms

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
159	Section 12 Glossary		<b>Additional Needs Housing means:</b>  <b>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 additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. 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).</b>	Name is changed from “special needs housing” to “additional needs housing” to be consistent with the PPS, 2024.  In addition to “additional needs housing”, “group homes” and “nursing homes”, terms defined in the glossary of the Official Plan continue to be expressed as such.



Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
160	Section 12 Glossary	<p>Adjacent Lands means:</p> <p>For the purpose of designated property or protected heritage property, any parcel of land that:</p> <p>i) shares a boundary with a parcel containing a designated property or protected heritage property;</p> <p>iii) 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;</p> <p>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.</p>	<p>Adjacent Lands means:</p> <p>For the purpose of designated <b>heritage</b> property or protected heritage property, any parcel of land that:</p> <p>i) shares a boundary with a parcel containing a designated <b>heritage</b> property or protected heritage property;</p> <p>ii) is separated from a designated <b>heritage</b> 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 <b>heritage</b> 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;</p> <p>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.</p>	<p>Added "heritage" to designated property to clarify, and to refer to the defined term.</p> <p>"Designated heritage property" as a term proposed to be defined in the glossary of the Official Plan is expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
161	Section 12 Glossary	<p>Agricultural Use means:</p> <p>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; agroforestry; maple syrup production; and associated on-farm building and structures.</p>	<p>Agricultural Uses means:</p> <p>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; agroforestry; maple syrup production; and associated on-farm building and structures, <b>including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for full-time farm workers, when the size and nature of the operation requires additional employment.</b></p>	<p>The City of Guelph only has existing agricultural uses expected to be developed (i.e. in the Clair-Maltby area).</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
162	Section 12 Glossary	<p>Archaeological Assessment means:</p> <p>For a defined project area or property, a survey undertaken by a licensed archaeologist within those <b>areas determined to have areas of potential archaeological resources</b> 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.</p>	<p>Archaeological Assessment means:</p> <p>For a defined project area or property, a survey undertaken by a licensed archaeologist within those <b>lands containing archaeological resources or areas of archaeological potential</b> 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.</p>	<p>Updated the term to reflect the term in the PPS, 2024.</p> <p>“Archaeological resources” and “areas of archaeological potential”, terms that are defined in the glossary of the Official Plan, have also been expressed as such.</p> <p>“Cultural heritage value or interest” is proposed to be removed from the glossary of the Official Plan and so has been expressed as such.</p>
163	Section 12 Glossary	<p>Archaeological Resources means:</p> <p>Includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological <b>fieldwork undertaken in accordance with</b> the Ontario Heritage Act.</p>	<p>Archaeological Resources means:</p> <p>includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological <b>assessments carried out by archaeologists licensed under the</b> Ontario Heritage Act.</p>	<p>Updated to reflect definition in the PPS, 2024.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
164	Section 12 Glossary	<p>Areas of <b>Potential Archaeological Resources</b> means:</p> <p><b>means</b> areas with the likelihood to contain archaeological resources. <b>Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.</b></p>	<p>Areas of <b>Archaeological Potential</b> means:</p> <p>areas with the likelihood to contain archaeological resources <b>as evaluated using the processes and criteria that are established under the Ontario Heritage Act.</b></p>	<p>Updated to reflect definition in the PPS, 2024.</p> <p>The term “archaeological resources” is now expressed as a defined term as noted in the Official Plan.</p> <p>“Ontario Heritage Act” a term that is defined in the glossary of the Official Plan has also been expressed as such.</p>
165	Section 12 Glossary	<p>Bankful Channel means:</p> <p>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, <b>2010</b>).</p>	<p>Bankful Channel means:</p> <p>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 (<b>Federal</b> Department of Fisheries and Oceans (<b>DFO</b>)).</p>	Federal Ministry Name Change.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
166	Section 12 Glossary	<p>Built Heritage Resource means:</p> <p>a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous communities. <b>Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.</b></p>	<p>Built Heritage Resource means:</p> <p>a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including <b>an</b> Indigenous community.</p>	Definition has been updated to reflect the PPS, 2024 definition.
167	Section 12 Glossary		<p><b>Listed Non-Designated Heritage Property means:</b></p> <p><b>Property that is listed under Part IV of the Ontario Heritage Act in the Municipal Register of Cultural Heritage Properties, but which is not a designated heritage property.</b></p>	<p>New term for properties that are listed on the heritage register but are not designated. The term is intended to align with the changes to the Ontario Heritage Act, which intends for listing to be temporary before designation under Part IV.</p> <p>“Ontario Heritage Act”, “Municipal Register of Cultural Heritage Properties” and “designated heritage property”, terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
168	Section 12 Glossary	<p>Compact <b>Urban</b> Form means:</p> <p>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. Walkable neighbourhoods can be characterized by roads laid out in a well connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.</p>	<p>Compact <b>Built</b> Form means:</p> <p>a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.</p>	<p>Definition remains the same, just a change from compact “urban” form to compact “built” form. No concerns from staff.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
169	Section 12 Glossary	<p>Complete Communities means:</p> <p>Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities <b>to conveniently access most of the necessities for daily living</b>, including an appropriate mix of jobs, <b>local stores, and services</b>, a full range of housing, transportation options <b>and</b> public service facilities. Complete communities are <b>age-friendly</b> and may take different shapes and forms appropriate to their contexts.</p>	<p>Complete Communities means:</p> <p>Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for <b>equitable access to many necessities for daily living</b> for people of all ages and abilities including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, <b>and local stores and services</b>. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts <b>to meet the diverse needs of their populations</b>.</p>	<p>Definition has been updated to reflect the PPS, 2024 definition. Staff have no concerns with this change.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
170	Section 12 Glossary	<p>Conserved means:</p> <p>In regard to cultural heritage resources, the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches <b>can</b> be included in these plans and assessments.</p>	<p>Conserved (<b>Conserve, conservation</b>) means:</p> <p>In regard to cultural heritage resources, the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches <b>should</b> be included in these plans and assessments.</p>	<p>Definition has been updated to reflect the PPS, 2024 definition. Small additions are to clarify that where it is used in relation to cultural heritage, it can also refer to the term “conserve”, and “conservation”.</p> <p>The term “archaeological assessment” is now expressed as a defined term as noted in the Official Plan.</p>



Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
171	Section 12 Glossary	<p>Cultural Heritage Landscape means:</p> <p>a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community, including Indigenous communities. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. <b>Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.</b></p>	<p>Cultural Heritage Landscape means:</p> <p>a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including <b>an</b> Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.</p>	<p>Definition has been updated to reflect the PPS, 2024 definition. Removed additional language for clarity.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
172	Section 12 Glossary	<p>Cultural Heritage Review means:</p> <p>An assessment conducted to accompany a request to modify a description of <b>non-designated properties</b> listed in the Heritage Register or to <b>list</b> or remove <b>non-designated properties</b> from the Heritage Register.</p>	<p>Cultural Heritage Review means:</p> <p>An assessment conducted to accompany a request to modify a description of <b>a listed non-designated heritage property</b> listed in the Heritage Register or to <b>add</b> or remove <b>a listed non-designated heritage property</b> from the Heritage Register.</p>	<p>Revised for clarity using the newly defined proposed term “listed non-designated heritage property”. The term has also been expressed as a defined term as proposed to be found in the glossary of the Official Plan.</p> <p>As well, the term “list” and “listed” are no longer defined terms in the glossary of the Official Plan and have been expressed as such.</p>
173	Section 12 Glossary	<p><b>Cultural Heritage Value or Interest means:</b></p> <p><b>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.</b></p>		<p>“Cultural heritage value or interest” is a reference to regulations under the Ontario Heritage Act, which are required criteria for designating. The definition is removed so that the vernacular meaning can be used interchangeably with the meaning laid out under the Ontario Heritage Act.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
174	Section 12 Glossary	<p>Density Targets means:</p> <p>the targets for the <b>Urban Growth Centre</b> density contained in policy 3.8.4 of this Plan and for designated greenfield areas density targets contained in policy 3.12.2.</p>	<p>Density Targets means:</p> <p>the targets for the <b>protected Major Transit Station Area</b> density contained in policy 3.8.4 of this Plan and for designated greenfield areas density targets contained in policy 3.12.2.</p>	<p>Changes to reflect removal of “Urban Growth Centre” as a policy concept from the Growth Plan. Downtown Guelph is still identified as the City’s protected Major Transit Station Area and all growth-related policies still apply.</p> <p>“Major Transit Station Area”, a term that is defined in the glossary of the Official Plan has also been expressed as such.</p>
175	Section 12 Glossary	<p>Deposits of mineral aggregate resources means:</p> <p>An area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using <b>evaluation procedures established by the Province</b> for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.</p>	<p>Deposits of mineral aggregate resources means:</p> <p>An area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using <b>provincial guidance</b> for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.</p>	<p>Definition has been updated to reflect the PPS, 2024 definition.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
176	Section 12 Glossary	Designated Property means:  <b>For the purposes of cultural heritage, p</b> roperty 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.	Designated <b>Heritage</b> Property means:  <b>P</b> roperty 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.	Revised to be consistent with the pattern of defined terms, and for clarity.

177	Section 12 Glossary	<p>Development means:</p> <p>a)The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act;</p> <p>b) Site alteration activities such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site; and</p> <p>c) Various forms of intensification, infill development and redevelopment.</p> <p>Development does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act.</p> <p>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 space area to the building or structure.</p>	<p>Development means:</p> <p>a)The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act;</p> <p>b) Site alteration activities such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site; and</p> <p>c) Various forms of intensification, infill development and redevelopment.</p> <p>Development does not include activities that create or maintain infrastructure authorized under an environmental assessment process, <b>identified in provincial standards</b>, or works subject to the Drainage Act.</p> <p>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 space area to the building or structure.</p>	Definition has been updated to reflect the PPS, 2024 definition.
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Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
178	Section 12 Glossary	<p>Employment Area means:</p> <p>those areas designated in the Official Plan for clusters of businesses and economic activities including, but not limited to:</p> <ul style="list-style-type: none"> <li>i) manufacturing uses;</li> <li>ii) warehousing uses;</li> <li>iii) <b>office uses;</b></li> <li>iv) retail uses that are associated with the uses mentioned in clauses i) to iii); and</li> <li>v) facilities that are ancillary to the uses mentioned in clauses i) to iv).</li> </ul>	<p>Employment Area means:</p> <p>those areas designated in the Official Plan for clusters of businesses and economic activities including, but not limited to:</p> <ul style="list-style-type: none"> <li>i) manufacturing uses;</li> <li>ii) warehousing uses, <b>including uses related to the movement of goods;</b></li> <li>iii) <b>uses related to research and development in connection with manufacturing anything;</b></li> <li>iv) retail uses <b>and office uses</b> that are associated with the uses mentioned in clauses i) to iii); and</li> <li>v) facilities that are ancillary to the uses mentioned in clauses i) to iv).</li> </ul> <p><b>Employment area uses are not any of the following uses:</b></p> <ul style="list-style-type: none"> <li><b>i)institutional uses.</b></li> <li><b>ii)commercial uses, including retail and office uses not referred to in clauses i) to v) above.</b></li> </ul>	<p>On April 6, 2023, the Province introduced new legislative and policy changes which included the Helping Homebuyers, Protecting Tenants Act ("Bill 97").</p> <p>Bill 97 amended the definition of "Area of Employment" to explicitly exclude institutional uses and commercial uses, including retail and office uses that are not associated with manufacturing, warehousing uses, uses related to the movement of goods, and uses related to research and development in connection with manufacturing.</p> <p>The change in the revised Planning Act definition and in the PPS 2024 definition would have significant implications for much of the City's Employment Areas and how the City is planning for Employment Area employment growth to 2051.</p> <p>Changes to the definition will require further staff work so designated areas, permitted uses, and policies are consistent with the PPS, 2024.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
179	Section 12 Glossary	Fish habitat means:  <b>spawning grounds</b> and any other areas, including nursery, rearing, food supply, and migration areas <b>on which fish depend directly or indirectly in order to carry out their life processes</b>	Fish habitat means:  <b>as defined in the Fisheries Act, means water frequented by fish</b> and any other areas, <b>on which fish depend directly or indirectly to carry out their life processes</b> , including <b>spawning grounds</b> and nursery, rearing, food supply, and migration areas.	Definition changes to reflect the definition in the PPS, 2024.  "Fish", a term defined in the glossary of the Official Plan, is expressed as such.

180	Section 12 Glossary	<p>Flooding Hazard means:</p> <p>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.</p> <p>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 <b>uprush</b> and other water-related hazards;</p> <p>ii) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:</p> <p>a) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), 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;</p> <p>b) the one hundred year flood; and</p> <p>c) a flood which is greater than a. or b. which was actually experienced in</p>	<p>Flooding Hazard means:</p> <p>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.</p> <p>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 <b>effects</b> and other water-related hazards;</p> <p>ii) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:</p> <p>a) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), 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;</p> <p>b) the one hundred year flood; and</p> <p>c) a flood which is greater than a. or b. which was actually experienced in a particular watershed or portion</p>	<p>The definition changed to reflect the definition in the PPS, 2024, and provincial ministry name change.</p>
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Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
		<p>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 <b>Northern Development, Mines</b>, Natural Resources and Forestry;</p> <p>d) except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of <b>Northern Development, Mines</b>, Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).</p>	<p>thereof, <b>for example</b>, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;</p> <p>d) except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).</p>	
181	Section 12 Glossary	<p><b>Greater Golden Horseshoe (GGH) means:</b></p> <p><b>The geographic area identified as the Greater Golden Horseshoe growth plan area in Ontario Regulation 416/05 under the Places to Grow Act, 2005.</b></p>		Removing reference to the Growth Plan for the Greater Golden Horseshoe.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
182	Section 12 Glossary	<p><b>Growth Plan means:</b></p> <p><b>A Place to Grow: Growth Plan for the Greater Golden Horseshoe as amended from time to time, prepared and approved under the Places to Grow Act (2005).</b></p>		Removing reference to the Growth Plan for the Greater Golden Horseshoe.
183	Section 12 Glossary	<p>Hazardous forest types for wildland fire means:</p> <p>Forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the <b>Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry</b>, as amended from time to time.</p>	<p>Hazardous forest types for wildland fire means:</p> <p>Forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the <b>MNR</b>, as amended from time to time.</p>	Provincial Ministry Name Change.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
184	Section 12 Glossary	<p>Heritage Attributes means:</p> <p><b>The principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).</b></p>	<p>Heritage Attributes means:</p> <p><b>as defined under the Ontario Heritage Act, 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.</b></p>	<p>The current definition was originally modified through Bill 162, the Get It Done Act, 2024 which approved some of the modifications to OPA 80. Following discussions with the Ministry of Municipal Affairs and Housing, the definition is proposed to be changed to be consistent with the definition used in the Provincial Planning Statement, 2024.</p> <p>The proposed definition is almost verbatim to how it was defined in the Official Plan prior to the modifications made to OPA 80.</p> <p>In the new text, “Ontario Heritage Act” is a term that is defined in the glossary of the Official Plan have also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
185	Section 12 Glossary	<p>Heritage Conservation District means:</p> <p><b>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.</b></p>	<p>Heritage Conservation District means:</p> <p><b>All or part of one or more cultural heritage landscapes that have been designated under Part V of the Ontario Heritage Act. The properties within the Heritage Conservation District are listed on the Heritage Register.</b></p>	<p>Updated to respond to PPS use of “cultural heritage landscape” and reflect how the term is used in the Ontario Heritage Act. Currently, “cultural heritage landscape” and “Heritage Conservation District” are used interchangeably. However, a Heritage Conservation District specifically has protections, and a cultural heritage landscape does not.</p> <p>“Cultural heritage landscapes”, “Ontario Heritage Act”, “Heritage Conservation District” and “Heritage Register”, terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
186	Section 12 Glossary	<p>Heritage Tree means:</p> <p>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 <b>non-designated</b> property listed in the Municipal Register of Cultural Heritage Properties under the Ontario Heritage Act.</p> <p><b>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.</b></p>	<p>Heritage Tree means:</p> <p>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 property listed in the Municipal Register of Cultural Heritage Properties under <b>Parts IV or V of</b> the Ontario Heritage Act.</p>	<p>Part of this definition has been moved into policy section 4.8.3. Other changes are to clarify that heritage trees can be heritage attributes of property listed in the Heritage Register.</p> <p>The term “cultural heritage value or interest” is no longer a defined term in the glossary of the Official Plan and has been expressed as such. Also, the term “listed” is no longer a defined term in the glossary of the Official Plan and has been expressed as such.</p> <p>The term “property” was previously expressed as a defined term. This expression has been removed as it has been determined that the vernacular term is sufficient.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
187	Section 12 Glossary	<p>Higher Order Transit means:</p> <p>Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways and <b>inter-city</b> rail), light rail, and buses in dedicated rights-of-way.</p>	<p>Higher Order Transit means:</p> <p>Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed traffic transit. Higher order transit can include heavy rail (such as subways, <b>elevated or surface rail, and commuter</b> rail) light rail, and buses in dedicated rights-of-way.</p>	Definition updated to reflect the definition in the PPS, 2024.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
188	Section 12 Glossary	<p>Housing Options means:</p> <p>a range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, <b>housing for people with special needs</b>, and housing related to employment, <b>institutional or</b> educational uses.</p>	<p>Housing Options means:</p> <p>a range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, <b>laneway housing, garden suites, rooming houses, and</b> multi-residential buildings, <b>including low- and mid-rise apartments</b>. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, <b>additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing</b> and housing related to employment, educational, <b>or institutional</b> uses, <b>such as long-term care homes</b>.</p>	<p>Definition updated to reflect the definition in the PPS, 2024.</p> <p>Consistent with housing options already permitted and options that may be explored through our HAF Action Plan and/or our Housing Affordability Strategy.</p> <p>“Additional needs housing”, a term that is defined or proposed to be defined in the glossary of the Official Plan, has also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
189	Section 12 Glossary	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, <b>and</b> oil and gas pipelines and associated facilities.	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 <b>including broadband</b> , transit and transportation corridors and facilities, <b>active transportation systems</b> , oil and gas pipelines and associated facilities.	Definition updated to reflect the definition in the PPS, 2024.



Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
190	Section 12 Glossary	<p>Intensification means:</p> <p>the development of a property, site or area at a higher density than currently exists through:</p> <p>a) redevelopment, including the reuse of brownfield sites;</p> <p>b) the development of vacant and/or underutilized lots within previously developed areas;</p> <p>c) infill development; and</p> <p>d) the expansion or conversion of existing buildings.</p>	<p>Intensification means:</p> <p>the development of a property, site or area at a higher density than currently exists through:</p> <p>a) redevelopment, including the reuse of brownfield sites <b>and underutilized shopping malls and plazas;</b></p> <p>b) the development of vacant and/or underutilized lots within previously developed areas;</p> <p>c) infill development; and</p> <p>d) the expansion or conversion of existing buildings.</p>	<p>Definition updated to reflect the definition in the PPS, 2024.</p> <p>As part of OPA 80, the City of Guelph already permitted residential intensification on many underutilized shopping malls and plazas. Many of these sites make up the City's Strategic Growth Areas.</p>
191	Section 12 Glossary	<p>Intensification Target means:</p> <p>the target as established in Section 3.7 of the Official Plan <b>in accordance with section 2.2.2 of the Growth Plan.</b></p>	<p>Intensification Target means:</p> <p>the target as established in Section 3.7 of the Official Plan.</p>	Removed reference to Growth Plan.
192	Section 12 Glossary		<p><b>Large and Fast-growing Municipalities means:</b></p> <p><b>Municipalities identified in Schedule 1 of the PPS, 2024.</b></p>	The City of Guelph is now identified as a large and fast-growing municipality in the PPS, 2024.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
193	Section 12 Glossary	<b>List (Listed or Listing) means:</b>  <b>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.</b>		The vernacular use of this term is sufficient. Policies throughout the Official Plan have been revised as needed.
194	Section 12 Glossary	Locally Significant Wetlands means:  evaluated wetland <b>(including wetland complexes)</b> of at least two (2) hectares in size which are not identified as provincially significant, and unevaluated wetlands of at least 0.5 hectares in size.	Locally Significant Wetlands means:  evaluated wetland of at least two (2) hectares in size which are not identified as provincially significant, and unevaluated wetlands of at least 0.5 hectares in size.	To conform with the <a href="#">Ontario Wetland Evaluation System changes through Bill 23.</a>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
195	Section 12 Glossary	<p>Low Impact Development means:</p> <p><b>a</b> stormwater management <b>strategy</b> 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.</p>	<p>Low Impact Development (<b>LID</b>) means:</p> <p><b>An approach to</b> stormwater management 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.</p>	<p>Definition updated to reflect the definition in the PPS, 2024.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
196	Section 12 Glossary		<b>Major facilities means:</b>  <b>facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and transportation corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.</b>	Definition added because “major facilities” is now proposed to be used in Section 9.1.2.4 iii) of the Official Plan. Definition is consistent with the PPS, 2024.  “Sensitive land uses”, “transportation infrastructure”, and “transportation corridors”, terms that are defined or proposed to be defined in the glossary of the Official Plan have also been expressed as such.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
197	Section 12 Glossary	<p><b>Mitigation or Avoidance means:</b></p> <p><b>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:</b></p> <p><b>i)alternative development approaches;</b></p> <p><b>ii)isolating development and site alteration from significant built and natural features and vistas;</b></p> <p><b>iii)design guidelines that harmonize mass, setback, setting, and materials;</b></p> <p><b>iv)limiting height and density;</b></p> <p><b>v)allowing only compatible infill and additions;</b></p> <p><b>vi) reversible alterations; and</b></p> <p><b>vii) buffer zones, site plan control, and other planning mechanisms.</b></p>		<p>This term has been moved to the policy section of Section 4.8. Variations of “mitigation of avoidance” are used regularly and could cause confusion where the use is not verbatim “mitigation or avoidance”. Such as “shall avoid”, “attempts to mitigate”, etc.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
198	Section 12 Glossary	Multi-modal means:  <b>the availability or use of more than one form of transportation, such as automobiles, buses, rail (commuter, light rail and freight), walking, and cycling.</b>	Multi-modal means:  <b>relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, higher order transit, rail (such as freight), trucks, air, and marine.</b>	Definition updated to reflect the definition in the PPS, 2024.
199	Section 12 Glossary	<b>Municipal Comprehensive Review means:</b>  <b>an Official Plan review, or an Official Plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan.</b>		Concept was used in the Growth Plan to describe a new official plan or an official plan amendment to comprehensively apply the policies and schedules of the Growth Plan. This definition was not carried forward in the PPS, 2024. The Planning Act, 1990 still requires a review of an official plan every 5 years, or after 10 years for a new official plan.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
200	Section 12 Glossary	<p>Municipal Register of Cultural Heritage Properties or Heritage Register means:</p> <p>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. <b>Non-designated properties</b> may also be listed in the Municipal Register of Cultural Heritage Properties.</p>	<p>Municipal Register of Cultural Heritage Properties or Heritage Register means:</p> <p>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 <b>heritage</b> properties are listed in the Municipal Register of Cultural Heritage Properties. <b>Listed non-designated heritage properties</b> may be listed in the Municipal Register of Cultural Heritage Properties.</p>	<p>Updated language to reflect changes to defined terms “designated heritage properties” and “listed non-designated heritage properties”.</p> <p>The terms “cultural heritage value or interest” and “listed” are no longer defined terms in the glossary of the Official Plan and have been expressed as such.</p> <p>“Designated heritage properties” and “listed non-designated heritage properties”, terms that are or are proposed to be defined in the glossary of the Official Plan, have also been expressed as such.</p>

201	Section 12 Glossary	<p>Negative Impacts means:</p> <p>i)In regard to sewage and water services, potential risks to human health and safety and 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. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;</p> <p>ii)In regard to water, degradation to the quality and quantity of surface or groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions, due to single, multiple or successive development;</p> <p>iii)In regard to fish habitat, any <b>permanent</b> alteration to or destruction of Fish Habitat, except where, <b>in conjunction with the appropriate authorities, it</b> has been authorized under the Fisheries Act; and</p> <p>iv)In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is</p>	<p>Negative Impacts means:</p> <p>i)In regard to sewage and water services, potential risks to human health and safety and 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. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;</p> <p>ii)In regard to water, degradation to the quality and quantity of surface or groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;</p> <p>iii)In regard to fish habitat, any <b>harmful</b> alteration to, <b>disruption</b> or destruction of fish habitat, except where, <b>an exemption to the prohibition</b> has been authorized under the Fisheries Act; and</p> <p>iv)In regard to other natural heritage features and areas, degradation that</p>	<p>Definition updated to reflect the updated definition in the PPS, 2024.</p> <p>In the new text, “site alteration” and “development”, terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.</p>
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Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
		identified due to single, multiple or successive development or site alteration activities.	threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.  <b>v)In regard to transportation and infrastructure corridors, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.</b>	
202	Section 12 Glossary	Plantations means:  where tree cover is greater than 60% and dominated by canopy trees that have been planted:  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 <b>MNDMNR</b> , without a forest restoration objective.	Plantations means:  where tree cover is greater than 60% and dominated by canopy trees that have been planted:  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 <b>MNR</b> , without a forest restoration objective.	Provincial Ministry Name Change.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
203	Section 12 Glossary	<p><b>Provincially Significant Employment Zone means:</b></p> <p><b>Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.</b></p>		Removed reference to “Provincially Significant Employment Zones” (“PSEZs”) from Growth Plan. Lands identified as part of PSEZ are still designated as an Employment Area.
204	Section 12 Glossary	<p>Provincially Significant Species means:</p> <p>species that are not Endangered Species or Threatened Species but that are considered provincially significant by the <b>Ministry of Northern Development, Mines, Natural Resources and Forestry’s</b> Natural Heritage Information Centre (i.e., ranked as S1, S2 or S3) and/or listed as Special Concern at the provincial level by the Committee on the Status of Species at Risk in Ontario.</p>	<p>Provincially Significant Species means:</p> <p>species that are not Endangered Species or Threatened Species but that are considered provincially significant by the <b>MNR’s</b> Natural Heritage Information Centre (i.e., ranked as S1, S2 or S3) and/or listed as Special Concern at the provincial level by the Committee on the Status of Species at Risk in Ontario.</p>	Provincial Ministry Name Change.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
205	Section 12 Glossary	<p><b>Property, as defined in Parts IV and V of the Ontario Heritage Act, means:</b></p> <p><b>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.</b></p>		<p>The vernacular use of this word is sufficient. Where the specific meaning used in the Ontario Heritage Act is meant, the language of the relevant policies is phrased so that this definition is clear.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
206	Section 12 Glossary	Protected Heritage Property means:  <b>Real</b> property designated under Parts IV, V, <b>or VI</b> of the Ontario Heritage Act; heritage conservation easement <b>property</b> under Parts II or IV of the Ontario Heritage Act; <b>and</b> property <b>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.</b>	Protected Heritage Property means:  <b>Property</b> designated under Parts IV <b>or</b> V of the Ontario Heritage Act; <b>property included in an area designated as a Heritage Conservation District under Part V of the Ontario Heritage Act; property subject to a Cultural Heritage Conservation Easement Agreement</b> under Part II or IV of the Ontario Heritage Act; property <b>identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.</b>	Definition has been updated to reflect the term’s definition in the PPS, 2024.  Changes have been made to “Heritage Conservation Easement” to reflect proper naming in the glossary of the Official Plan.  “Heritage Conservation District”, “Ontario Heritage Act”, and “Cultural Heritage Conservation Easement Agreement”, terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
207	Section 12 Glossary	<p>Public Service Facilities means:</p> <p>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, long-term care services and cultural services.</p> <p>Public service facilities do not include infrastructure.</p>	<p>Public Service Facilities means:</p> <p>Land, buildings and structures, <b>including but not limited to schools, hospitals and community recreation facilities</b>, 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, <b>child care</b> and educational programs, <b>including elementary, secondary, post-secondary</b>, long-term care services and cultural services.</p> <p>Public service facilities do not include infrastructure.</p>	Definition updated to reflect the definition in the PPS, 2024.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
208	Section 12 Glossary	<p>Provincially Significant Wetlands means:</p> <p>wetlands <b>or a wetland complex</b> identified <b>by the Ministry of Northern Development, Mines, Natural Resources and Forestry</b> as being of provincial significance as determined through the Ontario Wetland Evaluation System.</p>	<p>Provincially Significant Wetlands means:</p> <p>wetlands identified as being of provincial significance as determined through the Ontario Wetland Evaluation System.</p>	<p>Changed to align with the definition of “significant” in the PPS, 2024. The definition removed the requirement that the MNR be the sole body to determine a wetland as being provincially significant through the Ontario Wetland Evaluation System. Wetland complexing was removed through Bill 23.</p> <p>Through <a href="#">ERO 019-6160 Updates to the Ontario Wetland Evaluation System</a> it is no longer required that MNR be the body to identify PSWs.</p>
209	Section 12 Glossary	<p>Scoped Cultural Heritage Resource Impact Assessment means:</p> <p>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 <b>adjacent</b> to designated property or other protected heritage property.</p>	<p>Scoped Cultural Heritage Resource Impact Assessment means:</p> <p>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 <b>adjacent</b> lands to designated <b>heritage</b> property or other protected heritage property.</p>	<p>Updated the language to reflect updates to designated heritage property definition.</p> <p>“Designated heritage property”, a term defined in the glossary of the Official Plan, is expressed as such. The words “lands adjacent” are now the term “adjacent lands”, which is now expressed as a defined term as noted in the glossary of the Official Plan.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
210		<p>Significant Groundwater Recharge Area means:</p> <p>An area that has been identified:</p> <p>a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS, <b>2020</b>;</p> <p>b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006; or</p> <p>c) as an ecologically significant groundwater recharge area delineated in a subwatershed plan or equivalent in accordance with provincial guidelines.</p> <p>For the purposes of this definition, ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands.</p>	<p>Significant Groundwater Recharge Area means:</p> <p>An area that has been identified:</p> <p>a) as a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Planning Statement, <b>2024</b>;</p> <p>b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006; or</p> <p>c) as an ecologically significant groundwater recharge area delineated in a subwatershed plan or equivalent in accordance with provincial guidelines.</p> <p>For the purposes of this definition, ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands.</p>	PPS, 2020 changed to reflect new naming and date of publication.

<b>Item Number</b>	<b>Policy Location in the Official Plan</b>	<b>Current Definition (words in strong style are proposed for removal)</b>	<b>Draft Amendment (words in strong style are proposed for addition)</b>	<b>Staff Comments and/or Next Steps</b>
211	Section 12 Glossary	<b>Special Needs Housing means:</b>  <b>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, long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. 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).</b>		The term used now is “additional needs housing”. The definition remains the same.



Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
212	Section 12 Glossary	<p>Strategic Growth Areas means:</p> <p>within settlement areas, nodes, corridors, and other areas that have been identified by municipalities <b>or the Province</b> to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include <b>urban growth centres</b>, major transit station areas, <b>and other major opportunities</b> that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.</p> <p>Strategic growth areas are identified in this Plan on Schedule 1.</p>	<p>Strategic Growth Areas means:</p> <p>within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include major transit station areas, <b>existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused</b>, that may include infill, redevelopment <b>(e.g., underutilized shopping malls and plazas)</b>, brownfield-sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.</p> <p>Strategic growth areas are identified in this Plan on Schedule 1.</p>	<p>Definition updated to reflect the definition in the PPS, 2024.</p> <p>Guelph’s Strategic Growth Areas are consistent with this definition.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
213	Section 12 Glossary	Surface Water Features means:  water related features on the earth’s surface, including headwaters, rivers, <b>stream channels</b> , inland lakes <b>and ponds</b> , 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.	Surface Water Features means:  water related features on the earth’s surface, including, <b>but not limited to</b> , headwaters, rivers, <b>permanent and intermittent streams</b> , inland lakes, 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.	Definition updated to reflect the definition in the PPS, 2024.
214	Section 12 Glossary	<b>Urban Growth Centre means:</b>  <b>Downtown Guelph as identified on Schedule 1a and defined in accordance with the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe.</b>		The “Urban Growth Centre” is no longer used in the PPS, 2024, as it was a term not carried over from A Place to Grow.  Downtown Guelph is still identified as the City’s Protected Major Transit Station Area, and all growth-related policies still apply.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
215	Section 12 Glossary	<p>Watershed planning means:</p> <p>Planning that provides a framework for establishing goals, objectives and direction for the protection of water resources, <b>the management of human activities, land, water, aquatic life, and resources</b> within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts.</p>	<p>Watershed planning means:</p> <p>Planning that provides a framework for establishing <b>comprehensive and integrated</b> goals, objectives and direction for the protection, <b>enhancement, or restoration</b> of water resources, <b>including the quality and quantity of water</b> within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. <b>Watershed planning evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems.</b></p>	<p>Updated the definition based on the updated definition provided in the PPS 2024.</p> <p>“Quality and quantity of water”, “watershed planning”, “impacts of a changing climate”, and “water resource systems”, terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.</p>

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
216	Section 12 Glossary	<p>Water resource system means:</p> <p>A system consisting of groundwater features and areas and surface water features, <b>and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption.</b> The water resource system is comprised of key hydrologic features and key hydrologic areas.</p>	<p><b>Water resource system means:</b></p> <p>A system consisting of groundwater features and areas and surface water features <b>(including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.</b> The water resource system is comprised of key hydrologic features and key hydrologic areas <b>which are necessary to sustain the quality and quantity of water.</b></p>	<p>Reflects the water resources definition brought forth within the PPS, 2024, but also includes additional language taken from the City of Guelph's existing definition in terms of "key features" and "quality and quantity of water".</p> <p>In new text, "Natural Heritage Features and Areas", "hydrologic functions", and "quality and quantity of water", terms that are defined or proposed to be defined in the glossary of the Official Plan, have also been expressed as such.</p>
217	Section 12 Glossary	<p>Wetland Evaluation means:</p> <p>evaluation of wetland carried out in accordance with the <b>MNDMNR</b> Wetland Evaluation Manual, as amended from time to time.</p>	<p>Wetland Evaluation means:</p> <p>evaluation of wetland carried out in accordance with the <b>MNR</b> Wetland Evaluation Manual, as amended from time to time.</p>	Provincial Ministry Name Change.

Item Number	Policy Location in the Official Plan	Current Definition (words in strong style are proposed for removal)	Draft Amendment (words in strong style are proposed for addition)	Staff Comments and/or Next Steps
218	Section 12 Glossary	<p>Wildland fire assessment and mitigation standards means:</p> <p>The combination of risk assessment tools and environmentally appropriate mitigation measures identified by the <b>Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry</b> to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.</p>	<p>Wildland fire assessment and mitigation standards means:</p> <p>The combination of risk assessment tools and environmentally appropriate mitigation measures identified by the <b>MNR</b> to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.</p>	Provincial Ministry Name Change.
219	Glossary of Acronyms	<b>DFO Department of Fisheries and Ocean</b>		This acronym is not used in the text.
220	Glossary of Acronyms	<b>COSEWIC Committee on the Status of Endangered Wildlife in Canada</b>		This acronym is not used in the text.
221	Glossary of Acronyms	<b>COSSARO Committee on the Status of Species at risk in Ontario</b>		This acronym is not used in the text.
222	Glossary of Acronyms		<b>GTMP Guelph Trails Master Plan</b>	
223	Glossary of Acronyms		<b>WHPA Wellhead Protection Area</b>	
224	Glossary of Acronyms		<b>TCE Trichloroethylene</b>	
225	Glossary of Acronyms		<b>CEI Community Energy Initiative</b>	

<b>Item Number</b>	<b>Policy Location in the Official Plan</b>	<b>Current Definition (words in strong style are proposed for removal)</b>	<b>Draft Amendment (words in strong style are proposed for addition)</b>	<b>Staff Comments and/or Next Steps</b>
226	Glossary of Acronyms		<b>RSC Record of Site Condition</b>	
227	Glossary of Acronyms		<b>CN/CNR Canadian National Railway</b>	
228	Glossary of Acronyms		<b>FSI Floor Space Index</b>	
229	Glossary of Acronyms		<b>GID Guelph Innovation District</b>	
230	Glossary of Acronyms		<b>MECP Ministry of Environment, Conservation and Parks</b>	

# Details of the Proposed Mapping Amendment

The purpose of the following items is to amend the referenced schedules in Table 3 below to implement the Planning Act, 1990 as amended, the Ontario Heritage Act, 1990 as amended, the Provincial Planning Statement, 2024, the Grand River Source Protection Plan and recommendations from Council-approved City of Guelph Master Plans. Revisions to the schedules are displayed in mapping attached hereto. Each existing schedule is followed by the proposed schedule. Schedule 1a: Urban Structure, Schedule 1b: Structure Employment Areas, Schedule 5: Road & Rail Network, Schedule 6: Open Space System: Trail Network is hereby amended in accordance with the mapping attached hereto.

Table 3 Proposed Changes to Official Plan Mapping

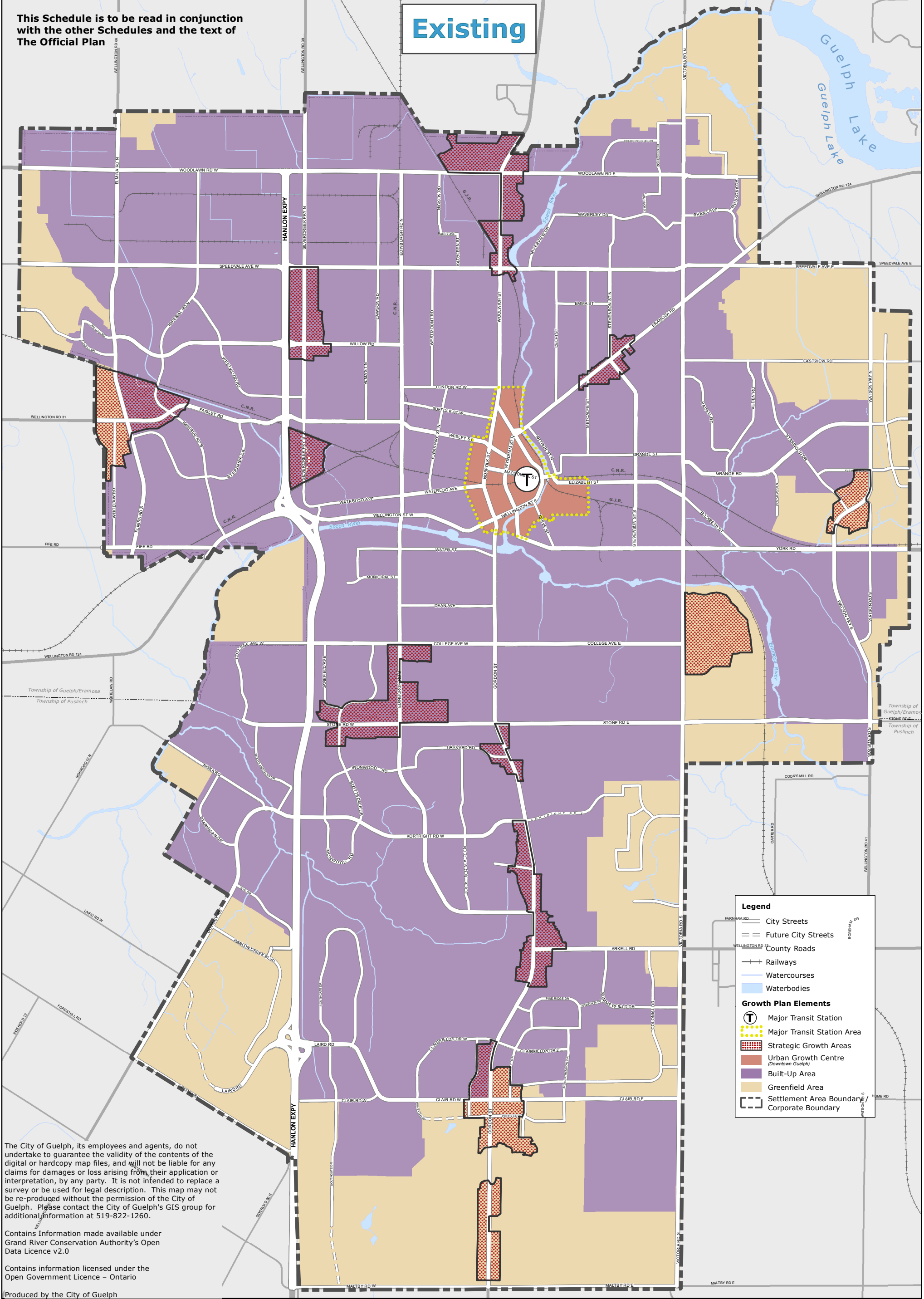
Item Number	Schedule	Description of Change	Staff Comments
231	Schedule 1a: Urban Structure	Removal of Urban Growth Centre layer.	Consistent with removal of Urban Growth Centre policy from Growth Plan to PPS, 2024. Downtown Guelph is still a designated protected Major Transit Station Area and those policies continue to apply.
232	Schedule 1b: Structure Employment Areas	Removal of Provincially Significant Employment Zone (PSEZ) layer.	Consistent with removal of PSEZ policy from the Growth Plan to PPS, 2024. PSEZ area is still a designated Employment Area and those policies continue to apply.
233	Schedule 5: Road & Rail Network	Amendments to implement updated road hierarchy from the 2022 Transportation Master Plan Update – Figure 2.	The 2022 Transportation Master Plan Update was approved by City of Guelph Council on January 24, 2022. Mapping amendments to the Official Plan Schedule 5 are required to implement the approved road hierarchy so that correct policies apply where appropriate.

Item Number	Schedule	Description of Change	Staff Comments
234	Schedule 6: Open Space System: Trail Network	Amendments to implement the Parks and Recreation Master Plan (2023) and the Guelph Trails Master Plan (2021).	Mapping amendments to Official Plan Schedule 6 are to remove trails that are within a City right-of-way such as on a sidewalk. City GIS and the Guelph Trails Master Plan will still maintain this mapping but the Official Plan Schedule 6 should clearly differentiate between what is and what is not a trail.
235	Schedule 7a: Source Water Protection Wellhead Protection Areas	Revised Legend from "Significant Drinking Water Threat Vulnerability Score" to "Vulnerability Score".	Schedule 7a does not specifically indicate the significance of drinking water threat, so revision is for clarity.



This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Existing

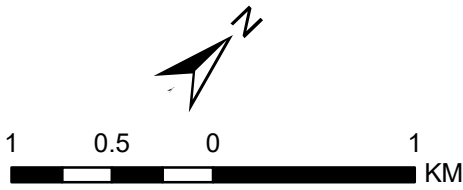


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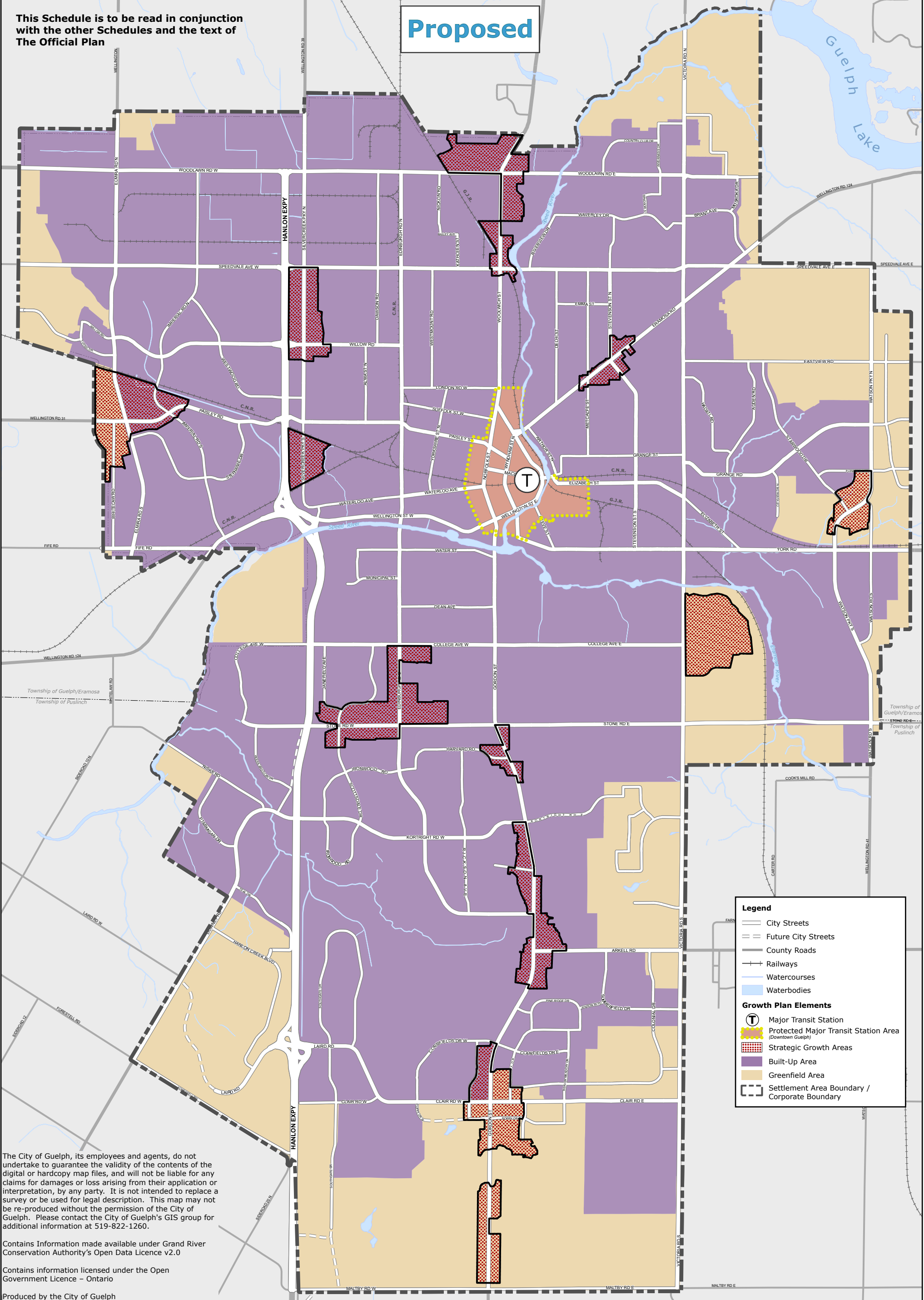
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Planning Services  
February 2024

CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 1a:  
URBAN STRUCTURE



This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Proposed



**Legend**

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies

**Growth Plan Elements**

- Major Transit Station
- Protected Major Transit Station Area (Downtown Guelph)
- Strategic Growth Areas
- Built-Up Area
- Greenfield Area
- Settlement Area Boundary / Corporate Boundary

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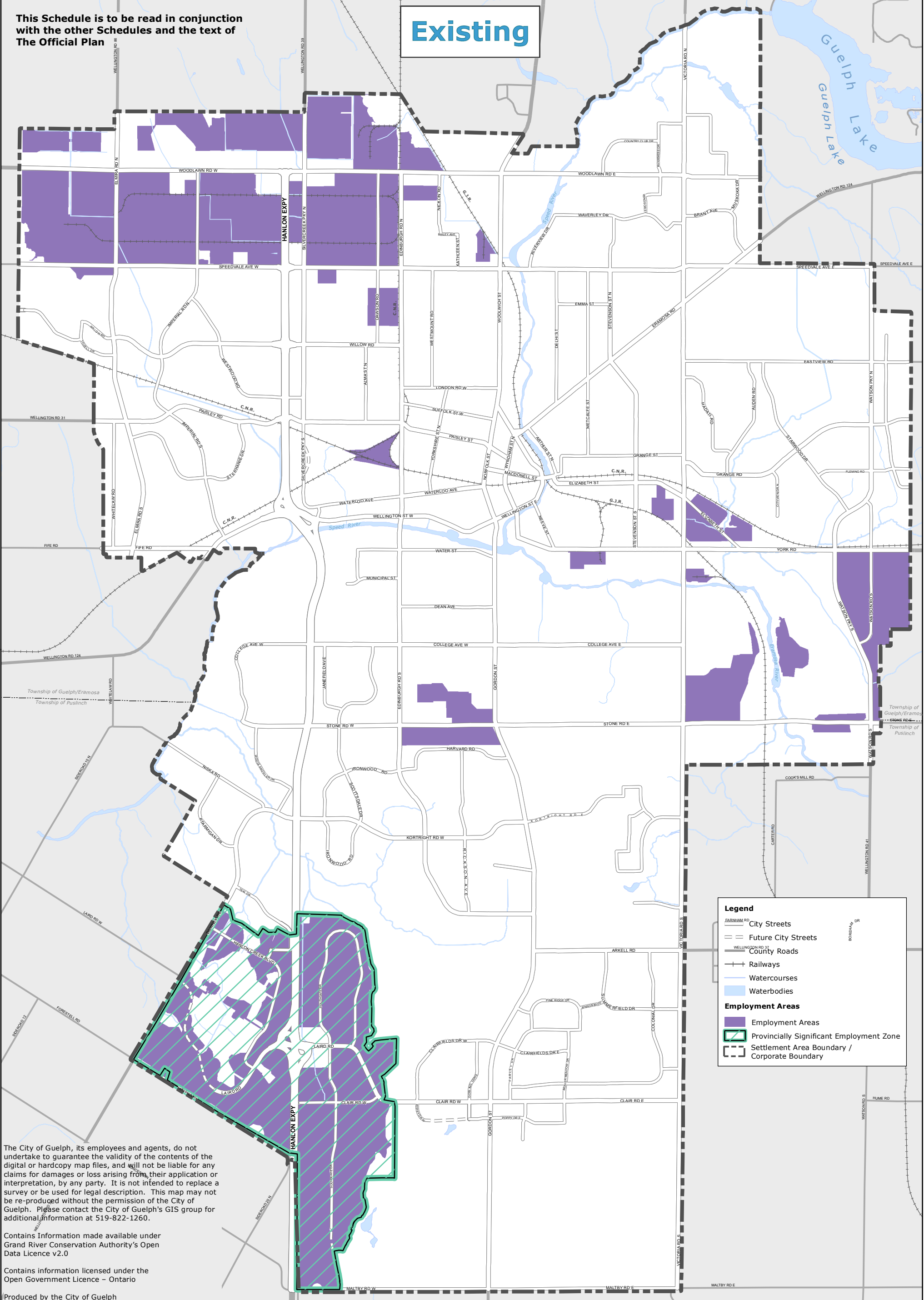
CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 1a:  
URBAN STRUCTURE





This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Existing

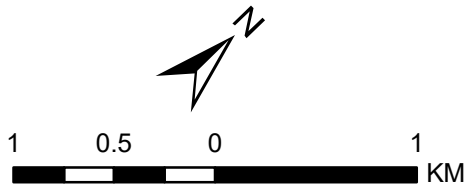


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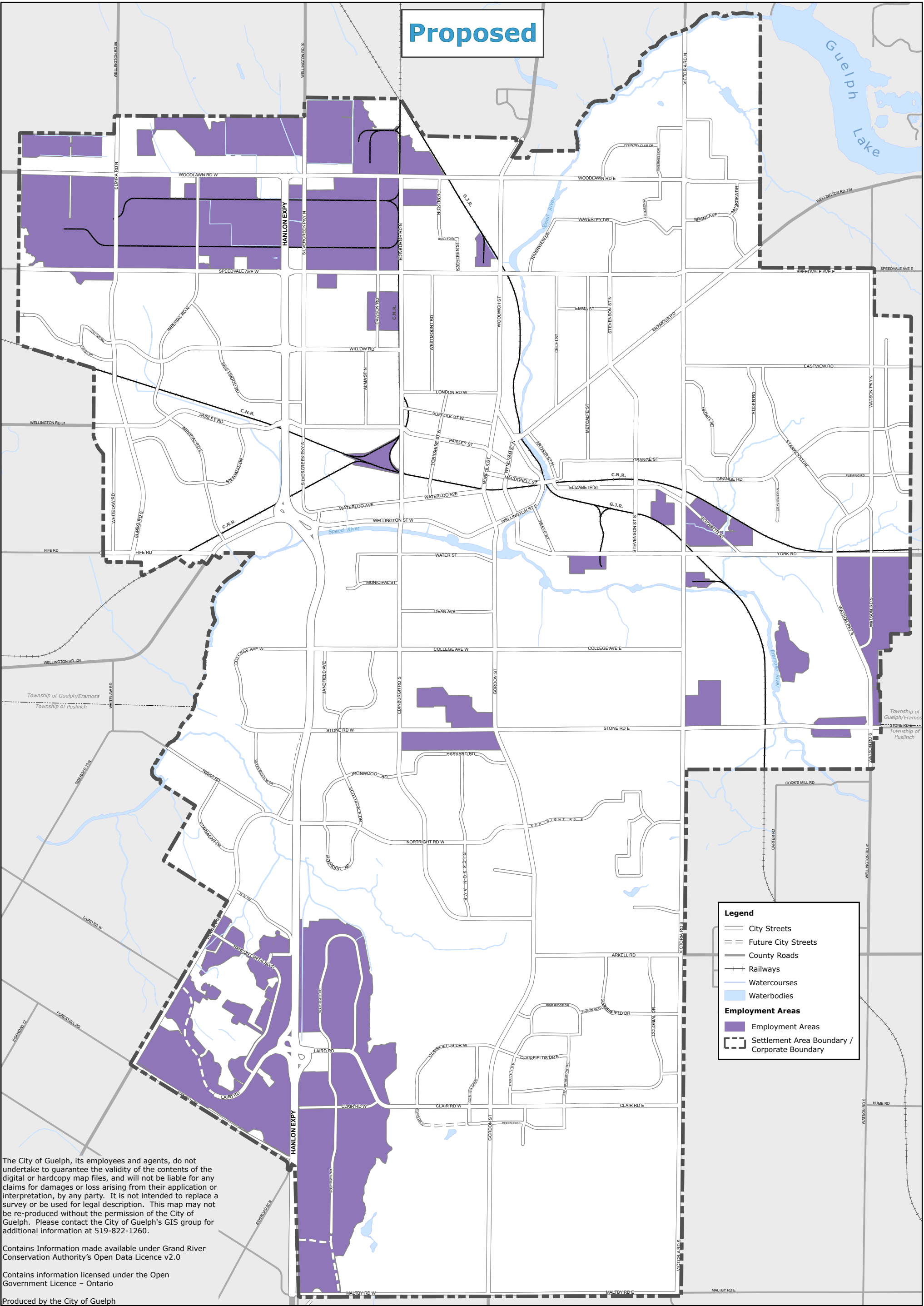
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February 2024

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SCHEDULE 1b:  
STRUCTURE  
Employment Areas

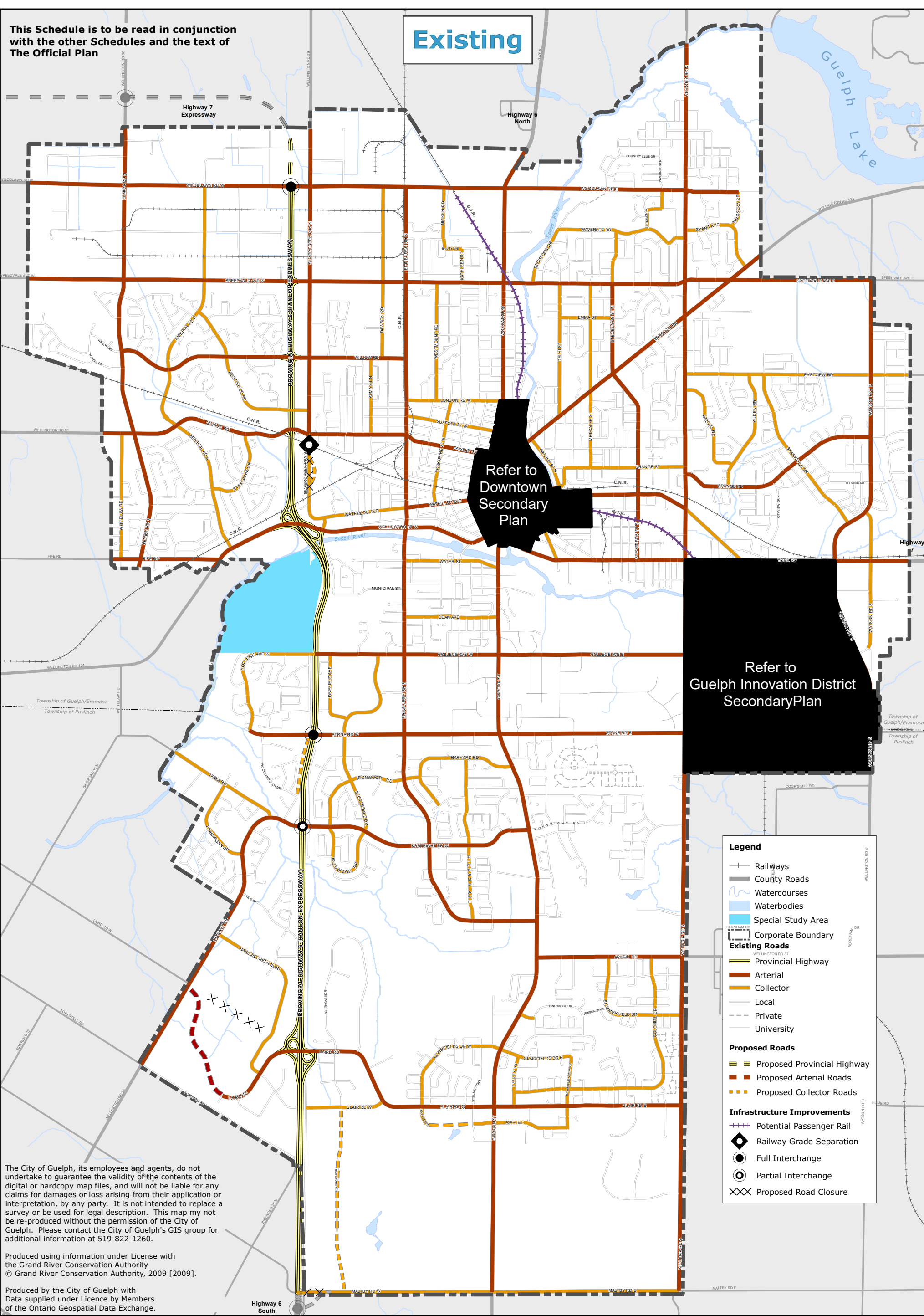






This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Existing



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**Legend**

Railways

County Roads

Watercourses

Waterbodies

Special Study Area

Corporate Boundary

**Existing Roads**

Provincial Highway

Arterial

Collector

Local

Private

University

**Proposed Roads**

Proposed Provincial Highway

Proposed Arterial Roads

Proposed Collector Roads

**Infrastructure Improvements**

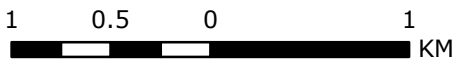
Potential Passenger Rail

Railway Grade Separation

Full Interchange

Partial Interchange

Proposed Road Closure



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February 2024

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OFFICIAL PLAN

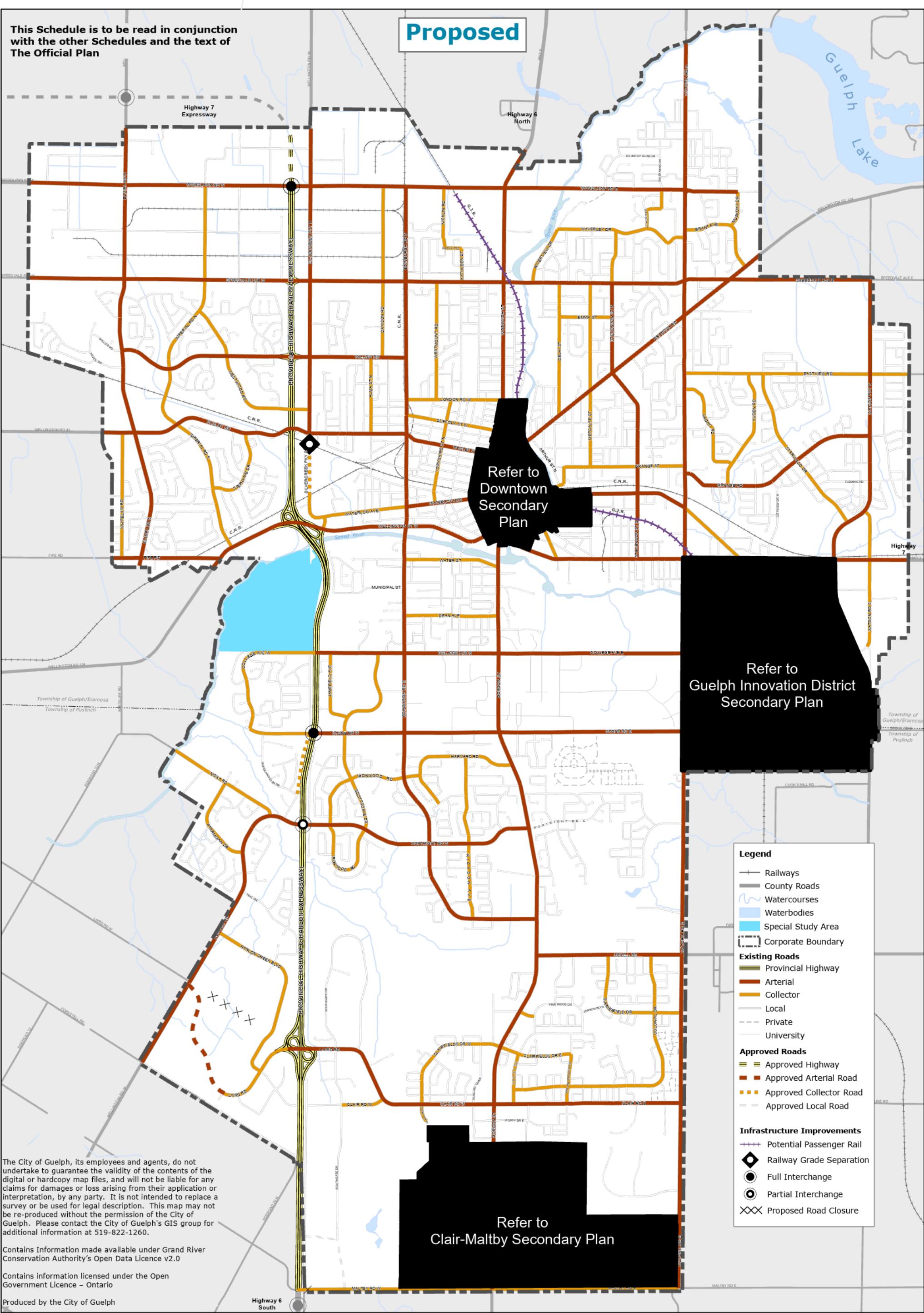
SCHEDULE 5:  
ROAD & RAIL NETWORK





This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Proposed

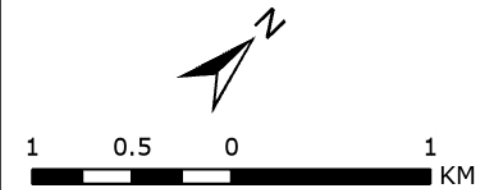


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October 2023

# CITY OF GUELPH OFFICIAL PLAN SCHEDULE 5: ROAD & RAIL NETWORK





This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Existing

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

Guelph Off-Road and Bicycling Association (Gorbat) Trails

Refer to the GORBA Trail Club for trails in this area.

Refer to Downtown Secondary Plan

Continue to explore trail connections with the University of Guelph

Refer to the University of Guelph Arboretum Trails

Refer to Guelph Innovation District Secondary Plan

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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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.

- Legend**
- City Streets
  - Future City Streets
  - County Roads
  - Railways
  - Watercourses
  - Waterbodies
  - Natural Heritage System\*
  - Open Space and Park\*
  - Special Study Area
  - Corporate Boundary

- Trail Network**
- Existing City Trails
  - Proposed City Trails
  - Structure Required
  - Staging Area
  - Canoe Launch & Node
  - Trail Gateway

\*Shown for context only



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CITY OF GUELPH  
OFFICIAL PLAN

SCHEDULE 6:

OPEN SPACE SYSTEM: TRAIL NETWORK





This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

Proposed

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 GORBA Trail Club for trails in this area

Refer to Downtown Secondary Plan

Refer to Guelph Innovation District Secondary Plan

Continue to explore trail connections with the University of Guelph

Refer to the University of Guelph Arboretum Trails

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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General note for all future development areas: It is imperative that the Guelph 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.

Legend

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Natural Heritage System\*
- Open Space and Park\*
- Special Study Area
- Corporate Boundary

Trail Network

- Existing City Trails
- Proposed City Trails

\*Shown for context only

CITY OF GUELPH  
OFFICIAL PLAN

SCHEDULE 6:

OPEN SPACE SYSTEM: TRAIL NETWORK



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