



Shaping Guelph

Shaping Guelph: Official Plan Review

Draft Official Plan
Amendment 80

February 2022

guelph.ca/officialplan

The Amendment

Draft City of Guelph Official Plan Amendment 80

Format of the Amendment

This section of Amendment 80 sets out additions and changes to the text and mapping in the Official Plan. Sections of the Official Plan that are being added or changed are referred to as 'ITEMs' in the following description. If applicable, entire sections to be deleted are described, however, the text is not shown in strike-out. Entire sections to be added are described and the new text is shown in regular font type (i.e. as it would appear in the Official Plan with titles appearing in **bold**). Text to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added). *Italicized* font indicates defined terms.

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 Official Plan of the City of Guelph and applicable legislation.

Amendment 80 should be read in conjunction with the existing 2001 Official Plan, (2022 Consolidation). The Official Plan is available on the City's website at guelph.ca or at the Planning Services office located at City Hall, 1 Carden Street, Guelph, ON.

Details of the Amendment

ITEM 1: The purpose of Item 1 is to amend Section 1.1. b) and d) to add a reference to climate change and update the planning horizon from 2031 to 2051, to conform with provincial policy changes and A Place to Grow.

Section 1.1 b) and d) Purpose of the Official Plan is hereby amended as follows:

- b) Promotes long-term community sustainability and embodies policies and actions that aim to simultaneously achieve social well-being, economic vitality, cultural conservation and enhancement, environmental integrity, ~~and~~ energy sustainability, **and climate change resiliency.**
- d) Guides decision making and community building to the year ~~2031~~ **2051.**

ITEM 2: The purpose of Item 2 is to amend Section 1.2 to make minor wording changes to the description of Part Three and delete reference to appendices as the Official Plan does not contain appendices.

Section 1.2 Plan Organization is hereby amended as follows:

1.2 Plan Organization

The Official Plan consists of written text, figures and tables within the text, schedules and definitions.

The Official Plan is composed of thirteen parts including Schedules.

Part One, 'Introduction', establishes the context for the Official Plan. This section sets out the purpose and provides a description of how the Plan is structured and how it should be read and interpreted.

Part Two, 'Strategic Directions', establishes the Vision, Mission, Guiding Principles and Strategic Goals of the Plan.

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

Part Four, 'Protecting What is Valuable', establishes policies and *development* criteria that address natural heritage **and water resource** protection, cultural heritage conservation, ~~water resource protection~~, energy conservation measures and health and safety provisions aimed at ensuring a diverse, healthy environment.

Part Five, 'Movement of People and Goods – An Integrated Transportation System', provides policies for the City's transportation system to facilitate efficient, safe, convenient and energy efficient movement of goods and people throughout the city.

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

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

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

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

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

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

Part Twelve, 'Glossary' provides definitions for words that are *italicized* in the text of this Plan. A list of acronyms used in the Plan is also provided.

Part Thirteen, 'Schedules', contains maps that correspond to policies within the Plan.

~~The Appendices are not part of the Plan but provide important background to the Plan.~~

ITEM 3: The purpose of Item 3 is to update the plan horizon reference in the introduction to Chapter 2, to provide a new vision for the Official Plan to address planning and growth to the year 2051 and to update the section Connecting with Our Past to include a new section on connection to indigenous history and engagement with indigenous governments and communities and to delete Section 2.2 which references to SmartGuelph Principles which are superseded by the updated planning principles of the City's growth management strategy, Shaping Guelph (2022).

The text of Chapter 2, Section 2.1 Introduction is hereby amended as follows:

2.1 Introduction

The Official Plan is a future oriented document that sets out a course for the desired development of Guelph to ~~2031~~ **2051**. It recognizes that future objectives can only be achieved through a strategic vision, policies and actions. Ultimately, the Official Plan establishes a framework to retain and improve the quality of life for residents of the City of Guelph. The high quality of life in the city has historically been recognized as one of its greatest strengths and is a characteristic that sets this community apart from others. The high quality of life in the city is related to a healthy natural ecosystem, community services and facilities, educational and employment opportunities, the availability of infrastructure supportive of alternative forms of transportation, the community's relative safety, the vibrancy of its neighbourhoods and the character of its downtown. A high quality of life is the key to the enjoyment of city living and is necessary to assure continued competitiveness in an increasingly globalized economy.

Vision

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

Guelph in 2051 is a place of community. Guelph is a diverse community that is rich in history and vibrant new places and spaces. We are welcoming to new people to live and work within our neighbourhoods and to new businesses that support and strengthen our diverse and innovative local economy. Our community has a full range and mix of housing that is accessible and affordable. We have built a community where we can safely walk, cycle, ride transit, or drive anywhere we want to go. Our city has been thoughtfully designed and is compact, connected, and complete. We have places to shop, to work and we are able to explore open spaces and parks. Our cultural heritage resources have been embraced and celebrated. Our natural heritage system and water resources are protected and maintained as one of our most valuable assets.

This Official Plan sets out how we will manage Guelph's land use patterns that shape the city's social, economic, cultural, and natural environments.

This Official Plan creates a strong foundation that will guide the future growth of Guelph. In 2051, our Guelph is a place we are proud to call home. We are proud because we have worked together to shape its future.

Connecting with our Past

The lands on which the City of Guelph exists today are steeped in rich Indigenous history and have been a cherished home to Indigenous Peoples for thousands of years. Guelph is located in Between the Lakes Treaty No. 3 territory signed between the Crown and the Mississaugas of the Credit First Nation in 1792.

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

The city's future depends on carefully balancing yesterday's legacy, today's needs and tomorrow's vision. This balance can be achieved by respecting the **land on which we reside** ~~history that enriches local architecture and culture, being~~ **mindful of our collective role as stewards of the land**; enhancing the integrity of natural systems and promoting an atmosphere of innovation and creativity. ~~Protecting~~ **Celebrating** Guelph's ~~existing~~ character while introducing innovative development is part of creating a vibrant city.

Working together with Indigenous Communities now and in the future

The City of Guelph recognizes the Mississaugas of the Credit First Nation as the treaty holders of the lands on which Guelph is situated. We are committed to working closely with the Mississaugas of the Credit, Six Nations of the Grand River, the Haudenosaunee Confederacy, the Métis Nation of Ontario and other Indigenous, Inuit, Métis and mixed ancestry people in recognition of the historic Indigeneity of these lands. As treaty people we have a shared responsibility to act as stewards of the lands, waters and resources that make up Guelph today.

2.2 Engagement with Indigenous Governments and Communities

The City recognizes the role that Indigenous governments and communities have in the stewardship of land and water resources, including those within the City's corporate boundary.

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:

- maintaining a process for notification and engagement that reflects and respects Indigenous governance and decision-making role over land use planning and other decisions that have the potential to affect Section 35 Aboriginal and treaty rights.
- engaging and collaborating with Indigenous governments on the shared responsibility to sustain the lands, waters, and resources for the benefit of generations to come. This includes the Natural Heritage System, with a particular focus on the *water resource system*.
- engaging with Indigenous governments and considering their interests when identifying, protecting and managing cultural heritage and archaeological resources.

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.

Planning in the 21st Century

~~Development in Guelph over the next 20 years will be significantly different from that which occurred in the post-World War II era. A shift in focus to creating a *complete community* sets the tone for the policies of this Official Plan. Planning has experienced significant change at the provincial level in recent years with the introduction of the *Growth Plan for the Greater Golden Horseshoe*. The *Growth Plan*~~

implements the Government of Ontario's vision for building stronger, prosperous communities by better managing growth to the year 2031.

This vision is shared by the City of Guelph and had its origins in the SmartGuelph community consultation process that commenced in 2001. SmartGuelph was the City's response to the emerging Smart Growth concept which preceded *Places to Grow* at the provincial level. SmartGuelph recognized the relationship between patterns of development, quality of life and economic competitiveness. City Council along with a group of concerned citizens conducted extensive consultations with the community to plan for the future direction of growth in the city. The process culminated in 2003 with Council's adoption of a set of principles. The SmartGuelph principles provided background guidance to the City's growth management policy program that ultimately informed the policies of this Official Plan.

Toward 2031

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

SmartGuelph Principles

The SmartGuelph principles serve as touchstones to constantly remember what is important and guide community building discussions that will shape the future of the city. Each of the Guiding Principles presents key descriptive words that are followed by a brief explanation of the principle.

a) Inviting and Identifiable

A distinctively appealing city, scaled for people, with a strong sense of place and a pervasive community spirit which respects and welcomes diversity.

b) Compact and Connected

A well-designed city with a vital downtown core and a commitment to mixed-use and higher density *development*; a safe community conveniently connected for walkers, cyclists, users of public transit and motorists.

c) Distinctive and Diverse

A culturally diverse city with a rich mix of housing, unique neighbourhoods, preserved heritage architecture, attractive common spaces, and educational and research institutions integrated into city life; with an abundance of recreational choices and art, ethnic and cultural events.

d) Clean and Conscious

A city with a healthy and sustainable environment, vigilantly demonstrating environmental leadership; a citizenry that values environmental and social advocacy, participation and volunteerism.

~~e) Prosperous and Progressive~~

~~A city with a strong and diverse economy, a wealth of employment opportunities, robust manufacturing, a thriving retail sector and the good sense to invest a meaningful portion of its prosperity in research and development and the advancement of education, training, wellness, art and culture.~~

~~f) Pastoral and Protective~~

~~A horticulturally rich city where gardens abound; a city that preserves and enhances its significant natural features, rivers, parks and open spaces and makes the planting and preservation of trees a priority; a city committed to the preservation of nearby agricultural farmland.~~

~~g) Well-Built and Well-Maintained~~

~~A city willing and able to invest in high-quality infrastructure and public buildings, ensuring they are beautifully designed and maintained, engineered to last and civilizing in their effect on the community.~~

~~h) Collaborative and Cooperative~~

~~A city with an effective and collaborative leadership that consults with citizens and other municipalities, manages growth based on the “quadruple bottom line” (environmental, cultural, economic, social), and makes decisions about *development*, city services and resource allocation consistently in keeping with these core principles.~~

ITEM 4: The purpose of Item 4 is to renumber and revise Section 2.2 Strategic Goals of the Official Plan to update the goals to conform with A Place to Grow and the Provincial Policy Statement and the City's growth management strategy. Where new goals are added, the section is renumbered accordingly.

Section 2.2 of the Official Plan is hereby renumbered to Section 2.3 and amended as follows:

~~2.2~~ 2.3 Strategic Goals of the Plan

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

The following are the strategic goals of the Official Plan:

1. Planning a Complete and Healthy Community

- a) Utilize an interdisciplinary approach to planning whereby decisions are made with an understanding of the ecological, social, cultural and economic interrelationships and implications for any particular course of action.
- b) Ensure an appropriate range and mix of employment opportunities, local services, *community infrastructure*, housing including *affordable housing* and other land uses are provided to meet current and projected needs to the year ~~2031~~ **2051**.
- c) Provide for urban growth and land use patterns that **supports community needs and** ensures efficient use of public expenditures and municipal financial sustainability over the long term.
- d) Ensure that development is planned to meet the goals, objectives and policies of this Plan.
- e) ~~Encourage steady and diverse economic growth while striving to achieve a balanced tax assessment ratio and a wide range of employment opportunities.~~
- e) Promote opportunities for employment in the ~~emerging~~ high-tech "knowledge based" sectors including environmental management and technology and agri-food technology.
- f) Foster sustainable local food systems.
- g) Preserve and enhance a safe, liveable and healthy community.

2. Protecting what is Valuable

- a) Ensure that land use planning provides for a diverse and inclusive city.
- b) Protect, maintain, enhance and restore *natural heritage features* and functions and biodiversity of the City's Natural Heritage System and *water resource system* to the greatest extent possible and support linkages between and among such systems and features within the city and beyond.
- c) Enhance the visual identity of the city through protecting and celebrating the City's *cultural heritage resources*.
- d) ~~Establish and implement policies and actions that will contribute to achieving the targets of the~~ **Prepare Guelph for a net-zero carbon future through the implementation of the** City's Community Energy Plan **Initiative**.
- e) ~~Support an integrated approach to meeting the energy needs of the community by designing places and buildings in a way that minimizes consumption of energy and water and production of waste whereby supporting an increasingly low carbon footprint.~~

- ~~f) Promote opportunities for the use and generation of renewable and alternative energy systems.~~
- ~~g) Decouple energy consumption from population growth.~~
- ~~h) Advance innovation by building on the synergies between infrastructure, built form and climate change imperatives.~~
- e) To mitigate risks to public health and safety or property damage from natural hazards.**
- f) Prepare for the impacts of a changing climate.**

3. Transportation

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

4. Municipal Services

- a) Ensure servicing, including water, wastewater and stormwater, are adequate to support Guelph's growth.**
- b) Direct *development* to those areas where full municipal services and related *infrastructure* are existing or can be made available, while considering existing land uses, natural heritage systems, *development* constraints, fiscal sustainability, *development* costs and related factors.
- c) Protect, maintain, enhance and sustainably manage the finite *groundwater* and surface water resources that are needed to support the City's existing and planned growth and natural systems.
- d) Promote the effective management of waste to ensure protection of the natural and built environment.

5. Community Infrastructure

- a) Ensure an accessible, connected open space, park and trail system and sustainable network of recreational facilities necessary to promote a physically active and healthy community that meets resident needs for active and passive recreation activities.
- b) Provide an appropriate supply and distribution of community facilities to meet the social, health and education needs of existing and future residents in a manner that maximizes accessibility.
- c) Recognize the Speed and Eramosa Rivers as a vibrant and dynamic component of the city, along with their designation as a Canadian Heritage River which highlights their cultural and recreational opportunities.

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

6. Urban Design

- a) Preserve, enhance and protect the distinct character of the city and the sense of a community of neighbourhoods.
- b) Build a compact, mixed-use and *transit-supportive* community.
- c) Plan and design an attractive urban landscape that reinforces and enhances Guelph's sense of place and identity while encouraging innovative design and *development* opportunities.
- d) Encourage *intensification* and *redevelopment* of existing urban areas that is *compatible* with existing built form.

7. Downtown

- a) Strengthen the role of the Downtown as a major area for investment, employment and residential uses such that it functions as a vibrant focus of the city.

8. Implementation

- a) Promote informed public involvement and engagement in a user-friendly planning and *development* process.
- b) Engage with Indigenous governments, and collaborate where appropriate, when considering land use planning matters that may affect Indigenous rights and interests.**

ITEM 5: The purpose of Item 5 is to amend the introduction and objectives of Chapter 3 for conformity with A Place to Grow and the City's growth management strategy.

Chapter 3 introduction and objectives are hereby amended as follows:

3 Planning a Complete and Healthy Community

~~The *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* was released on June 16, 2006 in accordance with the *Places to Grow Act*, 2005. The *Growth Plan A Place to Grow, Growth Plan for the Greater Golden Horseshoe* establishes a framework for implementing the Provincial Government's **Province's** vision for building stronger more prosperous communities by managing projected growth to the year 2031~~**2051**. ~~The following objectives, policies and Schedule 1, entitled~~

~~"Growth Plan Elements", constitute an integrated approach to implementing the Growth Plan while reflecting the City's vision for the development of a healthy and liveable complete community to the year 2031.~~ **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 A Place to Grow and the City's Growth Management Strategy while reflecting the City's vision for growth to the year 2051.**

Objectives

~~The City aims to build a~~ **Guelph will be a** compact, vibrant **City, and made up of** ~~complete communities~~ **ies** for current and future generations that meets the following objectives:

- a) To provide for a sufficient supply of land within the City's *settlement area* boundary to accommodate projected growth to the year ~~2031~~ **2051**.
- b) To direct growth to locations within the **delineated** *built-up area* where the capacity exists to best accommodate the expected population and employment growth.
- c) To **ensure that** ~~plan the~~ **designated** *greenfield area* ~~to provides~~ for a diverse mix of land uses at *transit-supportive* densities.
- d) To maintain a healthy mix of residential and employment land uses at approximately 57 jobs per 100 residents;
- e) To maintain a strong and competitive economy by ~~preserving existing~~ **protecting** employment areas and identifying areas for future employment uses.
- f) To support a *multi-modal* transportation network and efficient public transit that links the City's *Urban Growth Centre* **and major transit station area** to the rest of the ~~community-city~~ and surrounding municipalities.
- g) To reduce overall energy demand with an integrated approach to planning.
- h) To plan for *community infrastructure* to support growth in a compact and efficient form.
- i) To ensure that sustainable energy, water and wastewater services are available to support existing *development* and ~~future~~ **planned** growth.
- j) To ~~promote protection and enhancement of~~ the City's Natural Heritage System **and water resource system**.
- k) To support the protection and/or conservation of ~~water, energy, air quality and cultural heritage resources, as well as innovative approaches to waste management.~~

- l) To support transit, walking and cycling for everyday activities.
- m) To promote opportunities to increase movement of goods by rail.
- ~~n) To support *urban agriculture* in appropriate locations throughout the city as a means of encouraging local food production and distribution, reducing transportation needs and fostering community spirit.~~
- n) **To increase resiliency to climate change and address the impacts of a changing climate.**

ITEM 6: The purpose of Item 6 is to revise section 3.1 of the Official Plan for consistency with A Place to Grow and the City's growth management strategy.

Section 3.1 of the Official Plan is hereby amended as follows:

3.1 Complete and Healthy Communities

1. Planning ~~for a~~ **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 ~~provides convenient access to~~ **meets people's needs for daily living throughout their lifetime by providing:**
 - i) ~~an appropriate mix~~ **a variety** of employment opportunities **in appropriate locations;**
 - ii) a full range and mix of housing options and densities to accommodate a range of incomes and household sizes;
 - iii) local services and **public service facilities** ~~community infrastructure~~ including *affordable housing*, **and** schools, recreation and open space; and
 - iv) **high quality publicly accessible open space and adequate parkland opportunities for recreation including trails and other recreational facilities;**
 - v) **access to healthy, local and affordable food options;**
 - vi) **convenient access to a range of transportation options including public transit and active transportation** ~~public transportation and options for safe, non-motorized travel.~~
2. This Plan recognizes that components of land use planning influence human health, activity and social well-being. The policies of this Plan are collectively aimed at designing the built environment in a manner that will

promote sustainable, healthy, active living **while mitigating and adapting to the *impacts of a changing climate***.

ITEM 7: The purpose of item 7 is to delete Sections 3.2 through to Section 3.10 in their entirety and replace them with updated policies addressing the City's urban structure, forecasts, targets and planning horizon for consistency with A Place to Grow, the Provincial Policy Statement and the City's growth management strategy.

Sections 3.2 through 3.10 are hereby deleted and replaced with the following:

3.2 Population and Employment Forecasts

1. By the year 2051, Guelph is forecast to have a population of 208,000 people. The rate of growth will be moderate, steady, and managed to maintain a compact and human-scale city.
2. Employment growth in the city is planned to keep pace with population growth by planning for a minimum forecast of 116,000 jobs by the year 2051.
3. Forecasted growth will be managed and supported by integrated planning for *infrastructure* and *public service facilities*.
4. The City will plan and provide for a diverse and compatible mix of land uses, including residential and employment uses to support vibrant communities.

3.3 Housing Supply

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:
 - i) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, on lands which are *designated and available* for residential development; and
 - ii) maintain at all times, where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment* and land in draft approved and registered plans.

3.4 Delineated Built-up Area and General Intensification

1. The *delineated built-up area* is identified on Schedule 1a of this Plan. The *built-up area* has been delineated in accordance with *A Place to Grow* 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.
2. The minimum intensification target for the *delineated built-up area* is as follows: a minimum of 46% of all residential development occurring annually will be within the *delineated built-up area*.
3. The City will promote and facilitate *intensification* throughout the *delineated built-up area*, and in particular within the *urban growth centre* (Downtown), the Major Transit Station Area and *Strategic Growth Areas* as identified on Schedule 1a.
4. To support the achievement of the minimum intensification target, vacant or underutilized lots, *greyfield*, and *brownfield sites* will be revitalized through the promotion of *infill development*, *redevelopment* and expansions or conversion of existing buildings.
5. A diverse range and mix of housing options and densities will be planned, including *affordable housing* and *additional residential dwelling units* to meet projected needs of current and future residents at all stages of life and to accommodate the needs of all household sizes and incomes.
6. *Development* within the *delineated built-up area* will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent properties.
7. *Development* within the *delineated built-up area* will create attractive and vibrant spaces in accordance with the urban design policies of this Plan.

3.5 Urban Growth Centre (Downtown) and Major Transit Station Area

1. The *Urban Growth Centre* is Downtown as identified on Schedule 1a. The *Urban Growth Centre* is hereafter referred to as Downtown.
2. Downtown will continue to be a focal area for investment in office employment, commercial, recreational, cultural, entertainment

and institutional uses while attracting a significant share of the city's residential growth.

3. Downtown will be maintained and strengthened as the heart of the community and will be the preferred location for *major office* and major institutional uses.
4. Downtown, as the *Urban Growth Centre* and the protected *Major Transit Station Area*, will be planned to achieve a minimum density target of:
 - i) 150 residents and jobs combined per hectare by the year 2031;
 - ii) 175 residents and jobs combined per hectare by the year 2041; and
 - iii) 200 residents and jobs combined per hectare by the year 2051.
5. Downtown will be planned and designed to:
 - i) serve as a high density major employment centre that will attract provincially and potentially nationally and internationally significant uses;
 - ii) provide for residential *development*, including *affordable housing* and additional residential units, *major offices*, commercial and appropriate institutional development to promote transit supportive densities, *live/work* opportunities and economic vitality in Downtown;
 - iii) maintain, enhance and promote *cultural heritage resources*, the Natural Heritage System, unique streetscapes and landmarks within Downtown;
 - iv) develop additional public *infrastructure* and services; public open space; and tourist, recreational, entertainment, and cultural facilities within Downtown;
 - v) accommodate a major transit station and associated *multi-modal* transportation facilities within Downtown, which facilitates both inter and intra-city transit service; and
 - vi) achieve multi-modal access to the major transit station by providing infrastructure to support active transportation, including sidewalks, bicycle lanes, secure bicycle parking and commuter pick-up/drop-off areas.

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 (*urban growth centre*), set out in policy 3.5.4, is the minimum density target for the *major transit station area*. The policies for permitted land uses, densities and heights for the land use designations of the Downtown Secondary Plan apply to the protected *major transit station area*.

3.6 Strategic Growth Areas

1. *Strategic growth areas* are identified on Schedule 1a of this Plan and include the downtown and *major transit station area*. *Strategic Growth Areas*, other than the downtown and *major transit station area*, are classified as community mixed-use nodes or corridors. *Strategic growth areas* will be planned to provide for higher density mixed-use development in proximity to transit services.
2. *Strategic growth areas* provide a focus for investment in transit, other infrastructure and *public service facilities* to support forecasted growth while supporting a more diverse range and mix of housing options.
3. *Strategic growth areas* will be planned and designed to:
 - i) achieve increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;
 - ii) be well served by transit and facilitate pedestrian and cycling traffic;
 - iii) provide mixed-use *development* in a higher density, compact form that supports walkable communities and live/work opportunities; and
 - iv) provide a mix of residential, office, institutional, and commercial uses that allows for a range of housing options and services.

Intensification Corridors

4. The following *strategic growth areas* are classified as *intensification corridors* and will be planned to achieve the following density targets:

Name	Density Target
Eramosa Road	100 residents and jobs combined per hectare

Silvercreek Parkway	100 residents and jobs combined per hectare
Gordon Street at Harvard Road	100 residents and jobs combined per hectare
Gordon Street at Arkell Road	120 residents and jobs combined per hectare
Gordon Street in Clair-Maltby	200 residents and jobs per hectare
Stone Road at Edinburgh Road	160 residents and jobs combined per hectare

5. *Development within intensification corridors* will be directed and oriented toward arterial and collector roads.

ITEM 8: The purpose of item 8 is to delete the section numbering for heading 3.11 Community Mixed-use Nodes and delete policies 3.11.1 and 3.11.2 and replace them with the following revised policies as part of the new Section 3.6 Strategic Growth Areas introduced in Item 7.

Section heading 3.11 Community Mixed-use Nodes and policies 3.11.1 and 3.11.2 are hereby deleted and replaced as follows:

~~3.11~~ Community Mixed-Use Nodes

- 3.6.6 The following *strategic growth areas* are classified as Community Mixed-Use Nodes and will be planned to achieve the following density targets at build-out:

Node	Density Target
Woodlawn Road/Woolwich Street	120 residents and jobs combined per hectare
Paisley Road/Imperial Road	110 residents and jobs combined per hectare
Silvercreek Junction	130 residents and jobs combined per hectare
Guelph Innovation District	100 residents and jobs combined per hectare

Watson Parkway/Starwood Drive	130 residents and jobs combined per hectare
Gordon Street & Clair Road	130 residents and jobs combined per hectare

ITEM 9: The purpose of Item 9 is to renumber policy 3.11.3 and r policy 3.11.4.

Policies 3.11.3 and 3.11.4 are hereby renumbered as follows:

~~3.11.3~~ **3.6.7** Community Mixed-use Nodes are intended to realize, in the long term, an urban village concept through a mix of uses in a *compact urban form* with a *Main Street area* and attractive private and public open spaces, such as urban squares.

~~3.11.4~~ **3.6.8** Community Mixed-use Nodes will evolve over the Plan horizon and beyond through *intensification* and *redevelopment* to provide a compact built form.

ITEM 10: The purpose of Item 10 is to revise and renumber policies 3.11.5, 3.11.6 and 3.11.7 to update the terminology used to address strategic growth areas.

Policies 3.11.5, 3.11.6 and 3.11.7 are hereby renumbered and revised as follows.

~~3.11.6~~ **3.6.9** New major *development* within areas identified as ***strategic growth areas*** ~~Community Mixed-use Nodes~~ will demonstrate through concept plans how the proposed development meets the policies and objectives of this Plan.

~~3.11.7~~ **3.6.10** Concept plans will be developed by the City or by a *development* proponent in consultation with the City prior to the approval of new major *development* proposals within ***strategic growth areas*** ~~Community Mixed-use Nodes~~. The concept plan will include but not be limited to the following:

- i) linkages between properties, buildings and uses of land both within and adjacent to the *strategic growth area* ~~Node~~;
- ii) identification of an appropriate location for a Main Street area within Community Mixed-use Nodes;
- iii) locations of new public and/or private streets and laneways;

- iv) locations of open space ~~on the site~~ such as urban squares;
- v) general massing and location of buildings that establish a transition to the surrounding **area community**;
- vi) pedestrian, cycling and transit facilities; and
- vii) heritage attributes to be retained, conserved and/or rehabilitated.

~~3.11.7~~ **3.6.11** Applications for *Zoning By-law* amendments and site plans, or any phases thereof, for properties subject to a concept plan shall demonstrate to the City's satisfaction that the proposed *development* is generally consistent with the concept plan.

ITEM 11: The purpose of Item 11 is to delete Sections 3.12 through 3.14 and replace them with updated sections for consistency with A Place to Grow and the City's growth management strategy.

Section 3.12 through 3.14 are hereby deleted in their entirety and replaced with the following:

3.7 Designated Greenfield Area

1. The *designated greenfield area* is identified on Schedule 1a of this Plan. The *designated greenfield area* will be planned and designed in a manner which will contribute to the City's overall vision for the achievement of diverse and *complete communities*. *Development* within the *greenfield area* must be compact and occur at densities that support *walkable communities*, cycling and transit and promote *live/work* opportunities.
2. The minimum density target for the *designated greenfield area* is 68 residents and jobs combined for hectare to be achieved by the year 2051. The following minimum density targets, which contribute to the achievement of the *designated greenfield area* target, apply to the secondary plan areas of the City:
 - i) Guelph Innovation District (area of the secondary plan within the designated greenfield area): 90 residents and jobs combined per hectare
 - ii) Clair-Maltby: 74 residents and jobs combined per hectare.
3. The designated greenfield area will be planned and designed to:

- i) ensure that new *development* is designed to promote energy conservation, *alternative and/or renewable energy systems* and water conservation;
- ii) create street configurations, densities and an urban form that supports walking, cycling and the early integration and sustained viability of transit services;
- iii) provide a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
- iv) create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling;
- v) promote, where appropriate through secondary planning, the development of identifiable, pedestrian oriented neighbourhood scale 'urban villages' through the use of medium and high density, street-related built form that contains a mix of commercial, residential and employment uses, as well as supporting *live/work* opportunities. These centres will be designed around active public spaces and streets and pedestrian access that is well-linked to the surrounding neighbourhood through walking, cycling and public transit; and
- vi) develop and implement policies, including phasing policies and other strategies to achieve the *targets* of this Plan and ensure alignment of growth with *infrastructure*.

3.8 Employment Lands

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 forecasted growth of this Plan by:
 - i) planning to accommodate the employment growth forecast of a minimum of 116,000 jobs city wide by the year 2051;
 - ii) providing for an appropriate mix and range of employment uses including, industrial, commercial, and institutional uses to meet long term needs;
 - iii) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic

activities and ancillary uses and take into account the needs of existing and future businesses;

- iv) planning for, protecting, and preserving *employment areas* for current and future uses;
 - v) ensuring the necessary infrastructure is provided to meet current and future employment needs;
 - vi) directing *major office* and appropriate major institutional uses to primarily locate Downtown, in the major transit station area or *strategic growth areas* with existing or planned *frequent transit* service; and
 - 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.
2. *Employment areas* and *provincially significant employment zones* are identified on Schedule 1b and are protected for employment uses over the long-term.
3. The following minimum density targets by land use designation apply to the *employment areas* identified on Schedule 1b:

Name	Density Target
Industrial	35 jobs per hectare
Corporate Business Park	70 jobs per hectare
Institutional/Research Park	50 jobs per hectare

4. To ensure that adequate land is available to meet future employment needs, the conversion of lands within *employment areas* to *non-employment use(s)* may only be permitted through a *municipal comprehensive review* where it is demonstrated that:
- i) there is a need for the conversion at the proposed location on the basis that there are no alternative location(s) within the city where the use could be accommodated in conformity with the Official Plan;
 - ii) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;

- iii) sufficient employment lands will be maintained to accommodate the forecasted growth to the horizon of this Plan;
 - iv) the proposed uses would not adversely affect the overall viability of the *employment area* or the achievement of the minimum intensification and density targets, and other policies of this Plan; and
 - v) there are existing or planned infrastructure and *public service facilities* to accommodate the proposed uses.
5. Outside of *employment areas*, redevelopment of employment lands will only be considered through development applications where space is retained for a similar number of jobs to remain accommodated on-site.
6. *Major retail* uses are not permitted within *employment areas*.

ITEM 12: The purpose of Item 12 is to revise and renumber Section 3.15 Transportation.

Section 3.15 is hereby renumbered and revised as follows:

~~3.15~~ 3.9 Transportation

1. The City's transportation system will be planned and managed to:
 - i) provide connectivity among transportation modes for moving people and goods;
 - ii) offer a balance of transportation choices that reduces reliance upon the automobile ~~any single mode~~ and promotes transit, cycling and walking;
 - iii) be sustainable **and reduce greenhouse gas emissions**, by encouraging the most financially and environmentally appropriate mode for trip-making **and supporting the use of zero and low-emission vehicles**;
 - iv) offer *multi-modal* access to jobs, housing, schools, cultural and recreational opportunities and goods and services;
 - v) provide for the safety of system users; and
 - vi) ensure coordination between transportation system planning, land use planning and transportation investment.

2. In planning for the development, optimization, and/or expansion of new or existing *transportation infrastructure* the City will:
 - i) consider increased opportunities for moving people and moving goods by rail, where appropriate;
 - ii) consider separation of modes within *transportation corridors*, where appropriate;
 - iii) **provide opportunities for inter-modal linkages;**
 - iv) ~~use transit infrastructure to shape growth and planning for high-~~**prioritize areas with existing or planned higher** residential and employment densities **to optimize the return on investment and** ~~that ensure~~ the efficiency and viability of existing and planned transit service levels;
 - v) ~~place priority on increasing~~ **increase** the capacity of existing transit systems to support ~~intensification~~ **strategic growth areas;**
 - vi) expand transit service to areas that have achieved, or are planned to achieve, *transit-supportive* residential and employment densities, together with a mix of residential, office, institutional and commercial development wherever possible;
 - vii) facilitate improved linkages ~~from nearby neighbourhoods within the City to Downtown, the major transit station area, and other intensification areas~~ **employment areas and strategic growth areas;** and
 - viii) increase the *modal share* of transit.
3. The City will develop and implement *Transportation Demand Management (TDM)* policies within this Plan and other transportation planning documents with the objective to reduce trip distance and time and increase the *modal share* of alternatives to the automobile.
4. Public transit will be the first priority for vehicular *transportation infrastructure* planning and transportation investments.
5. The City will ensure that pedestrian and bicycle networks are integrated into transportation planning to:
 - i) provide safe, comfortable travel for pedestrians and cyclists within existing communities and new *development*; and

- ii) provide linkages between *intensification areas*, adjacent neighbourhoods, and transit stations, including dedicated lane space for cyclists on the major street network where feasible.

Item 13: The purpose of Item 13 is to renumber and revise Section 3.16 Natural Heritage System to address the water resource system in accordance with provincial plans and policy.

Section 3.16 is hereby renumbered and revised as follows:

~~3.16~~ 3.10 Natural Heritage System and Water Resource System

~~One of the City's most valuable assets is its~~ **The Natural Heritage System and the *water resource system* are valuable assets.** The City takes an environment first approach and is committed to protecting, maintaining, enhancing and restoring the diversity, *function*, linkages, and connectivity between and among *natural heritage features and areas* and the ***water resource system*** ~~surface and ground water features~~ within the city over the long term.

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*** ~~surface water, and groundwater features~~. Development will be prohibited within defined features in accordance with the provisions of the *Provincial Policy Statement* and ~~the *Growth Plan A Place to Grow*~~.
2. Ensure that ~~the *water quality and quantity*~~ **of *water*** is protected, improved or restored.

ITEM 14: The purpose of Item 14 is to renumber and revise Section 3.17 Culture of Conservation.

Section 3.17 is hereby renumbered and revised as follows:

~~3.17~~ 3.11 Culture of Conservation

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

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

ITEM 15: The purpose of Item 15 is to delete Section 3.18 Energy Sustainability as these policies are addressed in Chapter 4 of the Official Plan, in particular sections addressing community energy.

Section 3.18 Energy Sustainability is hereby deleted in its entirety.

ITEM 16: The purpose of Item 16 is to renumber Section 3.19 and to revise policy 3.19.2.

Section 3.19 is hereby renumbered to Section 3.12 and policy 3.19.2, renumbered as 3.12.2, is revised as follows:

~~3.19~~ **3.12 Water, Wastewater and Stormwater Systems**

- 2. Construction of new, or expansion of existing, municipal ~~or private-communal~~ water and wastewater systems should only be considered where the following conditions are met:
 - i) strategies for water conservation, **efficiency** and other water demand management initiatives are being implemented in the existing service area; and
 - ii) plans for expansion or for new services are to serve growth in a manner that supports achievement of the **minimum** intensification and density *targets* of this Plan.

ITEM 17: The purpose of Item 17 is to renumber and revise Section 3.20 Community Infrastructure for consistency with terminology used in A Place to Grow.

Section 3.20 is hereby renumbered to Section 3.13 and revised as follows:

~~3.20~~ 3.13 Community Infrastructure and Public Service Facilities

1. Infrastructure planning, land use planning, and infrastructure investment will be coordinated to implement the objectives of this Plan.
2. Planning for growth will take into account the availability and location of existing and planned ~~community infrastructure~~ **public service facilities** so that ~~community infrastructure~~ **public service facilities** can be provided efficiently and effectively.
3. An appropriate range of ~~community infrastructure~~ **public service facilities** should be planned to meet the needs resulting from population changes and to foster ~~a complete communities~~.
4. **Public service facilities that are located in or near strategic growth areas and easily accessible by active transportation and public transit are the preferred location for community hubs.**
- ~~4. Services planning, funding and delivery sectors are encouraged to develop a community infrastructure strategy to facilitate the coordination and planning of community infrastructure with land use, infrastructure and investment through a collaborative and consultative process.~~
5. The City will work with the Grand River Conservation Authority, non-governmental organizations and other interested parties to encourage and develop a system of publicly accessible parkland, open space and trails, including shoreline areas that:
 - i. clearly demarcate where public access is and is not permitted;
 - ii. is based on a coordinated approach to trail planning and development; and
 - iii. is based on good land stewardship practices for public and private lands.

6. The City will encourage an urban open space system that may include rooftop gardens, urban squares, communal courtyards and public parks.

ITEM 18: The purpose of Item 18 is to renumber section 3.5 Urban-Rural Interface: Planning Coordination and modify the policies for clarity and consistency with the County of Wellington's Official Plan.

Section 3.5 is hereby renumbered and revised as follows:

~~3.5~~ 3.14 Urban-Rural Interface: Planning Coordination

Objective

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

Policies

1. The City will review and provide comments on *development* applications processed by the County of Wellington, the Townships of Guelph-Eramosa and Puslinch ~~within the County of Wellington Official Plan's "Urban Protection Area" (generally considered being within one kilometre of the City of Guelph boundary)~~ **for proposals generally within one kilometre of the City of Guelph boundary.**
2. The City will ~~rely upon~~ consider the provisions of the County of Wellington's Official Plan and the *Provincial Policy Statement* and applicable *Provincial Plans*, regulations and guidelines ~~to discourage development within the "Urban Protection Area" of the surrounding Townships~~ **that prohibit *development* adjacent to the City's settlement area boundary.**
3. Consultation between the City and the County of Wellington will be encouraged to prepare a coordinated planning approach in dealing with issues which cross municipal boundaries including:
 - i) river, watershed, subwatershed, water/groundwater and source water protection issues;
 - ii) transportation, trails, *infrastructure* and other *public service facilities*;
 - iii) connectivity with the Natural Heritage System within the city; and

- iv) other land use planning matters requiring a coordinated approach.

ITEM 19: The purpose of Item 19 is to delete and replace Section 3.21 Managing Growth.

Section 3.21 is hereby deleted and replaced with the following:

3.15 Managing Growth

Objectives

- a) To ensure that *development* is planned in a logical and economical manner in keeping with the City's Growth Management Strategy, growth management objectives outlined in Section 2.2.1 and Chapter 3 of this Plan.
- b) To monitor the rate and timing of growth and the achievement of the City's growth management objectives as outlined in Chapter 3 of this Plan.

Policies

- 1. The City will determine the rate and direction of *development* in accordance with the goals, objectives and policies of this Plan in particular the City's growth targets, population and employment projections, municipal fiscal sustainability, the logical and planned expansion and provision of municipal services and *public service facilities*.
- 2. Within the *delineated built-up area*, priority for the upgrading of municipal services will be given to Downtown/Major Transit Station Area and *Strategic Growth Areas*.

Growth Monitoring

- 3. The City will prepare a growth management monitoring report on an annual basis to:
 - 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, urban growth centre, strategic growth areas* and *employment areas*;
 - ii) Track the supply of available residential units and the ability

to accommodate residential growth in accordance with the housing supply policies of this Plan;

- iii) Track the availability of land for employment uses and supply of land within *employment areas*;
- iv) Address servicing capacity and availability of servicing; and
- v) Support the integration of financial planning of growth-related capital costs with land use planning.

ITEM 20: The purpose of Item 20 is to amend paragraph 2 of Section 4.1 Natural Heritage System, Purpose to update and provide references to the water resource system.

Paragraph 2 of Section 4.1 Natural Heritage System Purpose is hereby amended as follows:

This is accomplished by: protecting *natural heritage features and areas* for the long term, and maintaining, restoring, and where possible, improving the biodiversity and connectivity of *natural heritage features and areas*, and *ecological functions* of the Natural Heritage System, **the water resource system, and the related ecological and hydrologic functions and linkages between these systems.** ~~while recognizing and maintaining linkages between and among natural heritage, surface water features and groundwater features.~~

ITEM 21: The purpose of Item 21 is to amend objectives a), d) h) and n) in Section 4.1 Natural Heritage System Objectives to update references to current legislation, the water resource system and the impacts of a changing climate.

Section 4.1 Natural Heritage System Objectives a), d) h) and n) are hereby amended as follows:

- a) To implement a systems approach that ensures that the diversity and connectivity of natural features in the city, and the long-term *ecological function* and biodiversity of the Natural Heritage System is maintained, restored or, where possible improved, recognizing the linkages between **the Natural Heritage System and the water resource system and their related ecological and hydrologic functions.** ~~and among natural heritage features and areas, surface water features, and groundwater features.~~

- d) To protect **the *Habitat of Endangered Species and Threatened Species***~~endangered and threatened species and their significant habitats.~~
- h) To protect significant portions of the *Paris Galt Moraine* identified by the City in recognition of its role in contributing to *wildlife habitat* and *ecological linkages*, continuity of the Natural Heritage System, **the *water resource system***,~~surface water features and groundwater features~~, *biodiversity*, aesthetic value in the landscape, and local geologic uniqueness.
- n) To support the ongoing monitoring and management of the City's Natural Heritage System to ensure its long-term sustainability and resilience in relation to the impacts and stresses associated with being in an urban context, as well as other factors, such as **the *impacts of a changing climate***
climate change.

ITEM 22: The purpose of Item 22 is to amend policies 5. i) b and d; 7; and 17 in Section 4.1.1 General Policies to update references to current legislation, the water resource system and the impacts of a changing climate.

Section 4.1.1 policies 5, 7 and 17 are hereby amended as follows:

- 5. The individual components that make up Significant Natural Areas and Natural Areas are listed below and are illustrated on Schedules 4, and 4A through 4E. These schedules provide additional detail to assist in the interpretation of Schedules 2 and 4.
 - i) Significant Natural Areas include:
 - a. Significant *Areas of Natural and Scientific Interest (ANSI)*,
 - b. ***Habitat of Endangered Species and Threatened species***~~Significant Habitat for Provincially Endangered and Threatened Species,~~
 - c. *Significant Wetlands*,
 - d. ~~Surface Water Features and~~**Fish Habitat and permanent and intermittent streams**,
 - e. *Significant Woodlands*,
 - f. *Significant Valleylands*,
 - g. *Significant Landform*,
 - h. Significant *Wildlife Habitat* (including *Ecological Linkages*),
 - i. *Restoration Areas*, and
 - j. *Minimum or established buffers* (where applicable).

7. The final width of *established buffers* may be greater than the *minimum buffers* identified on Table 4.1 and shall be established through an *EIS* or *EA*, approved by the City **in consultation with** and the Grand River Conservation Authority (GRCA) and/or **the provincial government** ~~Ministry of Natural Resources (MNR)~~ where applicable.
17. Boundaries of *natural heritage features and areas* that make up the Natural Heritage System shown on Schedules 2, 3, 4, and 4A-E and shall be delineated using the criteria for designation and the most current information, and are required to be field verified and staked as part of an *EIS* or *EA*, to the satisfaction of the City, in consultation with the **provincial government** ~~Ontario Ministry of Natural Resources (MNR)~~ and/or the Grand River Conservation Authority (GRCA), as applicable. Once confirmed in the field, and approved by the City, boundaries of *natural heritage features and areas* and *established buffers* shall be required to be accurately surveyed and illustrated on all plans submitted in support of *development* and *site alteration* applications. Such boundary interpretations will not require an amendment to this Plan. Minor refinements to the boundaries may be made on the basis of the criteria for designation, without an amendment to this Plan.

ITEM 23: The purpose of Item 23 is to amend Table 4.1 “Minimum Buffers, Established Buffers and Adjacent Lands to natural heritage features and areas” to update references to current legislation and to revise references to provincial government ministries.

Table 4.1 *Minimum Buffers, Established Buffers and Adjacent Lands to natural heritage features and areas.* is hereby amended as follows:

Natural Heritage Features and Areas	Width of <i>Minimum Buffers</i>	Width of <i>Established Buffers</i>	Width of <i>Adjacent Lands</i>
<i>Significant Areas of Natural and Scientific Interest (ANSIs)</i>	No <i>minimum buffer</i>	To be established through an <i>EIS</i> or <i>EA</i> in consultation with the MNR provincial government	50 m – 120 m
<i>Habitat of Endangered Species and Threatened Species Significant Habitat for Provincially Endangered and Threatened Species</i>	No <i>minimum buffer</i>	To be established through an <i>EIS</i> or <i>EA</i> in consultation with MNR the provincial government	120 m

<i>Significant Wetlands</i> <i>i. Provincially Significant Wetlands</i> <i>ii. Locally Significant Wetlands</i>	i. 30 m ii. 15 m	To be established through an <i>EIS</i> or <i>EA</i>	i. 120 m ii. 120 m
Surface Water and Fish Habitat i. Cold/cool water #Fish #Habitat ii. Warm water <i>Fish Habitat</i> , permanent and intermittent streams and undetermined #Fish #Habitat	i. 30 m ii. 15m	To be established through an <i>EIS</i> or <i>EA</i>	i. 120 m ii. 120 m
<i>Significant Woodlands</i>	10 m from the drip line	To be established through an <i>EIS</i> or <i>EA</i>	50 m
<i>Significant Valleylands</i>	No <i>minimum buffer</i>	To be established through an <i>EIS</i> or <i>EA</i>	50 m
<i>Significant Landform</i>	No <i>buffer</i> required	No <i>buffer</i> required	50 m
Significant Wildlife Habitat i. Deer Wintering Areas and Waterfowl Overwintering Areas ii. Significant Wildlife Habitat iii. <i>Ecological Linkages</i>	i. No <i>minimum buffer</i> ii. No <i>minimum buffer</i> iii. No <i>buffer</i> required	i. To be established through an <i>EIS</i> or <i>EA</i> ii. To be established through an <i>EIS</i> or <i>EA</i> iii. No <i>buffer</i> required	i. 50 m ii. 50 m iii. 50 m
<i>Other Wetlands</i>	No <i>minimum buffer</i>	To be established through an <i>EIS</i> or <i>EA</i> and is required where all or part of the <i>feature</i> is to be protected.	30 m
<i>Cultural Woodlands</i>	No <i>minimum buffer</i>	To be established through an <i>EIS</i> or <i>EA</i> and is required where all or part of the <i>feature</i> is to be protected.	50 m
Potential Habitat for Significant Species (excluding provincially <i>Endangered</i> and <i>Threatened Species</i>)	No <i>minimum buffer</i>	To be established through an <i>EIS</i> or <i>EA</i> and is required where all or part of the <i>feature</i> is to be protected.	50 m

ITEM 24: The purpose of Item 24 is to amend Section 4.1.2 General Permitted Uses to add a new policy 4.1.2.4 and to renumber the subsequent policies and further to amend renumbered policies 4.1.2.5 and 4.1.2.7 to update references to the provincial government.

Section 4.1.2 General Permitted Uses is hereby amended as follows:

4. **City infrastructure, where *essential* and authorized under an *EA*, may be permitted within the Natural Heritage System, where the *EA* demonstrates to the satisfaction of the City, in consultation with the GRCA, the provincial government and/or the federal government, as applicable, that:**
 - i) **there will be *no negative impacts on the natural features and areas* to be protected, or their *ecological and hydrologic functions*;**
 - ii) **works will result in a net ecological benefit to the Natural Heritage System and/or *water resource system*;**
 - iii) **works will be located as far away from *natural features and areas* as possible;**
 - iv) **the area of construction disturbance will be kept to a minimum; and**
 - v) **disturbed areas within the area of construction will be re-vegetated or restored with site-appropriate indigenous plants wherever opportunities exist.**
45. If, through the preparation and review of a *development* application, it is found that *natural heritage features and areas* have not been adequately identified or new information has become available, the applicant may be required by the City to prepare a *scoped EIS* of the *natural heritage features and areas*, and *functions* in consultation with the City, and where appropriate the ~~MNR~~ **provincial government** and the GRCA. If the *natural heritage features and areas* meet the criteria for protection policies in **Sections** 4.1.3 or 4.1.4, the appropriate natural heritage policies shall apply.
56. Where two or more components of the Natural Heritage System overlap, the policies that provide the most protection to the *natural heritage feature or area* shall apply.

67. Permitted *development* and *site alteration* within and/or adjacent to *natural heritage features and areas* (as outlined in Sections 4.1.3 and 4.1.4) shall be required to demonstrate, through an *EIS* or *EA* to the satisfaction of the City, in consultation with the GRCA, the ~~Province~~ **provincial government** and/or the ~~Federal~~ government, as applicable, that there will be no *negative impacts* on the *natural heritage features and areas* to be protected, or their *ecological* and *hydrologic functions*.
78. Where *essential transportation infrastructure*, *essential linear infrastructure*, stormwater management facilities and structures, and/or trails are permitted within *minimum* or *established buffers* under policies **in Sections** 4.1.3 and 4.1.4, the following shall apply:
- i) works are to be located as far away from the *feature* boundary within the *minimum* or *established buffer* as possible;
 - ii) the area of construction disturbance shall be kept to a minimum; and
 - iii) disturbed areas of the *minimum* or *established buffers* shall be re-vegetated or restored with site-appropriate indigenous plants wherever opportunities exist.
89. Where *essential transportation infrastructure*, *essential linear infrastructure*, stormwater management facilities and structures, and/or trails are permitted within *natural heritage features and areas* under policies **in Sections** 4.1.3 and 4.1.4, the following shall apply:
- i) the area of construction disturbance shall be kept to a minimum; and
 - ii) disturbed areas shall be re-vegetated or restored with site-appropriate indigenous plants wherever opportunities exist.
910. Legally existing uses, existing utilities, facilities and *infrastructure* and their *normal maintenance* are recognized and may continue within the Natural Heritage System.
1011. An expansion of a legally existing building or structure may be permitted within the Natural Heritage System without an amendment to this Plan provided that it can be demonstrated, to the satisfaction of the City and the GRCA, where applicable, through an *EIS*, that the objectives of the designation can be met and that the proposed expansion will not have a *negative impact* on the *natural heritage features*

and areas or ecological functions for which the area is identified. Existing uses will be discouraged from expanding further into Significant Natural Areas and *minimum or established buffers*. Such expansions shall be minor in proportion to the size and scale of the building or use and shall not result in further intensification of the use.

- ~~4-12.~~ *Development or site alteration* within the Natural Heritage System without prior approval by the City, which result in reduction in the extent of *natural heritage features and areas* or their associated *ecological functions*, will not be recognized as a new existing condition. *Restoration* of the disturbed area shall be required to the satisfaction of the City. If the unapproved *development or site alteration* is carried out in conjunction with a *development* application, *restoration* will be required prior to or as a condition of approval of any permitted *development*.

ITEM 25: The purpose of Item 25 is to amend the introduction to Section 4.1.3 to update references to section numbers and to amend Section 4.1.3.2 Significant Areas of Natural and Scientific Interest (ANSI) to update references to the provincial government throughout the entire section.

The introduction to Section 4.1.3 and Section 4.1.3.2 Significant Areas of Natural and Scientific Interest (ANSI) is hereby amended as follows:

4.1.3 Significant Natural Areas

This section outlines specific objectives, criteria for designation and policies for Significant Natural Areas and their *buffers*. Specific policies related to Natural Heritage System management and stewardship are provided in Section 4.1 and ~~4-2~~ **4.3**.

4.1.3.2 Significant Areas of Natural and Scientific Interest (ANSI)
Objectives

- a) To protect Significant *Areas of Natural and Scientific Interest (ANSI/s)* identified by the ~~Ontario Ministry of Natural Resources (MNR)~~ **provincial government** for their life science or earth science values related to *natural heritage features and areas*, scientific study or education and significance within the province.
- b) To promote the value and importance of *ANSI/s* within the City through education and stewardship.

Criteria for Designation

1. Provincially Significant Earth Science *ANSI*s as identified by the ~~MNR~~**provincial government**;
2. Provincially Significant Life Science *ANSI*s as identified by the ~~MNR~~**provincial government**;
3. Regionally Significant Earth Science *ANSI*s as identified by the ~~MNR~~**provincial government**; and
4. Regionally Significant Life Science *ANSI*s as identified by the ~~MNR~~**provincial government**.

Policies

Provincially and Regionally Significant Earth Science ANSIs

5. *Development and site alteration* shall not be permitted within a provincially or regionally significant Earth Science *ANSI* and *established buffer*, except for uses permitted by the General Permitted Uses of Section 4.1.2.
6. *Buffers* to a provincially and regionally significant Earth Science *ANSI* will be determined through an *EIS* or *EA* to the satisfaction of the City and the ~~MNR~~**provincial government**.
7. *Development and site alteration* may be permitted *adjacent* to a provincially and regionally Significant Earth Science *ANSI* where it has been demonstrated, through an *EIS* or *EA*, to the satisfaction of the City and the ~~MNR~~**provincial government**, that there will be no *negative impacts* on the geological features, or the interpretative and scientific value for which the *ANSI* was identified.

Provincially and Regionally Significant Life Science ANSI

8. *Development and site alteration* shall not be permitted within a provincially or regionally Significant Life Science *ANSI* or *established buffers*, except for uses permitted by the General Permitted Uses of Section 4.1.2.
9. *Buffers* to provincially and regionally significant Life Science *ANSI*'s will be determined through an *EIS* study to the satisfaction of the City and the ~~MNR~~**provincial government**.

10. *Development and site alteration* may be permitted *adjacent* to a provincially and regionally Significant Life Science *ANSI* where it has been demonstrated, through an *EIS* or *EA*, to the satisfaction of the City and the ~~MNR~~ **provincial government**, that there will be no *negative impacts* on the *natural heritage features and areas* or on their *ecological functions* for which the *ANSI* was identified.

ITEM 26: The purpose of Item 26 is to amend Section 4.1.3.3 Significant Habitat for Provincially Endangered Species and Threatened Species to rename the section and update wording to be consistent with provincial legislation and references to the provincial government throughout the entire section.

Section 4.1.3.3 Significant Habitat for Provincially Endangered Species and Threatened Species is hereby renamed as Section 4.1.3.3 Habitat of Endangered Species and Threatened Species, and the introduction, objectives and policies are amended as follows:

4.1.3.3 Significant Habitat for Provincially of Endangered Species and Threatened Species

~~Significant habitat of Endangered and Threatened Species~~ is protected under the *Provincial Policy 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 ~~Ministry of Natural Resources (MNR)~~ **provincial government**. It is the ~~MNR~~ **provincial government** which ultimately confirms the presence and extent of, or changes to, *Habitat of Endangered Species and Threatened Species* ~~Significant habitat of Endangered and Threatened Species~~. The specific locational data relating to such habitat is considered sensitive and is retained by the ~~MNR~~ **provincial government**.

Habitat of Endangered Species and Threatened Species ~~Significant habitat of Endangered and Threatened Species~~ does not represent a designation under the Official Plan. Habitat for these *species* is largely protected through other designations in the Natural Heritage System. In addition, in order to ensure consistency with the *PPS* and to facilitate implementation of the *ESA*, where ***Habitat of Endangered Species and Threatened Species*** ~~Significant habitat of Endangered and Threatened Species~~ is approved by the ~~MNR~~ **provincial government**, the following policies shall apply.

Objectives

- a) To protect the ***Habitat of Endangered Species and Threatened Species*** ~~Significant habitat of Endangered and Threatened Species.~~
- b) Where appropriate, to work with the ~~MNR~~ **provincial government** to help implement measures, including mitigation, to support the long-term sustainability of these species.

Criterion for Designation

1. The ***Habitat of Endangered Species and Threatened Species*** ~~Significant habitat of Endangered and Threatened Species~~ as approved by ~~MNR~~ **provincial government**.

Policies

2. *Development and site alteration shall not be permitted in **Habitat of Endangered Species and Threatened Species**, including **established buffers**, except in accordance with **provincial and federal requirements** within the ~~Significant habitat of Endangered and Threatened Species~~, including ~~established buffers~~.*
3. The *established buffer* is to be determined through an *EIS* or *EA*, to the satisfaction of the City, and where appropriate in consultation with the ~~MNR~~ **provincial government**.
4. *Development and site alteration may be permitted in **Adjacent Lands** to the **Habitat of Endangered Species and Threatened Species** ~~Significant habitat of Endangered and Threatened Species~~, where it has been demonstrated through an *EIS* or *EA*, to the satisfaction of the City and ~~MNR~~ **provincial government**, and in consultation with the GRCA where appropriate, that there will be no *negative impacts* to the **Habitat of Endangered Species and Threatened Species** ~~Significant habitat of Endangered and Threatened Species~~.*

ITEM 27: The purpose of Item 27 is to amend Section 4.1.3.4 Significant Wetlands to update references to the provincial government in Objective c), policies 1, 6 and 7 to revise policy number references to reflect renumbering in other sections of the Official Plan.

Section 4.1.3.4, objective c) and policies 1, 6, and 7 are hereby amended as follows:

Objectives

- c) To work with various government agencies, (e.g. the GRCA and the ~~MNR~~**provincial government**) to protect *Significant Wetlands* through integrated land use planning, site design, and implementation of best management practices.

Criteria for Designation

- 1. *Provincially Significant Wetlands* (PSWs) as identified by ~~MNR~~**the provincial government**, and a 30 metres *minimum buffer*.

Policies

- 6. In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within the *established buffers* to *Significant Wetlands*, subject to the requirements of ~~4.1.2.7~~**4.1.2.8**, where it has been demonstrated through an *EIS* or *EA*, to the satisfaction of the City, in consultation with the GRCA and/or the ~~MNR~~**the provincial government**, that there will be no *negative impacts* on the *Significant Wetland* or its *ecological* and *hydrologic functions*:
 - i) *essential linear infrastructure* and their *normal maintenance*; and
 - ii) stormwater management facilities and structures and their *normal maintenance*, where *low impact development* measures have been implemented to the extent possible outside the *buffer* and provided they are located a minimum distance of 15 metres from a PSW and 7.5 metres from a LSW
- 7. Notwithstanding the General Permitted Uses of Section 4.1.2, trails within *Significant Wetlands* are subject to the following additional limitations and the requirements of ~~4.1.2.7 and 4.1.2.8~~**and 4.1.2.9**. The formalization of existing ad hoc trails through formal trails and walkways may be permitted within *Significant Wetlands* and their *established buffers* where:
 - i) they are considered *essential* to the City's trail system or integral to the scientific, educational or passive recreational use of the property;
 - ii) the environmental impacts of the proposed trails have been assessed and mitigated through design that minimize impacts to the *natural heritage features and areas*, and *ecological functions*; and

- iii) where appropriate, they consist primarily of boardwalks and viewing platforms and are accompanied with educational signs.

ITEM 28: The purpose of Item 28 is to revise Section 4.1.3.5 Surface Water Features and Fish Habitat for consistency with provincial legislation and policies. References and policies for surface water features are removed and addressed in the Water Resource System section.

Section 4.1.3.5 is hereby amended as follows:

4.1.3.5 Fish Habitat and Permanent and Intermittent Streams

Objectives

- a) To protect, improve or restore ~~the quality and quantity of Surface Water Features and Fish Habitat~~ **and permanent and intermittent streams.**
- b) ~~To maintain and where possible enhance linkages and related functions among surface water features, groundwater features, hydrologic functions and natural heritage features and areas.~~
- c) ~~To maintain, protect and enhance all types of Fish Habitat, as defined by the federal Fisheries Act.~~

Criteria for Designation

- 1. Cold and Cool Water *Fish Habitat* as identified by the **Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRF)/GRCA** ~~MNR/GRCA~~ and a 30 metre *minimum buffer*.
- 2. Warm water and undetermined *Fish Habitat* as identified by the **MNDMNRF/GRCA** ~~MNR/GRCA~~ and a 15 metre *minimum buffer*.
- 3. Permanent and *intermittent streams*, as identified by the City and/or the **MNDMNRF/GRCA** ~~MNR/GRCA~~ and a 15 metre *minimum buffer*.

Policies

- 4. *Development and site alteration* shall not be permitted within ~~Surface Water Features and Fish Habitat or established buffer~~ **and permanent and intermittent streams or their established buffers**, except for uses permitted by the

General Permitted Uses of Section 4.1.2.

5. In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within ~~Surface Water Features, Fish Habitat and established buffers~~ **and permanent and *intermittent streams* or their *established buffers***, subject to the requirements under 4.1.2.7 and 4.1.2.8 **and 4.1.2.9**:
 - i) *essential linear infrastructure and their normal maintenance*;
 - ii) *essential transportation infrastructure and their normal maintenance*;
 - iii) flood and erosion control facilities or other similar works and their *normal maintenance*; and
 - iv) stormwater management facilities and structures and their *normal maintenance*.
6. These additional uses may only be permitted **in accordance with *provincial and federal requirements*** where it has been demonstrated through an *EIS, EA or subwatershed plan*, to the satisfaction of the City, ~~in consultation with the MNR and/or the GRCA, and of the Department of Fisheries and Oceans (DFO)~~, that **there will be *no negative impacts on Fish Habitat and permanent and intermittent streams or their related ecological and hydrologic functions***.
 - ~~i) there will be no *negative impacts* on the water resources, *fish habitat* or related *ecological and hydrologic functions*;~~
 - ~~ii) there will be no net loss of *fish habitat*, and no harmful alteration, disruption, or destruction of *fish habitat*;~~
 - ~~iii) where authorization for the harmful alteration, disruption, or destruction of *fish habitat* has been obtained from DFO under the *Fisheries Act* using the guiding principle of no net loss of productive capacity, and the impact of *development* on fish habitat will be avoided or fully mitigated; and if not, the loss of *fish habitat* will be adequately compensated for through a compensation plan approved by the GRCA and/or the DFO; and~~
 - ~~iv) all applicable protocols or policies of the provincial and federal government have been met.~~
7. The *established buffer* is to be determined through an *EIS* or *EA* and may be greater than the recommended *minimum buffer*.
8. For permanent and intermittent streams and fish habitat, the

~~buffer will~~ **Buffers shall** be measured from the bankful channel ~~of *Fish Habitat* and permanent and *intermittent streams*.~~

9. Construction within or across ~~surface water features or *Fish Habitat* and permanent and *intermittent streams*~~ shall:
 - i) adhere to ~~MNR~~ **applicable provincial and federal** fisheries timing windows so as to avoid or minimize impacts on fish, wildlife and water quality; and
 - ii) implement the best management practices related to construction.
10. Opportunities to restore ***Fish Habitat* and** permanent and ~~*intermittent streams* and *fish habitat*~~ shall be encouraged and supported.
11. Where *Fish Habitat* is undetermined, an *EIS*, *EA* or *subwatershed plan*, shall assess and determine, to the satisfaction of the City ~~and the GRCA~~, the presence and type of *Fish Habitat* and the level of protection required.
12. The City will continue to investigate the feasibility of removing/modifying structural barriers to fish passage in the Speed and Eramosa Rivers and their tributaries in order to permit natural stream processes, improve *Fish Habitat* and the *restoration* of natural stream morphology.

ITEM 29: The purpose of Item 29 is to amend Section 4.1.3.6 Significant Woodlands to update references to the provincial government in Policy 4.1.3.6.3 and to update policy number references in policies 4.1.6.3.6 and 4.1.6.3.7.

Policy 4.1.3.6.3 is hereby amended as follows:

3. *Woodland* types ranked as S1 (Critically Imperiled), S2 (Imperiled) or S3 (Vulnerable) by the ~~MNR~~ **provincial government** Natural Heritage Information Centre, and a 10 metre *minimum buffer*.
6. In addition to the General Permitted Uses of Section 4.1.2, *essential linear infrastructure* and, stormwater management facilities and structures, and their *normal maintenance*, may be permitted in the *established buffers to Significant Woodlands*, subject to the requirements of ~~4.1.2.7~~ **4.1.2.8**, where it has been demonstrated through an *EIS* or *EA* study, to the satisfaction of the City that there will be no *negative*

impacts on the feature or its ecological and hydrologic functions.

7. Notwithstanding the General Permitted Uses of Section 4.1.2, trails within *Significant Woodlands* are subject to the following additional limitations and the requirements under ~~4.1.2.7 and 4.1.2.8~~ **and 4.1.2.9**. Formalization of existing ad hoc trails through construction of formal trail(s) and walkway(s) may be permitted within *Significant Woodlands* and their *established buffers* where:
 - i) they are considered *essential* to the City's trail system or integral to the scientific, educational or *passive recreational activities* of the *property*;
 - ii) the environmental impacts of the proposed trails have been assessed and mitigated through design that minimizes impacts to the *natural heritage features and areas*, and *ecological functions*; and
 - iii) they are accompanied with educational signs.

ITEM 30: The purpose of Item 30 is to amend policy 4 in Section 4.1.3.7 Significant Valleylands to reference revised section headings and to a revise policy number reference.

Policy 4.1.3.7.4 is hereby amended as follows:

4. In addition to the General Permitted Uses of Section 4.1.2 the following additional uses may be permitted within *Significant Valleylands* and *established buffers*, subject to the requirements of ~~4.1.2.7 and 4.1.2.8~~ **and 4.1.2.9**, where it has been demonstrated through an *EIS* or *EA*, to the satisfaction of the City, and where applicable the GRCA, that there will be no *negative impacts* on the natural characteristics of the valley features or its *ecological* or *hydrologic functions*, nor will there be increased susceptibility to natural hazards:
 - i) essential linear infrastructure and their normal maintenance;
 - ii) essential transportation infrastructure and their normal maintenance;
 - iii) flood and erosion control facilities or other similar works;
 - iv) renewable energy systems; and
 - v) stormwater management facilities and structures and their *normal maintenance* in accordance with the ***Water Resource System and Fish Habitat and Permanent and Intermittent Streams*** ~~surface water features and fish habitat~~ policies of this Plan.

ITEM 31:

The purpose of Item 31 is to amend the Objectives of Section 4.1.3.8 Significant Landform to reference the water resource system policies and improve clarity and to amend policy 4 in this section to update policy number references.

The Objectives of Section 4.1.3.8 Significant Landform and policy 4 are hereby amended as follows:

- a) To identify and protect the significant portions of the *Paris Galt Moraine* within the city that play a role in contributing to:
 - i) important environmental services including **those provided by the water resource system** ~~surface water features and groundwater resources, providing, wildlife habitat and linkages, and supporting biodiversity; and~~
 - ii) the city's geologic and aesthetic uniqueness.
 - b) To protect *vulnerable* surface water and groundwater resources, maintain and enhance **the Natural Heritage System, the water resource system, and the related ecological and hydrologic functions and linkages between these systems** ~~linkages, connectivity and related functions between and among natural heritage features and areas, surface water features and groundwater features and related hydrologic functions within the Paris Galt Moraine.~~
4. In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within the *Significant Landform* subject to the requirements under ~~4.1.2.8~~ **4.1.2.9**, where it has been demonstrated through an *EIS* or *EA* to the satisfaction of the City, in consultation with the GRCA, where appropriate, that there will be no *negative impacts* to the *Hummocky Topography* of the *Significant Landform*, or to its *ecological* or *hydrologic functions*:
- i) essential linear infrastructure and their normal maintenance;
 - ii) *essential transportation infrastructure* and its *normal maintenance*, provided the *Hummocky Topography* is maintained outside the right-of-way to the greatest extent possible;
 - iii) municipal water supply wells, underground water supply storage and associated small scale structures (e.g. pumping facility); and

- iv) essential stormwater outlets for appropriately treated and managed stormwater discharge in accordance with policy 4.1.3.8.6 and the Stormwater Management policies of this Plan.

ITEM 32: The purpose of Item 32 is to amend Section 4.1.3.9 Significant Wildlife Habitat (including Ecological Linkages) to update wording to be consistent with provincial legislation and modify references to the appropriate provincial ministry in Policies 4.1.3.9.1 iii), 4.1.3.9.5, 4.1.3.9.6, 4.1.3.9.7 and 4.1.3.9.10.

Policies 4.1.3.9.1 i), 4.1.3.9.1 iii), 4.1.3.9.5, 4.1.3.9.6, 4.1.3.9.7 and 4.1.3.9.10 are hereby amended as follows:

4.1.3.9 Significant Wildlife Habitat (including Ecological Linkages)

Criteria for Designation

1. *Wildlife Habitat* that is the most ecologically important in terms of *function*, representation or amount in contributing to the quality and diversity of the Natural Heritage System, and falls into one or more of the following categories:
 - i) seasonal concentration areas, including deer wintering and waterfowl overwintering areas identified by the ~~MNDMNR~~**MNR**;
 - ii) *rare vegetation communities* or specialized habitat for wildlife; and
 - iii) habitat for species of conservation concern (excluding ***Habitat of Endangered Species and Threatened Species*** ~~significant habitat of endangered and threatened species~~), specifically: *globally significant species, federally significant species and provincially significant species*.

Policies

5. In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within Significant Wildlife Habitat (including *Ecological Linkages*) and its *established buffers*, subject to the requirements of ~~4.1.2.7 and 4.1.2.8~~ **and 4.1.2.9**, where it has been demonstrated through an *EIS* or *EA*, to the satisfaction of the City, in consultation with the GRCA and/or ~~MNDMNR~~**MNR** where appropriate, with consideration for the ~~MNR's~~**MNR's** technical guidance that there will be no *negative impacts* to the Significant Wildlife Habitat or to its *ecological functions*:

- i) *Essential linear infrastructure and their normal maintenance;*
 - ii) flood and erosion control facilities and their *normal maintenance;* and
 - iii) water supply wells, underground water supply storage and associated small scale structures (e.g. pumping facility).
- 6. The extent of the *habitat* and *buffers* for Significant Wildlife Habitat will be established through an *EIS* or *EA*, to the satisfaction of the City, in consultation with the GRCA where appropriate, with consideration for the ~~MNDMNRF's MNR's~~ technical guidance, and the local and regional context.
- 7. Additional areas of Significant Wildlife Habitat (i.e., in addition to those areas shown on Schedule 4 and Schedule 4E, including *Ecological Linkages*) may be identified through an *EIS* or *EA* based on consideration for the ~~MNDMNRF's MNR's~~ technical guidance. These additional areas will be subject to the applicable policies.
- 10. In addition to the General Permitted Uses of Section 4.1.2 and the policies in 4.1.3.9.5, the following uses may be permitted within *Ecological Linkages*, subject to the requirements under ~~4.1.2.8~~ **4.1.2.9**, where it has been demonstrated through an *EIS* or *EA* to the satisfaction of the City, and in consultation with the GRCA where appropriate, with consideration for the ~~MNDMNRF's MNR's~~ technical guidance that the functionality and connectivity of the *Ecological Linkage* will be maintained or enhanced:
 - i) *essential linear infrastructure and their normal maintenance;*
 - ii) *essential transportation infrastructure and their normal maintenance;* and
 - iii) stormwater management facilities and structures and their *normal maintenance*.

ITEM 33: The purpose of Item 33 is to amend policy references in Section 4.1.3.10 Restoration Areas, policy 5 to be consistent with policy renumbering.

Section 4.1.3.10, policy 5 is hereby amended as follows:

5. In addition to the uses permitted by the General Permitted Uses of Section 4.1.2, stormwater management facilities and their *normal maintenance, renewable energy* systems and *essential linear infrastructure* subject to the requirements of ~~4.1.2.7~~ **4.1.2.8** may be permitted.

ITEM 34: The purpose of Item 34 is to amend the introductory paragraph of Section 4.1.4 Natural Areas to be consistent with current provincial legislation.

The introductory paragraph of Section 4.1.4 Natural Areas is hereby amended as follows:

4.1.4 Natural Areas

Natural Areas include three categories of features that are considered less ecologically significant than Significant Natural Areas, but that still warrant protection within the Natural Heritage System. The three feature categories are: *Other Wetlands*, *Cultural Woodlands*, and Habitat for Significant Species.

Unmapped Natural Areas or all or parts of Natural Areas included in the overlay designation shown on Schedules 2 and 4 require further study to determine the appropriate level of protection in accordance with the policies of this Plan. Natural Areas included in the overlay designation shown on Schedules 2 and 4 include *Other Wetlands* and *Cultural Woodlands*. Habitat for Significant Species (excluding ***Habitat of Endangered Species and Threatened Species*** ~~*Significant habitat of provincially Endangered and Threatened Species*~~) is not identified within the Natural Areas overlay on the schedules of this Plan and must be identified in accordance with 4.1.4.

ITEM 35: The purpose of Item 35 is to amend policy references in Section 4.1.4.2 Other Wetlands, policy 2 to update reference to a provincial ministry and to amend policy 4 to be consistent with policy renumbering.

Policies 2 and 4 in Section 4.1.4.2 are hereby amended as follows:

2. *Development and site alteration* may be permitted within *Other Wetlands* in accordance with the underlying designation where it has been demonstrated, to the satisfaction of the City, and the GRCA and/or **the provincial government** ~~MNR~~ where appropriate, through an EIS or EA, that the wetland does not meet one or more of the criteria in 4.1.4.2.1.

4. In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within the *established buffers* to *Other Wetlands* identified for protection, subject to the requirements of ~~4.1.2.7 and 4.1.2.8~~ **and 4.1.2.9**, where it has been demonstrated through an *EIS* or *EA* to the satisfaction of the City, in consultation with the GRCA, that there will be no *negative impacts* on the *Other Wetlands* or their *ecological* or *hydrologic functions*:
 - i) essential linear infrastructure and their normal maintenance; and
 - ii) stormwater management facilities and structures and their *normal maintenance*.

ITEM 36: The purpose of Item 36 is to revise policy 2 in section 4.1.4.3 Cultural Woodlands to amend the reference the provincial government and to revise numbering for consistency with policy renumbering.

Policy 2 in Section 4.1.4.3 is hereby revised as follows:

2. *Development and site alteration and essential linear infrastructure* may be permitted in accordance with the underlying designation within all or part of a *Cultural Woodland* and its *established buffer*, subject to the requirements of ~~4.1.2.7 and 4.1.2.8~~ **and 4.1.2.9**, where it has been demonstrated through an *EIS* or *EA*, to the satisfaction of the City, in consultation with the GRCA and/or **the provincial government-MNR** where appropriate, that the *woodland* or part thereof does not meet the criteria in 4.1.4.3.1.

ITEM 37: The purpose of Item 37 is to renumber the objectives from numbers 1 and 2 to a) and b) and to update references in the Objectives of Section 4.1.4.4 Habitat for Significant Species to be consistent with provincial legislation.

The objectives of Section 4.1.4.4 are hereby renumbered and amended as follows:

- ~~1-~~ **a)** To identify and protect, where appropriate, the habitat of *globally, federally, provincially and locally significant* plant and wildlife *species* (excluding ***Habitat of Endangered Species and Threatened Species***)

~~significant habitat of endangered or threatened species~~
and Significant *Wildlife Habitat*).

- 2- b) To ensure that where the existing protected areas within the Natural Heritage System do not provide habitat for the given species, that suitable habitat is available at the local or regional scale.

ITEM 38: The purpose of Item 38 is to update policy 1 in Section 4.1.4.4 for consistency with current legislation and to revise policy references in policy 3.

Policies 1 and 3 in Section 4.1.4.4 are hereby amended as follows:

1. *Wildlife Habitat* that:

- i) *Supports* species considered:
 - a. *globally significant*;
 - b. *federally significant*;
 - c. *provincially significant*; and/or
 - d. *locally significant*, and;
- ii) contributes to the quality and diversity of the Natural Heritage System but not to the extent that it is determined to be Significant *Wildlife Habitat* or **Habitat of Endangered Species and Threatened Species** ~~Significant Habitat of Endangered and Threatened Species~~.

3. *Development, site alteration and essential linear infrastructure* may be permitted within all or portions of the Habitat for Significant Species and any *established buffers*, subject to the requirements of ~~4.1.2.7 and~~ 4.1.2.8 **and 4.1.2.9**, and where it has been demonstrated through an EIS or EA, to the satisfaction of the City, and the GRCA and/or ~~MNR~~ **the provincial government** where appropriate, that there will be no negative impacts on the habitat or its ecological functions.

ITEM 39: The purpose of Item 39 is to amend Section 4.1.6.1 Urban Forest Policies to clarify alignment with the City's Private Tree Protection By-law and to renumber the policies in this section so that they are consecutive.

Section 4.1.6.1 Policies is hereby amended as follows:

4.1.6.1 Policies

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

1. Healthy non-invasive trees within the *urban forest* shall be encouraged to be retained and integrated into proposed *development*. ~~Where these trees cannot be retained, they will be subject to the Vegetation Compensation Plan addressed in Policy 4.1.6.4.~~
2. **Plantations and hedgerows will be required to be identified through an Ecological Land Classification (ELC) in conjunction with proposed *development* applications.**
3. **Destruction, injury or removal of trees on private property, will be regulated by the City's Private Tree Protection By-law or its successor.**
4. Where the City is undertaking infrastructure work, healthy non-invasive trees within the *urban forest* will be retained to the fullest extent possible. Where trees are required to be removed, relocation or replacement plantings will be provided by the City.
5. Development and implementation of woodlot management plans may be required prior to the conveyance of *woodlands* to the City.
- ~~4. Tree destruction or removal of trees on private property will be regulated by the City's tree by-law.~~
- ~~5. Invasive, non-indigenous trees, shrubs and ground covers, such as European buckthorn, will be encouraged to be eradicated without the need for compensation through the Vegetation Compensation Plan.~~

~~4.1.6.2~~ Plantations

- ~~4.~~ 6. *Development* and *site alteration* may be permitted within all or part of a *plantation* where it has been demonstrated to the satisfaction of the City, that the *plantation* or part thereof:
 - i) does not meet the criteria for a Significant Natural Area (*e.g., Significant Woodland*) within the Natural Heritage System; and

- ii) that the *plantation* does not support an *Ecological Linkage* within the Natural Heritage System.
- ~~2.~~ **7.** *Development and site alteration* within a *plantation* shall also require a Tree Inventory and a Tree ~~Protection~~ **Preservation** Plan in accordance with Section ~~4.2.4~~ **4.3.4**.
- ~~3.~~ ~~A Vegetation Compensation Plan shall be required for the replacement of all healthy non-invasive trees measuring over 10 cm dbh, proposed to be removed.~~

~~4.1.6.3~~ **Hedgerows and Trees**

- ~~1.~~ **8.** *Development and site alteration* may be permitted to impact *hedgerows* and individual trees provided it has been demonstrated, to the satisfaction of the City, that the *hedgerows* and trees cannot be protected or integrated into the urban landscape.
- ~~2.~~ **9.** Tree Inventory and ~~Vegetation Compensation Plans~~ **Tree Preservation Plans** shall be required for all new *development and site alterations*.
- ~~3.~~ **10.** Heritage Trees may be identified by the City in accordance with the Cultural Heritage Policies of this Plan.

~~4.1.6.4~~ **Vegetation Compensation Plan**

- 11.** **Compensation for trees proposed for removal shall be required in accordance with the City's Private Tree Protection By-law or its successor.**
- 12.** **A Vegetation Compensation Plan for the replacement of trees shall be prepared and implemented to the satisfaction of the City in accordance with the City's Tree Technical Manual.**
- ~~1.~~ ~~The detailed requirements for a Vegetation Compensation Plan will be developed by the City through the Urban Forest Management Plan. The requirements, once developed, will be applied to determine appropriate vegetation compensation for the loss of trees through *development and site alteration*.~~
- ~~2.~~ **13.** The Vegetation Compensation Plan shall identify, ~~to the satisfaction of the City,~~ where the replacement vegetation will be planted. Where replanting is not feasible on the

subject property, the planting may be directed off-site to lands identified in consultation with the City, including lands within the Natural Heritage System and may include:

- i) Established buffers,
- ii) Significant Valleylands,
- iii) Significant Landform,
- iv) Ecological Linkages, or
- v) Restoration Areas.

~~3.~~ **14.** All replacement vegetation should be indigenous species and compatible with the site conditions within which they are proposed. In some cases, re-vegetation may consist of a combination of trees, shrubs and herbaceous species, or may consist exclusively of indigenous herbaceous species and grasses where the *restoration* objective is to establish a meadow habitat.

~~4.~~ **15.** The vegetation compensation plantings do not replace the normal landscape planting requirements as part of the approval of any *development* or *site alteration*.

~~5.~~ ~~A Vegetation Compensation Plan is required to be implemented through on site or off site plantings or cash in lieu equal to the value of the replacement vegetation will be required by the City.~~

ITEM 40: The purpose of Item 40 is to amend Objective a) of Section 4.1.7 Natural Heritage Stewardship and Monitoring.

Objective a) of Section 4.1.7 is hereby amended as follows:

- a) To manage the City's Natural Heritage System and *Urban Forest* through stewardship, monitoring and partnerships ~~between the City, GRCA, the MNR, private landowners and community organizations.~~

ITEM 41: The purpose of Item 41 is to amend Section 4.1.7.2 Deer to update references to the appropriate provincial ministry in Policies 4.1.7.2.1 and 4.1.7.2.2.

Policies 4.1.7.2.1 and 4.1.7.2.2 are hereby amended as follows:

- 4.1.7.2.1. Deer wintering habitat for the safety of deer and

residents, will be monitored and addressed, as appropriate, in conjunction with the ~~MNDMNR~~**F-MNR**.

4.1.7.2.2. The City in consultation with the ~~MNDMNR~~**F-MNR** will explore the development of a deer management program.

ITEM 42: The purpose of Item 42 is to amend Section 4.1.7.5 Ecological Monitoring to update references to the provincial government in Policy 4.1.7.5.2.

Policy 4.1.7.5.2 is hereby amended as follows:

Opportunities for collaborating with the GRCA and the **provincial government-MNR** will be incorporated into the environmental monitoring program (e.g. fisheries, *threatened species*).

ITEM 43: The purpose of Item 43 is to renumber Section 4.2 Environmental Study Requirements to Section 4.3 Environmental Study Requirements and to amend the objectives and policies in subsections 4.2.1, 4.2.2 and 4.2.3 to provide updated policy directions for environmental study requirements in alignment with the Provincial Policy Statement 2020 and A Place to Grow.

Section 4.2 Environmental Study Requirements and its subsections are hereby renumbered and the objectives and policies of subsections 4.2.1, 4.2.2, and 4.2.3 are hereby amended as follows:

4.2 4.3 Environmental Study Requirements

Objectives

- a) To ensure *EIS, EAs* or other comparable environmental studies are carried out to assess the potential impacts of *development* and *site alteration* on **the** Natural Heritage System, ~~*surface water features and groundwater features*~~ **the water resource system**, and the related **ecological and** ~~*hydrologic and ecologic functions*~~ and linkages between these ~~*features*~~ **systems**.
- b) To ensure that *development* or *site alteration* does not result in *negative impacts*, in the short term or long term to the Natural Heritage System, ~~*surface water features and groundwater features*~~ **the water resource system**, and the related **ecological and** ~~*hydrologic and ecologic functions*~~ and linkages between these ~~*features*~~ **systems**.

- c) To provide a mechanism for monitoring the potential impacts and establish strategies and mitigation measures to minimize *negative impacts* on the Natural Heritage System, ~~surface water features and groundwater features~~ **the water resource system**, and the related **ecological and hydrologic** ~~and ecologic functions and ecological linkages~~ between these ~~features~~ **systems**.
- d) To support the ~~Grand River Conservation Authority~~ **GRCA** and the Provincial ~~and Federal~~ **ministries governments** with respect to ~~provincial~~ **legislation**, regulations and policies regarding *natural heritage features and areas*, ~~surface water features and groundwater features~~ **the water resource system** and the related *ecological and hydrologic functions* and linkages between these ~~features~~ **systems**.
- e) To implement the *EIS/EA* process in the planning and implementation of municipal *infrastructure* in a manner that assesses impacts, considers all reasonable alternatives and avoids or minimizes impacts on the Natural Heritage System, ~~surface water features and groundwater features~~ **the water resource system**, and the related **ecological and hydrologic** ~~and ecologic functions~~ and linkages between these ~~features~~ **systems**.

~~4.2.1~~ 4.3.1 General Policies

1. Where *development* or *site alteration*, is proposed within or adjacent to *natural heritage features and areas*, **and/or the water resource system** ~~surface water features and groundwater features~~ or may negatively impact their related *ecological or hydrologic functions*, the proponent shall prepare an *EIS* in accordance with the provisions of this ~~plan~~ **Plan**.
2. The mapping associated with the Natural Heritage System (as provided in Schedules 4, 4A through 4E), or **the water resource system** ~~subwatershed plans~~ may be refined or updated through new or more detailed information brought forward through *Environmental Impact Studies* **and/or subwatershed plans** in accordance with the provisions of this Plan.
3. The scope of an *EIS* must be determined in consultation with the City, **and as applicable**, the GRCA and ~~applicable~~ provincial ministry **and/or federal government**, where one or more of the ~~potentially impacted features or functions fall under their jurisdiction~~.

4. A scoped *EIS*, that entails a more narrowly defined assessment may be required by the City were development or site alteration is:
 - i) minor in nature or small scale and provided *negative impacts* are anticipated to be negligible;
 - ii) located in a previously disturbed area; or
 - iii) located in an area where recent previous studies have been prepared that provide sufficient detailed information.
5. Consultation with the GRCA is required where any GRCA regulated lands or *wetlands* may be impacted by proposed *development* or *site alteration*.
6. The City shall not permit *development* or *site alteration* within *the* Natural Heritage System **or *the water resource system*** or on *adjacent lands* to *natural heritage features and areas*, until the required *EIS* and Environmental Implementation Report (EIR) has been reviewed and approved by the City, ~~in consultation with the Environmental Advisory Committee~~, and where applicable the GRCA and a **the provincial ministry or agency and/or federal government**.
7. Proposed *development* or *site alteration* shall not be approved where it is in conflict with the provisions of this Plan.
8. Environmental studies include:
 - i) *EIS*;
 - ii) EIR;
 - iii) EA; and
 - iv) Detailed EIS completed in conjunction with Secondary Plans.
9. An *EIS* and EIR shall be carried out by professional(s) qualified in the field of environmental and hydrological sciences and shall be acceptable to the City, in consultation with the City's Environmental Advisory Committee, the GRCA and provincial ministry or agency, as applicable.
10. Prior to commencement of the study, terms of reference, acceptable to the City, ~~shall be prepared in consultation with the Environmental Advisory Committee~~, **the** GRCA, and **the** provincial ministry or agency, **and/or federal government**, as applicable.

11. *EIS* and EIRs shall be completed in accordance with Guidelines prepared by the City, as updated from time to time and approved by the City.
12. Additional studies may be required to be submitted in conjunction with an *EIS* and/or EIR as determined by the City and in accordance with the complete application provisions of this Plan.

4.2.2 4.3.2 Environmental Impact Studies (EIS)

1. The *EIS* shall as a minimum address the following:
 - i) a description of and statement of the rationale for the *development* and *site alteration* and where appropriate, alternatives to the proposal;
 - ii) a description of the proposed *development* or *site alteration*, including a detailed location map and property survey showing proposed buildings, existing land uses and buildings, existing vegetation, fauna, site topography, drainage, hydrology, soils, hydrogeological conditions, habitat areas and other applicable matters;
 - iii) a description of adjacent land use and the existing regulations affecting the *development* proposal and *adjacent lands*;
 - iv) a description of the Natural Heritage System, ~~surface water and groundwater features~~ **the water resource system**, ~~hydrologic functions~~ and the linkages and related *ecological and hydrologic functions and linkages* between these ~~features~~ **systems**;
 - v) a description of all *natural heritage features and areas* **and all components of the water resource system**, and their *ecological* and *hydrologic functions* that might directly or indirectly be *negatively impacted*;
 - vi) a description of the potential negative impacts that might reasonably be caused to the natural heritage feature or area, ~~surface water features and groundwater features~~ **the water resource system**, and their associated **related** *ecological and hydrologic functions* and ~~any linkages between these features and functions~~ **systems**. The description shall also include a statement of the *significance* of the *natural heritage feature or area* **and/or component of the water resource system**;
 - vii) a description of ~~alternates~~ **alternatives** to the proposed *development* or *site alteration* that has the potential to

impact a *natural heritage feature or area* **and/or water resource system**, including an assessment of the advantages and disadvantages of each;

- viii) a description of the constraints to *development* and *site alteration* and mitigative measures necessary to prevent, mitigate or remedy any potential *negative impacts*;
- ix) where appropriate, measures to provide for the enhancement of **the** Natural Heritage System, ~~surface water features and groundwater features~~ **the water resource system** and related *ecological function* and *hydrologic functions* and including the linkages between these ~~functions~~ **systems**;
- x) a description of any short and or long term monitoring that will be undertaken by the proponent to determine if *negative impacts* to the Natural Heritage System, ~~surface water features and groundwater features~~ **the water resource system** or related *ecological function* or *hydrologic functions* ~~or~~ **and** the linkages between these ~~functions~~ **systems** are occurring which may require remediation measures; and
- xi) any other information required by the City, ~~in consultation with the City's Environmental Advisory Committee, the GRCA, or any~~ **the provincial ministry or agency government and/or the federal government** that is considered necessary to assess the potential impact of the proposed *development* or *site alteration*.

- 2. The *EIS* supplements and provides more detail than the broader watershed and *subwatershed plans*.

~~4.2.3~~ 4.3.3 Environmental Implementation Report

- 1. The City will require, as a condition of *development* or *site alteration*, and prior to final decision on any *development* or *site alteration*, that an Environmental Implementation Report (EIR) shall be prepared and submitted to the City for approval. This EIR will serve as a summary document containing information, including but not limited to the following:
 - i) a description of how all the conditions of the decision have been met;
 - ii) how ~~municipal infrastructure servicing, including but not limited to trails, stormwater management facilities and~~

~~protection of~~ ***development, site alteration and infrastructure*** ~~address~~ the Natural Heritage System and ***water resource system policies*** ~~the associated ecological and hydrologic functions have been addressed;~~ and

iii) any other ~~special requirements that are required~~ to protect the overall natural environment of the area.

2. ~~The City's Environmental Advisory Committee will review EIS and EIR to offer advice on environmental matters.~~

~~4.2.4~~ 4.3.4 Tree Inventory and Tree Preservation Plan

ITEM 44: The purpose of Item 44 is to add a new Section 4.2 Water Resource System and Watershed Planning which provides water resource system policies in accordance with the Provincial Policy Statement 2020 and A Place to Grow. This section also updates the source protection policies in accordance with the Grand River Source Protection Plan.

The following new Section 4.2 entitled Water Resource System and Watershed Planning is hereby added to the Plan.

4.2 Water Resource System

The ongoing availability of natural resources is essential for the sustainability of the city. Recognizing that *watersheds* are the most important scale for protecting the *quality and quantity of water*, *watershed planning* will inform the protection of the *water resource system* and decisions related to planning for growth. The *water resource system*, together with the Natural Heritage System, and the effective management of stormwater, including the use of *green infrastructure*, provide essential ecosystem services, and support adaptation and resilience to climate change.

Objectives

- a) To use *watershed planning* to inform the identification, evaluation and protection of the natural environment.
- b) To protect, improve or restore the quality and quantity of surface water and groundwater resources through municipal initiatives and community stewardship.
- c) To evaluate and prepare for the *impacts of a changing climate* to water resource systems at the watershed level.
- d) To practice and encourage effective management of

stormwater drainage to maintain or enhance the *water resource system*.

- e) To use stormwater management to minimize erosion and changes in water balance, prepare for the *impacts of a changing climate*, and in regulating the quantity and quality of stormwater run-off to receiving natural watercourses, wetlands and recharge facilities.

4.2.1 Water Resource System

1. The City shall ensure the long-term protection of the *water resource system*, which is comprised of *key hydrologic features*, *key hydrologic areas*, and their functions. The *water resource system* is a policy-based system. Through *subwatershed studies*, the City will map the *water resource system*.
2. There is extensive overlap between the *water resource system* and the Natural Heritage System. The *key hydrologic features*, *key hydrologic areas*, and their functions that are protected through the *water resource system* policies of this Plan, include those which may not be directly connected to, or included within, the Natural Heritage System.
3. The *water resource system* policies build on the Source Protection policies of this Plan to further protect the *quality and quantity of water* within the city's *subwatersheds*.
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 sustain the area's natural ecosystem. Mitigative measures and/or alternative development approaches may be required to protect, improve or restore the *water resource system*.
5. The City will protect, improve or restore the *water resource system* by:
 - i) ensuring that all *development* and *site alteration* meets provincial water quality and quantity objectives, through consultation with the provincial government and the GRCA; and
 - ii) planning for the efficient and sustainable use of water resources, including practices for water conservation and efficiency.

4.2.2 Watershed Planning

1. The City will ensure that *watershed planning* is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the *quality and quantity of water* within a *watershed*.
2. The City will use *watershed planning* as a basis for environmental, land use and infrastructure planning. *Watershed planning* informs the Natural Heritage System and *water resource system* and may serve as a comprehensive *Environmental Impact Study* framework but will not replace the need for detailed *Environmental Impact Studies* required in support of *development* applications.
3. The City will work with the GRCA, the provincial government and/or the federal government, as applicable, and other stakeholders to develop and implement *watershed planning*.
4. *Subwatershed studies* will:
 - i) inform the identification of *water resource systems* consisting of *key hydrologic features*, *key hydrologic areas*, and their functions;
 - ii) protect, enhance, or restore the *quality and quantity of water*;
 - iii) inform and assist in the land use planning process, including decisions on allocation of growth.
 - iv) inform planning for water, wastewater and stormwater *infrastructure*;
 - v) inform integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - vi) minimize potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
 - vii) evaluate and prepare for the *impacts of a changing climate* to the *water resource system* at the subwatershed level;
 - viii) maintain the *water resource system*, Natural Heritage System or related ecological or hydrologic functions and linkages between these systems;
 - 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*; and sustain the area's natural ecosystem;
 - x) ensure stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces;

- xi) establish the basis for stormwater management plans, to augment *water resource system* and Natural Heritage System protection, *restoration* and enhancement, where applicable, and the requirements for major municipal *infrastructure*; and
 - xii) provide guidance for monitoring, mitigation measures and alternative development approaches within the *watershed* with the intended purpose of maintaining and enhancing the health and quality of the *water resource system*, the Natural Heritage System and related *ecological* and *hydrologic functions* and linkages between these systems within the subwatershed.
5. Planning studies and *development* applications will take into account the recommendations of *subwatershed studies*.
 6. The City will establish a city-wide environmental monitoring program that:
 - i) supports *watershed planning*;
 - ii) establishes monitoring and assessment protocols;
 - iii) assesses baseline conditions, and short and long term impacts on the *water resource system*, Natural Heritage System or related *ecological* or *hydrologic functions* or linkages between these systems; and
 - iv) assists in identifying mitigation measures to address *negative impacts* to the *water resource system* and the Natural Heritage System.

The program will be established in collaboration with the GRCA, the provincial government and/or the federal government, where appropriate.

7. The findings and recommendations of *subwatershed studies* and *EIS* may be used as a baseline for the monitoring and implementation of mitigation measures.
8. Through the *development* review process, the City will encourage *development* proponents to prepare educational materials, including signage, that assist in protecting the City's Natural Heritage System and *water resource system*.

4.2.3 Water Conservation and Efficiency

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

2. Landscaping and maintenance practices that minimize water consumption and reduce the use of potable water for irrigation associated with *development* are encouraged.
3. The use of potable water for outdoor watering is discouraged.
4. The City will increase the use of low maintenance and drought tolerant landscaping at municipal facilities.
5. Alternative water supply and demand management systems such as rainwater harvesting and grey water reuse is encouraged throughout the city and in all new *development*.

4.2.4 Source Protection

Source protection planning is designed to protect existing and future sources of municipal drinking water thereby safeguarding human health and the environment. The Source Protection Plan, as amended, places restrictions on land uses and activities within Wellhead Protection Areas, Intake Protection Zones and Issues Contributing Areas. To implement the policies of the Source Protection Plan, the City has placed restrictions on land uses and activities that have the potential to impact the City's water quality and supply and implements risk management measures.

1. The entire city is a recharge area for municipal drinking water supply. To protect this valuable water resource, the City will require, as appropriate, conditions of *development* approval that:
 - i) protect wetlands and other areas that make significant contributions to *groundwater* recharge;
 - ii) ensure that stormwater management systems protect water quality and quantity;
 - iii) require impact studies and risk management plans to assess the potential of proposed *development* to affect the quantity or quality of *groundwater* resources;
 - iv) require that contaminated properties be restored to the appropriate condition in compliance with applicable Provincial legislation and regulations;
 - v) place restrictions on land use in areas of greatest risk to contamination of *groundwater* resources for activities identified as a significant drinking water threat by

prohibiting the following land uses. For the purpose of interpretation of this provision, the terms future, new or existing are as per the applicable definitions within the Source Protection Plan:

Within Wellhead Protection Areas A, the following uses are prohibited:

- a. new lots that rely on servicing by onsite sewage systems;
- b. the storage of greater than 2,500 kilograms of commercial fertilizer, new or expanded manufacturing and wholesale warehousing facilities with the storage of greater than 2,500 kilograms of commercial fertilizer;
- c. new or expanded manufacturing or wholesale warehousing facilities with storage of greater than 2,500 kilograms of pesticide or the storage of greater than 250 kilograms of pesticide for retail sale or for extermination purposes;
- d. future storage of road salt greater than 5,000 tonnes;
- e. new handling and storage of fuel in conjunction with a new or expanded retail gas station or new or expanded bulk fuel storage facility excluding bulk fuel storage associated with a municipal emergency generator facility;
- f. new or expanded storage of the dense non-aqueous phase liquids identified as a significant drinking water threat under the *Clean Water Act, 2006*; and
- g. new or expanded storage of the organic solvents identified as a significant drinking water threat under the *Clean Water Act, 2006*.

Within Wellhead Protection Areas B where the vulnerability equals ten (10), the following uses are prohibited:

- a. future storage of road salt of greater than 5,000 tonnes;
- vi) require risk management plans for specific land uses

and prescribed drinking water threat activities as set out within the Source Protection Plan

2. Require the assessment and mitigation of impacts of the establishment of transport pathways associated with *Planning Act* applications in Wellhead Protection Areas A and B where the vulnerability equals ten (10).
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. 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.
4. The City may require that technical studies be prepared by a qualified professional to assess and mitigate the potential impacts of a proposed *development* application within the City's wellhead protection areas as part of a complete application. These studies may include but are not limited to a Disclosure Report, detailed Hydrogeological Study, Environmental Screening for contaminated sites, Waste Survey Report and/or a Spill Prevention and Contingency Plan.
5. Schedule 7 (a and b) sets out the vulnerable areas in which drinking water threats prescribed under the *Clean Water Act, 2006* are or would 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.

ITEM 45:

The purpose of Item 45 is to amend paragraph one of the introduction to Section 4.4 Public Health and Safety, to add a new reference to hazardous forests, to be consistent with provincial policy changes.

Paragraph one of the introduction to Section 4.4 Public Health and Safety is hereby amended as follows:

4.4 Public Health and Safety

Natural and human-made hazards pose threats to human health, safety and well-being. *Natural hazards* are naturally occurring

processes that create unsafe conditions for *development* generally identified as flooding, erosion and unstable soils, **and hazardous forest types for wildland fire**. Human-made hazards are the result of human activities on the landscape and include contaminated sites and *mineral aggregate operations*. *Development* on or adjacent to former *landfill sites* or potentially contaminated sites must be carefully managed to reduce risks to human and environmental health.

ITEM 46: The purpose of Item 46 is to add a new Section 4.4.3 Hazardous Forest Types for Wildland Fire, to provide policy direction regarding Hazardous Forest Types that is consistent with the Provincial Policy Statement.

Section 4.4.3 Hazardous Forest Types is hereby added as follows:

4.4.3 Hazardous Forest Types

The City promotes safe *development* conditions throughout the City. There may be situations within the City where *hazardous forest types for wildland fire* may compromise safety if not appropriately mitigated at the building/property development design stage. *Hazardous forest types for wildland fire* are identified in policy and are not mapped on Schedule 3.

Objectives

- a) To direct *development* away from *hazardous forest types for wildland fire*.
- b) To reduce the risk to public safety, infrastructure and property from wildland fire.

Policies

- 1. *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.
- 2. *Development* may, however, be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

ITEM 47: The purpose of Item 47 is to renumber Section 4.4.3 Landfill Constraint Area to Section 4.4.4 Landfill Constraint Area.

Section 4.4.3 Landfill Constraint Area is hereby renumbered to Section 4.4.4.

ITEM 48: The purpose of Item 48 is to renumber Section 4.4.4 Potentially Contaminated Properties to Section 4.4.5 Potentially Contaminated Properties, amend policy 3 to update it to implement the Source Water Protection Plan and update references to the Ministry of the Environment to refer to the provincial government.

Section 4.4.4 Potentially Contaminated Properties is hereby renumbered as follows and policies 3, 5, 6, 8, and 9 are amended as follows:

~~4.4.4~~ **4.4.5 Potentially Contaminated Properties**

Policies

1. The following list represents current or past activities on a property that may cause or that may have caused environmental contamination:
 - i) activities involved with the elimination of waste and other residues, including but not limited to *landfill sites* and waste management sites;
 - ii) industrial and commercial activities involving the treatment, storage, disposal or use of *hazardous substances*, including but not limited to petroleum (fuel and oil), pesticides, herbicides, metals, chemicals and solvents; and
 - iii) sites formerly used for transportation or utility purposes.
2. To assist in the determination of the potential for site contamination, the City may require proponents of *development* to document previous uses of a property or properties that are subject to a *development* application and/or properties that may adversely impact a property or properties that are the subject to a *development* application.
3. The City may require proponents of *development* to submit **an environmental screening for contaminated sites including** a Phase I and/or Phase II Environmental Site Assessment for a property or properties that are subject to a *development* application. The environmental site assessment(s) will be prepared:

- i) in accordance with provincial legislation, regulations and standards and signed by a qualified person as defined by provincial legislation and regulations, as amended from time to time; or
 - ii) to the City's satisfaction.
- 4. The City will use all available information during the *development* application review process to identify potentially contaminated properties and to help ensure that *development* takes place only on properties where the environmental conditions are suitable or have been made suitable for the proposed use of the property.
- 5. Prior to any *development* approval being given on a property identified by the City as potentially contaminated, the City will:
 - i) require as a condition of *development* approval, written verification to the satisfaction of the City from a Qualified Person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation, regulations and standards, including where required by the City or provincial legislation and/or regulations, filing of a Record of Site Condition (RSC) signed by a Qualified Person in the Environmental Site Registry, and submission to the City of written acknowledgement from the **provincial government** specifying the date that said RSC was filed in the Environmental Site Registry; or
 - ii) establish conditions of approval for *development* applications to ensure that satisfactory verification of suitable environmental site condition is received as per policy ~~4.4.4.5 i)~~ **4.4.5.5 i)**.
- 6. The City may use the holding provisions of this Plan to ensure that satisfactory verification of suitable environmental site condition is received as per policy ~~4.4.4.5 i)~~ **4.4.5.5 i)**.
- 7. Where the City determines that an independent peer review of the Environmental Site Assessment(s) is required, the City shall retain a qualified professional to undertake this review at the expense of the proponent.
- 8. It is the intent of the City that all RSCs filed in relation to Policy ~~4.4.4.5 i)~~ **4.4.5.5 i)** meet the generic soil and water quality standards for potable *groundwater* conditions as set

out by the **provincial government** in the document entitled Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act*, as amended from time to time, and where a risk assessment approach is used for the purposes of filing a RSC in relation to Policy ~~4.4.4.5 i)~~ **4.4.5.5 i)**, the risk assessment must demonstrate that the City's raw drinking water sources for its drinking water system are adequately protected such that there is no potential for an *adverse effect*.

9. Where the City is deeded land for public highways, road widenings, parkland, stormwater management, *easements* or for any other use, the City may require, as a condition of the transfer, verification to the satisfaction of the City from a Qualified Person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation, regulations and standards, including where required by the City or provincial legislation and/or regulations, filing of a RSC signed by a Qualified Person in the Environmental Site Registry, and submission to the City of written acknowledgement from the **provincial government** specifying the date that said RSC was filed in the Environmental Site Registry.

ITEM 49: The purpose of Item 49 is to renumber Section 4.4.5 Noise and Vibration to Section 4.4.6 Noise and Vibration.

Section 4.4.5 is hereby renumbered to Section 4.4.6.

ITEM 50: The purpose of Item 50 is to amend paragraph two of the introduction to Section 4.5 Mineral Aggregate Resources, to add a new reference in order to implement the Source Water Protection Plan. Policy 2 in Section 4.5 is deleted as new policies are added for the Dolime Quarry within Chapter 9 of the Official Plan. The remaining policies in this section are renumbered as a result of this deletion.

Paragraph two of the introduction to Section 4.5 Mineral Aggregate Resources is hereby amended as follows, Policy 4.5.2 is hereby deleted and the section is renumbered consecutively with the deletion of policy 2:

There are high quality aggregates in areas outside the City boundary that are being extracted and will continue to be extracted in the future. The County of Wellington and Region of Halton

Official Plans both identify and protect *mineral aggregate resources* in proximity to the city. The City will work with the Province, neighbouring municipalities and the mineral aggregate industry to ensure that *mineral aggregate operations* are planned in a manner that ~~protects and maintains,~~ **restores and, where possible, improves** natural heritage systems, water resources ~~systems~~ including the ~~City's drinking water supply,~~ **quality and quantity of water**, public health and the City's cultural heritage resources.

ITEM 51: The purpose of Item 51 is to amend Section 4.6 Climate Change, to add new references, and an objective, relating to the impacts of a changing climate in order to be consistent with provincial policy changes and update references and policies as they relate to the Community Energy Initiative, as updated in 2018.

Section 4.6 Climate Change is hereby amended as follows:

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

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

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

Objective

- a) **Prepare for the *impacts of a changing climate*.**
- ~~a)~~ b) To increase community resiliency to climate change.

Policies

1. The City will establish policies and undertake programs to ~~target reducing annual greenhouse gas emissions by 60% from 2007 levels to 7 tonnes of carbon dioxide (equivalent) per capita by 2031.~~ **achieve net zero carbon emission by 2050.**
2. The City shall work with partners in the community and other levels of government to prepare a comprehensive climate change adaptation strategy.
3. The City will implement urban design and development standards to reduce the ***impacts of a changing climate*** ~~climate change impacts~~ on public works and *infrastructure* including roads, bridges, water and wastewater systems and energy distribution systems.

ITEM 52: The purpose of Item 52 is to amend Section 4.7 Community Energy, Section 4.7.1 Corporate Leadership and 4.7.2 Local Renewable and Alternative Energy Generation, to update references and policies in accordance with the City's Community Energy Initiative as updated in 2018.

Section 4.7 Community Energy, Section 4.7.1 Corporate Leadership and 4.7.2 Local Renewable and Alternative Energy Generation are hereby amended as follows:

4.7 Community Energy

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

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

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

4.7.1 Corporate Leadership

Objectives

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

Policies

1. The City will establish policies and undertake programs to **achieve a net zero carbon community by 2050 and achieve one hundred percent of the City's energy needs through renewable sources by 2050.** ~~target reducing Guelph's overall energy use by 50% from 2007 levels to 34 megawatt hours (equivalent) per capita by 2031.~~
2. Working with community partners, the City will plan to achieve the goals of the ~~CEP~~**CEI** by integrating land use, energy and transportation planning to address the four following interconnected areas of focus:
 - Local Renewable and Alternative Energy Generation;
 - Local Sustainable Transmission – *District Energy*;
 - Building End-Use Efficiency; and
 - Transportation – Urban Form/Density.
3. The City will consider how municipally funded investments contribute to meeting the goals of the ~~CEP~~**CEI**.

4. The City will support energy efficiencies by ensuring that municipal facilities are designed to demonstrate leadership in energy efficiency.
5. The City will aim to conserve energy through implementing programs including but not limited to those that:
 - i) establish minimum energy efficiency standards for new municipal facilities and major renovations to existing buildings;
 - ii) support infrastructure renewal and operational efficiencies within water and wastewater treatment and conveyance;
 - iii) undertake marketing and education initiatives;
 - iv) make suggestions for changes to the *Ontario Building Code* and regulations that accelerate and support energy efficiency standards in all built forms; and
 - v) establish green purchasing and sustainable green fleet procedures.
6. The City will set targets for, plan for, implement and monitor improvements in energy efficiency and greenhouse gas emissions associated with municipal assets.
7. The City will explore, develop and implement an integrated energy mapping tool that considers built form; the type, mix, density and distribution of land uses; the transportation system; energy supply planning and opportunities for *district energy*. It is anticipated that this tool will assist in understanding the interrelationships between land use, transportation and energy systems. It can be used to inform planning and contribute to achieving the goals of the **CEP CEI** and this Plan.
8. The City will monitor its ongoing progress toward achievement of its community energy and climate change objectives including but not limited to:
 - i) **CEP CEI** related investment in our economy;
 - ii) the reliability and cost of diverse energy, water and transportation services available to Guelph's residents and businesses; and
 - iii) energy and water use and greenhouse gas emissions.

4.7.2 Local Renewable and Alternative Energy Generation

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

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

Objective

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

Policies

1. The City will encourage the development of *renewable energy systems* and *alternative energy systems* including combined heat and power plants subject to the policies of this Plan.
2. The City will establish policies and undertake programs that target meeting:
 - i) ~~at least one quarter~~ **all** of Guelph's total energy needs from renewable sources by ~~2024~~ **2050**; and
 - ii) at least 30% of Guelph's electricity requirements with Combined Heat and Power by 2031.
3. The City will work jointly with the Province and public and private partners to investigate the feasibility, implications and suitable locations for *renewable energy systems* and *alternative energy systems*.
4. When consulted on *exempt* energy projects, the City will consider the goals of the ~~CEPI~~, the goals and objectives of this Plan and the City's wider strategic objectives in determining its position.
5. Prior to the development of *non-exempt Renewable Energy Systems* or *Alternative Energy Systems*, and in addition to any other requirements of this Plan, studies may be

required to demonstrate to the satisfaction of the City how the proposal addresses potential impacts including: the natural environment, noise and vibration, water quality and quantity, cultural and natural heritage resources, shadows, land use compatibility and public health and safety.

ITEM 53: The purpose of Item 53 is to amend policy 5 in Section 4.8.6 Archaeological Resources and add a new policy 7 to be consistent with the provincial policy statement with respect to archaeology and engagement with Indigenous governments on archaeological management plans.

Section 4.8.6 Archaeological Resources is hereby amended as follows:

4.8.6 Archaeological Resources

5. **Indigenous governments and communities including** the Six Nations of the Grand River and the Mississaugas of the New Credit shall be notified at such time that City of Guelph Council commences an **archaeological management plan** ~~Archaeological Master Plan~~ and shall be ~~invited to participate~~ **engaged** in the process.
7. **The City shall prepare an Archaeological Management Plan to ensure the conservation and responsible management of archaeological resources.**

ITEM 54: The purpose of Item 54 is to amend policy 12 in Section 6.1 to add a new sub-policy to implement the Source Water Protection Plan.

Section 6.1 Policies, policy 12 is hereby amended as follows:

12. The City will ensure that *infrastructure* is provided in a coordinated, efficient, integrated and cost-efficient manner to meet current and projected needs, including:
 - i) the optimization of existing *infrastructure*, where feasible, before giving consideration to new *infrastructure* or facilities;
 - ii) **ensure best management practices are utilized to protect the quantity and quality of groundwater**

sources during the installation of new municipal infrastructure; and

- ~~ii)~~iii) the strategic location of *infrastructure* to support effective and efficient delivery of emergency management services.

ITEM 55: The purpose of Item 55 is to amend policy 19 and 20 in Section 6.1 for conformity with the servicing policies in the provincial policy statement. Policy 21 is added to address servicing for cultural heritage resources.

Policies 19 and 20 in Section 6.1 are hereby amended and Policy 21 is hereby added as follows:

19. *Development* on private services is prohibited except as provided for in policy 6.1.20 **and 6.1.21** to ~~avoid sprawl, premature municipal servicing~~ **support protection of the environment and to minimize potential risks to human health and safety** and **to avoid** potential *negative impacts* on the City's *water resources system* and *natural heritage features*.
20. The City will not permit *development on partial services* except where necessary to address a failed *individual on-site water service* or *individual on-site sewage services* on an existing lot of record and only where municipal services are not available, **planned or feasible provided that site conditions are suitable for the long-term provision of such services with no negative impacts** ~~or are not expected to be available within 2 years.~~
21. **The City may permit individual *on-site sewage services* and/or *individual on-site water services* where municipal sewage and municipal water services are not available, planned or feasible to support the conservation of a *cultural heritage resource* provided that the site conditions are suitable for the long-term provision of such services with no *negative impacts*.**

ITEM 56: The purpose of Item 56 is to amend Section 6.4 Stormwater Management, to add and amend objectives and policies to be consistent with provincial policy updates, implement the Source Water Protection Plan and improve clarity.

Section 6.4 Stormwater Management is hereby amended as follows:

6.4 Stormwater Management Objectives

- a) To protect, maintain, enhance and restore the quality and quantity of **the water resource system** ~~surface water and groundwater resources~~ through sound stormwater management.
- b) To ~~implement an integrated use watershed planning approach in~~ **to inform** the design of stormwater management such that ~~Watershed Plans Subwatershed Studies Plans~~ and Stormwater Management Master Plans serve to guide site-specific *development*.
- 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.**
- e)d) To implement stormwater management practices, **such as Low Impact Development and green infrastructure**, that:
 - i) maintain pre-*development* hydrologic **conditions** ~~cycle~~;
 - ii) protect the *quality and quantity of water*; ~~maintain or enhance the quantity and quality of stormwater runoff discharged to receiving natural watercourses, wetlands and infiltration facilities;~~
 - iii) minimize erosion **and** flooding; and,
 - iv) protect the Natural Heritage System, the **water resource system and related ecological and hydrologic functions and linkages between these systems.**
- d)e) To recognize stormwater runoff as an important resource rather than a waste product.
- e) ~~To ensure Subwatershed Plans for the various subwatersheds of the city are kept up to date.~~

Policies

The City will use ~~the watershed planning process to handle~~ **watershed planning to address** stormwater from urban development. This process comprises **Stormwater will be**

managed through a hierarchy of plans including ~~Watershed Plans~~ *Subwatershed **Studies** Plans* and stormwater management plans. Information **gathered through watershed planning** ~~from this process~~ will set the criteria for site-specific development. Additional policies addressing the relationship of *Subwatershed **Studies** Plans* to stormwater management are found in Section 4.32 Water Resource **System and Watershed Planning**.

1. All *development* shall occur in accordance with *Subwatershed Plans **Studies*** and/or Stormwater Management Master Plans, **as applicable, as** approved by the City of Guelph and the ~~Grand River Conservation Authority~~ **GRCA**.
2. Where *Subwatershed Plans **Studies*** have not been completed or approved, the City may, in limited situations, consider *development* proposals where:
 - i) a stormwater management plan is prepared to address impacts to **the quality and quantity of water** ~~water quantity, quality,~~ water balance, major and minor conveyance system (both on and off-site), grading and drainage, erosion and sediment control; and
 - ii) **an EIS** ~~a Scoped Environmental Impact Study~~ is prepared to address potential *negative impacts* of the proposed *development on the Natural Heritage System and/or the water resource system*, including but not limited to impacts to water temperature, base flow, **wetland water balance**, wildlife and **fish habitat** ~~fisheries habitat~~, and **identify** mitigation measures.
3. *Development* shall require the preparation of a detailed Stormwater Management and Engineering Report in accordance with policies 6.4.1 or 6.4.2 above, to the satisfaction of the City and the ~~Grand River Conservation Authority~~ **GRCA**, where applicable, that addresses the following matters and other issues as may be required by the City:
 - i) demonstrates how the design and construction of the stormwater management ~~facility~~ **design** will protect, improve or restore the ~~quality and quantity of surface and groundwater resources~~ **water resource system**;
 - ii) demonstrates how the proposed stormwater management design will be consistent with and implement the recommendations of the ~~appropriate~~

~~Principles for Stormwater Management (1996). These plans and guidelines are intended to augment the Ontario Ministry of the Environment's Stormwater Management Practices Planning & Design Manual, as amended from time to time and are intended to achieve a stormwater management design that has the highest level of utilization use, aesthetics, environmental benefits and ease of maintenance for stormwater management facilities.~~

8. Stormwater management facilities ~~are~~ **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 (2014**2**). 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** ~~the water quality and quantity of the receiving waterbody~~ **receiver** is maintained or enhanced.
9. Watercourses regulated by the ~~Grand River Conservation Authority~~ **GRCA** ~~should~~ **shall** be left in an open and natural state unless approval to alter the watercourse is obtained from the ~~Grand River Conservation Authority~~ **GRCA**. The enclosure of open watercourses or their channelization into open concrete channels ~~will~~ **shall** be prohibited.
10. The City will explore opportunities to restore ~~watercourses~~ **permanent and intermittent streams** that have been enclosed or channelized to open and natural watercourses.
11. Approvals from the City, ~~Grand River Conservation Authority~~ **GRCA, the provincial government and/or the federal government, as applicable**, and other relevant agencies shall be required prior to the alteration of any watercourse, the design and construction of any stormwater management facility or ~~the commencement of any grading or filling site~~ **alteration**.

ITEM 57: The purpose of Item 57 is to amend Objective c) of Chapter 8 Urban Design, to include the reference to Indigenous heritage.

Chapter 8 Urban Design Objective c) is hereby amended as follows:

- c) To showcase natural attributes as defining features that are an integral component of the City's image, ~~and~~ character **and Indigenous heritage** by making them highly visible and accessible, especially lands along the Speed and Eramosa Rivers.

ITEM 58: The purpose of Item 58 is to amend policy 3 in Section 8.22 Development Adjacent to River Corridors, to be consistent with provincial policy updates.

Policy 3 in Section 8.22 is hereby amended as follows:

- 3. The City will encourage improvements to riverfront lands that are available for public use (e.g. improved pedestrian and cycling amenities) along with the retention or restoration of *natural heritage features*, **the water resource system** and *cultural heritage resources*, where possible.

ITEM 59: The purpose of Item 59 is to amend the introduction of Chapter 9 Land Use, to update the references to land use designations.

The introduction to Chapter 9 Land Use is hereby amended as follows:

This Chapter establishes the objectives, policies and permitted uses for each of the land use designations identified on Schedule 2. The land use designations and policies provide direction for *development* and the basis for decision-making involving applications under the *Planning Act*.

Secondary Plans, adopted through amendment to this Plan, may require more detailed policies and land use schedules for the areas to which they apply.

Schedule 2 establishes the pattern of land use in the City by establishing the following Land Use Designations:

RESIDENTIAL

Low Density Residential
~~Low Density Greenfield Residential~~
Medium Density Residential
High Density Residential
Rolling Hills Estate Residential

EMPLOYMENT

Industrial
Corporate Business Park
Institutional Research Park
Mixed Business

COMMERCIAL and MIXED-USE

Commercial Mixed-use Centre
Mixed-use Corridor **(1 and 2)**
Neighbourhood Commercial Centre
Service Commercial
Mixed Office / Commercial

NATURAL HERITAGE SYSTEM

Significant Natural Areas
Natural Areas

OTHER

Major Institutional
Open Space and Parks
Major Utility
Special Study Area
Reserve Lands

ITEM 60: The purpose of Item 60 is to amend policies 9.1.3.4 and 9.1.3.8 in Section 9.1.3 Urban Agriculture to remove a reference to the settlement area which is not required in this policy and to provide a general reference to city guideline documents.

Section 9.1.3.4 and 9.1.3.8 are hereby amended as follows:

9.1.3.4 ~~All lands within the corporate boundary of the City of Guelph are within the settlement area.~~ The City recognizes that as *development* occurs on the outskirts of the developed area of the city that existing agricultural and rural uses will gradually disappear. The City recognizes agriculture as a valuable activity and encourages existing *agricultural uses* to continue until these lands are required for *development*.

9.1.3.8 The City will encourage community gardens by facilitating the use of parks and underutilized public lands for community gardens according to the City's **guidelines**. ~~"Principals and Guidelines for the Location of Community Gardens" as may be prepared and amended. The City may support community gardens by providing water, wood mulch or other forms of in-kind support.~~

ITEM 61: The purpose of Item 61 is to amend Section 9.2.1 General Policies for Residential Uses to remove a policy in order to be consistent with the Planning Act.

Section 9.2.1 is hereby amended as follows:

1. *Affordable housing* is encouraged wherever residential uses are permitted.
2. ~~Notwithstanding the maximum residential densities that are specified for various land use designations of this Plan, development designed exclusively for occupancy by senior citizens may be permitted to exceed the maximum unit density allowed without bonusing provided that the applicable residential policies are met.~~
- 3.2. The City shall provide for the creation of *additional residential dwelling units* and specific regulations for *additional residential dwelling units* will be established in the Zoning Bylaw.

ITEM 62: The purpose of Item 62 is to amend the introduction of Section 9.3 Residential Designations to remove the reference to Low Density Greenfield Residential and add the reference to a new residential land use designation, Rolling Hills Estate Residential.

The introduction of Section 9.3 is hereby amended as follows:

The following objectives and policies apply to the Residential designations identified on Schedule 2:

- Low Density Residential
- ~~• Low Density Greenfield Residential~~
- **Rolling Hills Estate Residential**
- Medium Density Residential
- High Density Residential.

ITEM 63: The purpose of Item 63 is to amend Section 9.3.2 Low Density Residential to combine the low density residential and low density greenfield designations and to modify the permitted height and density policies in order to align with the City's growth management strategy.

Section 9.3.2 is hereby amended as follows:

9.3.2 Low Density Residential

This designation applies to residential areas within the ~~built-up area~~ of the city which are currently, **or planned to be**, predominantly low-density in character. ~~The predominant land use in this designation shall be residential.~~

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

~~The *built-up area* is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate *intensification* to meet the overall *intensification* target for the *built-up area* as set out in Chapter 3.~~ The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys **within the delineated built-up area. The maximum height shall be four (4) storeys within the designated greenfield area.**
3. The maximum *net density* is 35 units per hectare **within the delineated built-up area. and not less than a minimum net density of 15 units per hectare. The maximum net density within the designated greenfield area and for sites located on arterial roads within the delineated built-up area is 60 units per hectare. This policy applies to multiple unit residential buildings such as townhouses and apartments.**
4. ~~Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.~~

ITEM 64: The purpose of Item 61 is to delete Section 9.3.3 Low Density Greenfield Residential, in accordance with the City's growth management strategy to combine it with the low density residential designation.

Section 9.3.3 Low Density Greenfield Residential is hereby deleted in its entirety.

ITEM 65: The purpose of Item 65 is to renumber Section 9.3.4 Medium Density Residential to Section 9.3.3 Medium Density Residential and remove the reference to Height and Density Bonusing in order to be consistent with provincial legislation.

Section 9.3.4 is hereby renumbered and amended as follows:

~~9.3.4~~ **9.3.3** Medium Density Residential

Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
3. The maximum *net density* is 100 units per hectare and not less than a minimum *net density* of 35 units per hectare.
4. ~~Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.~~

ITEM 66: The purpose of Item 66 is to renumber Section 9.3.5 High Density Residential to Section 9.3.4 High Density Residential and remove the reference to Height and Density Bonusing and revise the maximum net density to be consistent with provincial legislation and the City's growth management strategy.

Section 9.3.5 is hereby renumbered and amended as follows:

~~9.3.5~~ **9.5.4** High Density Residential

Height and Density

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys
3. The maximum *net density* is 150 units per hectare and not less than a minimum *net density* of 100 units per hectare.
4. **Within *strategic growth areas*, the maximum *net***

~~**density is 250 units per hectare. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.**~~

ITEM 67: The purpose of Item 67 is to add a new section, Section 9.3.6 Rolling Hills Estate Residential in accordance with the growth strategy.

Section 9.3.6 is hereby added as follows:

9.3.6 Rolling Hills Estate Residential

This designation applies to lands containing low density estate residential uses on large lots that are serviced by private individual on-site water and wastewater services. The extension of municipal services is not anticipated to occur within this designation due to constraints of the Natural Heritage System.

Permitted uses

1. The following use may be permitted on existing lots of record subject to the applicable provisions of this Plan:
 - i) Detached dwellings
2. Notwithstanding the servicing policies of this Plan, *additional residential dwelling units* may be permitted on existing lots of record with private individual on-site water and wastewater services, if demonstrated capacity is available.

ITEM 68: The purpose of Item 68 is to amend policy 9.4.1.2 in Section 9.4.1 Market Impact Studies, to add the reference “1 and 2” after Mixed-use Corridors to be consistent with the City’s growth management strategy.

Policy 9.4.1.2 i) is hereby amended as follows:

- 9.4.1.2 Market Impact Studies shall be required to assess the impact on the City’s commercial policy structure when proposals are made to:
- i) establish or expand a Commercial Mixed-use Centre or Mixed-use Corridor **(1 and 2)** beyond the designation limit boundaries on Schedule 2;

ITEM 69: The purpose of Item 69 is to amend policy 9.4.2.1 in Section 9.4.2 Commercial Function Studies, to add the reference “1 and 2” after Mixed-use Corridors.

Policy 9.4.2.1 is hereby amended as follows:

9.4.2.1 Commercial function studies shall be required as part of a complete application for development proposals for Commercial Mixed-use Centres, Neighbourhood Commercial Centres and Mixed-use Corridors **(1 and 2)** that propose to:

ITEM 70: The purpose of Item 70 is to amend Section 9.4.3.11 Commercial Mixed-use Centre, to update a section reference to the amended Chapter 3 to implement the City’s growth management strategy.

Section 9.4.3.11 is hereby amended as follows:

11. *Development* within the Commercial Mixed-use Centre designation is subject to the policies of Section ~~3.11~~ **3.6** of this Plan.

ITEM 71: The purpose of Item 71 is to amend the Height and Density policies of Section 9.4.3 Commercial Mixed-use Centre, to update the height and density policies in accordance with the City’s growth management strategy and to remove references to height and density bonusing to be consistent with provincial legislation.

Section 9.4.3 Commercial Mixed-use Centre Height and Density policies 17 and 19 are hereby amended and policy 20 is deleted as follows:

17. The maximum height is ten (10) storeys. **Within *strategic growth areas*, the maximum height is fourteen (14) storeys. The implementing zoning bylaw will establish regulations for height transitions, setbacks, and angular planes.**
19. For freestanding residential **and residential within mixed-use buildings:** ~~*development*~~
 - i) the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare.
 - ii) **Within *strategic growth areas*, the maximum *net density* is 250 units per hectare and the minimum *net density* is 100 units per hectare.**

20. ~~Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.~~

ITEM 72:

The purpose of Item 72 is to rename Section 9.4.4. Mixed-use Corridor to Section 9.4.4 Mixed-use Corridor (1 and 2) and amend the section to update the policies in accordance with the City's growth management strategy and to remove references to height and density bonusing to be consistent with provincial legislation.

Section 9.4.4 Commercial Mixed-use Centre is hereby amended as follows:

9.4.4 Mixed-use Corridor **(1 and 2)**

The Mixed-use Corridor **(1 and 2)** designation is intended to serve both the needs of residents living and working **within the corridor on-site**, in nearby neighbourhoods and employment districts and the wider city as a whole.

~~The following Mixed-use Corridors are designated on Schedule 2.~~

- ~~• Silvercreek Parkway Mixed-use Corridor~~
- ~~• Eramosa Mixed-use Corridor~~
- ~~• Stone Road Mixed-use Corridor~~
- ~~• Woolwich Mixed-use Corridor~~

Objectives

- a) To promote the continued economic viability, *intensification*, diversity of uses and revitalization of the Mixed-use Corridor.
- b) To promote a distinctive and high standard of building and landscape design for Mixed-use Corridors.
- c) To ensure that the development of Mixed-use Corridors occurs in a cohesive, complementary and coordinated manner.

Policies

1. The Mixed-use Corridor **(1 and 2)** designation promotes the *intensification* and revitalization of ~~existing well-defined~~ commercial corridors to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping

and service needs and residential use at one location. Implementing *Zoning By-laws* may include mechanisms such as minimum density requirements, heights and maximum parking standards to promote the efficient use of the land base.

2. **The Mixed-use Corridor designation is divided into Mixed-use Corridor 1 and Mixed-use Corridor 2 on Schedule 2 with specific height and density permissions which reflect site characteristics.**

~~2.3.~~ Where new *development* occurs within the corridor, adjacent lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and urban squares and stormwater management systems.

~~3.4.~~ Furthermore, individual developments within the Mixed-use Corridor **(1 and 2)** will be designed to be integrated into the wider community by footpaths, sidewalks and the Bicycle Network and by the placement of multi-storey buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.

~~4.5.~~ *Development* within the Mixed-use Corridor **(1 and 2)** will address the adjacent arterial or collector road and will be planned and designed to:

- i) front multi-storey buildings onto arterial or collector roads;
- ii) provide for ground floor retail and service uses; and
- iii) provide for a rhythm and spacing of building entrances and appropriately sized store fronts to encourage pedestrian activity.

~~5.6.~~ The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and shall incorporate measures into the approval of *Zoning by-laws* and Site Plans used to regulate development within the Mixed-use Corridor designation to ensure such consistency.

~~6.7.~~ The boundaries of the Mixed-use Corridor **(1 and 2)** designation are intended to clearly distinguish the area as a distinct entity from adjacent land use designations. Proposals to expand a Mixed-use Corridor **(1 and 2)** beyond these boundaries shall require an Official Plan Amendment supported by a Market Impact Study.

- ~~7.8.~~ Development proposals that would decrease the existing commercial gross floor area of a commercially zoned site within the Mixed-use Corridor **(1 and 2)** designation by more than 25 per cent or that would provide commercial gross floor area at less than .15 FSI on a commercially zoned site will require a Commercial Function Study in accordance with the policies of this Plan.

Permitted Uses

- ~~8.9.~~ The following uses may be permitted in the Mixed-use Corridor **(1 and 2)** designation, subject to the applicable provisions of this Plan:
- i) commercial, retail and service uses;
 - ii) office;
 - iii) entertainment and recreational commercial uses;
 - iv) cultural and educational uses;
 - v) institutional uses;
 - vi) hotels;
 - vii) *live/work*;
 - viii) medium and high density multiple unit residential buildings and apartments; and
 - ix) urban squares and open space.
- ~~9.10.~~ The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft.) of *gross floor area*, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total *gross floor area* within the overall development.

Height and Density

- ~~10.11.~~ The maximum height **for the Mixed-use Corridor 1 designation is ten (10) storeys and the maximum height for the Mixed-use Corridor 2 designation** is six (6) storeys.
- ~~11.12.~~ ~~For freestanding residential development the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare.~~ **For freestanding**

residential and residential within mixed-use buildings, the maximum *net density* is 150 units per hectare and the minimum *net density* is 100 units per hectare for the Mixed-use Corridor 1 and Mixed-use Corridor 2 designations.

13. For properties designated Mixed-use Corridor 1 within the Stone Road and Silvercreek Parkway *strategic growth areas*:
- i. the maximum *net density* is 250 units per hectare,
 - ii. the minimum *net density* is 100 units per hectare, and
 - iii. the maximum height is fourteen (14) storeys.

The implementing zoning bylaw will establish regulations for height transitions, stepbacks, and angular planes.

- ~~12. Additional height and density may be permitted subject to the Height and Density Bonus provisions of this Plan.~~

ITEM 73: The purpose of Item 73 is to delete Policy 9.4.5.18 in Section 9.4.5 to remove references to height and density bonusing to be consistent with provincial legislation.

Policy 9.4.5.18 is hereby deleted.

ITEM 74: The purpose of Item 74 is to amend the introduction and objectives e) and f) of Section 9.5 Employment Designations for consistency with the City's growth management strategy and to be consistent and conform with provincial policy and legislation.

Section 9.5 Introduction and objectives e) and f) are hereby amended as follows:

9.5 Employment Designations

The Employment policies apply to the following four designations on Schedule 2:

- Industrial
- Corporate Business Park
- Institutional/Research Park
- Mixed Business

The **lands designated for** employment ~~lands~~ on Schedule 2 provide an adequate supply and diversity of employment opportunities to the year ~~2031~~ **2051**. To ensure adequate land continues to be available to meet future employment needs, *conversion of designated employment* lands **within employment areas** to other uses may only be permitted in accordance with the policies of Section ~~3.14~~ **3.8** of this Plan.

Objectives

- e) To increase the overall density of jobs and promote efficient use of land through compact built form, ~~increased height and reduced building footprints.~~
- f) To support a range and mix of employment uses that will contribute to ~~higher employment densities and the achievement of the minimum overall density targets of 50 persons and jobs per hectare in the greenfield area for~~ **employment areas.**

ITEM 75:

The purpose of Item 75 is to amend Policies 5, 8, 9 and 11 within Section 9.5.2 Industrial, for consistency with the City's growth management strategy and to conform with A Place to Grow. Policies 10 through 14 in Section 9.5.2 are renumbered as policies 9 through 13.

Policies 5, 8, 9 and 11 in Section 9.5.2 are hereby amended, Policy 9 is deleted and policies 10 through 14 are renumbered as follows:

Policies

- 5. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use *compatibility* considerations. Where a *development* application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use *compatibility*:
 - i) ~~Ministry of the Environment, Conservation and Parks~~ **Provincial government** ~~Guidelines~~ will be applied to ensure adequate separation distances;
 - ii) a Noise Impact Study may be required, in compliance with the ~~Ministry of the Environment, Conservation~~

~~and Parks Guidelines~~ **provincial government** and prepared by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations;

- iii) appropriate conditions of *development* approval be imposed to mitigate identified *compatibility* issues;
- iv) appropriate regulations be included in the implementing *Zoning By-law*. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, waste, refuse and composting facility locations, outdoor storage locations, requirements for buffer strips, fencing and berms; and
- v) impose a Holding Zone to ensure that conditions encouraging land use *compatibility* are implemented.

8. Vertical warehousing, second floor offices and other related uses above the first storey are encouraged to reduce land consumption and increase **employment densities**~~the number of jobs per hectare particularly in the greenfield area.~~

~~9. Within areas designated Industrial on Schedule 2 of this Plan, there are a number of properties that have existing zoning, which permits a variety of commercially oriented uses. Although the presence of these commercial uses is not in keeping with the policies of this Plan, the City will recognize these existing uses in the Zoning By-law.~~

~~10.~~**9.** Legally existing industrial establishments not located within areas designated Industrial on Schedule 2 of this Plan shall be recognized as legal conforming uses, subject to the zoning provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be *redeveloped* for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the city.

Permitted Uses

~~11.~~**10.** The following uses may be permitted within the Industrial designation subject to the applicable provisions of this Plan:

- i) industrial uses, including the manufacturing, fabricating, processing, assembly and packaging of

- goods, foods and raw materials;
- ii) warehousing and bulk storage of goods;
- iii) laboratories;
- iv) computer and data processing;
- v) research and development facilities;
- vi) printing, publishing and broadcasting facilities;
- vii) repair and servicing operations;
- viii) transportation terminals;
- ix) contractors' yards; and
- x) complementary uses (such as corporate offices, open space and recreation facilities, restaurants, financial institutions, ~~child-care centres~~, public and institutional uses and utilities) which do not detract from, and are *compatible* with, the development and operation of industrial uses.

~~12.~~**11.** Complementary uses may be permitted within the Industrial designation by a *Zoning By-law* amendment.

~~13.~~**12.** Commercial uses will not be permitted within the Industrial designation.

~~14.~~**13.** Factory sales outlets may be permitted as an accessory use provided only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site on which the items for sale are manufactured or assembled.

ITEM 76: The purpose of Item 76 is to amend Policy 6 in Section 9.5.3.6 Corporate Business Park, to remove a reference to Ministry of the Environment and replace with the provincial government.

Policy 9.5.3.6 is hereby amended as follows:

6. Where Corporate Business Park and residential uses are in proximity to one another, the City shall require appropriate planning/land use controls to enhance *compatibility* between these land use types in accordance with the ~~Ministry of the Environment, Conservation and Parks~~ **provincial government** guidelines. Measures that can assist in enhancing *compatibility* include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the *Zoning By-law*, Site Plan Control, and/or the use of urban design guidelines.

ITEM 77: The purpose of Item 77 is to amend Section 9.5.5 Mixed Business, to modify an objectives and policies. As well to modify and renumber the list of permitted uses to implement the York Elizabeth Land Use Study.

Section 9.5.5 is hereby amended as follows:

9.5.5 Mixed Business

Objectives

- a) To provide a flexible land use framework permitting a mix of business land use activities.
- b) To promote reinvestment, *intensification* and the efficient use of existing business lands and buildings for business purposes.
- c) To provide opportunities for smaller-scale entrepreneurial enterprises and land use activities that support the needs of business, employees and neighbourhood residents.
- d) ~~To discourage land uses that detract from the planned function of the Mixed Business land use designation.~~ **To promote business land uses that minimize land use compatibility impacts on surrounding industrial uses.**
- e) To restrict the range of *retail commercial* activities permitted within the Mixed Business land use designation.
- f) To promote business land uses which minimize land use compatibility impacts affecting the surrounding residential neighbourhood.
- g) ~~To improve the image of the Mixed Business designation through the implementation of streetscape improvements and site plan approval.~~

Policies

- 1. A land use *compatibility* analysis will be required where industrial and *sensitive uses* are proposed in proximity to one another in accordance with subsection 9.5.2.4 of this Plan.
- 2. New *development* shall meet the required off-street parking, circulation and loading requirements applicable to the proposed land use.

3. This Plan promotes streetscape improvements and new *development* proposals are to be implemented in accordance with the Urban Design policies of this Plan.
4. Conditions may be imposed on site plan approvals requiring landscaped buffers, screening of outdoor storage, parking, **bicycle-supportive amenities**, loading and refuse areas. Increased set-backs and buffering measures will be required where business land uses are adjacent to existing residential or *sensitive land uses*.

Permitted Uses

5. The following uses may be permitted on lands designated as Mixed Business, subject to the applicable provisions of this Plan:
 - i) uses permitted in the Industrial designation **that are of a small to medium scale**;
 - ii) **uses permitted in the Corporate Business Park designation that are of a small to medium scale**;
 - ~~iii)~~ office;
 - ~~iv)~~ *convenience commercial*; **commercial recreation or entertainment uses**;
 - ~~iv)~~ ~~institutional~~
 - v) **A use that primarily relies on business from tourists and inter-urban traffic such as a hotel, gas bar, restaurant with the exception of drive-through restaurants which shall not be permitted; and,**
 - vi) **a use that requires a location convenient to industry as it primarily provides service to industry such as machinery sales and service, electrical supplies.**
6. **Outdoor storage adjacent to existing residential or other sensitive land uses shall not be permitted.**
7. **Uses of a noxious nature shall not be permitted.**
- ~~6-8.~~ The 'Mixed Business' land use designation is intended to provide areas where a mix of business land uses can be provided **and small to medium sized entrepreneurial and incubator businesses are encouraged. Individual uses permitted under 9.5.5.5.i) and 9.5.5.5. ii) that provide greater than 1500 square metres of gross floor area shall generally be directed to locate in an**

appropriate Industrial or Corporate Business Park designation to minimize land use compatibility impacts on surrounding sensitive land uses (residential, institutional or park). The specific range of permitted land uses and appropriate regulations will be defined in the implementing *Zoning By-law*. The range of land uses will be restricted when adjacent to existing *sensitive land uses* (residential, institutional or park).

- ~~7.9.~~ ~~A limited range of r~~**Retail commercial uses that support the Mixed Business use and will be permitted and the range of uses will be defined in the implementing *Zoning By-law*. It is the intent of this Plan to permit *retail commercial* uses within this designation which do not directly compete with the retailing activities found in Downtown and other planned commercial areas **may be permitted.****
- ~~8.~~ ~~A limited range of institutional uses which do not detract from the planned function of the Mixed Business land use designation will be considered through a *Zoning By-law* amendment process (e.g. government uses, places of worship, *child care centres*, indoor community and recreation facilities). *Development* approval conditions will be imposed to address land use *compatibility*, railway and property clean-up requirements.~~
- ~~9.10.~~ New *sensitive land uses* (residential, institutional or park) that detract from the primary business land use function of the Mixed Business land use designation will not be permitted. This policy applies to all forms of residential use and uses where significant outdoor activities occur.

ITEM 78: The purpose of Item 78 is to amend the introduction and objectives of Section 9.9 Special Study Areas in accordance with the growth management strategy and provide policies for the Dolime Quarry annexed lands.

Section 9.9 is hereby amended as follows:

9.9 Special Study Areas

The Special Study Areas designation applies to the following areas as identified on Schedule 2:

- 2054 Gordon Street (Springfield Golf Course)
- Beverley Street (former IMICO site)
- **Dolime Quarry Annexed Lands**

Objectives

- a) To ~~undertake appropriate studies~~ **set out requirements to determine-determining** future land uses for lands designated Special Study Area.

~~9.9.1~~—2054 Gordon Street (Springfield Golf Course)

1. The future land use for the property located within the designated *greenfield area* of the City at 2054 Gordon Street will be determined through the Clair-Maltby Secondary Plan.
2. The existing golf course is permitted as an interim use until such time as the lands are redesignated for urban development use through the Clair-Maltby Secondary Plan and *development* occurs.
3. The completion of the Clair-Maltby Secondary Plan is a priority for the City.

~~9.9.2~~ Beverley Street

4. ~~The City will prepare a~~ **A planning study will be prepared** to consider the future land use of property located at 200 Beverley Street. The planning study will address the *brownfield* status of the property and other relevant planning and technical considerations **and may be coordinated with a development application.**

Dolime Quarry Annexed Lands

5. **A secondary plan and comprehensive environmental impact study are required to be completed prior to *development* within the Dolime Quarry annexed lands. The secondary plan will consider the future land use for the area which is proposed to be residential, pond level management, significant natural areas and natural areas. The secondary plan study will address all relevant planning and technical considerations.**

ITEM 79: The purpose of Item 79 is to delete Section 9.10 Reserve Lands in accordance with the growth management strategy.

Section 9.10 Reserve Lands is hereby deleted in its entirety.

ITEM 80: The purpose of Item 80 is to renumber Section 9.11 Natural Heritage System to Section 9.10 Natural Heritage System and revise Policy 9.11.1 to add reference to an overlay designation to correspond with the land use mapping on Schedule 2.

Section 9.11 Natural Heritage System is hereby amended as follows:

~~9.11~~**10** Natural Heritage System

1. The Natural Heritage System is comprised of **Significant Natural Areas, Natural Areas and Natural Areas Overlay** ~~two designations~~ as identified on Schedule 2.
 - ~~Significant Natural Areas~~
 - ~~Natural Areas~~

ITEM 81: The purpose of Item 81 is to renumber and rename Section 9.12 Approved Secondary Plans to Section 9.11 Secondary Plans

Section 9.12 is hereby renumbered as follows:

~~9.12~~**11** ~~Approved~~ Secondary Plans

ITEM 82: The purpose of Item 82 is to renumber Section 9.13 Site Specific Policies to Section 9.12 Site Specific Policies, and renumber all subsequent sub sections as applicable. Site specific policies of Section 9.13 is amended to improve clarity, remove outdated references, delete site specific policies where development has occurred and/or the policy would now be permitted by the amended land use designation permissions, to provide addresses where previously not included, to implement the City's growth management strategy and to conform with and be consistent with provincial policies and legislation. Policies that are not being amended are not included in the text below.

Section 9.13 is hereby renumbered and site specific policies are amended as follows:

~~9.13~~**9.1.12** Site Specific Policies

~~9.13~~**12.1** East Guelph

1. 199 Alice Street

In addition to the provisions of policy 9.3.1.2 Non-residential Uses in Residential Designations, there are several properties within the St. Patrick's Ward area (the neighbourhood to the east of the Downtown) that will continue to support a variety of business land uses in addition to any permitted residential land uses. The intent of this policy is to provide for a range of compatible business land uses where adjacent to residential areas. The specific range of permitted land uses will be defined in the implementing Zoning By-law for the ~~following~~ properties known municipally as: 199 Alice Street, ~~37 Empire Street, 23 Garibaldi Street,~~ 60 Ontario Street, and 320 York Road, ~~383 York Road, 405 York Road and 471 York.~~ New sensitive land uses (residential, institutional or park) may also be permitted on these properties provided that they are compatible with surrounding land uses and the site has been cleaned-up or decommissioned as appropriate.

~~4. ——— 37 Empire
—see '199 Alice Street' for policy~~

4 5. 127, **128** and 135 Ferguson Street

In addition to the uses permitted by the Low Density Residential designation, a club and compatible uses normally associated with the main use **and its associated parking** shall be permitted on the property municipally known as 127, **128** and 135 Ferguson Street. ~~The off-street parking requirements may be satisfied by an adjacent parking lot located between Ferguson Street and Elizabeth Street.~~

~~6. ——— 23 Garibaldi Street
—see '199 Alice Street' for policy~~

5-7. 180 Gordon St

6-8. 122 Harris Street

7-9. 120 Huron Street

8-10. 176 Morris Street

~~9-10.~~ 5 Ontario Street

~~10-11.~~ 60 Ontario Street

~~11-12.~~ 697 Victoria Road North

~~12-13.~~ 3 Watson Road

~~13-14.~~ 635 Woodlawn Road East

~~14-15.~~ 320 York Road

~~16. ——— 383 York Road~~
~~—see '199 Alice Street' for policy~~

~~17. ——— 405 York Road~~
~~—see '199 Alice Street' for policy~~

~~9.13~~12.2 West Guelph

1. 133 and 135 Bagot Street
In spite of the provisions of the High Density Residential designation, the development of a semi-detached dwelling may be permitted at 133-135 Bagot Street ~~at a density of 30 units per hectare.~~
2. 95 Crimea Street
In addition to the uses permitted by the Industrial designation, the property located at 95 Crimea Street may also be used for the following institutional and commercial activities: a religious establishment, a school and a *day care centre*.
3. 355 Elmira Road North
In addition to the Industrial uses permitted by the land use designation for property located at 355 Elmira Road North, the following commercial uses may be permitted: bank, restaurant or cafeteria, barber shop or beauty salon, recreation or entertainment establishment, and catering service.
4. 87 Silvercreek Parkway North
In addition to the use provisions of the Low Density

Residential designation, a free-standing office and life-skills training centre for persons with disabilities may be permitted on the property located at 87 Silvercreek Parkway North.

5. "Silver Creek Junction"

These policies apply to the area highlighted and noted as "Silver Creek Junction" on Schedule A – Silver Creek Land Use Plan.

In addition to the general Urban Design objectives and policies of Chapter 8, the following urban form statement, objectives and policies apply to the Silver Creek Junction lands.

~~9.43~~**12.2.5.1** Urban Form Statement – Silver Creek Junction

~~9.43~~**12.2.5.2** Urban Form Objectives – Silvercreek Junction

~~9.43~~**12.2.5.3** Urban Design Policies – Silver Creek Junction

~~9.43~~**12.2.5.4** Infrastructure Requirements – Silver Creek Junction

~~9.43~~**12.2.5.5** Land Use – Silver Creek Junction

~~9.43~~**12.3** South Guelph

~~4. ——— 400, 420 and 430 Edinburgh Road South~~

~~Within the High Density Residential designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply with special standards established in the Zoning By-law to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels.~~

~~In spite of the density provisions of the High Density Residential designation, net density of residential~~

~~development on lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.~~

~~5.4.~~ 716 Gordon St

~~6.5.~~ 1077 Gordon St

~~7.~~ 1440-1448 Gordon Street

~~In spite of the maximum density provisions of the High Density Residential designation, the density of residential development on the lands known municipally as 1440-1448 Gordon Street shall not occur at a density of less than 120 units per hectare and shall not exceed a density of 130 units per hectare.~~

~~8.6.~~ 1888 Gordon Street

~~9.7.~~ 30 and 65 Hanlon Creek Boulevard

~~10.8.~~ 132 Harts Lane West

~~11.9.~~ 160 Kortright Road West

Notwithstanding policy ~~9.4.4.6~~ **9.4.5.6** for the Neighbourhood Commercial Centre designation, the existing Neighbourhood Commercial Centre located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres.

~~12.~~ 435 Stone Road West

~~Notwithstanding the maximum height limitations of the Mixed-use Corridor designation for the lands located at 435 Stone Road West (Stone Road Mall), the maximum height for the property shall be 8 storeys.~~

ITEM 83: The purpose of Item 83 is to amend policy 10.2.4 in Section 10.2 Secondary Plans, to amend the policy to be consistent with provincial policy updates for the water resource system.

Section 10.2.4 is hereby amended as follows:

4. Secondary Plans shall generally address the following:
 - i) patterns of land use, land use designations and density;
 - ii) an appropriate range and mix of land uses to meet projected needs and density targets (where applicable);
 - iii) connectivity and integration with existing developed or planned development areas of the city;
 - iv) urban design;
 - v) *natural heritage features* and systems;
 - vi) *cultural heritage resources* and *archaeological resources*;
 - vii) transportation including transit, pedestrian and bicycle connections;
 - viii) servicing strategy;
 - ix) policies, including phasing policies and other strategies, to achieve the *intensification target* and *density target* of this Plan;
 - x) ***the water resource system*** resources including ~~surface and groundwater and stormwater management plans~~;
 - xi) **stormwater management plans**;
 - ~~xi)~~xii) open space system: trails and parks;
 - ~~xii)~~xiii) fiscal impact analysis;
 - ~~xiii)~~xiv) implementation of specific policies of this Plan; and
 - ~~xiv)~~xv) any other matters as deemed appropriate.

ITEM 84: The purpose of Item 84 is to delete Section 10.7 Height and Density Bonus Provisions in its entirety for conformity with the Planning Act which does not permit height and density bonusing. Sections 10.8 through 10.19 are renumbered as a result. All references to policy numbers within these sections are also renumbered.

Section 10.7 Height and Density Bonusing is hereby deleted in its entirety and Sections 10.8 through 10.19, including references in policy to policies in these sections, are hereby renumbered as follows:

~~10.8~~ **10.7** Interim Control By-law
~~10.9~~ **10.8** Plans of Subdivision and Part-lot Control
~~10.10~~ **10.9** Committee of Adjustment
~~10.10.1~~ **10.9.1** Consents
~~10.10.2~~ **10.9.2** Minor Variances
~~10.10.3~~ **10.9.3** Legal Non-Conforming Uses
~~10.11~~ **10.10** Site Plan Control
~~10.12~~ **10.11** Development Permit System
~~10.13~~ **10.12** Sign By-law
~~10.14~~ **10.13** Property Standards
~~10.15~~ **10.14** Demolition Control
~~10.16~~ **10.15** Municipal Finance
~~10.17~~ **10.16** Land Acquisition
~~10.18~~ **10.17** Pre-consultation and Complete Application Requirements
~~10.19~~ **10.18** Public Engagement and Notification Policies

ITEM 85: The purpose of Item 85 is to revise sub-section numbers references in Section 10.10 Committee of Adjustment which is renumbered to 10.9.

The following sub-section reference in policy 10.10.3.2 is revised as follows:

~~10.10.3~~ **10.9.3** Legal Non-Conforming Uses

2. In reviewing an application concerning a *legal non-conforming* use, property, building or structure, the *Committee of Adjustment* will consider the matters outlined in section ~~10.10.2~~ **10.9.2** of this Plan, with necessary modifications as well as the requirements of the *Planning Act*, to evaluate the appropriateness of a *development* proposal and the use of property. In addition, the following matters shall be considered:
 - i) that the use has been continuous;
 - ii) that the extension/enlargement is situated only on property originally owned by the *development* proponent on the day the implementing *Zoning By-law* was passed;
 - iii) that no new separate buildings will be permitted; and
 - iv) that the proposed use is similar or more *compatible* with the uses permitted by the *Zoning By-law* in effect.

ITEM 86: The purpose of Item 86 is to revise policy 10.12.3 in the renumbered Section 10.12 to remove references to height and density bonusing in conformity with the Planning Act.

Section 10.12, renumbered to 10.11 is hereby amended as follows.

~~10.10~~ **10.11** Development Permit System

3. Where such a system is desired, it will be established through amendment to this Plan and address matters such as the area to which the Development Permit System applies, any delegation of Council authority, specific goals, objectives and policies of the Development Permit area, the type of criteria and conditions that may be included in a Development Permit By-law, classes of *development* that may be exempt, ~~specific height and density bonusing provisions~~ and/or specific complete application requirements.

ITEM 87: The purpose of Item 87 is to amend the renumbered Section 10.18.3 Pre-consultation and Complete Application Requirements, specifically sub-sections i) and iv), to amend policies to be consistent with provincial policy updates and implement the Source Water Protection Plan.

Section 10.18.3 i) and iv), renumbered to 10.19.3 i) and iv) are hereby amended as follows:

i) Natural Heritage

The submission of reports, studies and/or drawings, which identify and demonstrate, to the satisfaction of the City, that there will be no negative impacts on *natural heritage features* and *areas* to their *ecological functions*; and identifies proposed mitigation measures to ensure *ecological functions*, diversity, and connectivity of *natural heritage features* and *areas* are maintained, restored, and where possible enhanced. Any information and material submitted must recognize linkages between **the Natural Heritage System and water resource system** and ~~among *natural heritage features* and *areas* and *surface water features* and *groundwater features*.~~

This may include, but shall not be limited to:

- Environmental Impact Study
- Scoped Environmental Impact Study
- Environmental Implementation Report
- Ecological Land Classification
- Flood plain/flood fringe and top of stable slope mapping and mitigation measures as required by the GRCA

- Hydrogeological Study
- Hydrology Study
- Water Budget
- Soil Stability and Geotechnical Analysis
- Tree and/or Vegetation Inventory Report
- Vegetation Compensation Plan
- Topographical Survey/Slope Analysis
- Geotechnical Report

iv) Servicing and Infrastructure

The submission of reports, studies and/or drawings, which demonstrate, to the satisfaction of the City, that the existing *infrastructure* is sufficient to accommodate the proposed *development* and/or change in land use, or where new *infrastructure* is required or an expansion of the existing *infrastructure* is necessary, demonstrate that the improved *infrastructure* will be adequate to accommodate the proposed *development* and/or change in land use as well as any anticipated users of the *infrastructure*.

This may include but shall not be limited to:

- Water and Wastewater Servicing Study
- Storm Water Management/Drainage Report and plan
- Community Services/Facilities Study
- Infrastructure Study
- **Salt management and snow storage plan**
- **Waste Survey Report**
- **Site Screening for Contaminated Sites**

ITEM 88: The purpose of Item 88 is to update the planning horizon within the policies of the Downtown Secondary Plan for consistency with the City's growth management strategy. References to population and employment growth and density targets within Section 11.1.2.2 Principles are updated to align with the growth management strategy.

Section 11.1.2.2 Principles, Principle 2, Objective a) is hereby amended as follows:

- a) Accommodate a significant share of Guelph's population growth to 2031 **and beyond**;

Section 11.1.2.2 Principles, Principle 2, Targets ii) is hereby amended as follows:

- ii) Through population and employment growth, ~~reach a~~ **achieve the minimum density of 150 people and jobs per hectare by 2031 target set out in Section 3.5 of the Official Plan.**

Section 11.1.2.2 Principles, Principle 3, Objectives a) is hereby amended as follows:

- a) Accommodate a significant share of Guelph's population growth to 2031 **and beyond**;

Section 11.1.2.2 Principles, Principle 3, Targets ii) is hereby amended as follows:

- ii) Through population and employment growth, ~~reach a~~ **achieve the minimum density of 150 people and jobs per hectare by 2031 target set out in Section 3.5 of the Official Plan.**

ITEM 89: The purpose of Item 89 is to update the land use designation reference in Policies 11.1.7.7.3, 11.1.7.7.4 and 11.1.7.7.5 of the Downtown Secondary Plan. These policies references the General Residential land use designation which was replaced by the Low Density Residential land use designation through Official Plan Amendment #48.

Policies 11.1.7.7.3, 11.1.7.7.4 and 11.1.7.7.5 are hereby amended as follows:

11.1.7.7.3

The policies of the *Official Plan*, applicable to ~~General Residential~~ **Low Density Residential including the General Policies for residential areas** shall apply to Residential 1 areas.

11.1.7.7.4

In addition to the ~~General Residential~~ **Low Density Residential** policies, it is the intent of the Downtown Secondary Plan that the existing properties containing small-scale employment uses in the area east of the Speed River may continue and be recognized through the *Zoning By-law*, where impacts, such as noise, odour, loading, dust and vibration, on surrounding residential uses are minimal.

11.1.7.7.5

In addition to the ~~General Residential~~ **Low Density Residential** policies, a free-standing office shall be permitted on the property known municipally as 5 Ontario Street.

ITEM 90: The purpose of Item 90 is to amend Policy 11.1.7.11.7 to remove references to height and density bonusing in accordance with the Planning Act.

Policy 11.1.7.11.7 is hereby amended as follows:

11.1.7.11.7

The Zoning By-law based on the Urban Design Master Plan shall establish a maximum gross floor space index (FSI) for the 5 Arthur Street property of up to 2.0 FSI. The calculation of gross FSI shall include lands to be dedicated for public uses but shall not include structured parking or the historic stone building to be retained including minor additions. The City may consider allowing individual parcels of development within the site to vary from the FSI minimum and maximum, provided the applicant demonstrates to the City's satisfaction that the maximum and minimum gross FSI on the entirety of the 5 Arthur Street property will be achieved. ~~In addition, density bonusing may be considered in accordance with section 11.1.8.4 of the Downtown Secondary Plan.~~

ITEM 91: The purpose of Item 91 is to amend Policies 11.1.7.11.10 and 11.1.7.11.11 to remove references to height and density bonusing for conformity with the Planning Act.

Policies 11.1.7.11.10 and 11.1.7.11.11 are hereby amended as follows:

11.1.7.11.10

Schedule D shows two height categories for the 5 Arthur Street property: 2-4 storeys along Arthur Street and 4-12 storeys along the river. Unlike other sites in the Downtown, the 12-storey limit along the river is a general limit. The City acknowledges the need for some flexibility regarding maximum building heights on the site to allow for further detailed analysis and refinement through the Urban Design Master Plan. The intent of the Urban Design Master Plan, in addition to satisfying other policies of the Secondary Plan, will be to identify appropriate building heights that ensure built form compatibility with the surrounding neighbourhood, minimize and mitigate adverse shadow and view impacts, and contribute to an inviting and comfortable public realm within and adjacent to the site. Flexibility regarding height limits is intended to allow the maximum permitted density on the site to be achieved in a built form that responds appropriately to the conditions of the site and its surroundings while ensuring consistency with the other policies

of this Plan and specifically the principles of Policy 11.1.7.11.4. Where it has been demonstrated through the Urban Design Master Plan to the City's satisfaction that the principles in Policy 11.1.7.11.4 have been met, limited additional height above 12 storeys may be permitted on appropriate portions of the site provided there is a variety of building heights along the river, on the site. Such exceptions for height will be implemented in the Zoning By-law and shall not require an amendment to the Secondary Plan ~~nor shall they be subject to the bonusing.~~

11.1.7.11.11

The Zoning By-law based on the Urban Design Master Plan shall set out the maximum gross floor space index (FSI) for the 64 Duke/92 Ferguson properties of up to 1.2 FSI. The calculation of gross FSI shall include lands to be dedicated for public uses but does not include the built heritage resource if retained or structured parking. The City may consider allowing individual parcels of development within the site to vary from the FSI minimum and maximum, provided the applicant demonstrates to the City's satisfaction that the maximum and minimum gross FSI on the entirety of the 64 Duke/92 Ferguson site will be achieved. ~~In addition, height and density bonusing may be considered in accordance with section 11.1.8.4 of the Downtown Secondary Plan.~~

ITEM 92: The purpose of Item 92 is to delete Section 11.1.8.4 Height and Density Bonusing in its entirety for conformity with the Planning Act which does not permit height and density bonusing. The subsequent sections 11.1.8.5 through to 11.1.8.11 are renumbered as a result of Section 11.1.8.4 being deleted.

Section 11.1.8.4 is hereby deleted in its entirety and sections 11.1.8.5 through to 11.1.8.11, including policies within these sections, are renumbered as follows:

~~11.1.8.5~~ **11.1.8.4** Urban Design Master Plans
~~11.1.8.6~~ **11.1.8.5** Special Studies and Future Initiatives
~~11.1.8.7~~ **11.1.8.6** Priority Capital Projects
~~11.1.8.8~~ **11.1.8.7** Partnerships
~~11.1.8.9~~ **11.1.8.8** Downtown Guelph Implementation Strategy
~~11.1.8.10~~ **11.1.8.9** Finance
~~11.1.8.11~~ **11.1.8.10** Definitions

ITEM 93: The purpose of Item 93 is to amend Schedule D Minimum and Maximum Building Heights in Section 11.1.9 for conformity with the City's growth management strategy.

Schedule D Downtown Secondary Plan Minimum and Maximum Building Heights is hereby amended by changing the maximum heights in the legend from 8 storeys to 10 storeys, from 10 storeys to 12 storeys, and from 12 storeys to 14 storeys in accordance with the amended Schedule D attached hereto.

Item 94: The purpose of Item 94 is to amend references to the planning horizon within the Principles and Objectives of the Guelph Innovation District Secondary Plan to be consistent with the City's growth management strategy.

Principle 6, Objective a) in Section 11.2.1.2 is hereby amended as follows:

Principle 6: Grow Innovative Employment Opportunities

Grow innovative employment opportunities that support the knowledge-based innovation sector, within a compact, mixed-use community.

Objectives

- a) Accommodate a significant share of Guelph's employment growth to 2031.

ITEM 95: The purpose of Item 95 is to amend references to the planning horizon within Section 11.2.6.1 General Land Use Policies to be consistent with the City's growth management strategy.

Policy 11.2.6.1.6 is hereby amended as follows:

11.2.6.1.6

In order to contribute to achieving the City-wide population and employment projections and *density targets*, the GID is planned to achieve the following ~~by the year 2031~~:

- a) 8,650 jobs
- b) 6,650 people

ITEM 96: The purpose of Item 96 is to delete Section 11.2.7.4 Height and Density Bonusing in its entirety for conformity with the Planning Act which does not permit height and density bonusing. The subsequent sections 11.2.7.5 through to 11.2.7.8 are renumbered as a result of Section 11.2.7.4 being deleted.

Section 11.2.7.4 is hereby deleted in its entirety and sections 11.2.7.5 through to 11.2.7.8 are renumbered as follows:

~~11.2.7.5~~ **11.2.7.4** Special Studies and Future Initiatives

~~11.2.7.6~~ **11.2.7.5** Finance

~~11.2.7.7~~ **11.2.7.6** Partnerships

~~11.2.7.8~~ **11.2.7.7** Definitions

ITEM 97: The purpose of Item 97 is to amend Schedule B: Guelph Innovation District Secondary Plan Land Use in accordance with the land uses on Schedule 2 of the Official Plan which implemented the City's Commercial Policy Review OPA 69. The Service Commercial designation at the southwest corner of the intersection of York Rd and Watson Pkwy is redesignated to Commercial Mixed-use Centre and properties at the southeast corner of the intersection of York Road and Victoria Road South are redesignated to Commercial Mixed-use Centre.

Schedule B: Guelph Innovation District Secondary Plan Land Use is hereby amended in accordance with the amended Schedule B attached hereto.

ITEM 98: The purpose of Item 98 is to add, update and revise terms and definitions in the Chapter 12: Glossary, to be consistent with provincial policy updates, to be consistent with A Place to Grow and to improve clarity.

The following glossary terms and definitions are hereby added or amended as follows and incorporated into the Glossary in the appropriate alphabetic order:

Archaeological Resources means:

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 fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Area of Natural and Scientific Interest (ANSI) means:

areas of land and water containing natural landscapes or *features* which have been identified by the Province (~~MNR~~) as having science or earth science values related to protection, scientific study or education.

Areas of Potential Archaeological Resources means:

means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.

~~areas with the likelihood to contain *archaeological resources*. The criteria for determining archaeological potential is based on the presence of a wide range of features or characteristics, including but not limited to:~~

- ~~i. previously identified *archaeological sites*;~~
- ~~ii. water sources;~~
- ~~iii. elevated topography;~~
- ~~iv. pockets of well-drained sandy soil;~~
- ~~v. distinctive landforms;~~
- ~~vi. resource areas (including food or medicinal plants, scarce raw materials, or early Euro-Canadian industry);~~
- ~~vii. areas of early Euro-Canadian settlement;~~
- ~~viii. early historical transportation routes;~~
- ~~ix. property listed on a Municipal Register, or designated under the *Ontario Heritage Act* or that is a federal, provincial or municipal historic landmark or site;~~
- ~~x. property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations.~~

~~Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. The features indicating archaeological potential are described in detail in the Ministry of Tourism and Culture's Standards and Guidelines for Consultant Archaeologists (2010).~~

Built Heritage Resource means:

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. 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.

~~A building, structure or more significant buildings, structures, landscapes, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources~~

~~may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions. *Built heritage resources* include those properties that have been included in the Couling Architectural Inventory as it is completed and as it may be amended. All buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1927, but not limited to those constructed prior to 1927, shall be considered to be *built heritage resources* until considered otherwise by Heritage Guelph.~~

Compact Urban Form means:

a land-use pattern that encourages efficient use of land, walkable communities, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), is in proximity to transit and reduces need for *infrastructure*. *Compact urban form* can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. **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.**

~~*Complete Community*~~ ***Communities*** means:

~~a city that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and *community infrastructure* including *affordable housing*, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.~~

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 to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age-friendly and may take different shapes and forms appropriate to their contexts.

~~*Conserved (and conservation)*~~ means:

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 can be included in these plans and assessments.

~~the identification, protection, use and/or management of *cultural heritage resources* and *archaeological resources* in such a way that their *heritage attributes* and integrity are retained. This may be addressed through a *cultural heritage conservation plan* or *cultural heritage resource impact assessment*.~~

Cultural Heritage Landscape means:

a defined geographical area ~~of heritage significance which has been~~ **that may have been** modified by human activities **and is identified as having cultural heritage value or interest** ~~and is~~ valued by the **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. ~~It may involve a grouping(s) of individual heritage features such as structures, spaces, *archaeological sites*, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.~~ **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.** ~~Examples may include, but are not limited to *Heritage Conservation Districts* designated under the *Ontario Heritage Act*, parks, gardens, neighbourhoods, townscapes, farm-scapes, battlefields, main streets, cemeteries, trail ways and industrial complexes of *cultural heritage value or interest*.~~

Cultural Heritage Resource means:

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and

inventoried by official sources, the significance of others can only be determined after evaluation. ~~An archaeological resource, built heritage resource or cultural heritage landscape resource.~~

Delineated Built Boundary means:

The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

Delineated Built-up area (or built-up area) means:

lands identified within the built boundary as approved by the Minister of Energy and Infrastructure in accordance with Section 2.2.2 of the ~~Growth Plan~~ and as identified on Schedule 1.

All land within the *delineated built boundary* and as identified on Schedule 1a.

Designated vulnerable area means:

Areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Endangered Species means:

a species that is ~~listed or categorized~~ **classified** as an 'Endangered Species' on the Ministry of Natural Resources official **Species at Risk in Ontario list** species at risk list, as updated and amended from time to time **by the *Endangered Species Act, 2007*.**

Fish Habitat means:

spawning grounds and **any other areas, including** nursery, rearing, food supply and migration areas on which **fish** depend directly or indirectly in order to carry out their life processes.

Flooding Hazard means:

The inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water.

- i. Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the *flooding hazard* limit is based on the *one hundred year flood* level plus an allowance for wave uprush and other water-related hazards;
- ii. Along river, stream and small inland lake systems, the *flooding hazard* limit is the greater of:
 - a. the *flood* resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954),

transposed over a specific *watershed* and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over *watersheds* in the general area;

- b. the *one hundred year flood*; and
- c. a *flood* which is greater than a. or b. which was actually experienced in a particular *watershed* or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of ~~Natural Resources~~ **Northern Development, Mines, Natural Resources and Forestry**;
- 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~~ **Northern Development, Mines, Natural Resources and Forestry** as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

***Frequent Transit* means:**

A public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

***Greater Golden Horseshoe (GGH)* means:**

The geographic area identified as the Greater Golden Horseshoe growth plan area in Ontario Regulation 416/05 under the Places to Grow Act, 2005.

***Green infrastructure* means:**

natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, street trees, urban forests, natural channels, permeable surfaces and green roofs.

***Designated Greenfield area (or greenfield area)* means:**

The area within settlement areas but outside of delineated built-up areas that have been designated in this Plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.

~~The area within the settlement area boundary that was not part of the built-up area in 2006 and is not part of the non-settlement areas identified on Schedule 1B.~~

***Growth Plan* means:**

~~The Growth Plan for the Greater Golden Horseshoe (2006)~~ ***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).

Habitat of Endangered Species and Threatened Species means:

- a. with respect to a species of animal, plant or other organism for which a regulation made under the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species, or
- b. with respect to any other species of animal, plant or other organism, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding,

and includes places in the area described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Hazardous forest types for wildland fire means:

Forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry, as amended from time to time.

Higher Order Transit means:

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 inter-city rail), light rail, and buses in dedicated rights-of-way.

Highly Vulnerable Aquifer means:

Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect.

Housing Options means:

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*, housing for people with special needs, and housing related to employment, institutional or educational uses.

Impacts of a changing climate means:

The present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Intermittent Stream means:

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

~~watercourses that only flow during wet periods (30 to 90% of the time) and flow in a continuous, well-defined channel. These are distinguished from ephemeral streams which refer to water that only flows during storm events and may or may not have a well-defined channel.~~

Key Hydrologic Areas means:

Significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed.

Key Hydrologic Features means:

Permanent streams, *intermittent streams*, inland lakes and their littoral zones, *seepage areas and springs*, and *wetlands*.

Major Office generally means:

~~freestanding office buildings having a minimum of 10,000 sq.m. (107,639 Sq.ft.) and 500 jobs.~~ **of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.**

Major Transit Station Area means:

The area including and around Guelph Central Station as identified on Schedule 1a. ~~The area generally defined as the area within an approximate 500 metre radius of a major bus depot or transit station, representing about a 10-minute walk.~~

Municipal Sewage Services means:

A sewage works within the meaning of Section 1 of the *Ontario Water Resources Act*, as amended from time to time, that is owned or operated by a municipality, **including centralized and decentralized systems.**

Municipal Water Services means:

A municipal drinking water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* as amended from time to time, **including centralized and decentralized systems.**

Natural Heritage Features and Areas means:

features and areas, including significant wetlands and other wetlands, *Habitat of Endangered Species and Threatened Species* significant habitats of endangered and threatened species, significant Areas of Natural and Scientific Interest, surface water features and fish habitat and permanent and intermittent streams, significant woodlands, significant landform, significant valleylands, ecological linkages and significant wildlife habitat, Restoration Areas, habitat of significant species and cultural woodlands as defined by the criteria in this Plan.

Negative Impacts means:

- 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;**
- ii) **In regard to water resources, degradation to the quality and quantity of water sensitive surface or water features and sensitive groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;**
- iii) **In regard to fish habitat, any the harmful alteration, disruption or destruction of fish habitat permanent alteration to, or destruction of Fish Habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and using the guiding principle of no net loss of productive capacity.**
- 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**

identified due to single, multiple or successive *development* or *site alteration* activities.

Partial Services means:

- i) Municipal sewage services or private communal sewage services ~~and~~ **combined with** *individual on-site water services*; or
- ii) Municipal water services or private communal water services ~~and~~ **combined with** *individual on-site sewage services*.

Plantations means:

Where tree cover is greater than 60% and dominated by canopy trees that have been planted:

- i) managed for production of fruits, nuts, Christmas trees or nursery stock; or
- ii) managed for tree products with an average rotation of less than 20 years (e.g. hybrid willow or poplar); or
- iii) established and continuously managed for the sole purpose of tree removal at rotation, as demonstrated with documentation acceptable to the planning authority or the **MNDMNRF MNR**, without a forest *restoration* objective.

Provincial and Federal Requirements means:

- i. in regard to policy 4.1.3.5, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and *Fish Habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- ii. in regard to policy 4.1.3.3, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial Plan means:

Means a provincial plan within the meaning of section 1 of the Planning Act.

~~A plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal Official Plans.~~

Provincially Significant Employment Zone means:

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.

Provincially Significant Species means:

Species that are not *Endangered Species* or *Threatened Species* but that are considered provincially significant by the MNR's **Ministry of Northern Development, Mines, Natural Resources and Forestry's** 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.

Provincially Significant Wetlands means:

Wetlands or a wetland complex identified by the **Ministry of Northern Development, Mines, Natural Resources and Forestry** MNR as being of provincial significance as determined through the Ontario Wetland Evaluation System.

Public Service Facilities means:

Land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, **long-term care services** and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity of water is:

Measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Residential Intensification means:

Intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a. *redevelopment*, including the *redevelopment* of *brownfield sites*;
- b. the *development* of vacant or underutilized lots within previously developed areas;
- c. *infill development*;
- d. **development and introduction of new housing options within previously developed areas**;
- e. the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f. the conversion or expansion of existing residential buildings to create new residential units or accommodation, including

additional residential dwelling units, and rooming houses, and other housing options.

Seepage Areas and Springs means:

Sites of emergence of groundwater where the water table is present at the ground surface.

~~*Sensitive* means:~~

~~in regard to *surface water features* and *groundwater features*, areas that are particularly susceptible to impacts from activities or events including, but limited to, water withdrawals, and additions of pollutants.~~

Settlement area means:

All lands identified in the Official Plan, ~~excluding *non-settlement areas*~~, for *development* or *redevelopment* up to the year ~~2031~~ **2051** as shown on Schedule 1aB.

Significant means:

- ~~i) in regard to the habitat of provincially endangered and threatened species, means the habitat, as approved by the MNR, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those area of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.~~
- ii) in regard to landform, means the portions of the *Paris Galt Moraine* containing concentrations of 20% slopes, and closed depressions located in close proximity to other Significant Natural Areas of the NHS.
- iii) in regard to *wetlands* means:
 - a. provincially significant *wetlands*
 - b. locally significant wetlands
- iv) in regard to *woodlands* means *woodlands* that are ecologically important in terms of features such as species composition, age of trees and stand history, functionally important due its contribution to the broader landscape because of its location, size or due to the amount of remaining forest cover in the city:
- a)v) in regard to *valleylands* means a protected *natural heritage feature or area* that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. This includes regulatory floodplains/riverine flooding hazards, riverine erosion hazards and apparent/other *valleylands* ecologically important in terms of *features*, functions, representativeness, or amount, and

contributing to the quality and diversity of the Natural Heritage System; **and**

- b) **vi)** in regard to cultural heritage and archaeology, resources that **have been determined to have cultural heritage value or interest** ~~are valued for the important contribution they make to our understanding of the history of a place, an event or a people.~~ **Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.**

***Significant Groundwater Recharge Area* means:**

An area that has been identified:

- a) **as a *significant groundwater recharge area* by any public body for the purposes of implementing the PPS, 2020;**
- b) **as a *significant groundwater recharge area* in the assessment report required under the Clean Water Act, 2006; or**
- c) **as an ecologically *significant groundwater recharge area* delineated in a *subwatershed plan* or equivalent in accordance with provincial guidelines.**

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*.

***Significant Surface Water Contribution Area* means:**

Areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a *watershed*.

***Special Needs Housing* means:**

Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs housing* may include, but are not limited to, **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 ~~the elderly~~ **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*).

Strategic Growth Areas means:

Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities 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.

Strategic growth areas are identified in this Plan on Schedule 1a.

Subwatershed Study Plan means:

A study that reflects and refines the goals, objectives, targets, and assessments of *watershed planning*, as available at the time a *subwatershed study* is completed, for smaller drainage areas, is tailored to subwatershed needs and addresses local issues.

A *subwatershed study* should consider existing development and evaluate impacts of any potential or proposed land uses and development; identify hydrologic features, areas, linkages, and functions; identify natural features, areas, and related *hydrologic functions*; and provide for protecting, improving, or restoring the *quality and quantity of water* within a subwatershed.

A *subwatershed study* is based on pre-development monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets, and best management practices for development, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs.

~~a plan prepared by the City and/or the Grand River Conservation Authority. A *Subwatershed Plan* builds on findings of a *Watershed Plan* providing specific subwatershed targets, goals, objectives~~

~~including but not limited to: natural system linkages and functions; surface and groundwater quantity and quality management; the enhancement, rehabilitation of natural features; areas suitable for development; best management practices for incorporation into subdivision designs; and specific implementation and monitoring schemes.~~

Surface Water Features means:

Water related features **on the earth's surface**, including headwaters, rivers, stream channels, inland lakes and ponds, seepage areas, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation ~~and~~ topographic characteristics.

Threatened Species means:

Species that is listed or categorized as a "Threatened" species on the ~~'Ontario Ministry of Natural Resources'~~ official Species at ~~risk~~ **Risk in Ontario list**, as updated and amended from time to time by the *Endangered Species Act, 2007*.

Transit-supportive means:

In regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. ~~Making transit viable and improving the quality of the experience of using transit. When used in reference to development, it often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system. to support frequent transit service. When used in reference to urban design, it often refers to design principles that make development more accessible for transit users, such as roads laid out in a grid network rather than a discontinuous network; pedestrian-friendly built environment along roads to encourage walking to transit; reduced setbacks and placing parking at the sides/rear of buildings; and improved access between arterial roads and interior blocks in residential areas.~~

Transportation Demand Management (TDM) means:

~~A series of policies, programs and incentives intended to influence whether, when, where and how people travel, and encourage them to make more efficient use of the transportation system.~~

A set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Urban Growth Centre means:

Downtown Guelph as identified on Schedule 1a and defined in accordance with the policies for the **of A Place to Grow: Growth Plan for the Greater Golden Horseshoe**.

Water resource system means:

A system consisting of *groundwater features* and areas and *surface water features*, and *hydrologic functions*, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The *water resource system* is comprised of *key hydrologic features* and *key hydrologic areas*.

~~*Watershed Plan* means:~~

~~a plan prepared by the City and/or the Grand River Conservation Authority, in consultation with Provincial Government ministries and local municipalities. The plan will take a broad ecosystem approach to water, water-related natural features, terrestrial resources, fisheries, water dependencies/linkages and valley/open space systems. It is intended to provide watershed-wide policy and direction for: ecological integrity and carrying capacity; the protection of valley systems and green space planning; the management of water quantity and quality; aquifer and groundwater management; fisheries management; rehabilitation/enhancement programs; a framework for implementation of watershed policies and programs; regional opportunities/constraints; and document servicing needs/availability of water/sewerage. The plan will also delineate subwatershed planning areas and present targets, goals and objectives for subwatersheds.~~

Watershed planning means:

Planning that provides a framework for establishing goals, objectives and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a *watershed* and for the assessment of cumulative, cross-jurisdictional, and cross-*watershed* impacts.

***Watershed planning* typically includes: *watershed* characterization, a water budget, and conservation plan; nutrient loading assessments; consideration of the *impacts of a changing climate* and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an**

environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of *quality and quantity of water*; the identification and protection of hydrologic features, areas, and functions and their interrelationships between or among them; and targets for the protection and restoration of riparian areas.

Watershed planning is undertaken at many scales and considers cross-jurisdictional and cross-*watershed* impacts. The level of analysis and specificity generally increases for smaller geographic areas such as subwatersheds and tributaries.

Wetland Evaluation means:

Evaluation of wetland carried out in accordance with the **MNDMNRF MNR** Wetland Evaluation Manual, as amended from time to time.

Wildland fire assessment and mitigation standards means: The combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry 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.

ITEM 99: The purpose of Item 99 is to delete terms and definitions from the Glossary where the terms have been deemed to no longer be required to be defined in the Official Plan.

The following term and its associated definition is hereby deleted from the Glossary of the Official Plan:

Non-settlement area

ITEM 100: The purpose of Item 100 is to amend the City's corporate boundary on the Schedules of the Official Plan to reflect the annexation of the Dolime Quarry and to remove the County of Wellington's Greenland System from all of the Natural Heritage System schedules.

Schedule 3, 4, 4A, 4B, 4C, 4D, 4E, 5, and 6 are hereby amended.

ITEM 101: The purpose of Item 101 is to delete and replace Schedule 1 Growth Plan Elements with a new Schedule 1a Urban Structure. Schedule 1a sets out the urban structure in accordance with A Place to Grow and the City's Growth Management Strategy.

Schedule 1 is hereby deleted and replaced with Schedule 1a Urban Structure attached hereto.

ITEM 102: The purpose of Item 102 is to add a new Schedule to the Official Plan to establish the boundaries of employment areas in accordance with A Place to Grow and the City's Growth Management Strategy.

Schedule 1b Urban Structure (Employment Areas) attached hereto is hereby added to the Official Plan.

ITEM 103: The purpose of Item 103 is to amend Schedule 2 Land Use Plan to implement the recommendations of the City's Growth Management Strategy in accordance with A Place to Grow and to implement the recommendations of the York Road/Elizabeth Street Land Use Study. Revisions to the schedule are displayed in area specific maps attached hereto. The low density greenfield residential designation is combined with the low density residential designation. The Mixed-use Corridor designation is split into the Mixed-use Corridor 1 and Mixed-use Corridor 2 designations.

Schedule 2 Land Use Plan is hereby amended.

ITEM 104: The purpose of Item 104 is to modify the title of Schedule 4B and to update terminology in the legend.

The title and legend terminology of Schedule 4B are hereby amended as attached hereto.

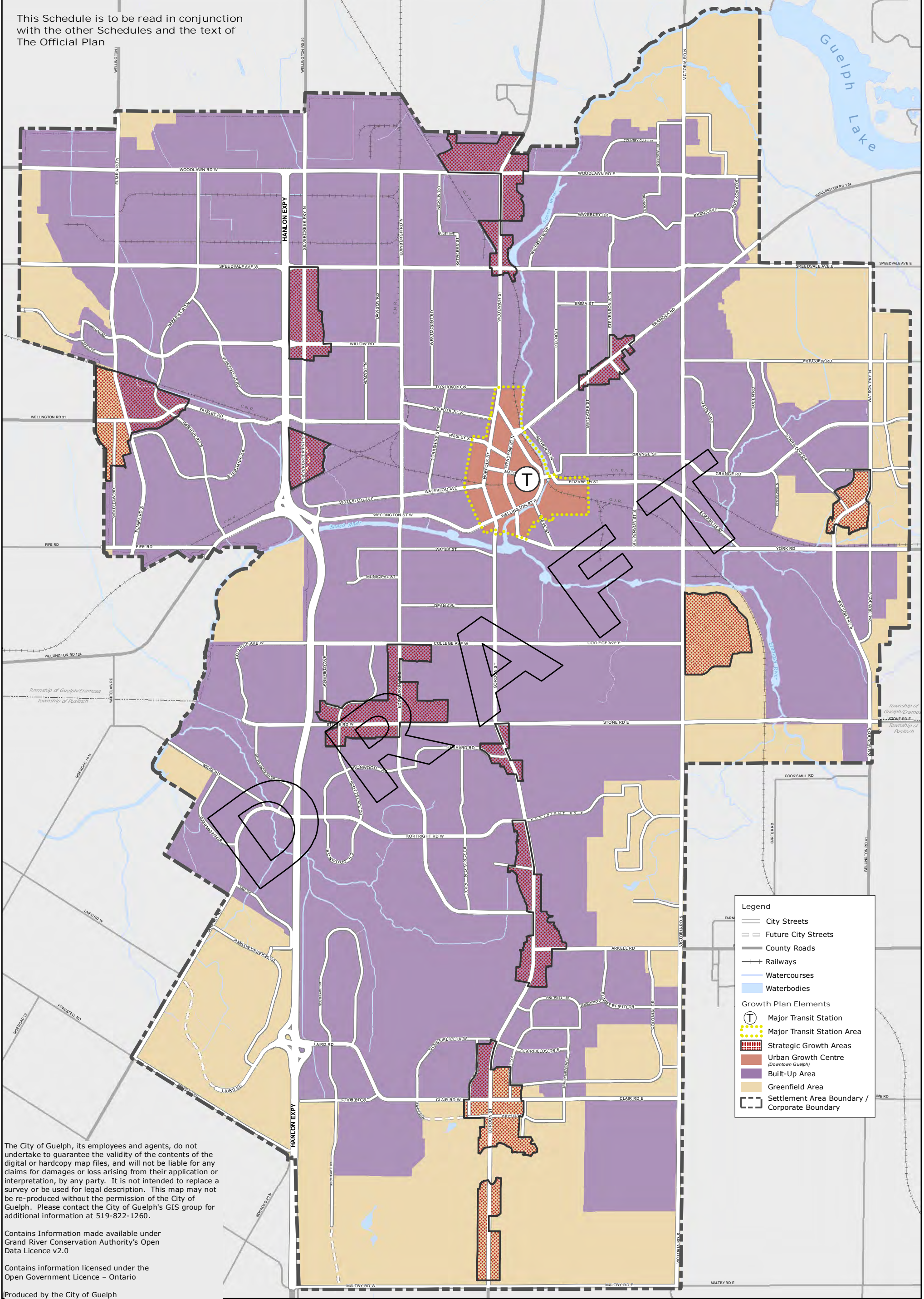
ITEM 105: The purpose of Item 105 is to delete Schedule 7 Wellhead Protection Areas and replace it with a new Schedule 7a Wellhead Protection Areas in accordance with the Grand River Source Protection Plan.

Schedule 7 is hereby deleted and replaced with Schedule 7a Wellhead Protection Areas attached hereto.

ITEM 106: The purpose of Item 106 is to add a new Schedule to the Official Plan in accordance with the Grand River Source Protection Plan.

Schedule 7b Source Water Protection – Issue Contributing Areas,
attached hereto, is hereby added to the Official Plan.

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



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Contains Information made available under Grand River Conservation Authority's Open Data Licence v2.0

Contains information licensed under the Open Government Licence – Ontario

Produced by the City of Guelph



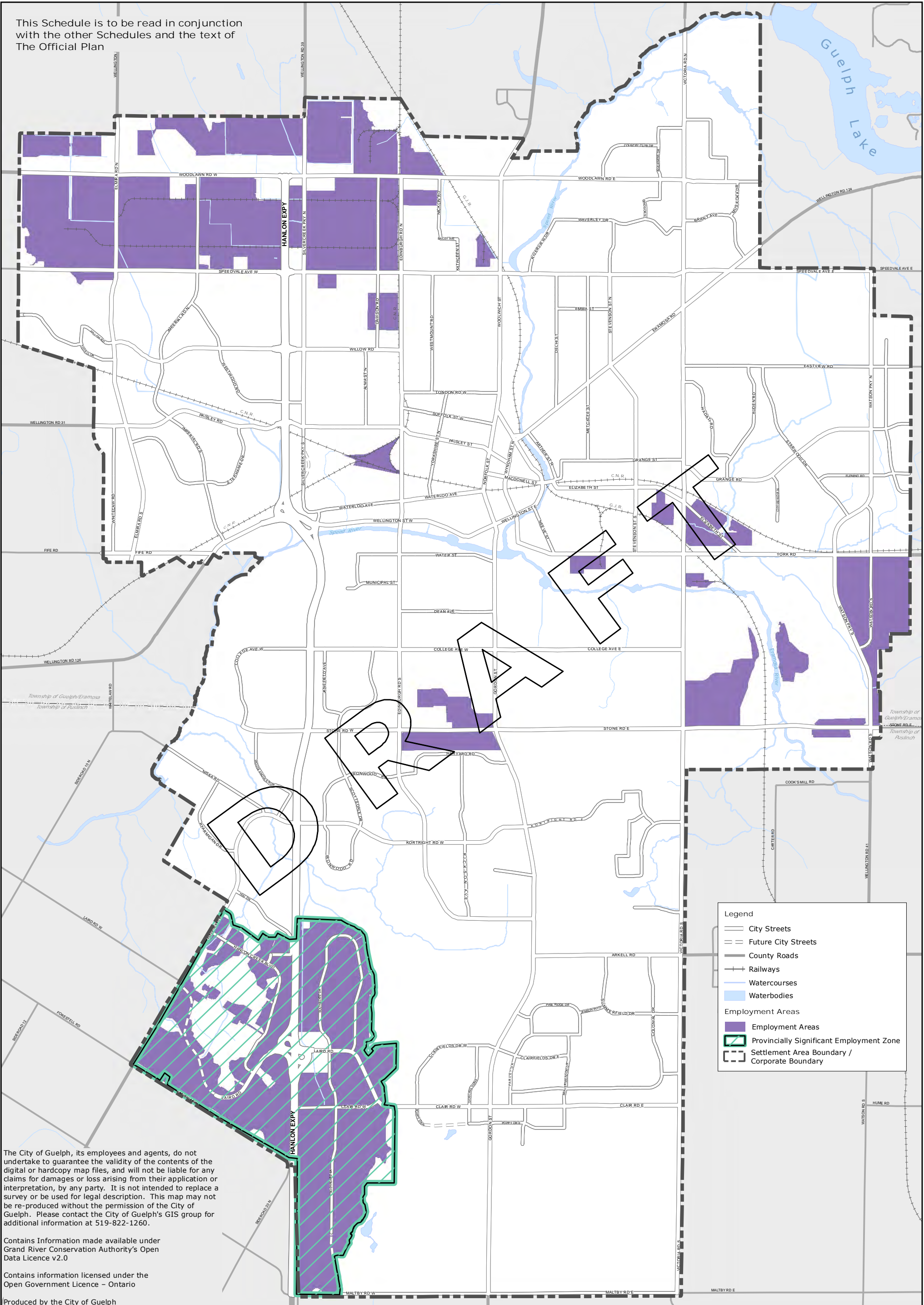
1 0.5 0 1 KM

Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 1a: URBAN STRUCTURE



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



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Contains Information made available under Grand River Conservation Authority's Open Data Licence v2.0

Contains information licensed under the Open Government Licence – Ontario

Produced by the City of Guelph

Legend

City Streets

Future City Streets

County Roads

Railways

Watercourses

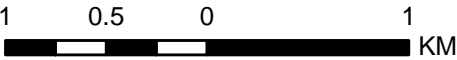
Waterbodies

Employment Areas

Employment Areas

Provincially Significant Employment Zone

Settlement Area Boundary / Corporate Boundary



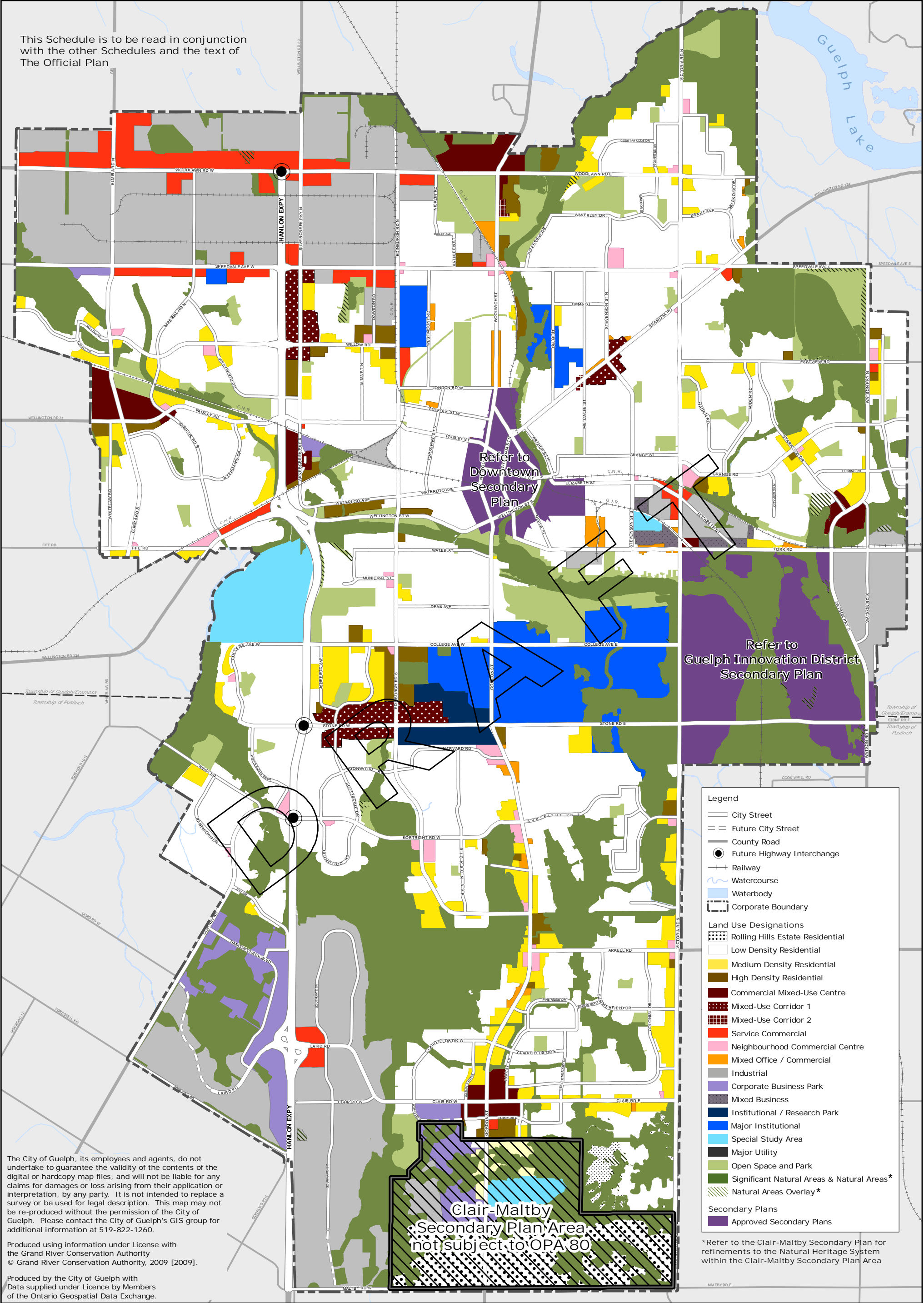
Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH
OFFICIAL PLAN

DRAFT SCHEDULE 1b:
URBAN STRUCTURE
Employment Areas



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



1 0.5 0 1 KM

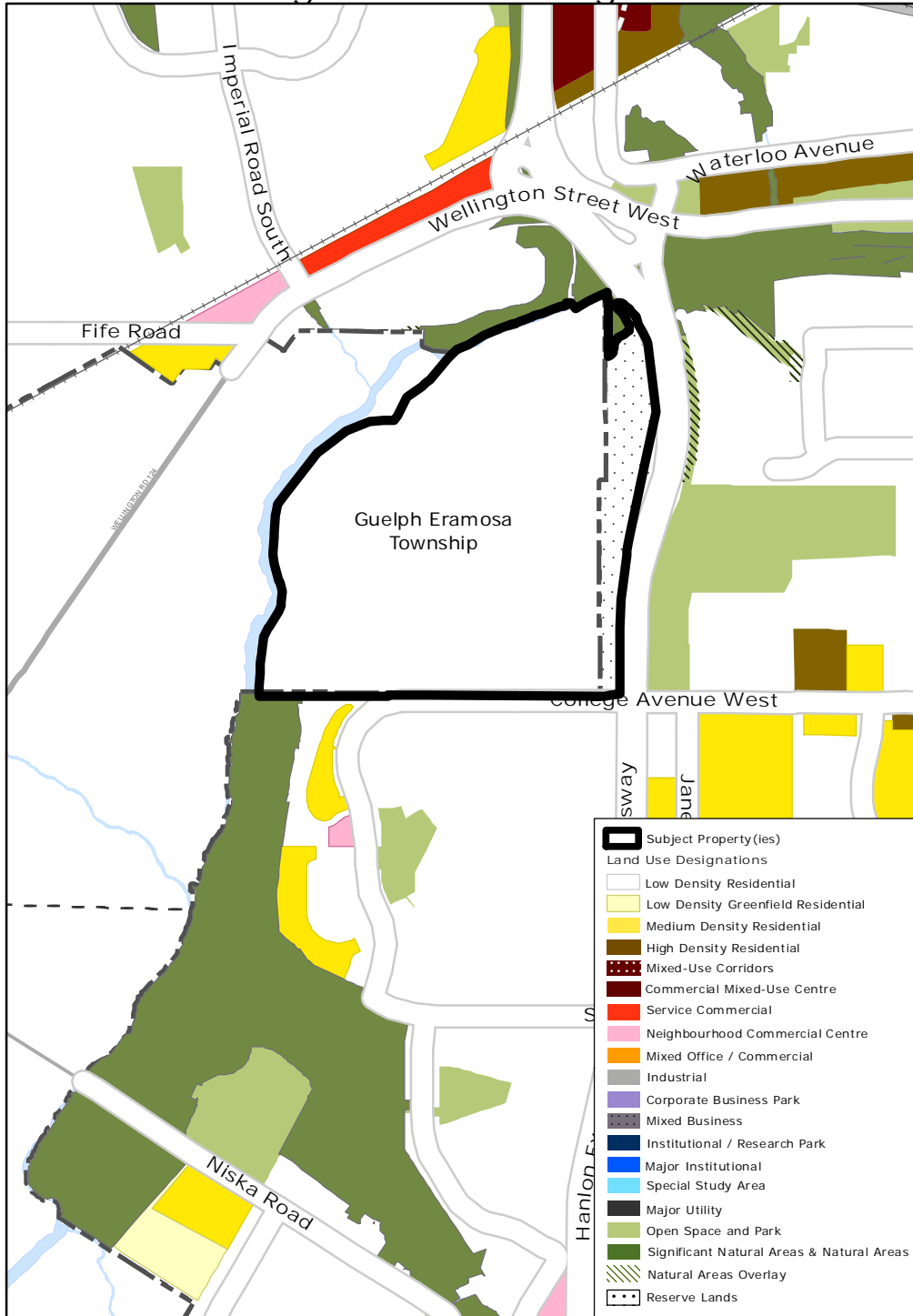
Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 2: LAND USE PLAN

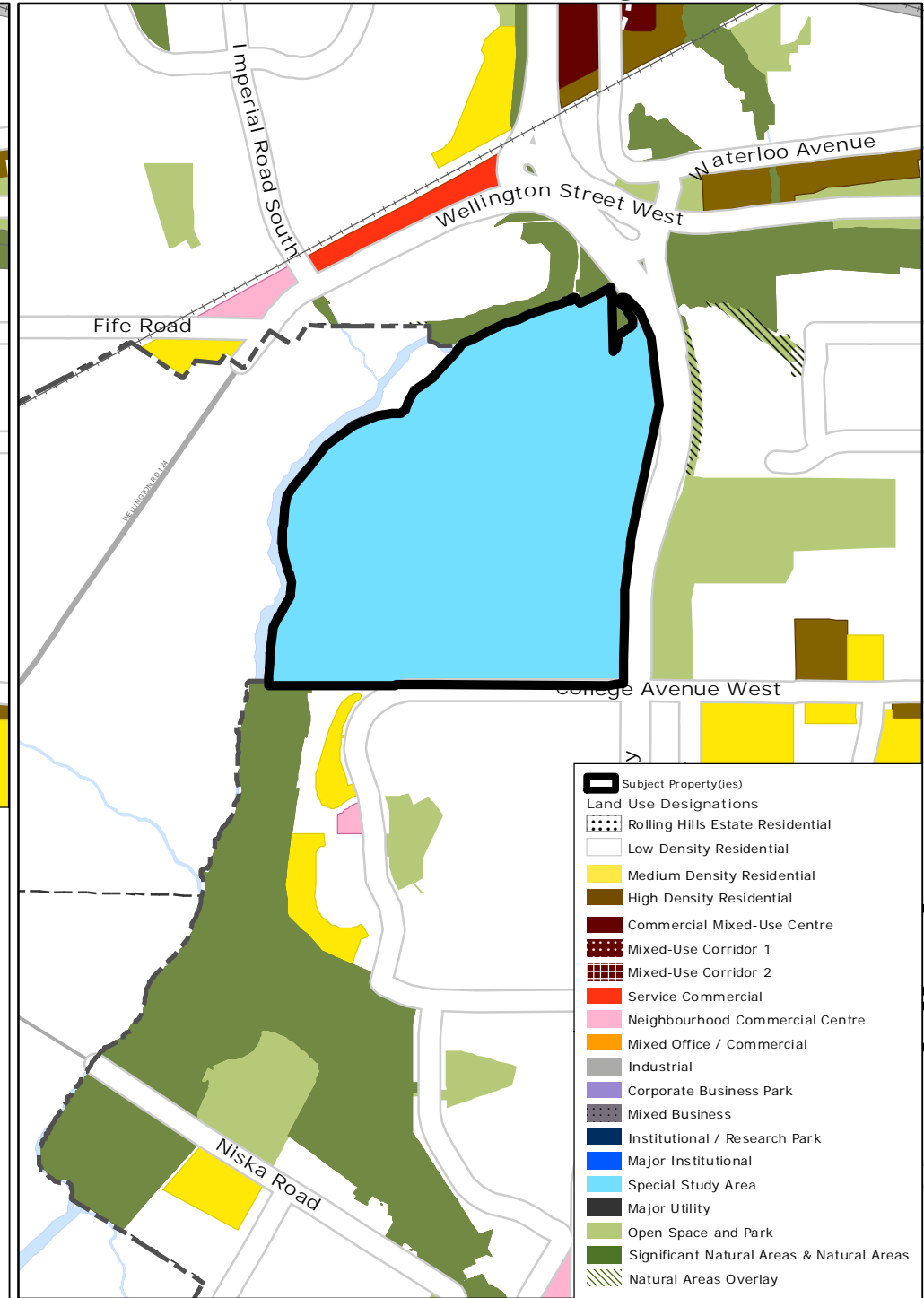


Dolime Quarry Lands

Existing Land Use Designations

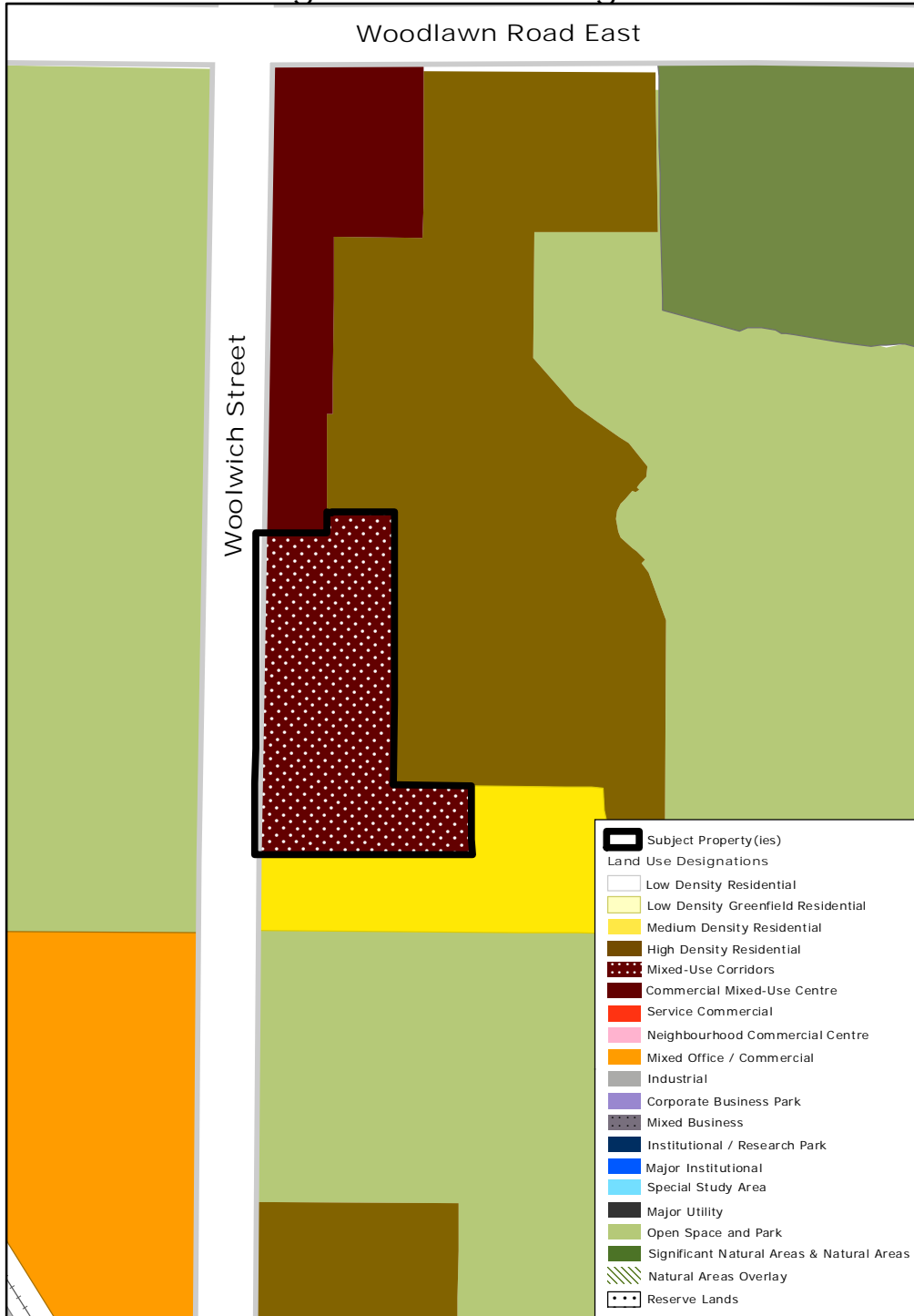


Proposed Land Use Designations

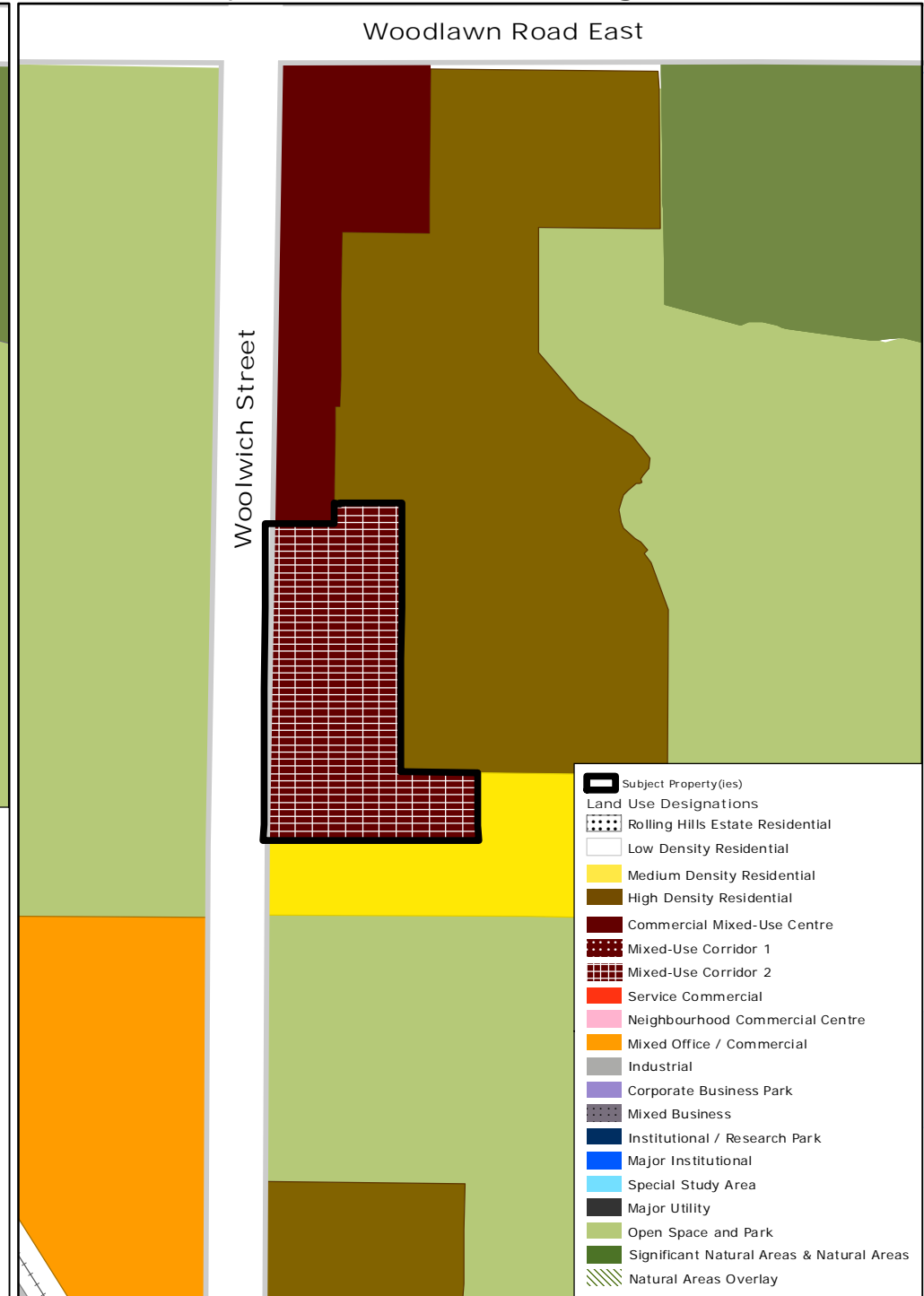


Woolwich Street Corridor

Existing Land Use Designations

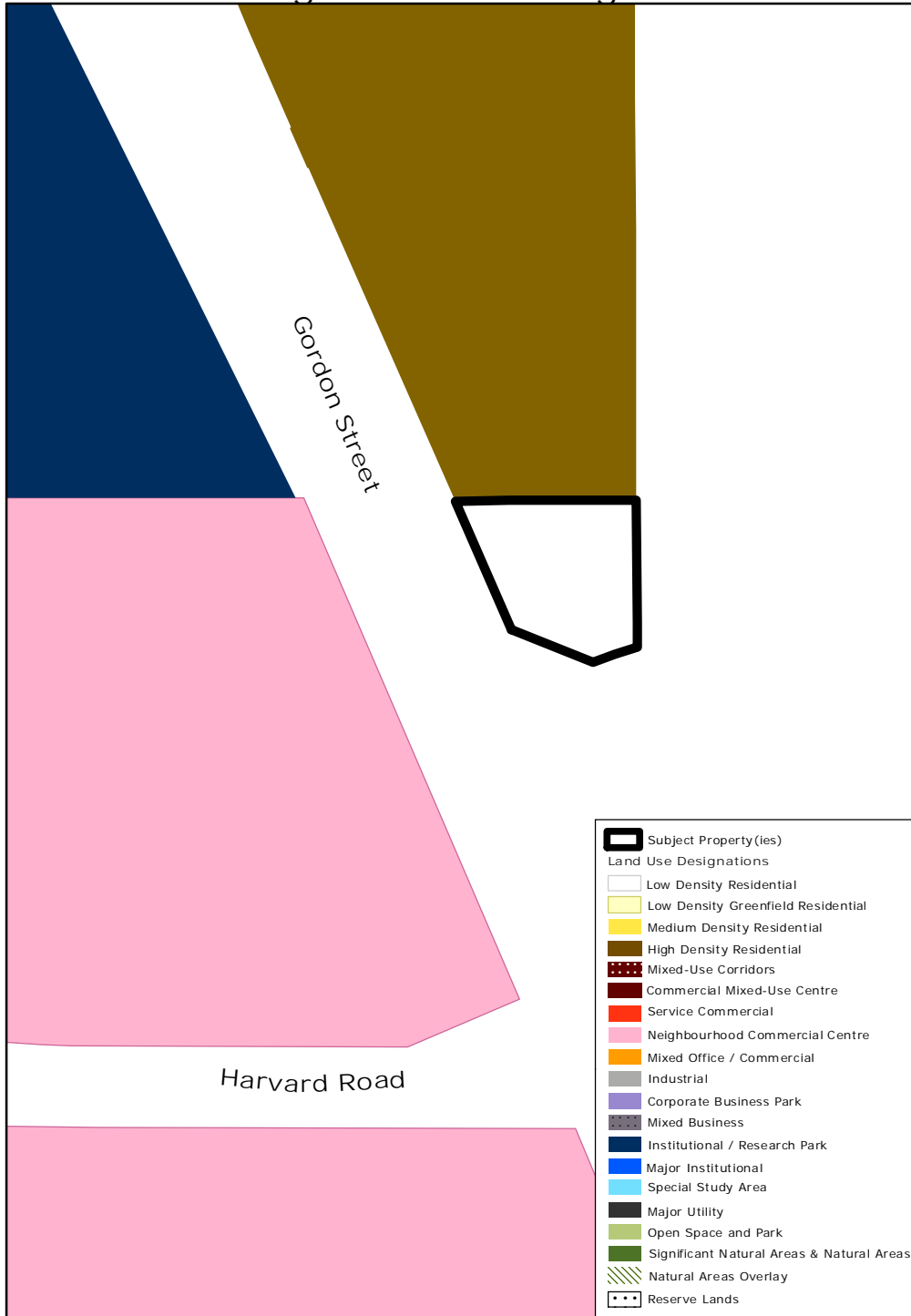


Proposed Land Use Designations

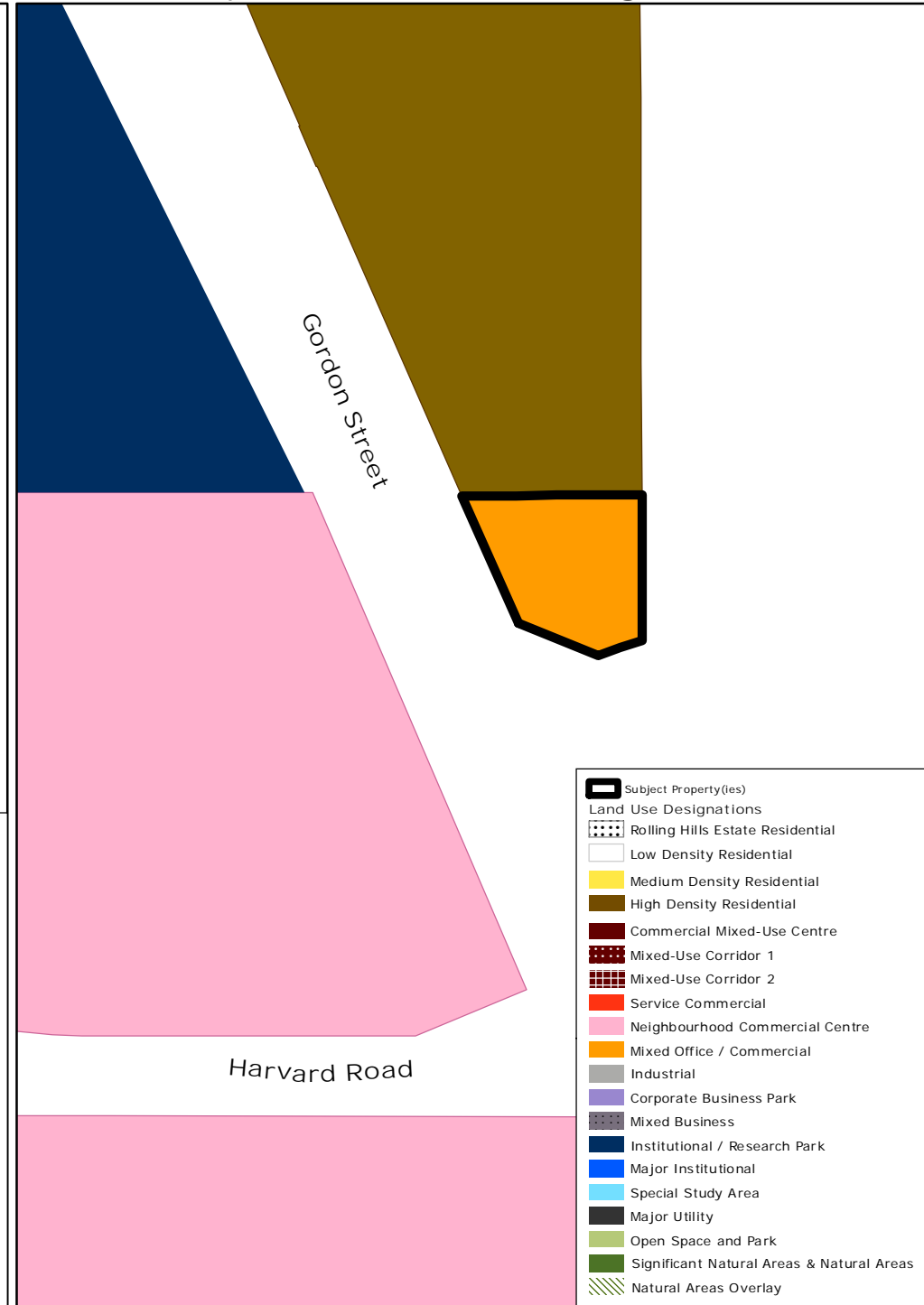


750 Gordon Street

Existing Land Use Designations

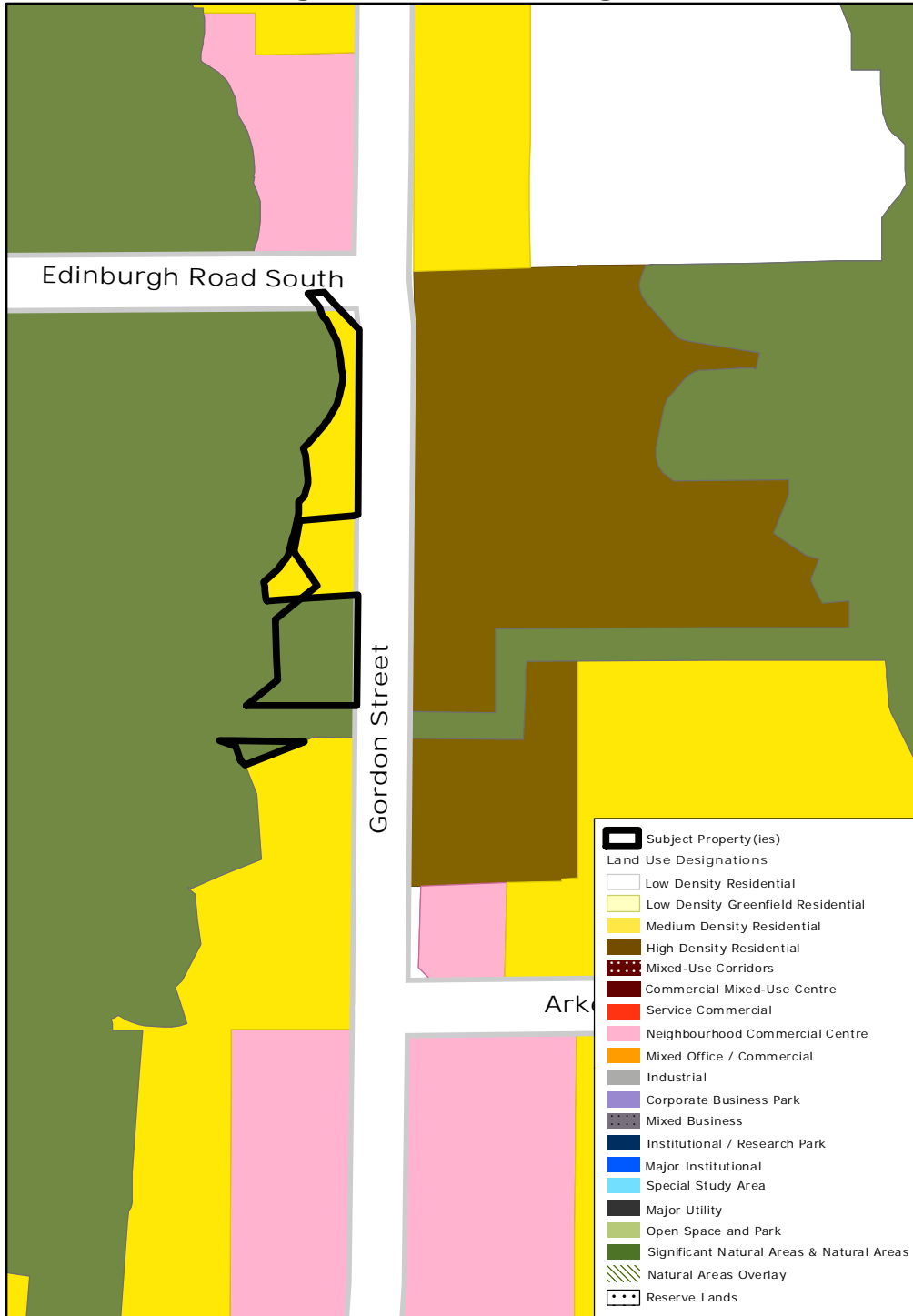


Proposed Land Use Designations

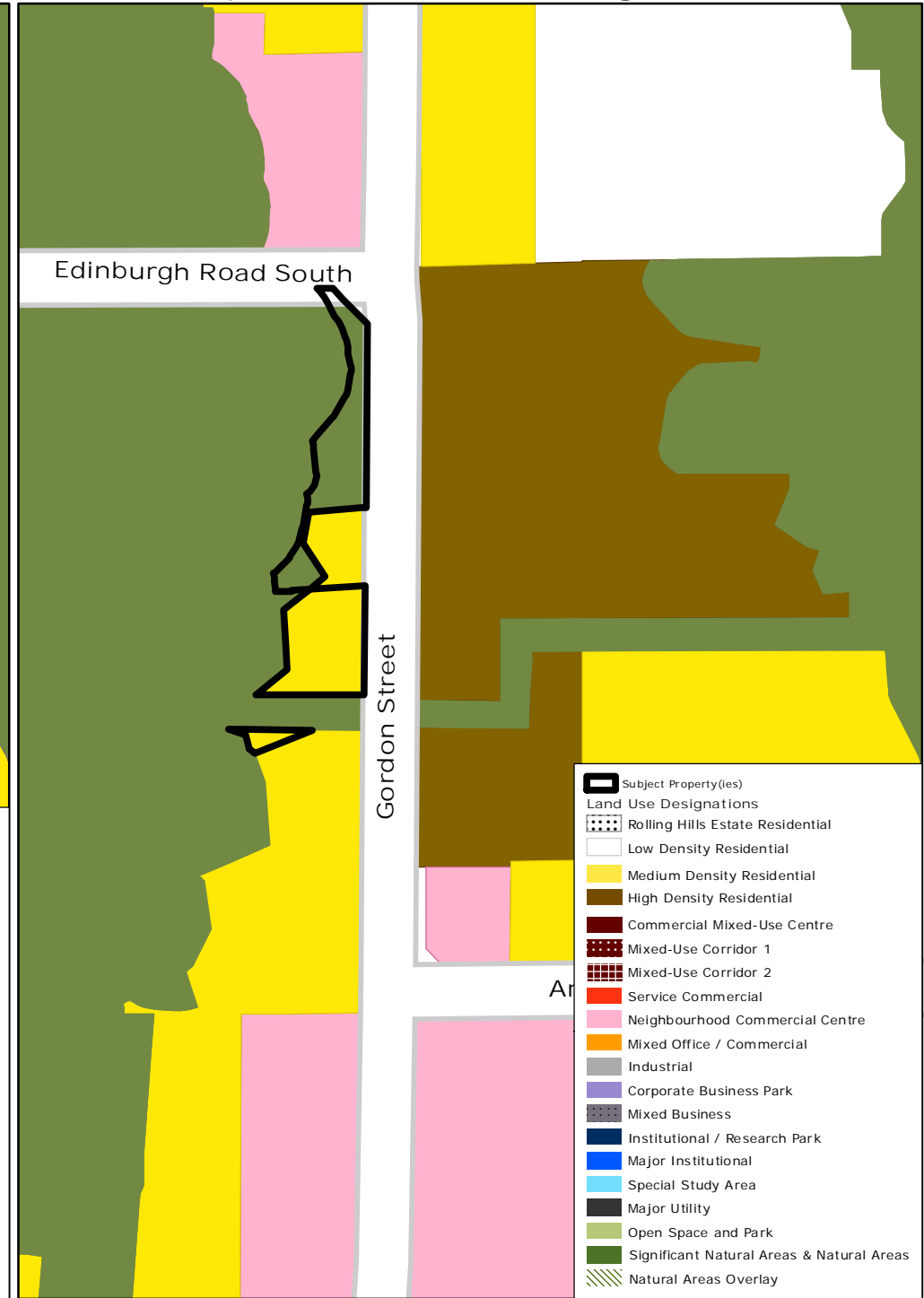


1291 Gordon Street

Existing Land Use Designations



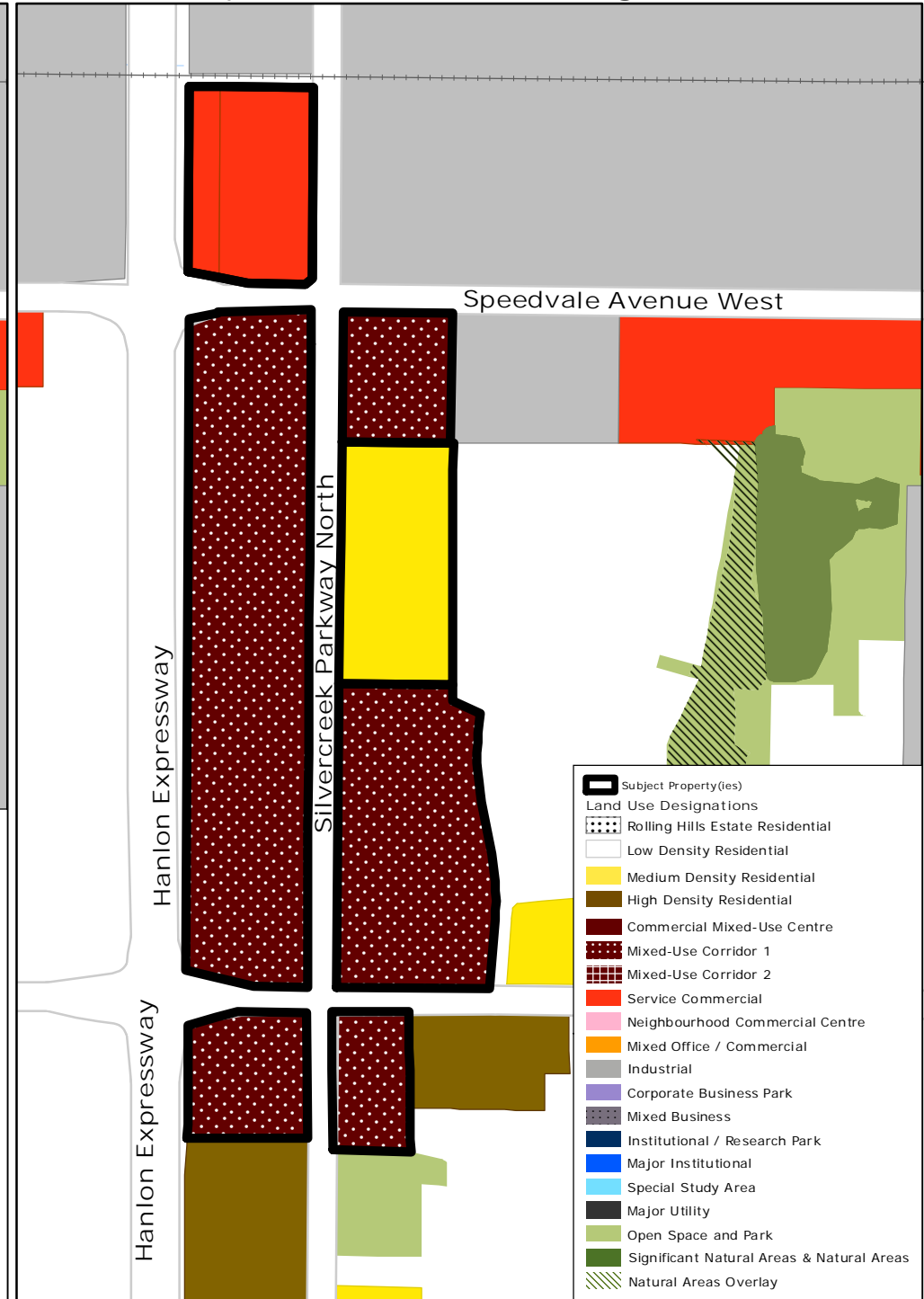
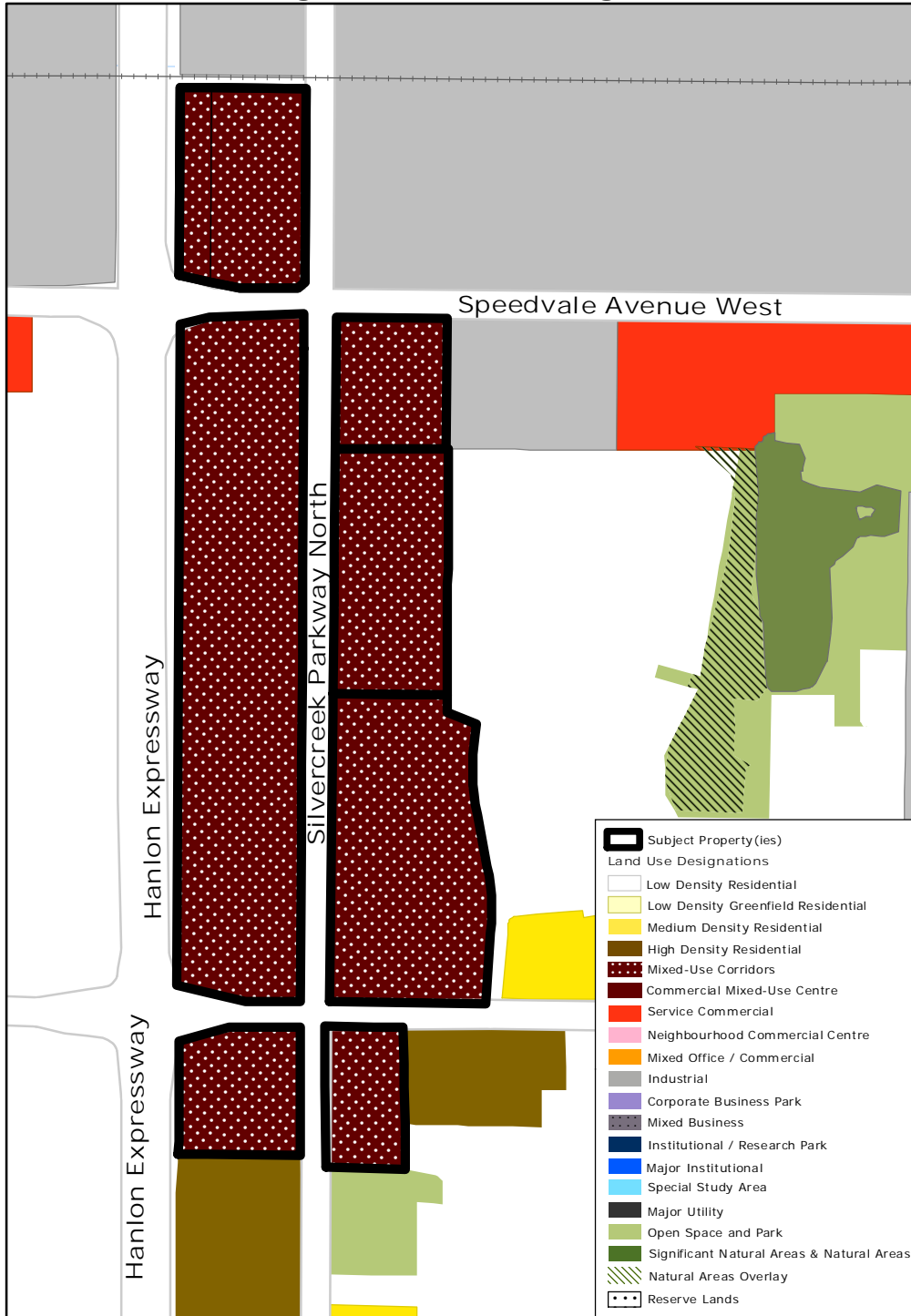
Proposed Land Use Designations



Silvercreek Parkway North Corridor

Existing Land Use Designations

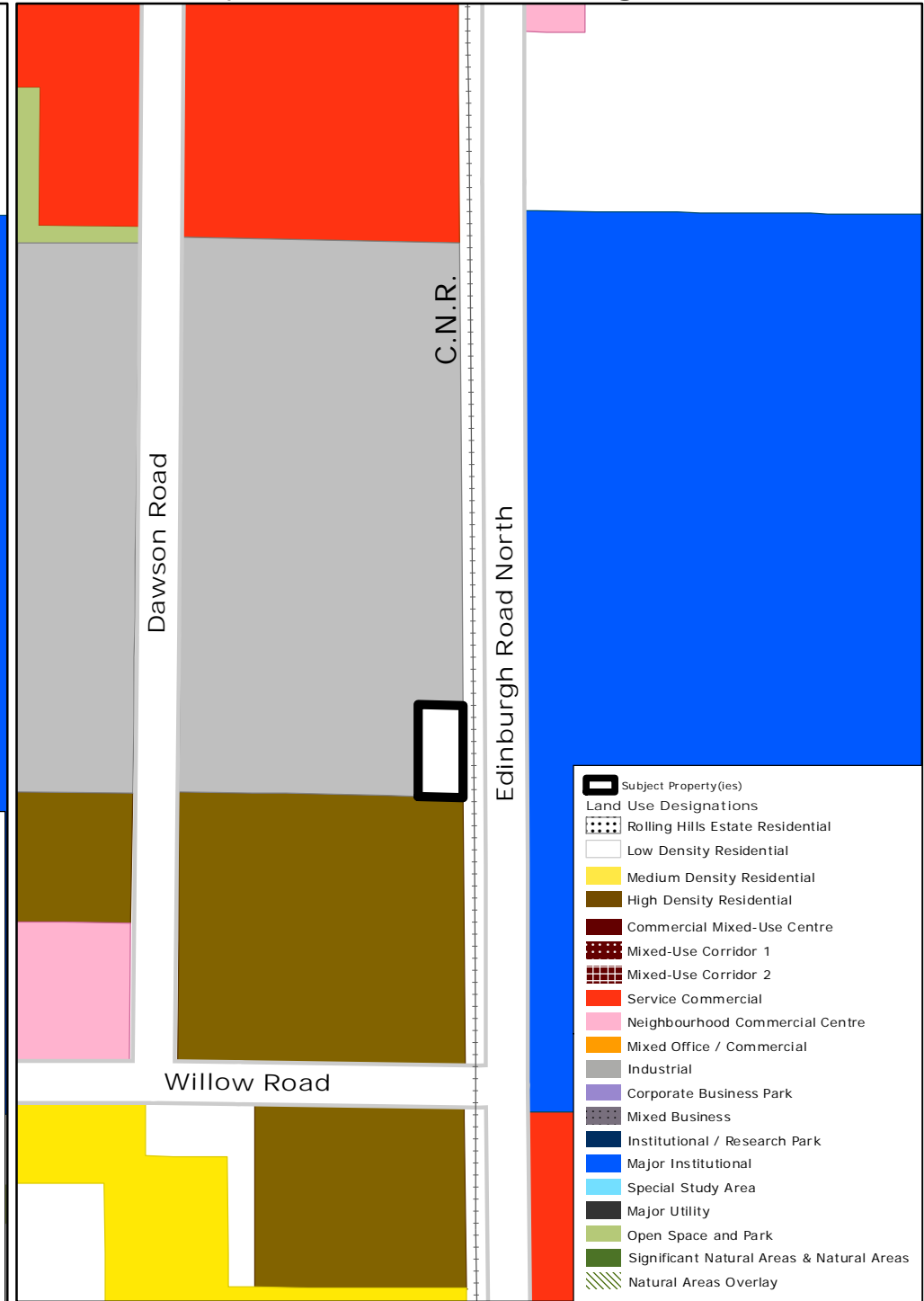
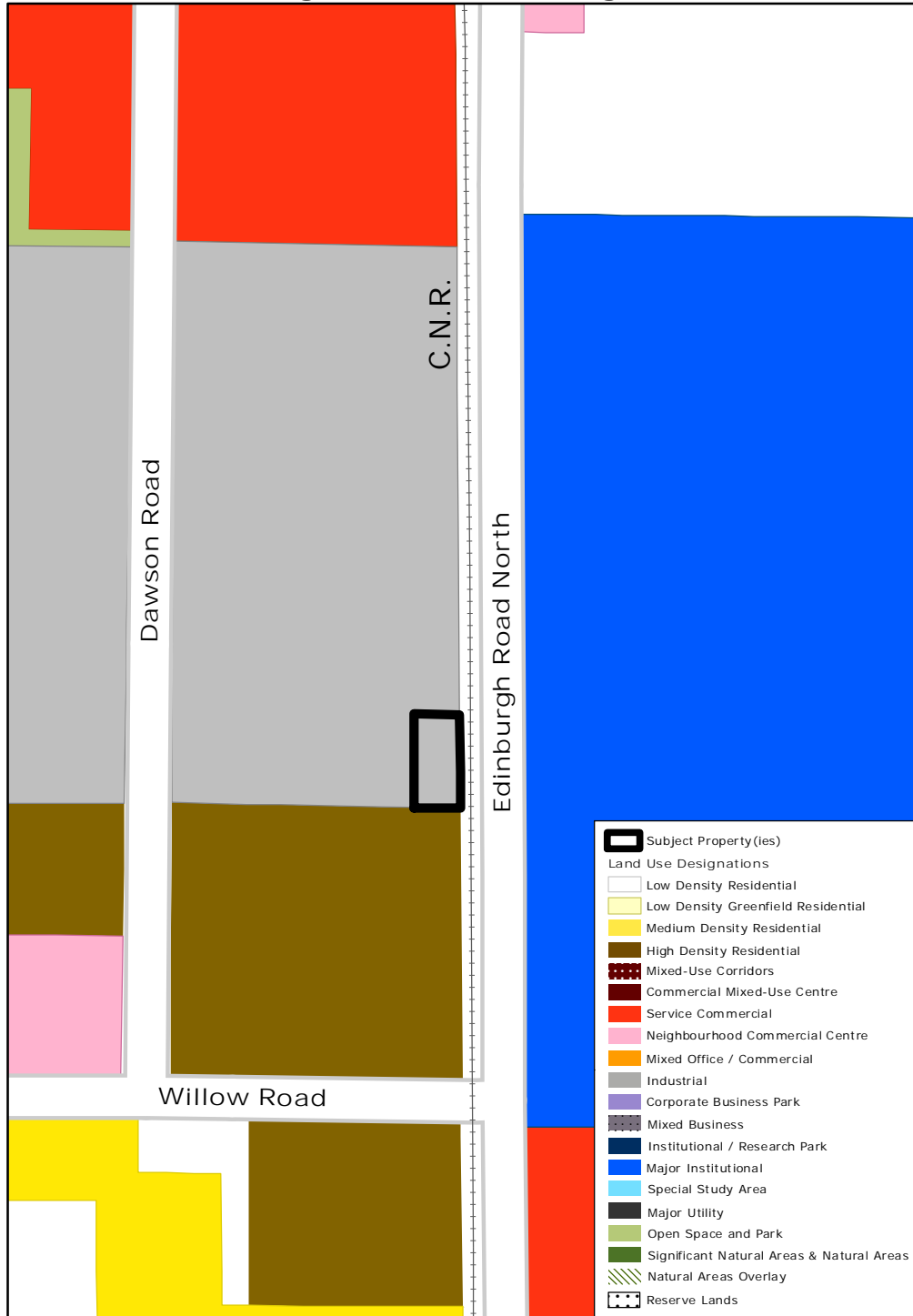
Proposed Land Use Designations



310 & 314 Edinburgh Road North

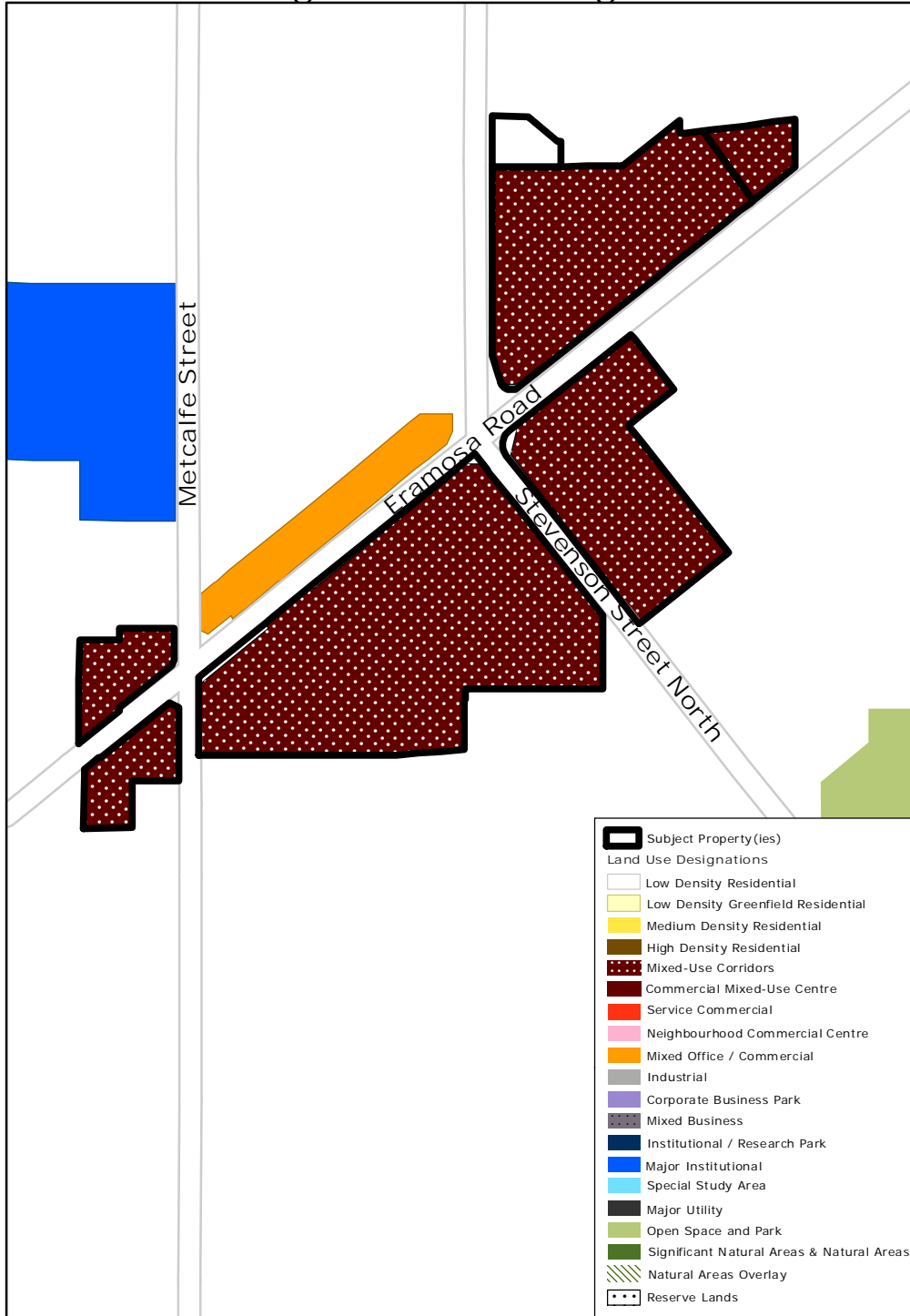
Existing Land Use Designations

Proposed Land Use Designations

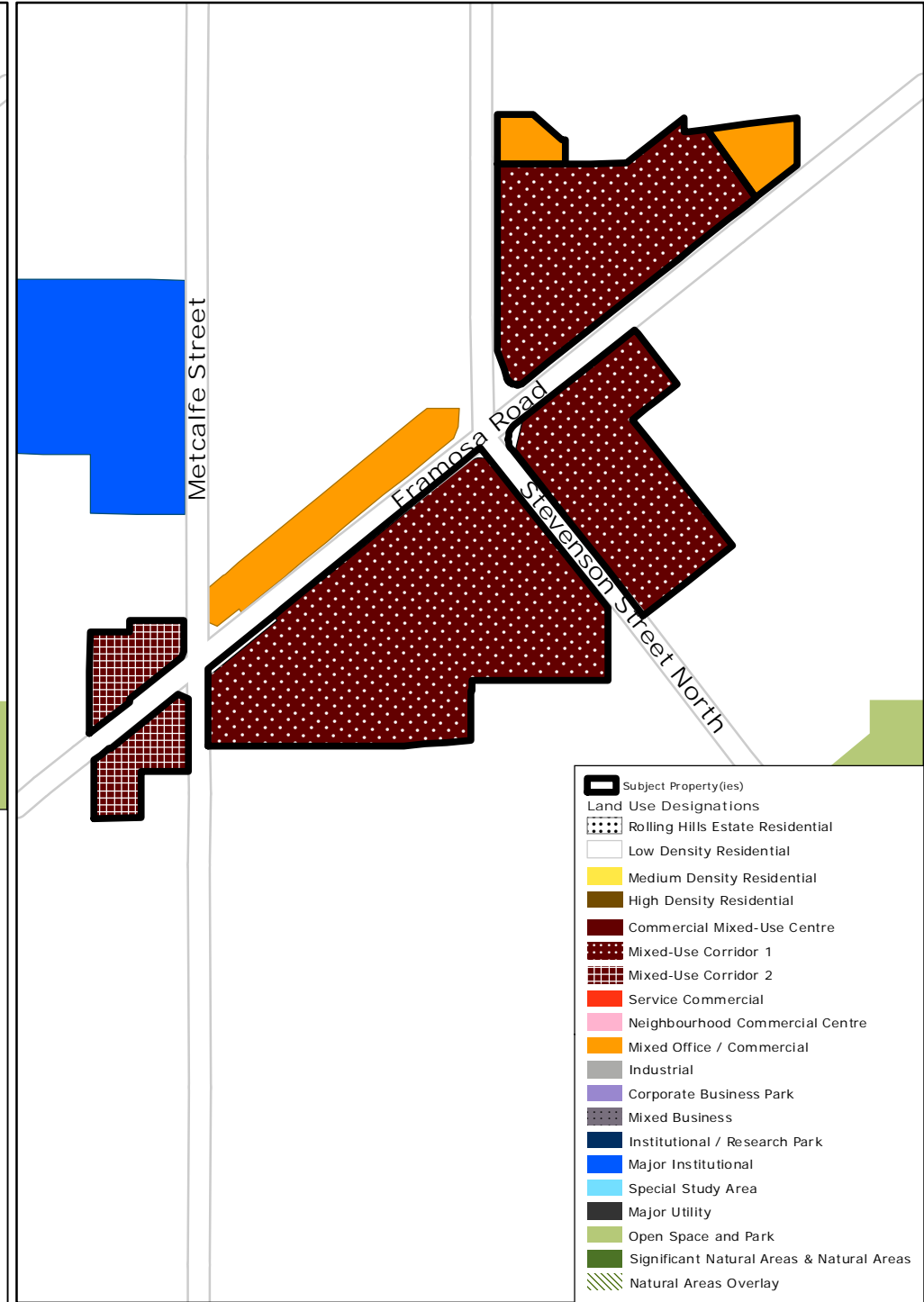


Eramosa Road Corridor

Existing Land Use Designations

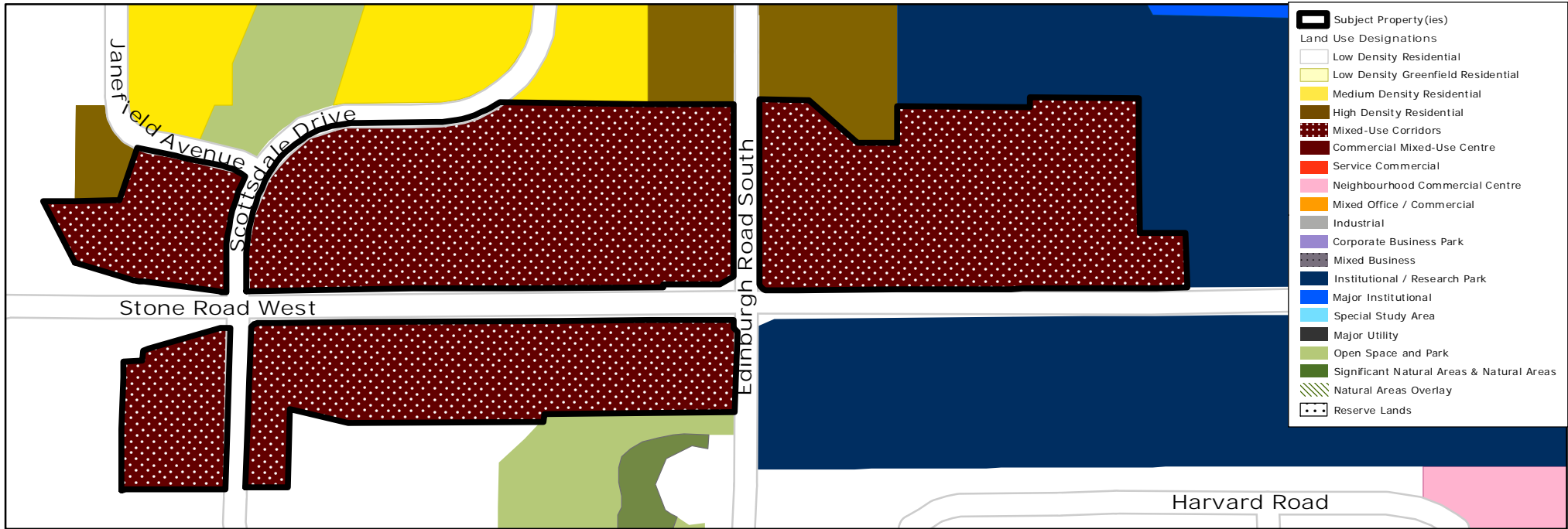


Proposed Land Use Designations

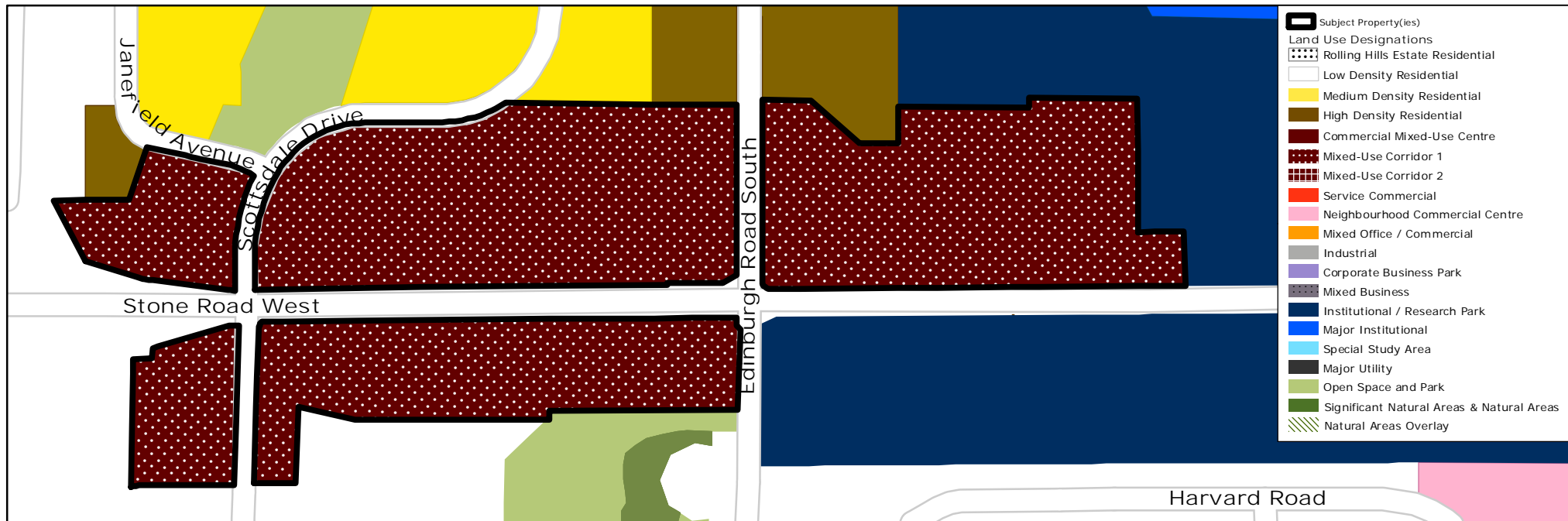


Stone Road Corridor

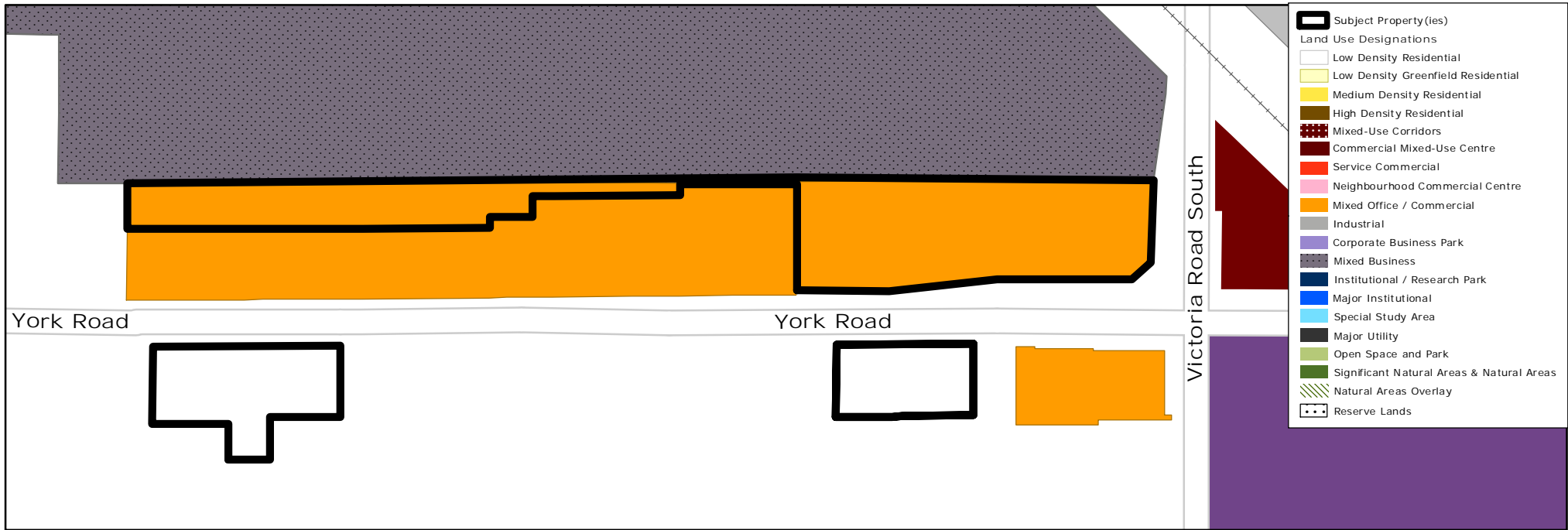
Existing Land Use Designations



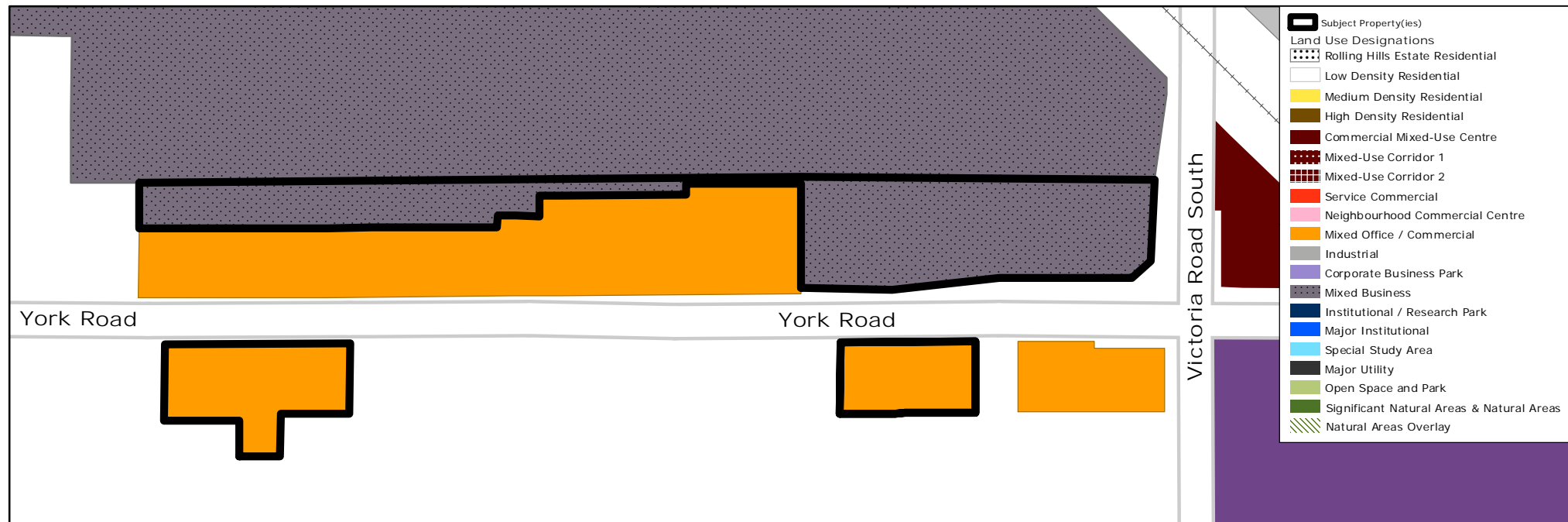
Proposed Land Use Designations



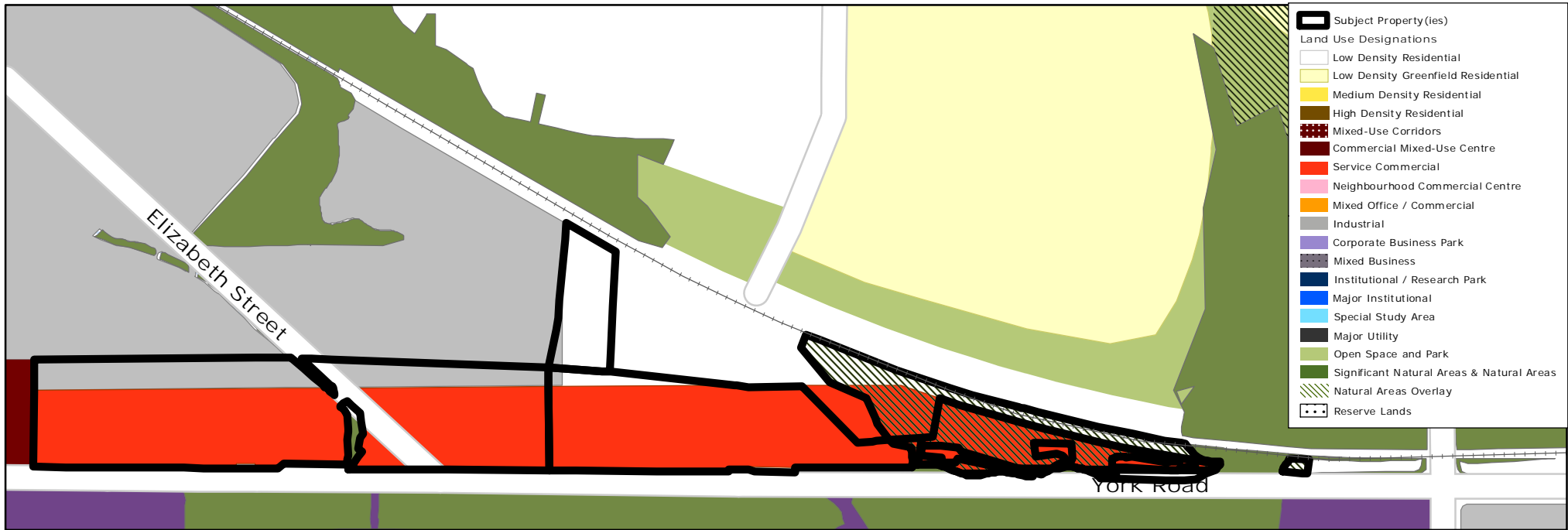
York Road Corridor (west) Existing Land Use Designations



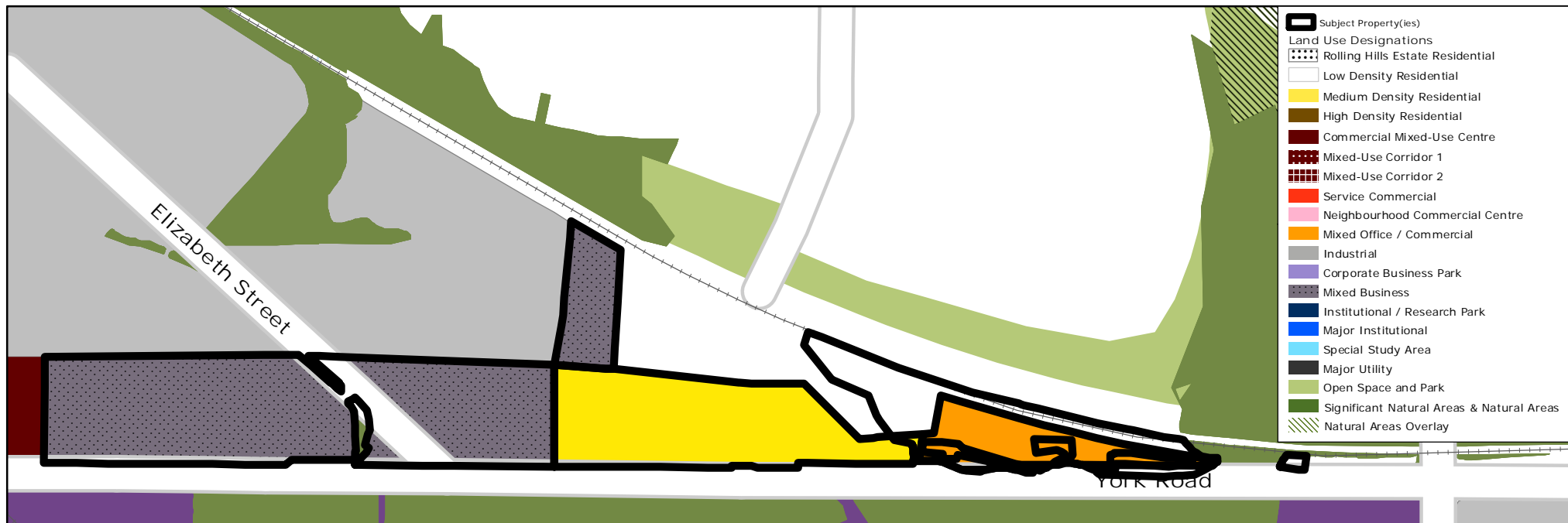
Proposed Land Use Designations



York Road Corridor (east) Existing Land Use Designations



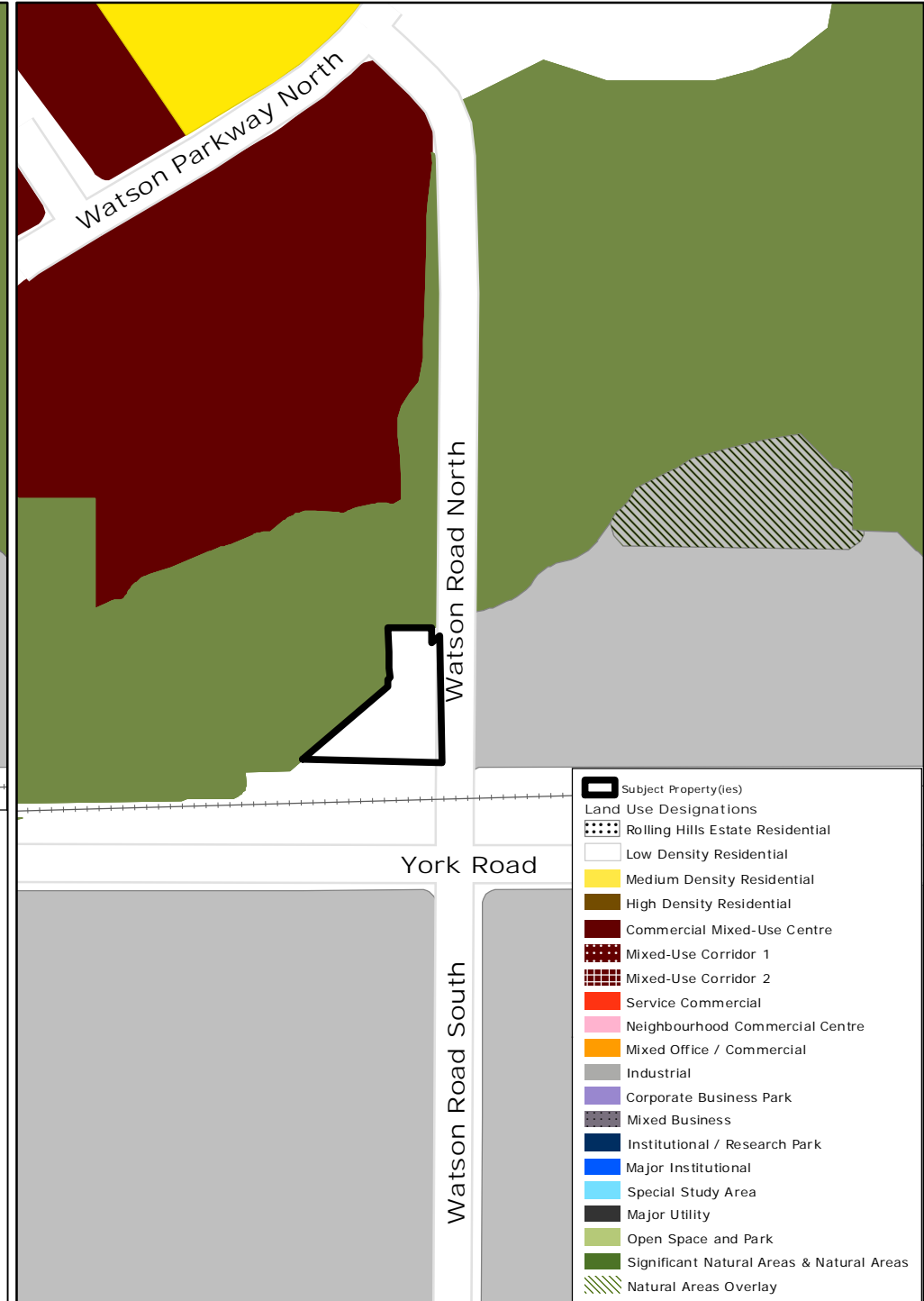
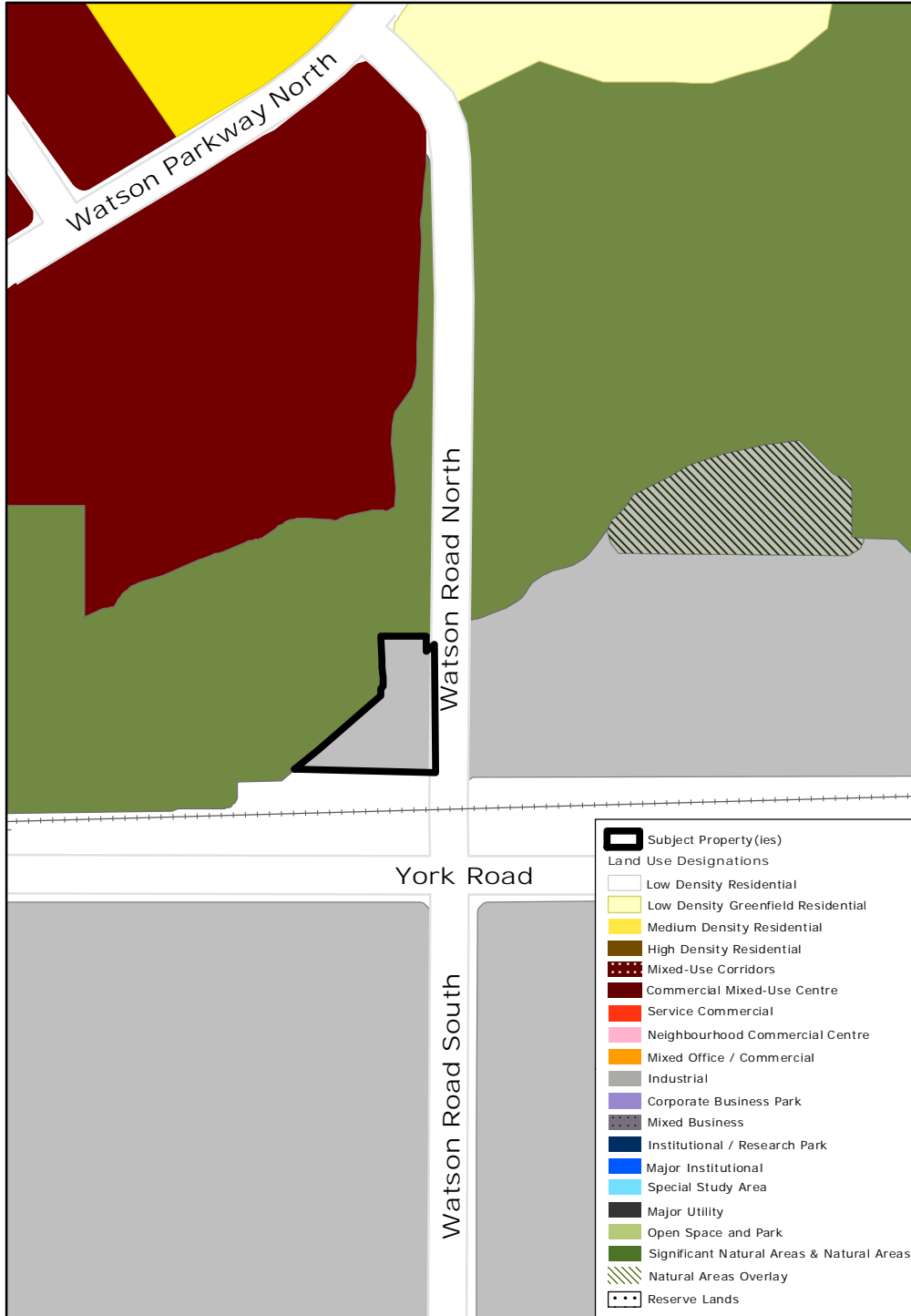
Proposed Land Use Designations



18 and 24 Watson Road North

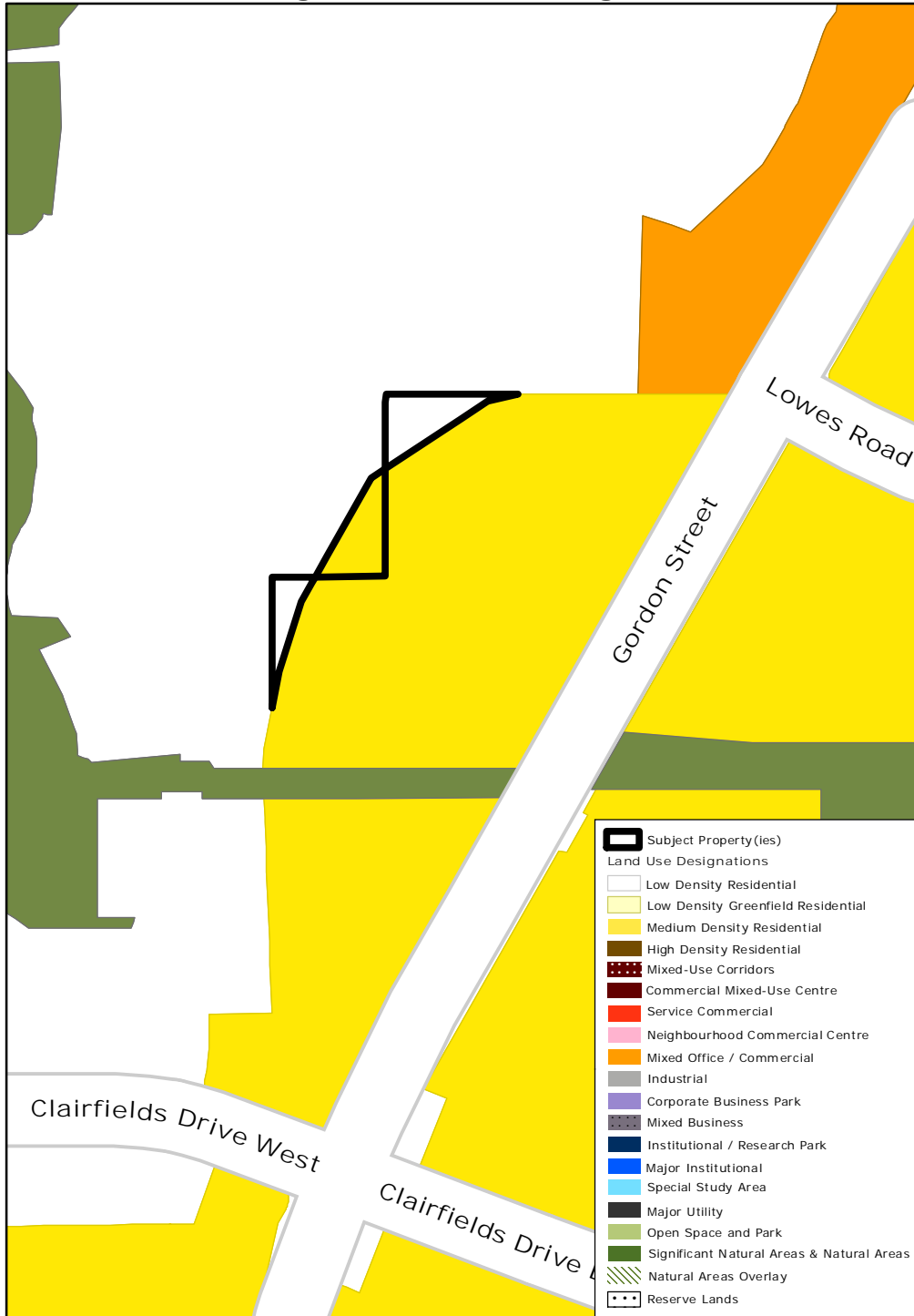
Existing Land Use Designations

Proposed Land Use Designations

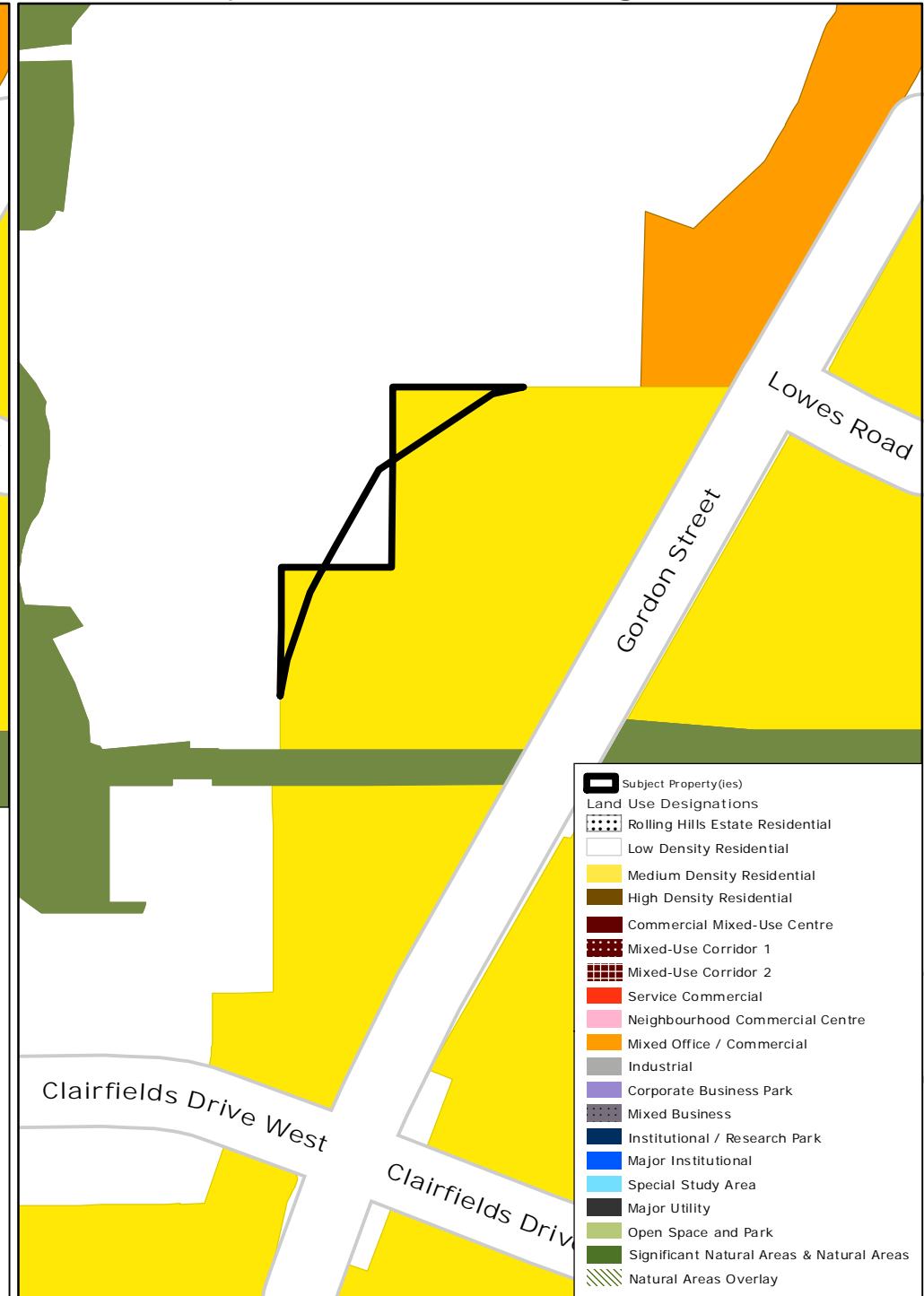


Dawn Avenue and Lowes Road West

Existing Land Use Designations

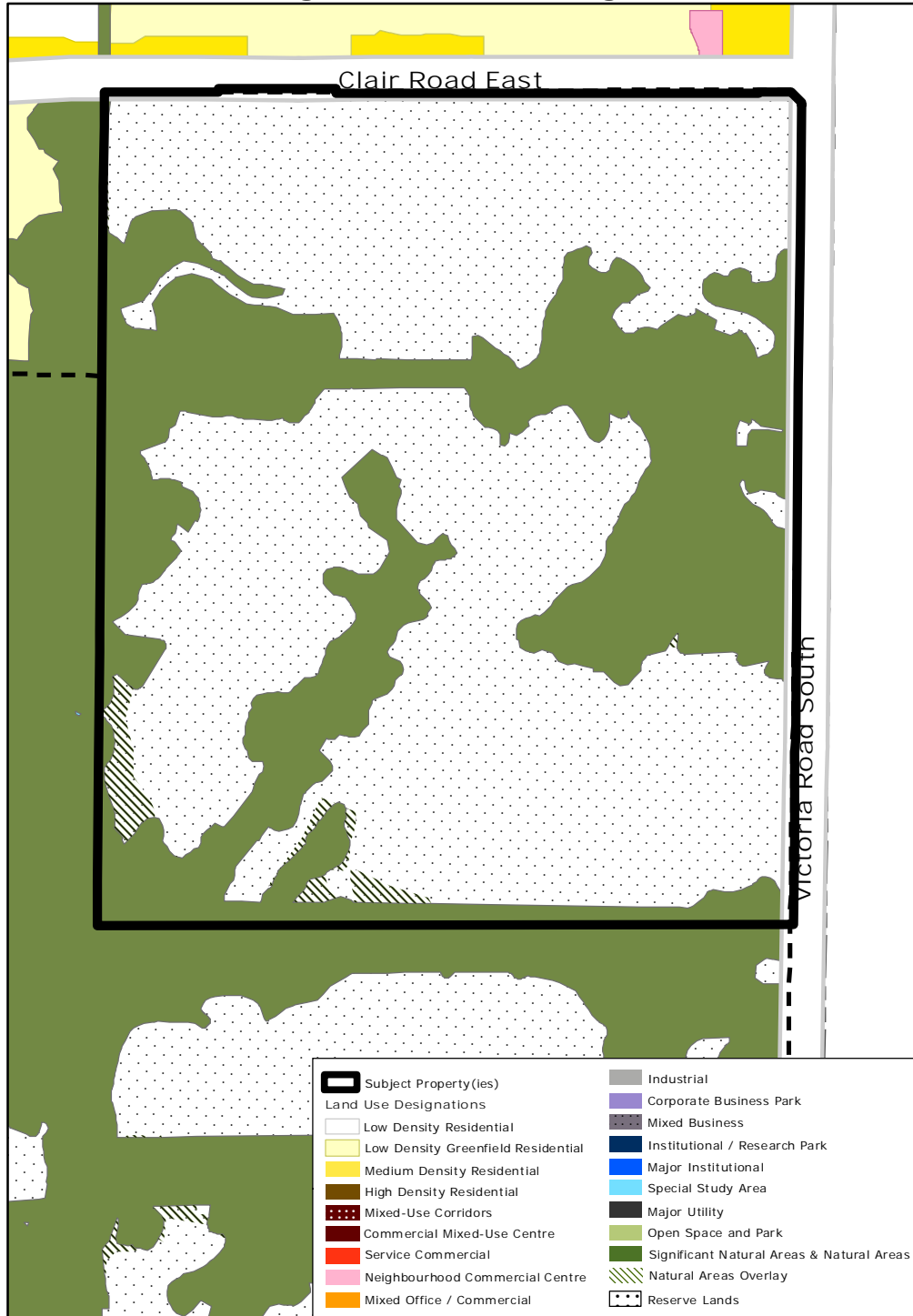


Proposed Land Use Designations

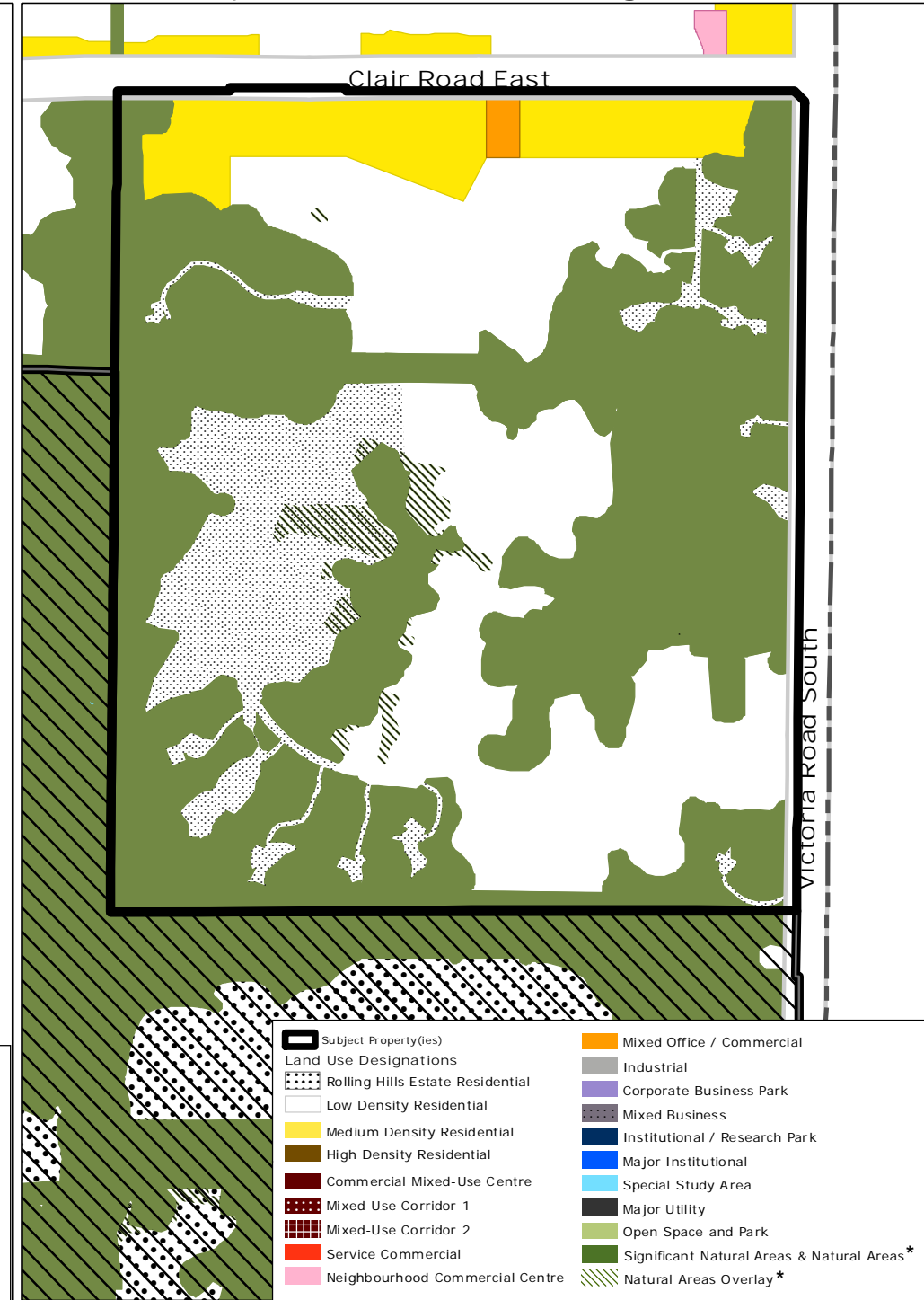


Rolling Hills

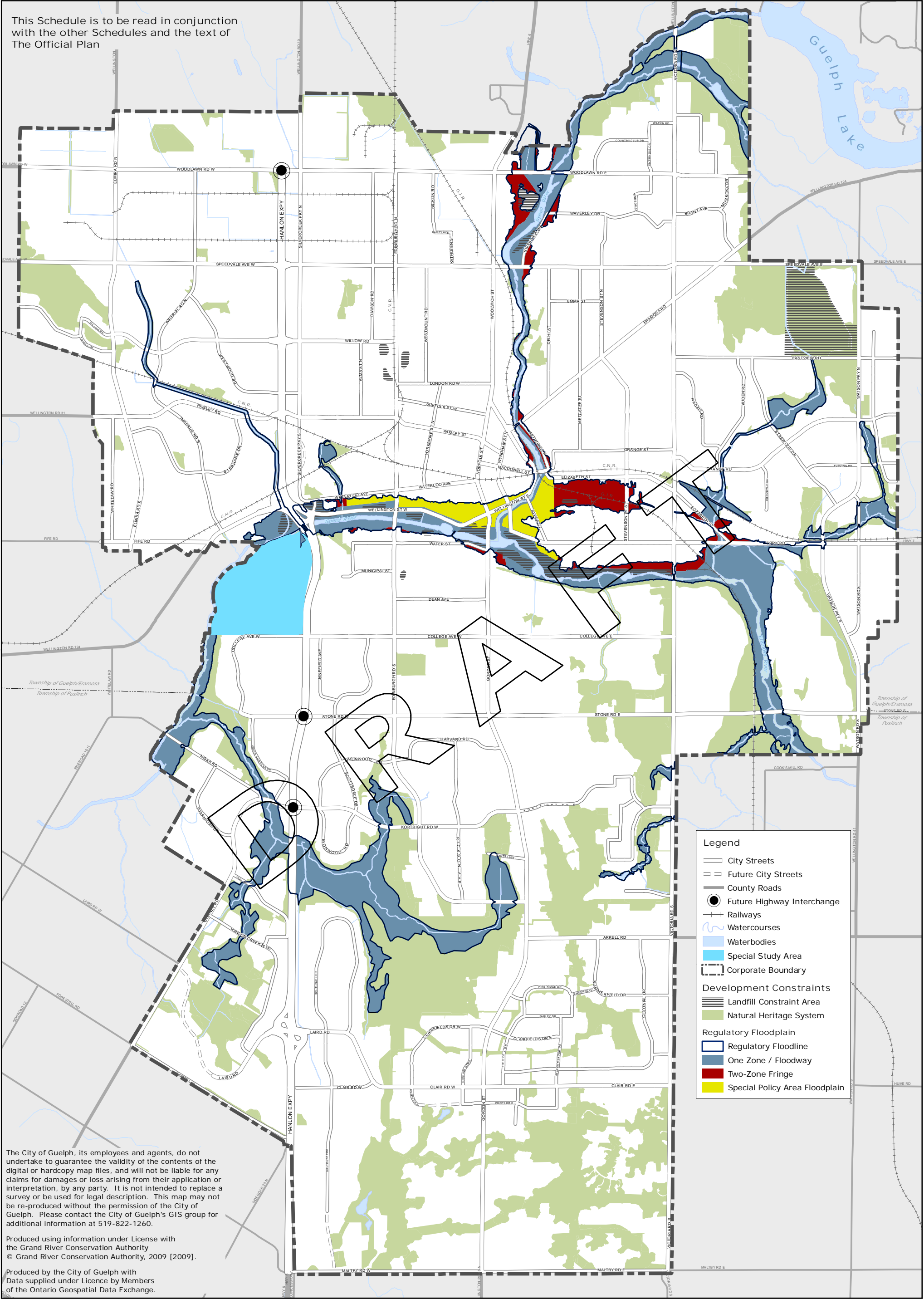
Existing Land Use Designations



Proposed Land Use Designations



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



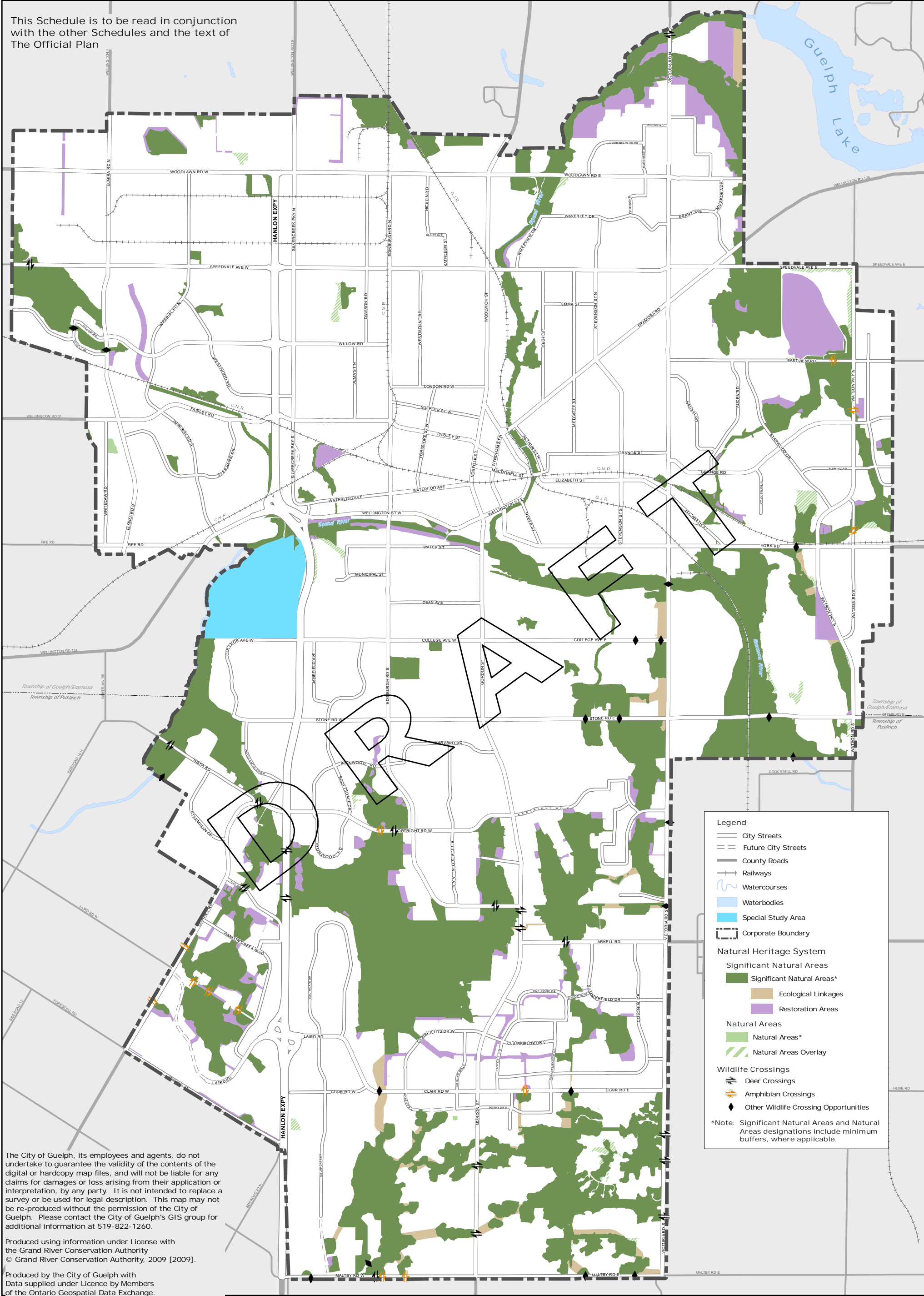
1 0.5 0 1 KM

Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 3: DEVELOPMENT CONSTRAINTS



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



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.

Legend

City Streets

Future City Streets

County Roads

Railways

Watercourses

Waterbodies

Special Study Area

Corporate Boundary

Natural Heritage System

Significant Natural Areas

Significant Natural Areas*

Ecological Linkages

Restoration Areas

Natural Areas

Natural Areas*

Natural Areas Overlay

Wildlife Crossings

Deer CrossingsAmphibian CrossingsOther Wildlife Crossing Opportunities

*Note: Significant Natural Areas and Natural Areas designations include minimum buffers, where applicable.



1 0.5 0 1 KM

Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH

OFFICIAL PLAN

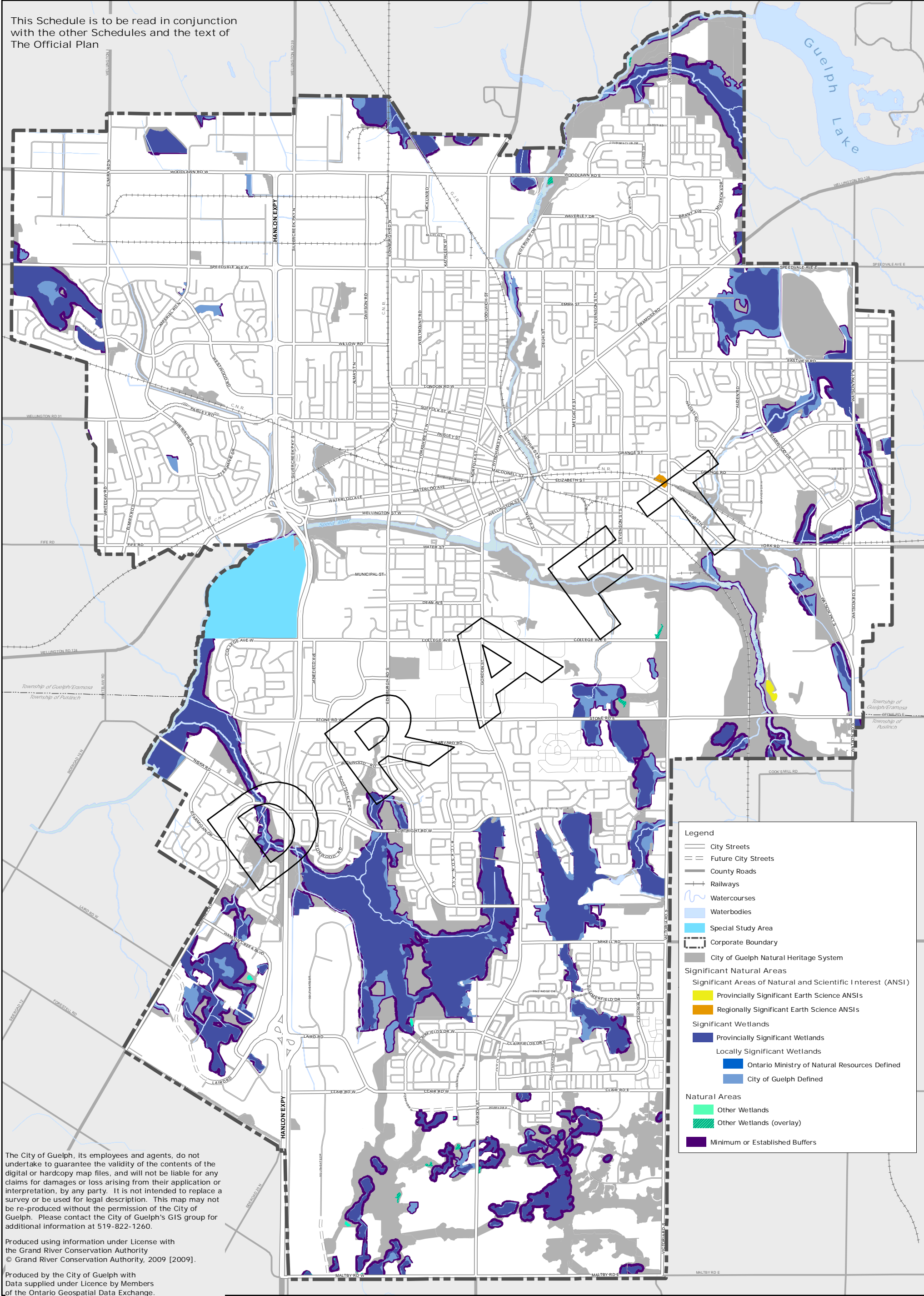
DRAFT SCHEDULE 4:

NATURAL HERITAGE SYSTEM

Natural Heritage System



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



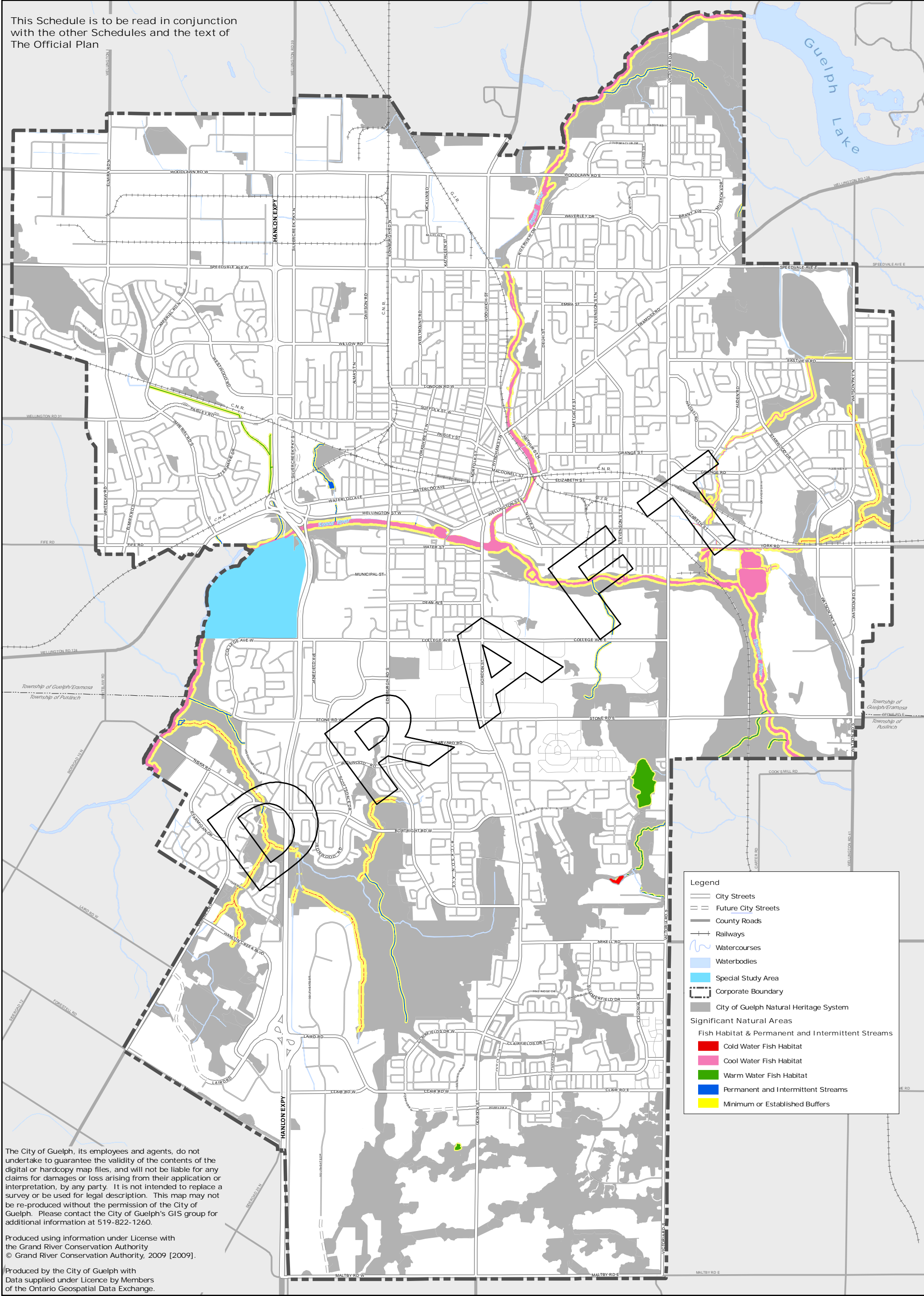
1 0.5 0 1 KM

Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 4A: NATURAL HERITAGE SYSTEM ANSIs and Wetlands



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



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.



1 0.5 0 1 KM

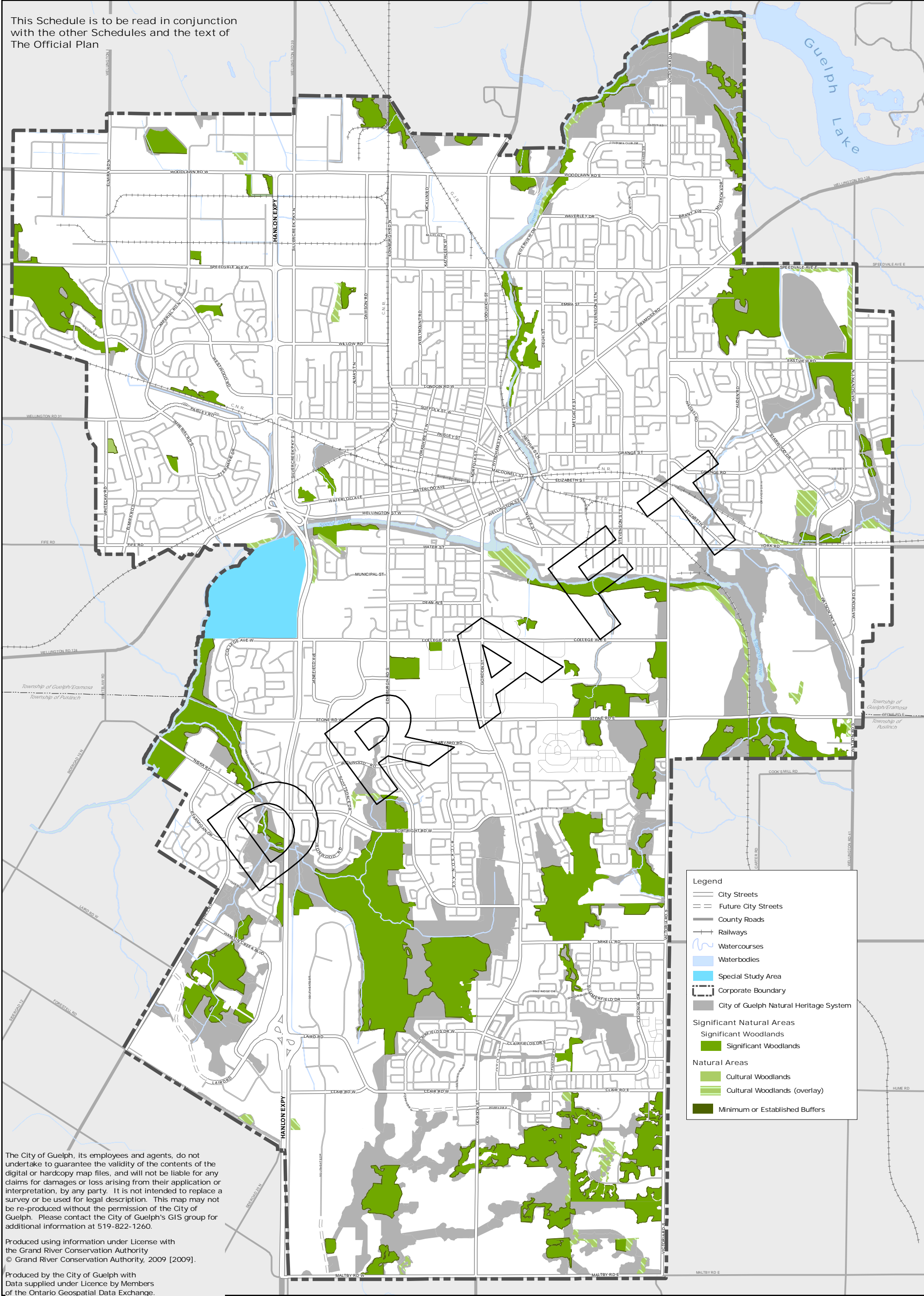
Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 4B: NATURAL HERITAGE SYSTEM

Fish Habitat and Permanent and Intermittent Streams



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



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

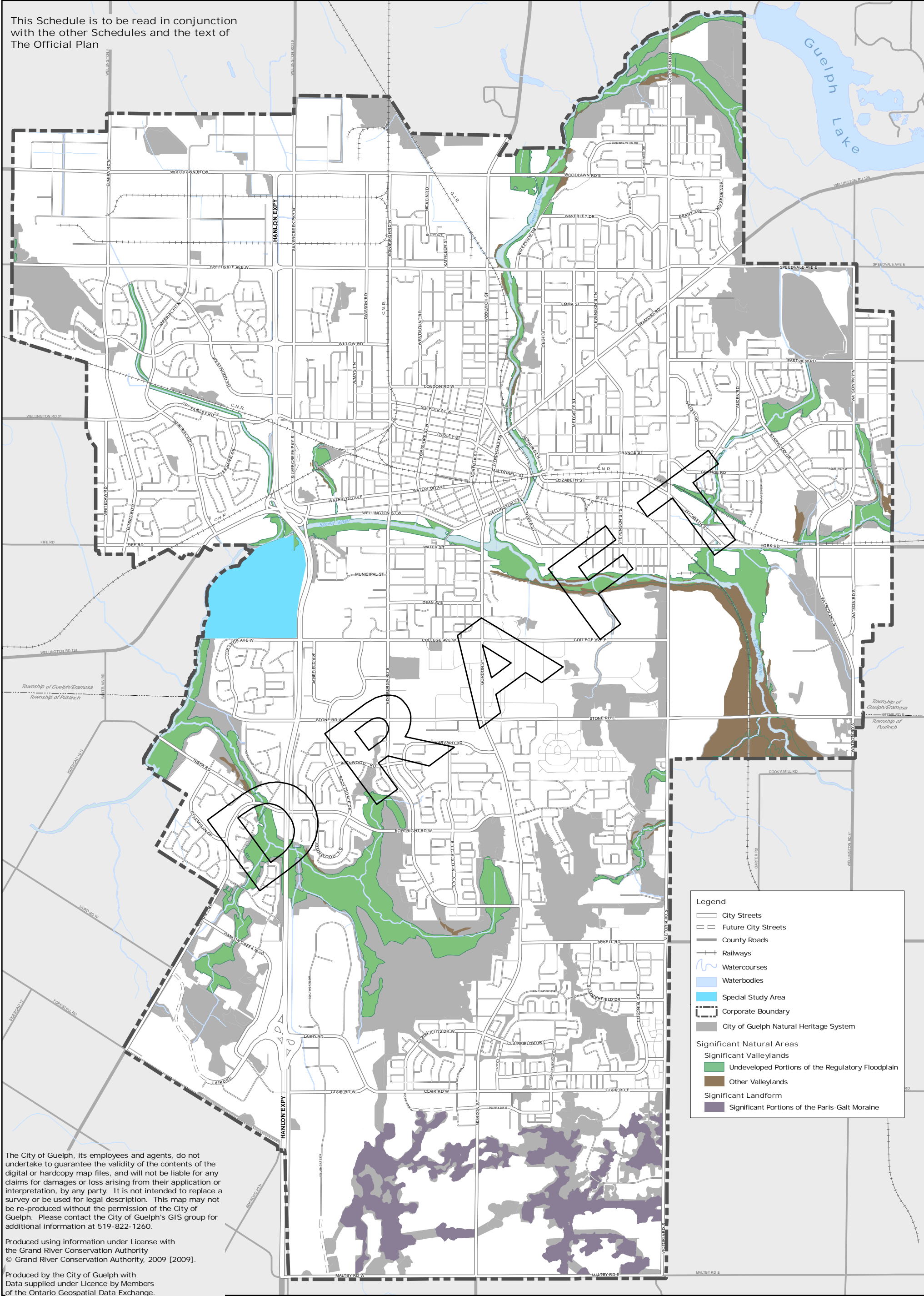
Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.

CITY OF GUELPH
OFFICIAL PLAN
DRAFT SCHEDULE 4C:
NATURAL HERITAGE SYSTEM
Significant Woodlands



Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

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



1 0.5 0 1 KM

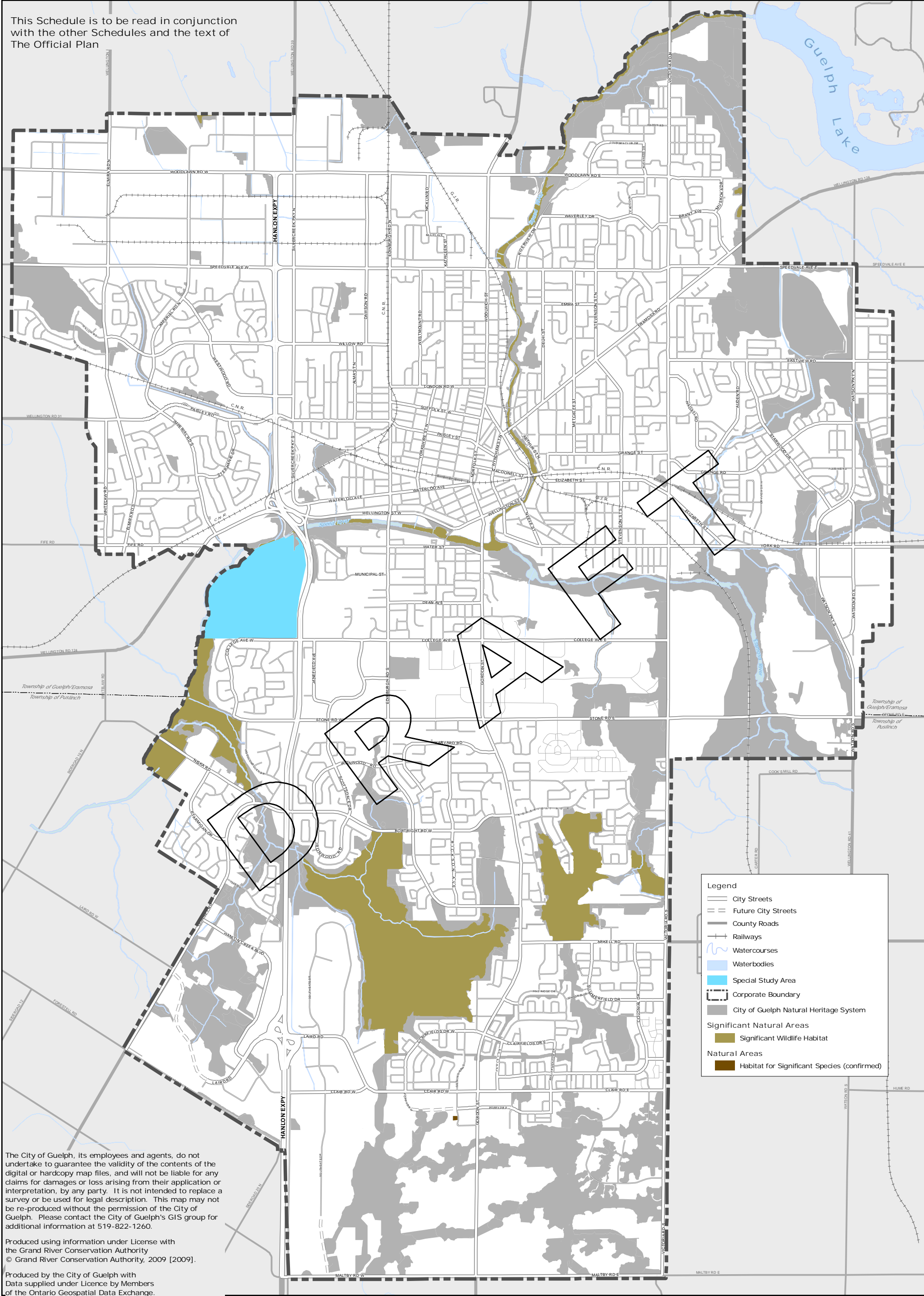
Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 4D: NATURAL HERITAGE SYSTEM

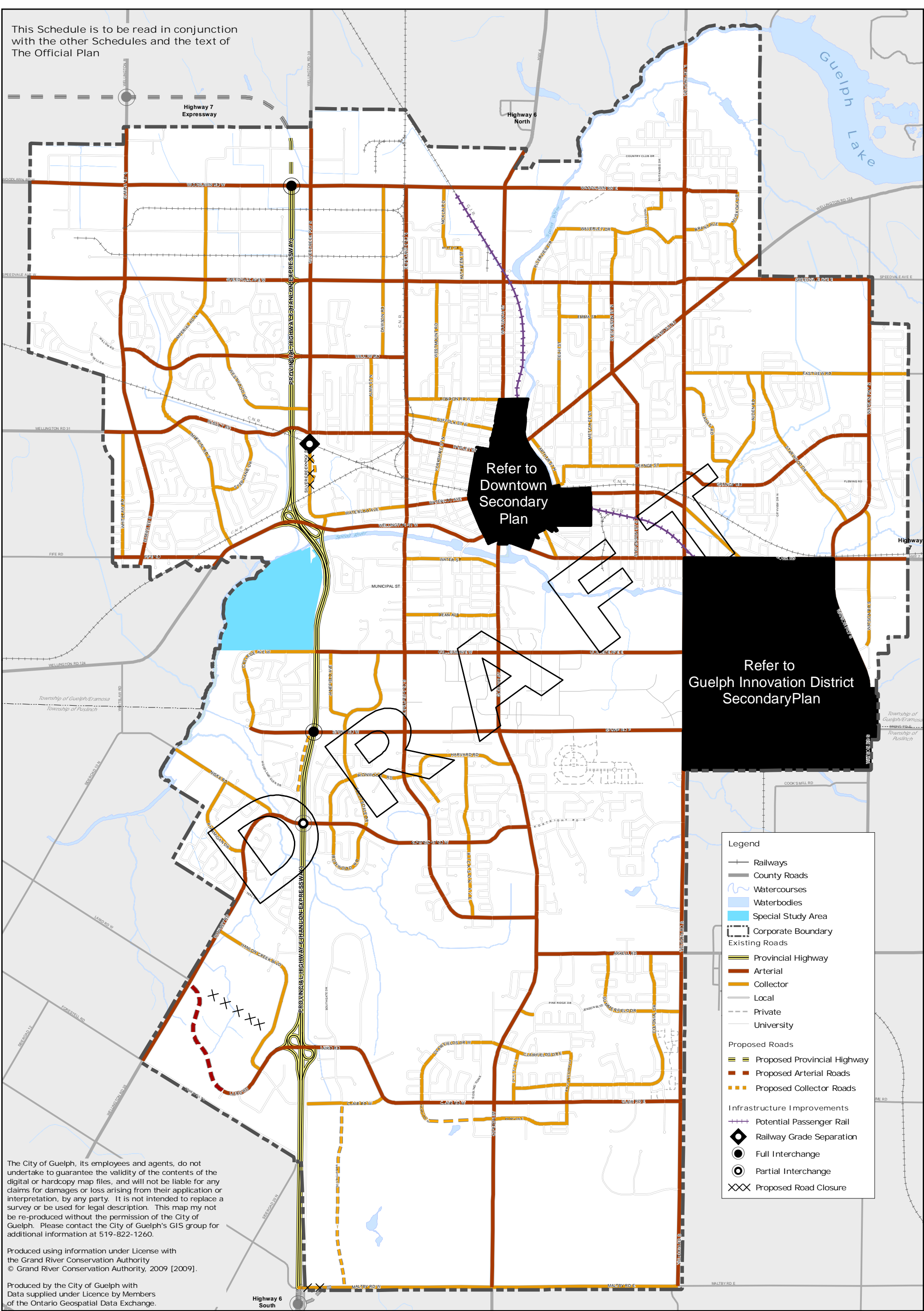
Significant Valleys and Significant Landform



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



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



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.



1 0.5 0 1 KM

Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

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



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

TransCanada Trail to Elora (North) and Elmira (Northwest via Kissing Bridge Trail)

Guelph Off-Road and Bicycling Association (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 the area

Refer to the University of Guelph Arboretum Trails

Continue to explore trail connections with the University of Guelph

Refer to Downtown Secondary Plan

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.

The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.

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

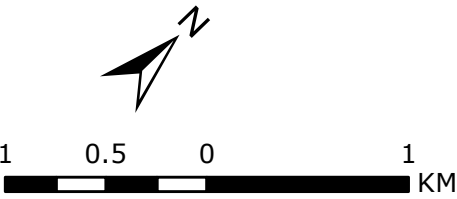
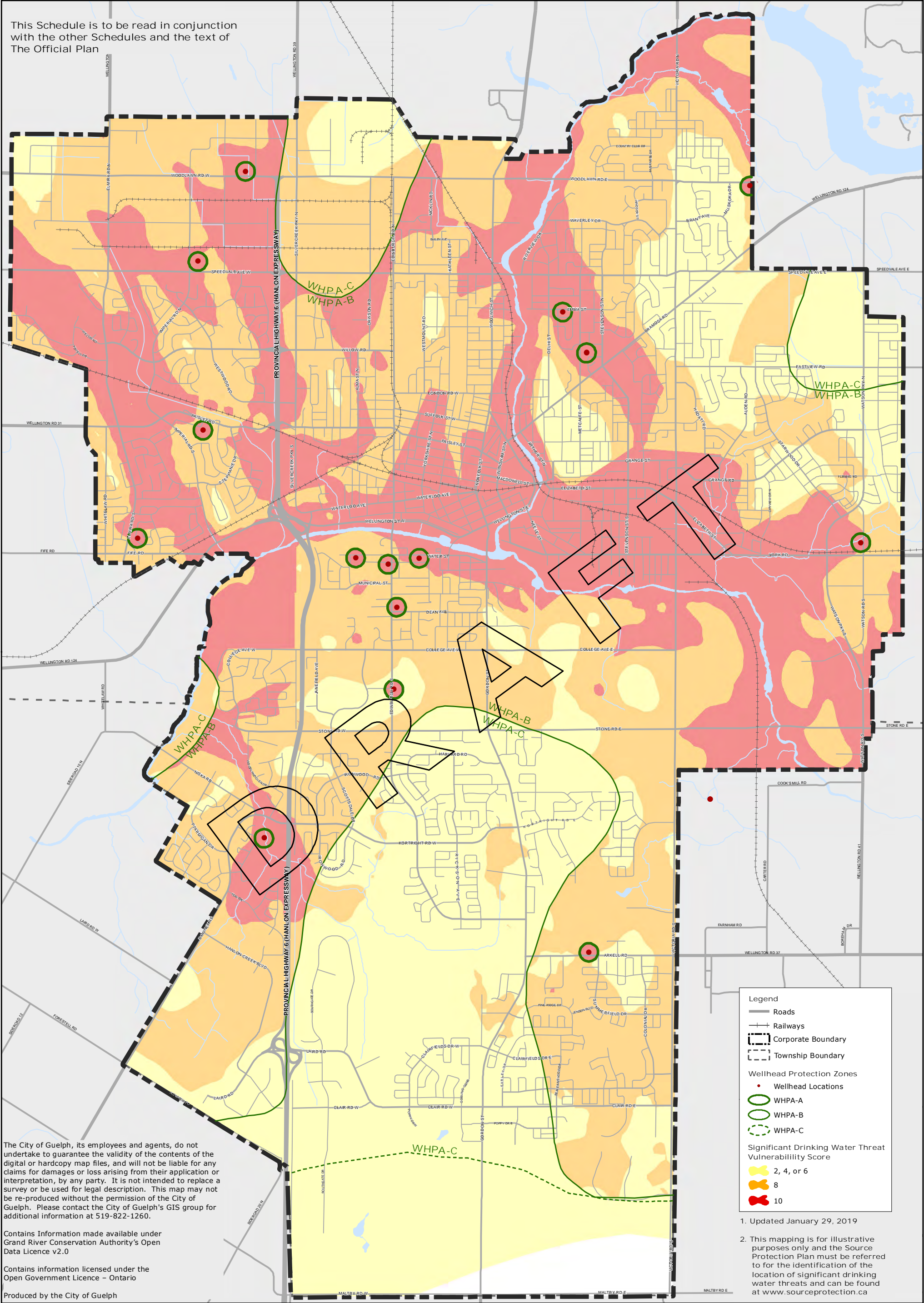
*Shown for context only

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.

CITY OF GUELPH
OFFICIAL PLAN
DRAFT SCHEDULE 6:
OPEN SPACE SYSTEM: TRAIL NETWORK

This schedule is intended to be used for planning purposes only.

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



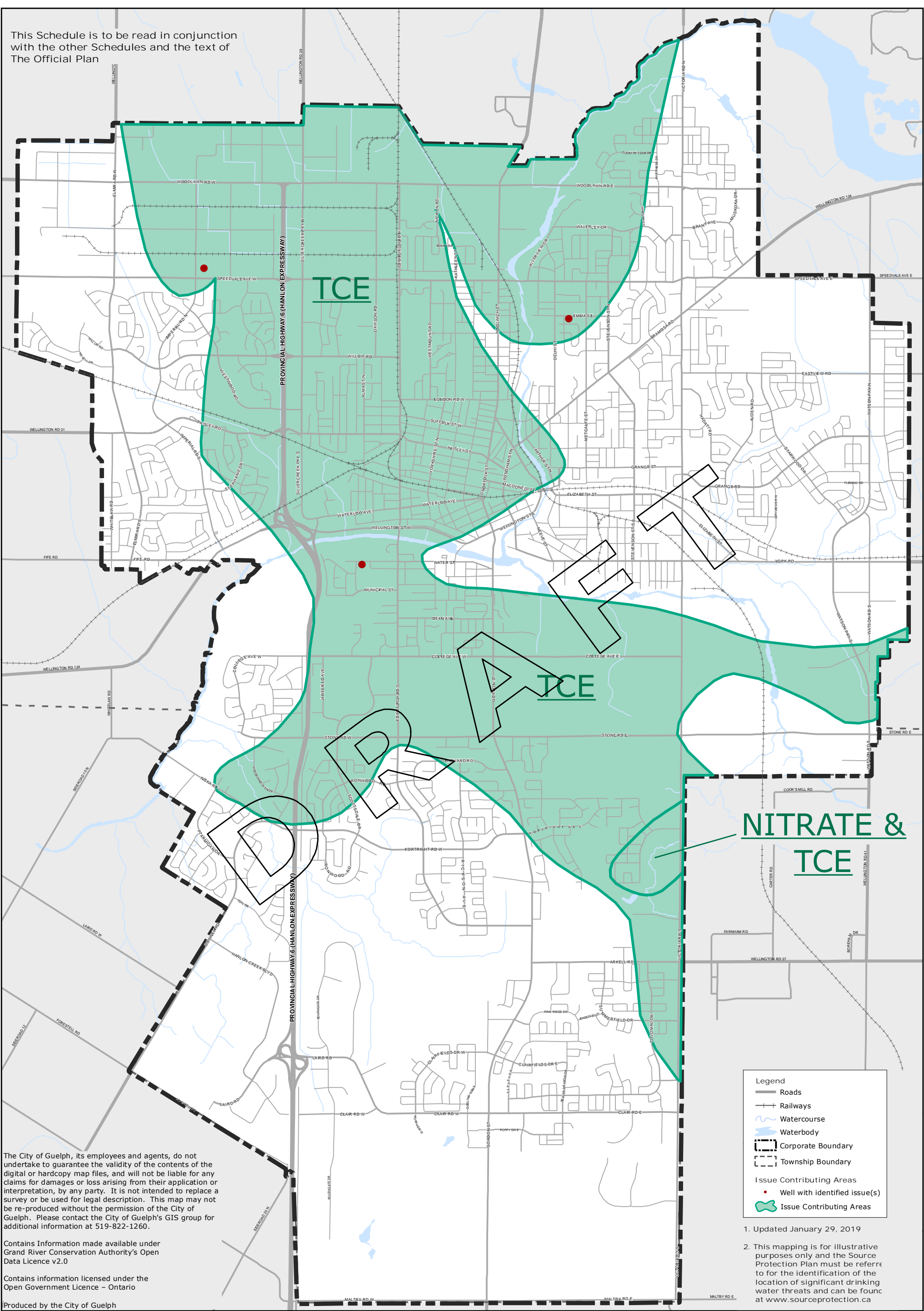
Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN

DRAFT SCHEDULE 7a: SOURCE WATER PROTECTION Wellhead Protection Areas



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



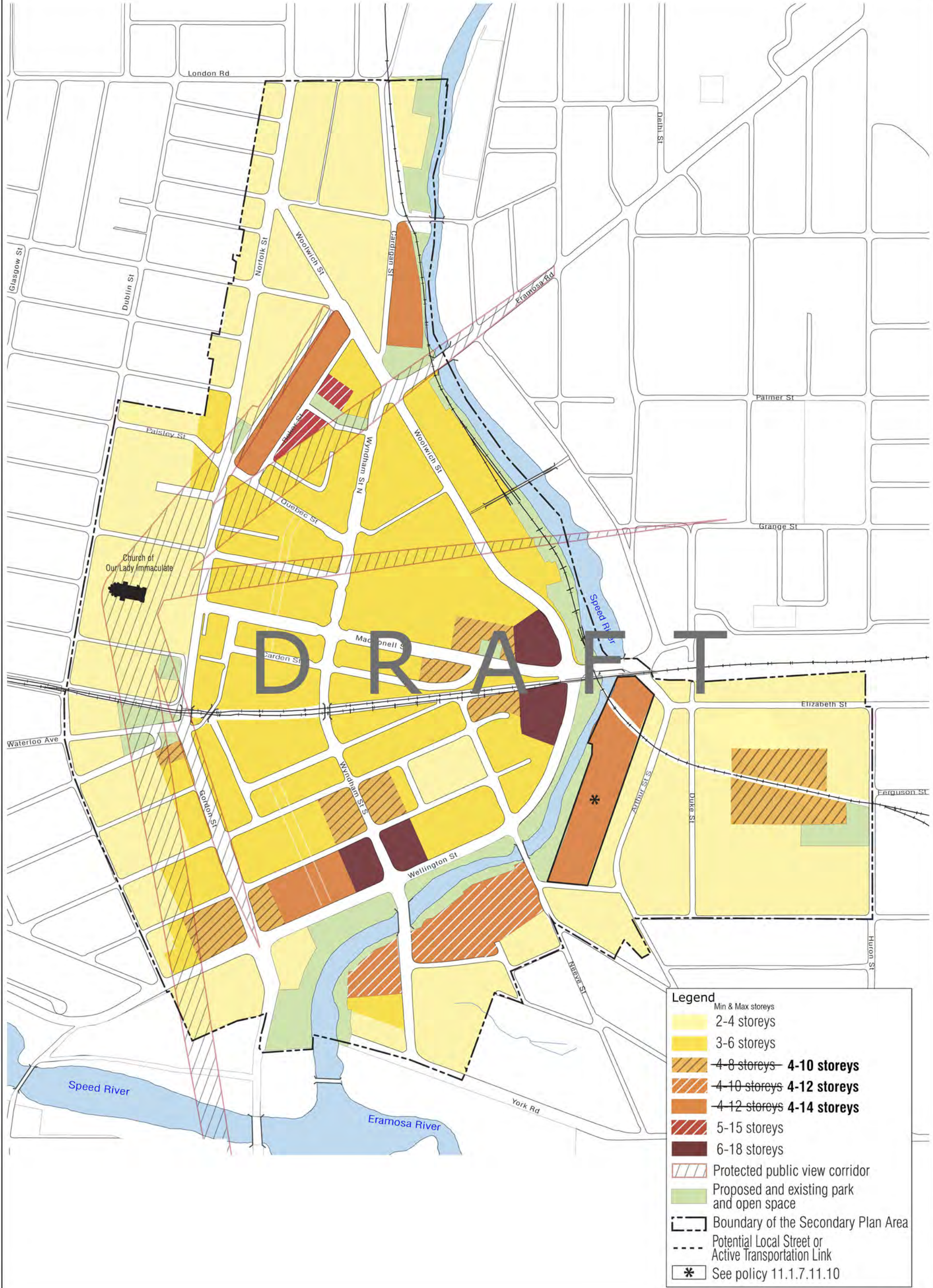
1 0.5 0 1 KM

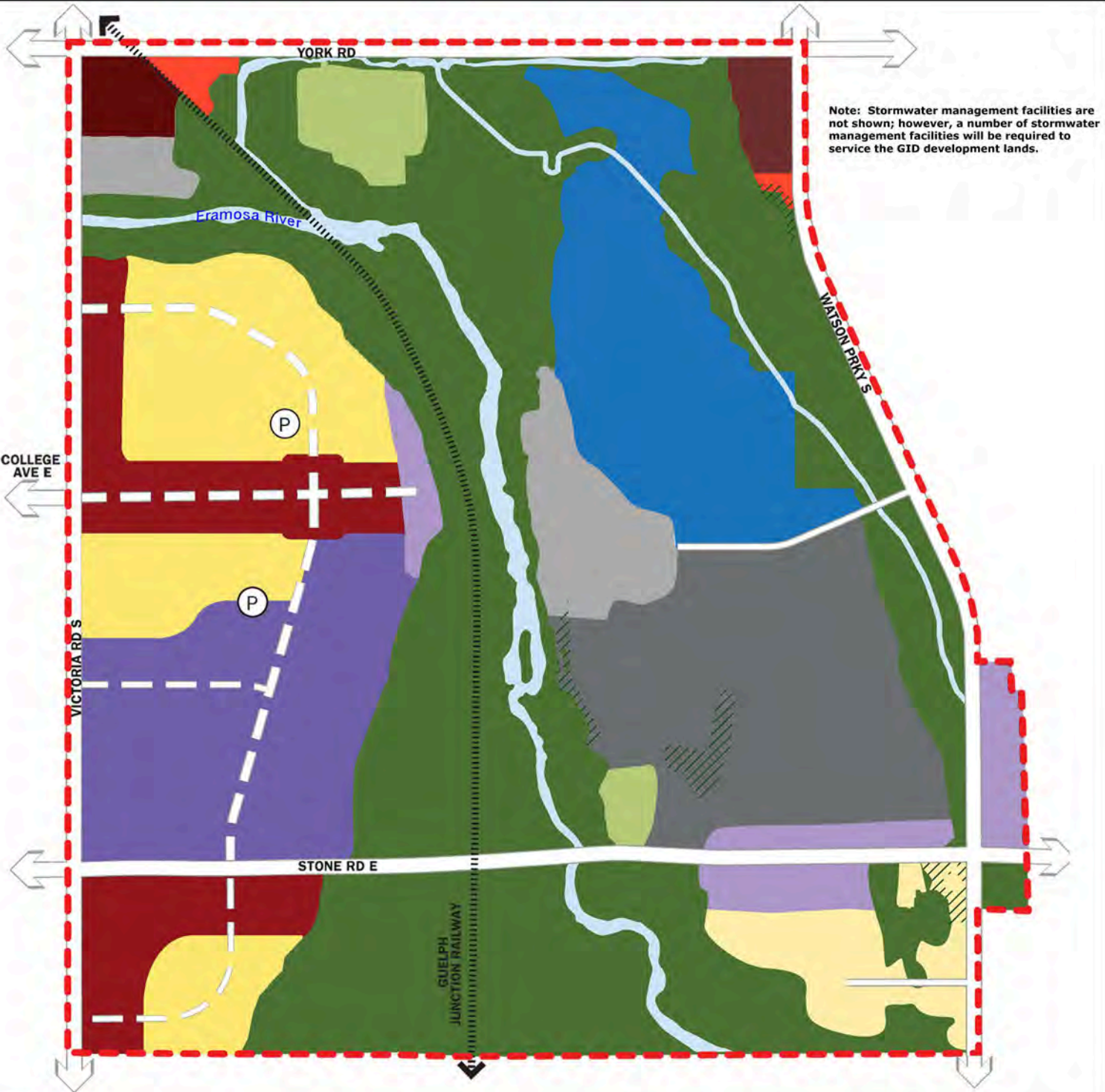
Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
DRAFT February 2022

CITY OF GUELPH OFFICIAL PLAN

DRAFT SCHEDULE 7b: SOURCE WATER PROTECTION Issue Contributing Areas







Note: Stormwater management facilities are not shown; however, a number of stormwater management facilities will be required to service the GID development lands.

The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal description. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1260.

Produced using information under License with the Grand River Conservation Authority
© Grand River Conservation Authority, 2009 [2009].

Produced by the City of Guelph with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange.

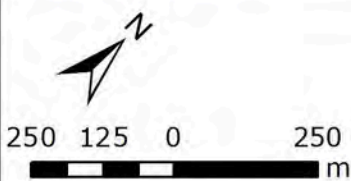
Legend

Land Use Designations

- Open Space and Park**
- Glenholme Estate Residential
- Residential
- Mixed-use Commercial Centre
- Mixed-use Corridor (GID)
- Employment Mixed-use 1
- Employment Mixed-use 2
- Major Utility**
- Industrial
- Adaptive Re-use
- Service Commercial
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay

Infrastructural Framework

- Secondary Plan Boundary
- City Streets
- Future City Streets
- Existing Rail
- Waterbody
- Proposed Park



**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE B:
GUELPH INNOVATION DISTRICT
SECONDARY PLAN
LAND USE**

