

Special City Council Revised Meeting Agenda

Monday, July 11, 2022, 1:00 p.m.

Council Chambers

Guelph City Hall, 1 Carden Street

Changes to the original agenda are noted with an asterisk "*".

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Pages

1. Call to Order

1.1. O Canada

1.2. Silent Reflection

1.3. First Nations Acknowledgement

1.4. Disclosure of Pecuniary Interest and General Nature Thereof

2. Items For Discussion

The following items have been extracted from the Council Consent Report and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations

2.1. Decision Report: Shaping Guelph Official Plan Amendment 80 - 2022-225

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Presentation:

Krista Walkey, General Manager, Planning and Building Services
Melissa Aldunate, Manager, Policy Planning and Urban Design

Delegations:

*Kelly Hodgson
*Jaclyn McAllister
*Sam Lamont
*Ed Ross

- *Ben Perry
- *Shakiba Shayani
- *Hugh Handy
- *Hugh Whitely
- *Dan Currie
- *Steven Petric
- *Mark Dorfman
- *Bonnie Swantek
- *Stan Kozak
- *Laura Murr

Correspondence:

- *Shane and Bonnie Swantek
- *Janet Chevalier
- *Beth Finnis
- *Sam Mossaed
- *Hugh Handy, GSP Group
- *Lynn Chidwick and Terry Petrie
- *Paul Kraehling
- *Benjamin Perry
- *Thea Steele
- *Dan Currie, GSP Group
- *Mark Dorfman, Families for Rolling Hills Group
- *Randy Jackiw
- *Martin Collier
- *Elizabeth Ross - Petition

Recommendation:

1. That Official Plan Amendment 80, initiated by the City of Guelph, including schedules and associated definitions be adopted in accordance with Attachment 1 to Report 2022-225 Decision Report: Shaping Guelph Official Plan Amendment 80;
2. That Council declare to the Minister of Municipal Affairs and Housing that Official Plan Amendment 80 meets the requirements of Section 26 of the Planning Act in that it conforms with A Place to Grow for the Greater Golden Horseshoe, has regard to matters of Provincial interest and is consistent with the 2020 Provincial Policy Statement; and
3. That the Shaping Guelph Growth Management Strategy and Land Needs Assessment Report 2022-04 as presented to Council on January 17, 2022 be approved.

3. By-Laws

Resolution to adopt the By-laws

Recommendation:

That By-law numbered (2022) - 20731 is hereby passed.

***3.1. By-law Number (2022)-20731**

503

A by-law to adopt Official Plan Amendment 80 to update the City of Guelph Official Plan in accordance with the municipal comprehensive review for conformity with A Place to Grow and for consistency with the Provincial Policy Statement 2020 and the Planning Act.

4. Adjournment

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, July 11, 2022
Subject	Decision Report: Shaping Guelph Official Plan Amendment 80

Recommendation

1. That Official Plan Amendment 80, initiated by the City of Guelph, including schedules and associated definitions be adopted in accordance with Attachment 1 to Report 2022-225 Decision Report: Shaping Guelph Official Plan Amendment 80;
 2. That Council declare to the Minister of Municipal Affairs and Housing that Official Plan Amendment 80 meets the requirements of Section 26 of the Planning Act in that it conforms with A Place to Grow for the Greater Golden Horseshoe, has regard to matters of Provincial interest and is consistent with the 2020 Provincial Policy Statement; and
 3. That the Shaping Guelph Growth Management Strategy and Land Needs Assessment Report 2022-04 as presented to Council on January 17, 2022 be approved.
-

Executive Summary

Purpose of Report

This report provides the recommended Official Plan Amendment 80 (OPA 80) which updates the Official Plan to conform to provincial plans and policies and conform to A Place to Grow. This report also provides a summary and response to comments received since the February 23, 2022 release of the draft Official Plan Amendment including comments from the March 30, 2022 Public Meeting. Revisions to the Official Plan Amendment policies and schedules that are recommended in response to comments are described.

This report also seeks Council's approval of the Shaping Guelph Growth Management Strategy and Land Needs Assessment. Council received report [2022-04](#) in January and it formed the basis for the growth management and land use policies contained in OPA 80.

Key Findings

The Planning Act (Section 26) requires municipalities to review their Official Plans every five years to ensure that it: conforms with and does not conflict with

Provincial plans; has regard for matters of Provincial interest; and is consistent with the Provincial Policy Statement.

Municipalities are required to complete their municipal comprehensive review for conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe by July 1, 2022.

Official Plan Amendment 80 revises the Official Plan's vision, urban structure, population and employment figures, density and intensification targets and associated policies and land use designations for conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe.

Revisions to policies in OPA 80 have been made to respond to comments and to improve clarity of policy intent.

The Shaping Guelph Growth Management Strategy and Land Needs Assessment provides a preferred growth scenario that optimizes the use of land and infrastructure, provides for a diverse mix of land uses and aligns with the Council endorsed vision and principles for growth.

OPA 80, as recommended, is consistent with the Provincial Policy Statement and conforms with A Place to Grow.

Financial Implications

The [Shaping Guelph Municipal Comprehensive Review: Fiscal Impact Analysis Memo](#) was prepared by Watson and Associates to assess the fiscal impacts of growth in the city. The fiscal impact analysis was provided at a high level and is subject to change based on many upcoming masterplans and studies, the analysis provides confidence that future growth could be accommodated within a moderate range of tax and rate increases. More detailed financial impacts will be looked at through the DC study, the multi-year budget process and site specific financial reviews as development occurs.

The Official Plan Review is funded through PL0054 approved capital budget for costs associated with consultant services and community engagement. The project continues to progress within the approved budget.

Report

City Council held a [Special Meeting](#) to initiate the Official Plan Review on November 9, 2020.

The [Official Plan Review Policy Paper](#), was received by the Committee of the Whole on May 3, 2021 and City Council on May 31, 2021.

Council was presented the [Shaping Guelph Growth Management Strategy and Land Needs Assessment](#) which included recommended Official Plan policy directions at their meeting of January 17, 2022.

The [statutory public meeting](#) for Official Plan Amendment 80 was held on March 30, 2022. The public meeting report provides a summary of the proposed amendments to the Official Plan by chapter and topic area. This report focuses on summarizing the comments received and the revisions to proposed OPA 80 following the public meeting.

A virtual open house was held on March 22, 2022 and a virtual open house for the Rolling Hills Area was held on May 2, 2022. A summary of community engagement is included in Attachment-6 and a response to comments received is provided in Attachment-4.

Purpose and Effect of Official Plan Amendment 80 (OPA 80)

This Official Plan amendment proposes to revise the Official Plan's vision, urban structure, population and employment figures, density and intensification targets and associated policies and land use designations as part of the City's municipal comprehensive review for conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe. This amendment also revises the Official Plan for conformity and consistency with:

- Recent amendments to the Planning Act
- Recent amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Amendments to improve clarity for implementation or to address City-approved plans, procedures or Council decisions are also included along with housekeeping changes related to such things as, for example, names of Provincial ministries, to update municipal address references or to correct policy numbering references. OPA 80 also includes revisions to implement the recommendations of the [York/Elizabeth Land Use study](#).

Subject Lands

OPA 80 applies to all land within the municipal boundaries of the City of Guelph including the Dolime Quarry annexed lands.

Summary of Key Comments and Revisions to OPA 80

The following provides a summary of key comments and revisions. Attachment-4 provides a response to comment letters and delegations received during consultation on OPA 80 and notes any revisions made in response to those comments.

Rolling Hills Area Land Use Designations

A separate open house was held on May 2 that focused on the proposed land use designations for Rolling Hills. Comments received through the open house were the same as those heard and submitted at the statutory public meeting and the Council meeting for Shaping Guelph. The landowners continue to generally be divided amongst two groups: Families for Rolling Hills (who oppose land use change) and South Clair Neighbourhood Association (who are in favour of land use change). Throughout the Shaping Guelph project, comments have been received and responded to through the growth scenario consultation, through the growth management strategy and through the circulation of OPA 80.

Comments have been received about the refinements to the natural heritage system land use designations proposed through OPA 80. A consultant was contracted by the City to complete site visits to review the natural heritage features and determine whether further refinements were warranted. This review has resulted in recommended refinements to the natural heritage system that are consistent with and comply to existing Official Plan natural heritage system policies and ecological guidance. Attachment-7 provides a memo with recommendations.

With respect to the comments received about land use designations, staff continue to recommend that the appropriate land use designation for detached dwellings is low density residential. For areas where services are not anticipated to be extended and the natural heritage system may restrict future development, estate residential is appropriate. To address comments received and since servicing is not anticipated to be available in the Serena Lane and Carlaw Place area of Rolling Hills within the time horizon of the Official Plan, staff recommend that the mapping be revised to place the properties on Serena Lane and Carlaw Place into the Rolling Hills Estate Residential designation with the addition of the following policy:

“Where municipal sewage and municipal water services are extended and available, the permitted uses and policies of the Low Density Residential designation, Section 9.3.2 of this Plan, shall apply.”

This policy may allow for the possibility of servicing that could accommodate infill development should it be feasible and available at some time in the future. Any proposed extension of municipal servicing would be the responsibility of landowners. The properties are regulated by the City’s Zoning Bylaw which permits only the existing use of properties where municipal services are not provided.

For the Kilkenny Place and Megan Place area of Rolling Hills, outside of the Clair Road frontage which is proposed for medium density residential and mixed-office commercial, the land use designation is recommended to be low density residential and the estate residential designation is recommended to be removed. Changes to existing uses would only be permitted with full municipal servicing.

For properties with frontage on Victoria Road, the Rolling Hills estate residential designation continues to be recommended. These properties are restricted by the natural heritage system to their existing use and developed area.

Definition of Built Heritage Resource

Concerns with the proposed revisions to the definition for cultural heritage resource were raised. Staff continue to recommend that the definition be revised as presented in OPA 80 for compliance and consistency with provincial legislation. The existing Official Plan definition does not comply with provincial legislation and cannot be relied upon or applied. As we are embarking on two major heritage projects this year, it is important that the definitions in our Official Plan are accurate and align with the Ontario Heritage Act and Provincial Policy Statement to ensure that there is no confusion as we consult with the community.

The removal of the reference to the Couling Building Inventory within the definition of built heritage resource does not affect or change the Official Plan policies for the inventory and does not alter the scope of existing practices for reviewing demolition applications for properties on the inventory. The Couling Building Inventory cannot be considered as a defined built heritage resource because it does not meet the legislative requirements and therefore reference to it in the definition needs to be amended. Staff are currently working on the Couling Building Inventory Review project to consider recommendations for expanding the Municipal Register of Cultural Heritage Properties in accordance with policy 4.8.1.4 of the Official Plan.

Land Use Designation Mapping for 1291 Gordon Street

Issues were raised with the land use designation mapping for an existing developed site at 1291 Gordon Street (on the west side of Gordon Street, north of Arkell Road,

known as Solstice). Staff have correctly mapped the property in OPA 80 to align with Council approval, and the as-built conditions, of the development and have recommended removing development potential on areas outside of the apartment site where natural heritage features exist. However, in response to comments, the land use Schedule has been revised and the common amenity area of the apartment development is recommended to be mapped as 'open space and park' to demonstrate that no development can occur here. This area of the site cannot be developed because it is a required element of the existing apartment site. The 'open space and park' designation is applied to conservation lands and other private open space in addition to municipal parkland and is therefore an appropriate designation for this portion of the site.

Indigenous Consultation and Concerns Raised by Six Nations

Consultation was held with Six Nations of the Grand River, Mississaugas of the Credit First Nation and the Metis Nation of Ontario (MNO Region 9 Consultation Committee).

Six Nations expressed concerns with reference in OPA 80 to the treaty between the Crown and the Mississaugas of the Credit First Nation where there is no mention of the Nanfan Deed (or Nanfan Treaty). The Mississaugas of the Credit First Nation has asked that their treaty rights be specifically referenced in area municipal Official Plans.

Some revisions are recommended to the wording of the consultation section in Chapter 2 of OPA 80 (Item 3) to respond to comments received and to be inclusive by referencing First Nations and Indigenous governments rather than providing a specific list. The inclusion of reference to Guelph being situated on lands that are the traditional territory of the Huron-Wendat and Haudenosaunee people is also recommended.

Land Use Designation of Armtec Inc property at 41 George Street

Questions were asked about the existing land use designation of the Armtec Inc property at the Public Meeting for OPA 80 and comments were provided that it should be reviewed and down-designated with suggestions that the property be placed in a general residential, natural heritage system or open space and parks designation. Some comments appear to be reactive to real estate listing images which do not represent approved concepts for the site.

The Armtec property was reviewed and considered through the 2006 Growth Plan conformity work and identified at that time through the City's approved growth management strategy and residential intensification analysis as a prime candidate for intensification. High density residential was recommended as the appropriate land use designation with medium density residential being placed on adjacent sites. Council approved this designation, along with designation changes for all other properties identified in the Council approved growth management strategy, through OPA 48 which was adopted by Council in 2012, approved by the Minister in 2013 and approved by the Ontario Municipal Board in 2017.

Staff continue to recommend the existing land use designation of this property. The high density residential designation is appropriate; this site is a brownfield and the designation will help to realize remediation and redevelopment; future redevelopment is subject to zoning regulations for setbacks and step backs; the rail line and river constrain development; and the City's urban design policies,

guidelines and manuals apply to this site to ensure that redevelopment is appropriate and compatible.

Site specific property requests are outside the scope of the Official Plan Review. These are appropriately dealt with through individual applications. The scope of this review was set by Council and land use designations are only being considered for change to implement the directions of the growth management strategy.

Fiscal Impact Analysis for Various Growth Options

At the public meeting, it was asked whether staff could consider the opportunity to provide various fiscal assessments to review whether adding 5% or 10% more height or more density within strategic growth areas would change the impact.

The Shaping Guelph project scope involved considering three different growth scenarios and providing a fiscal impact analysis of the preferred scenario.

The MCR fiscal impact analysis was done at a very high level using information that was available at the time of the analysis. The fiscal framework was not designed to be tweaked for slight variations of height or density. It is unlikely that there would be significant changes to the overall financial picture with adjustments to the range of heights or densities in strategic growth areas. The fiscal analysis is subject to assumptions that would all impact the overall financial picture. The timing of growth, the cost of various infrastructure, density, design of development, potential grants, Council direction, economic incentives, and the political environment all play a role in the overall cost. The fiscal impact analysis identified areas of focus such as debt capacity and non-tax rates that will need further study. There are many factors at play that would not make it effective to try to quantify the impact of adjustments to height or density in specific areas. The fiscal impact analysis was provided at a high level and is subject to change based on many upcoming masterplans and studies, the analysis provides confidence that future growth could be accommodated within a moderate range of tax and rate increases.

Provincial Review of OPA 80

Municipalities are required to submit their draft Official Plan Amendments and Official Plan Reviews that are subject to ministerial approval to the Ministry of Municipal Affairs and Housing 90 days prior to the statutory open house. OPA 80 was circulated to MMAH on December 23, 2021. To date, comments have not been received from Ministry staff and we have been advised that comments will not be received prior to the conformity deadline. What does this mean for Guelph's Official Plan Review? If comments had been received prior to Council adoption, there would have been an opportunity to review them with Ministry staff, communicate required revisions to Council, and allow for consideration by Council prior to adoption. The ministerial approval process provides opportunity to discuss comments and modifications with Ministry staff prior to final approval. Any Ministry modifications will be communicated to Council.

General Revisions

Some minor revisions to correct grammar or typographical errors or to provide clarity to intent within the OPA 80 document have been made. Policies that reference the Downtown, Urban Growth Centre and Major Transit Station Area in Chapter 3 have been updated to provide clarity to these elements and how they interrelate since they all have the same boundaries. The items in the amendment

relating to changes to the natural heritage system mapping have been updated to reference each map that will be amended. An area specific policy is added for properties within the employment area at Speedvale Avenue and Silvercreek Parkway North to provide a range of redevelopment possibilities that align with the employment area policies of the Provincial Policy Statement and A Place to Grow.

Recommendations

The Shaping Guelph Growth Management Strategy and Land Needs Assessment provides a preferred growth scenario that optimizes the use of land and infrastructure, provides for a diverse mix of land uses and aligns with the Council endorsed vision and principles for growth. The preferred growth scenario and the policies of OPA 80 provide the greatest balance between meeting market demand for certain forms of housing while supporting compact, transit supportive development. The recommended policies support the growth of Guelph to the year 2051 in a manner that respects and conserves the natural and cultural heritage resources of the City while meeting the needs of current and future residents, employers and employees.

OPA 80 is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow (2020 Consolidation) and has regard for matters of provincial interest. It is recommended that Council approve the Shaping Guelph Growth Management Strategy and Land Needs Assessment and that Official Plan Amendment 80 be adopted and forwarded to the Ministry of Municipal Affairs and Housing for approval.

Financial Implications

Financial implications of the Shaping Guelph Municipal Comprehensive Review were reported in [Report 2022-98 Statutory Public Meeting: Shaping Guelph Official Plan Review \(OPA80\)](#). The Official Plan sets population and employment targets for the year 2051 which will require significant investment in growth-related infrastructure. The Shaping Guelph Municipal Comprehensive Review: Fiscal Impact Analysis Memo was prepared by Watson and Associates to assess the fiscal impacts of growth in the city. The fiscal impact analysis was provided at a high level and is subject to change based on many upcoming masterplans and studies, the analysis provides confidence that future growth could be accommodated within a moderate range of tax and rate increases. More detailed financial impacts will be looked at through the DC study, the multi-year budget process and site-specific financial reviews as development occurs.

The Official Plan Review is funded through PL0054 approved capital budget for costs associated with consultant services and community engagement. The project continues to progress within the approved budget.

Consultations

The notice of open house and statutory public meeting was advertised in the Guelph Tribune on February 24 and March 3, 2022. The notice was also mailed/emailed to local boards and agencies, Indigenous governments, neighbouring municipalities, City service areas, the Shaping Guelph project mailing list and the York Road/Elizabeth Street Land Use Study project mailing list.

The official plan amendment document was released and posted to the City's website on February 23, 2022.

The statutory open house was held virtually on March 22, 2022.

The statutory public meeting of City Council was held on March 30, 2022.

An online comment form was available on haveyoursay.guelph.ca from March 22 to April 20, 2022.

Consultations with Indigenous governments were held as follows:

- Mississaugas of the Credit First Nation meeting on April 5, 2022.
- Six Nations of the Grand River meeting on April 12, 2022.
- Metis First Nation Region 9 meeting on April 19, 2022.

A virtual open house for Rolling Hills area landowners was held on May 2, 2022.

The Planning Advisory Committee was consulted at their meeting of April 7, 2022.

The Natural Heritage Advisory Committee was consulted at their meeting of March 14, 2022.

The Heritage Guelph Committee was provided with an update at their meeting of April 11, 2022.

Strategic Plan Alignment

The Shaping Guelph Official Plan Review aligns with the following priority areas of the Strategic Plan:

Powering our Future – planning for growth to 2051 recognizes the importance of a healthy supply of employment lands and ones that support innovative employment uses. The review and update of the OP supports a healthy economy.

Sustaining our Future – planning for growth to 2051 prioritizes the protection, conservation, and restoration of the city’s natural heritage system. It also recognizes the City’s role in responding to climate change and preparing for Guelph as a net-zero carbon future. The review and update of the OP will assist in planning and designing an increasingly sustainable city as Guelph grows.

Navigating our Future – planning for growth to 2051 recognizes the importance of connecting existing and future neighbourhoods with all modes of transportation.

Building our Future – planning for growth to 2051 is centered on providing housing and employment options and services for current and future residents. The review and update of the OP assists in building a strong and vibrant community.

Attachments

Attachment-1 Recommended Official Plan Amendment 80

Attachment-2 Track change version of Official Plan Amendment 80

Attachment-3 Staff Presentation for Official Plan Amendment 80

Attachment-4 OPA 80 Comment Summary and Response

Attachment-5 Comment letters received following the Public Meeting for OPA 80

Attachment-6 Official Plan Review Engagement Summary

Attachment-7 Memo on Rolling Hills Area Natural Heritage System Refinements

Departmental Approval

Krista Walkey, RPP, General Manager, Planning and Building Services/Chief Planner

Report Author

Melissa Aldunate, RPP, Manager, Policy Planning

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

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This report was recommended by:

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Shaping Guelph: Official Plan Amendment 80

By-law (2022)-20731

July 11, 2022

guelph.ca/officialplan



Amendment Number 80 to the Official Plan for the Corporation of the City of Guelph: Shaping Guelph

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The Amendment

City of Guelph Official Plan Amendment 80

PART A – THE PREAMBLE

Title and Components

This document is entitled 'Shaping Guelph Official Plan Review' and will be referred to as 'Amendment 80 or OPA 80'.

Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment, summary of changes to the Official Plan and public participation but does not form part of this amendment.

Part B – The Amendment forms Amendment 80 to the Official Plan for the City of Guelph and contains a comprehensive expression of the new, deleted and amended policy.

Purpose

The purpose of Amendment 80 is to revise the Official Plan's vision, urban structure, population and employment figures, density and intensification targets and associated policies and land use designations as part of the City's municipal comprehensive review for conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe. This amendment also revises the Official Plan for conformity and consistency with:

- Recent amendments to the Planning Act
- Recent amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Amendments to improve clarity for implementation or to address City-approved plans, procedures or Council decisions are also included along with housekeeping changes related to such things as, for example, names of Provincial ministries, to update municipal address references or to correct policy numbering references. OPA 80 also includes revisions to implement the recommendations of the [York/Elizabeth Land Use study](#).

Background

City Council held a [Special Meeting](#) to initiate the Official Plan Review on November 9, 2020.

The [Official Plan Review Policy Paper](#), was received by the Committee of the Whole on May 3, 2021 and City Council on May 31. The policy paper provided an overview of provincial legislation and the municipal comprehensive review, Shaping Guelph, and discussed proposed changes to the Official Plan to address Provincial conformity as well as changes to respond to city approved plans, procedures, or Council decisions.

The Shaping Guelph municipal comprehensive review including the following background studies that were prepared throughout 2020 and 2021.

- Vision and principles for growth to the horizon of the Growth Plan (draft endorsed by Council in June 2020)
- Employment Lands Strategy, November 2020
- Residential Intensification Analysis, February 2021
- Housing Analysis and Strategy, February 2021
- Growth Scenario Technical Brief, March 2021
- Urban Structure Technical Brief, March 2021

The Shaping Guelph Growth Management Strategy and Land Needs Assessment was presented to City Council at their meeting of January 17, 2022. This report included recommendations for Official Plan policy and land use amendments.

Location

Amendment 80 applies to all land within the municipal boundaries of the City of Guelph including the Dolime Quarry annexed lands.

Basis of the Amendment

Amendment 80 updates the existing Official Plan and addresses the necessary changes to ensure that the City's policies and mapping are consistent with the 2020 Provincial Policy Statement, conform with A Place to Grow: the Growth Plan for the Greater Golden Horseshoe, and have regard to matters of provincial interest. Amendment 80 forms part of the City's requirements under Section 26 of the Planning Act. The Minister of Municipal Affairs and Housing is the approval authority.

Policy and mapping amendments were recommended through the Shaping Guelph municipal comprehensive review, the Council approved York/Elizabeth Land Use Study, and the Grand River Source Protection Plan.

Summary of Changes

The following provides a summary of the proposed amendments to the Official Plan by chapter and topic area.

Chapter 1 Introduction:

Revisions to the description of the Official Plan to update the planning horizon from 2031 to 2051 and to add a reference to climate change resiliency.

Chapter 2 Strategic Directions:

Updates to Chapter 2 include a new vision for the Official Plan and a new section on connection to Indigenous history and a commitment to engagement with Indigenous governments and communities. The strategic goals are updated for consistency with provincial plans and policies and the City's growth management strategy.

Chapter 3 Planning Complete and Healthy Communities:

Chapter 3 is revised for consistency with A Place to Grow, the Provincial Policy Statement and the City's growth management strategy. This includes population and employment figures for 2051 and density targets; policies for the urban

structure including the delineated built-up area, the designated greenfield area, the urban growth centre, major transit station area, strategic growth areas and employment areas; and related policies to support the growth and development of the city to 2051.

Chapter 4 Protecting What is Valuable:

The natural heritage system policies in Chapter 4 are revised for consistency with the Provincial Policy Statement and other Provincial plans, legislation and policies. The policies for general permitted uses are modified to provide clarity with respect to Environmental Assessments. Policies in Section 4.1.3.3 are amended to rename the section as Habitat of Endangered Species and Threatened Species and update references to align with provincial legislation. Policies for fish habitat and surface water are updated to align with Provincial legislation. The urban forest policies are modified to clarify alignment with the City's Private Tree Protection bylaw. Policies for the water resource system are added to the Official Plan and the source protection policies are updated. A new section is added to address hazardous forest types for wildland fire as required by the Provincial Policy Statement. All references to former advisory committees have been deleted. The climate change policies are updated for consistency with terminology in the Provincial Policy Statement and the City's Community Energy Initiative and to address city targets for a net zero carbon community. Policies for archaeological resources are updated for consistency with the Provincial Policy Statement.

Chapter 6 Municipal Services and Infrastructure:

The policies that require municipal servicing for development are modified for consistency in wording with the Provincial Policy Statement. The objectives and policies in section 6.4 Stormwater Management are amended for consistency with Provincial policy and the Grand River Source Protection Plan and to improve clarity.

Chapter 8 Urban Design:

An urban design objective is modified to provide a reference to Indigenous heritage with respect to the lands along the rivers. A policy is modified to include a reference to the water resource system.

Chapter 9 Land Use:

Land use designations, permissions and policies are amended to implement the City's growth management strategy in conformity with A Place to Grow. Details of land use designation changes for properties are provided with the Schedule 2 revisions outlined in the Amendment.

All references to height and density bonusing are deleted for conformity with the Planning Act.

The low density greenfield residential land use designation is combined with the low density residential designation with amendments to height and densities.

The Mixed-use Corridor designation is divided into Mixed-use Corridor 1 and Mixed-use Corridor 2 with associated policy amendments.

The Reserve Lands designation is deleted from the Official Plan and lands within that designation are placed into appropriate land use designations except for the Clair-Maltby Secondary Plan area which is being amended through the secondary plan. The Rolling Hills Estate Residential designation is created for properties in the south-east area of the City south of Clair Road where residential uses exist and municipal services are not anticipated to be extended.

Land uses within Strategic Growth Areas are amended to implement the City's growth management strategy which includes amendments to height and density as detailed in OPA 80.

Dolime Quarry annexed lands: The quarry lands are placed in a Special Study Area designation to implement the Minister's Zoning Order. All schedules are updated to include the annexed lands within the City's boundary.

York Road/Elizabeth Street Land Use Study: The land use designations for properties within this area are amended and the Mixed Business land use designation policies and permissions are updated to implement the recommendations of the York Road/Elizabeth Street Land Use Study.

Chapter 10 Implementation:

Chapter 10 is amended to delete Section 10.7 Height and Density Bonusing to conform with the Planning Act. Policies for complete application requirements are modified to update requirements with respect to natural heritage for consistency with Provincial policy and the Grand River Source Protection Plan.

Chapter 11 Secondary Plans:

Downtown Secondary Plan – Policies that reference population and employment targets and the density target for the urban growth centre are updated for consistency with the City's growth management strategy. References to a former general residential land use designation have been updated to reference the Low Density Residential land use designation. Policies for height and density bonusing are deleted in accordance with the Planning Act. Schedule D Minimum and Maximum Building Heights has been revised for consistency with the City's growth management strategy.

Guelph Innovation District Secondary Plan – Policies that reference the plan horizon are updated. Policies for height and density bonusing are deleted in accordance with the Planning Act. The land use schedule is modified to recognize the approved Official Plan Amendment 69 Commercial Policy Review designations for properties within the secondary plan as designated on Schedule 2 of the current Official Plan.

Chapter 12 Glossary:

Defined terms have been revised for consistency with A Place to Grow and Provincial Policy Statement. Terms that were introduced in A Place to Grow and the Provincial Policy Statement have been added. The term "non-settlement area" has been deleted as it is no longer an element of the city's urban structure.

Schedules

All schedules are revised to reflect the city's new corporate boundary which includes the Dolime Quarry annexed area.

Schedule 1 Growth Plan Elements is deleted and replaced with a new Schedule 1a with the updated urban structure for the city including the strategic growth areas, major transit station area and a new Schedule 1b that delineates employment areas.

Schedule 2 Land Use is revised to implement the recommendations of the City's growth management strategy for consistency with A Place to Grow. Within the south-east area of the City at Clair Road and Victoria Road South, the natural heritage system has been refined. These refinements are incorporated on the Natural Heritage System schedules (Schedules 4, 4A – 4E). The schedule also includes land use changes to implement the York Road/Elizabeth Street Land Use Study. Details about the designation changes for specific areas of the city are set out in the schedule section of Attachment 2.

Schedule 4B is amended to change its title and update the legend to align with changes in terminology.

Schedule 7 Wellhead Protection Areas is deleted and replaced with a new Schedule 7a Wellhead Protection Areas and a new Schedule 7b Source Water Protection – Issue Contributing Areas is added to the plan in accordance with the Grand River Source Protection Plan.

Consultation Summary

Consultation on Shaping Guelph

Community engagement for Shaping Guelph began in early 2020 with discussions to inform a draft vision and principles for growth. In August and September 2020, the project team sought feedback on where and how Guelph should grow over the next 20 to 30 years. In November 2020, the project team sought feedback on one way that Guelph could grow to 2051 and asked for input on other growth options that should be explored. Between November 2020 and February 2021, background studies on employment lands and housing supply were released for information and input. In April and May 2021, the project team presented the proposed growth scenario evaluation framework, three growth scenarios, and proposed urban structure for community and stakeholder comments.

Consultation on growth scenarios and urban structure included:

City Council workshop was held on April 21, 2021.

On April 15, 2021, the City of Guelph held a virtual town hall.

On April 20, 2021, the City of Guelph hosted a virtual roundtable discussion with identified stakeholders to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure.

On April 20, 2021, the City of Guelph hosted a virtual community roundtable discussion with residents and property owners of the Rolling Hills area to receive feedback on the three growth scenarios and proposed urban structure.

On April 28, 2021, the City of Guelph hosted a virtual roundtable discussion with stakeholders in the planning and development industry to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure.

The Planning Advisory Committee was consulted on April 27, 2021.

On May 5, 2021, an Indigenous Community Sharing Meeting regarding Guelph's Growth Management Strategy and Official Plan Review was held.

On May 17, June 2, and June 3, 2021, the City of Guelph hosted virtual workshops with Bishop Macdonell High School, Centennial Public School, and John F. Ross Collegiate students to collect feedback on the future growth of Guelph.

Consultations with Indigenous governments were held as follows:

Mississaugas of the Credit First Nation meeting on May 11, 2021.

Grand River Metis Council meeting on May 13, 2021.

Six Nations of the Grand River meeting on May 25, 2021.

Consultation on Policy Paper

The Official Plan Review Policy Paper was presented to and received by the Committee of the Whole on May 3, 2021.

On May 5, 2021, an Indigenous Community Sharing Meeting was held regarding Guelph's Growth Management Strategy and Official Plan Review.

Community feedback was sought through an online questionnaire hosted on the project's Have Your Say website. The online questionnaire was available from June 1, 2021, to June 27, 2021.

On June 1, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for climate change.

On June 3, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for the natural heritage system and water resources.

The Natural Heritage Advisory Committee was consulted at their meeting of May 13, 2021.

The Planning Advisory Committee was consulted at their meeting of May 25, 2021.

The Heritage Guelph advisory committee was consulted at their meeting of June 14, 2021.

Consultation on Amendment 80

The notice of open house and statutory public meeting was advertised in the Guelph Tribune on February 24 and March 3, 2022. The notice was also mailed/emailed to local boards and agencies, Indigenous governments,

neighbouring municipalities, City service areas, the Shaping Guelph project mailing list and the York Road/Elizabeth Street Land Use Study project mailing list.

The official plan amendment document was released and posted to the City's website on February 23, 2022.

The statutory open house was held virtually on March 22, 2022.

The statutory public meeting of City Council was held on March 30, 2022.

An online comment form was available on haveyoursay.guelph.ca from March 22 to April 20, 2022.

Consultations with Indigenous governments were held as follows:

Mississaugas of the Credit First Nation meeting on April 5, 2022.

Six Nations of the Grand River meeting on April 12, 2022.

Metis First Nation Region 9 meeting on April 19, 2022.

A virtual open house for Rolling Hills area landowners was held on May 2, 2022.

The Planning Advisory Committee was consulted at their meeting of April 7, 2022.

The Natural Heritage Advisory Committee was consulted at their meeting of March 14, 2022.

The Heritage Guelph Committee was provided with an update at their meeting of April 11, 2022.

PART B – THE AMENDMENT

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. Item 3 also deletes Section 2.2 which references the 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 and work. 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, 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 First Nations for thousands of years. Guelph is located on the lands of the Between the Lakes Treaty No. 3 territory signed between the Crown and the Mississaugas of the Credit First Nation in 1792. The City also acknowledges that Guelph is located on the traditional territory of the Huron-Wendat and Haudenosaunee people.

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 people now and in the future

The City of Guelph is committed to working closely with Indigenous people. As treaty people we have a shared responsibility to act as stewards of the lands, waters and resources that make up Guelph today. We continue to build relationships in an effort to deepen our understanding and engagement with Indigenous people as well as advance efforts toward reconciliation.

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 **support 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) 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 **Downtown** ~~the City's Urban Growth Centre~~ 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 Downtown 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 Downtown: the Urban Growth Centre and Protected Major Transit Station Area

1. The City's *Urban Growth Centre* and protected *Major Transit Station Area* share the same boundary and are identified on

Schedule 1a. The *Urban Growth Centre* and protected *Major Transit Station Area* are 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 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 Downtown Secondary Plan land use designations and policies for permitted land uses, densities and heights 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 Downtown. *Strategic Growth Areas*, other than Downtown, are classified as community mixed-use nodes or intensification 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 at build-out:

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 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

- 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 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. *Provincially significant employment zones* have been identified by the Province for the purpose of long-term planning for job creation and economic development. The Province may provide specific direction for planning in these areas to be implemented through appropriate official plan policies and designations and economic development strategies.
 4. Employment areas are planned to achieve an overall density target of 40 jobs per hectare by the year 2051.
 5. To achieve the overall density target, 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
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6. 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.
7. 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.
8. *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, 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 communityies~~.
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 or limit *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 Section 3.15:

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 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</i> <i>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> ii. <i>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
<i>Surface Water and Fish Habitat</i> i. Cold/cool water <i>Fish Habitat</i> ii. Warm water <i>Fish Habitat</i> , permanent and intermittent streams and undetermined <i>Fish Habitat</i>	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. Ecological Linkages	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>	<i>No 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>	<i>No 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>)	<i>No 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 ~~Ffederal~~ 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.

4011. 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.

4412. *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 (ANSIs)* 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 *ANSIs* within the City through education and stewardship.

Criteria for Designation

- 1. Provincially Significant Earth Science *ANSIs* as identified by the ~~MNR~~ **provincial government**;
- 2. Provincially Significant Life Science *ANSIs* as identified by the ~~MNR~~ **provincial government**;
- 3. Regionally Significant Earth Science *ANSIs* as identified by the ~~MNR~~ **provincial government**; and
- 4. Regionally Significant Life Science *ANSIs* 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 **Species** 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 revise a 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 4.1.3.8.4 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**~~F-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**~~F-MNR~~ where appropriate, with consideration for the **MNDMNR**~~F-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 **MNDMNR**~~F-MNR~~'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 **MNDMNR**~~F-MNR~~'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 ~~MNDMNR'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

- ~~1.~~ 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 **MNDMNRF-MNR**.
- 4.1.7.2.2. The City in consultation with the **MNDMNRF-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 sub-sections 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 delete Section 4.3 Watershed Planning and Water Resources and replace it with 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.

Section 4.3 Watershed Planning and Water Resources is hereby deleted and replaced by the following new Section 4.2 entitled Water Resource System and Watershed Planning.

4.2 Water Resource System and Watershed Planning

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 Resource 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 ~~GEP~~ **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) ~~GEP~~ **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 ~~GEP~~**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/or 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.**
- 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.**
- 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~~ **applicable Subwatershed Study** or Stormwater Management Master Plans, ~~as approved by the City for the subject area~~;

- iii) includes geotechnical and hydrogeologic information to identify soil infiltration rates, depths to the seasonally high water table and deeper regional *aquifers* beneath the site and in the surrounding area;
 - iv) provides an assessment ~~information on the~~ of potential **impacts to the water resource system that may result from the** ~~in terms of quality and quantity of any proposed stormwater management techniques on the City's groundwater resources~~ **design**; and
 - v) ~~demonstrates~~ that pre-development stormwater flows from the site match post-development stormwater flows for a given design storm events; **and,**
 - vi) **demonstrates how new development will be based on best management practices for salt management and snow storage including the provision of designated snow storage areas and the management of associated melt water.**
4. The City will require ~~appropriate~~ **the** use of on-site infiltration measures, **as appropriate**, within the stormwater management design.
 5. The City encourages the use of ~~landscape-based stormwater management planning and practices (also referred to as Low Impact Development)~~, **including such as** rainwater harvesting, green roofs, bioretention, permeable pavement, infiltration facilities and vegetated swales, **and green infrastructure** in the design and construction of new *development* where site conditions and other relevant technical considerations are suitable.
 6. The City encourages approaches to stormwater management that include a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect **the quality and quantity of water** ~~water quality and quantity~~ and minimize erosion and ~~site alteration~~ and flooding impacts.
 7. All *development* shall be required to ~~adhere to any approved City policies, guidelines and standards including~~ **demonstrate consistency with the requirements of this Plan**, the Stormwater Management Master Plan (2014~~2~~) **and the Stormwater Management Planning and Design Manual (2003)**, or successor thereto, and the Design Principles for Stormwater Management (1996). These plans and guidelines are intended to augment the Ontario Ministry of the Environment's Stormwater Management Practices

~~Planning & Design Manual, as amended from time to time and are intended to achieve 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 within the horizon of this Plan.

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.
3. Where municipal sewage and municipal water services are extended and are available, the permitted uses and policies of the Low Density Residential designation, Section 9.3.2 of this Plan, shall apply.

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.

~~1112.~~ 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 for freestanding residential and residential within mixed-use buildings,
- ii. the minimum *net density* is 100 units per hectare for freestanding residential and residential within mixed-use buildings, 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** ~~G~~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~~ **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** ~~for 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 comprehensive planning process such as or similar to a secondary plan process including an environmental impact study are required to be completed prior to *development* within the Dolime Quarry annexed lands. The comprehensive planning process such as or similar to a secondary plan process will confirm the specific residential designations appropriate for the lands. The requirements for**

Planning Act applications will be identified and confirmed through the comprehensive planning process such as or similar to a secondary plan process.

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

6. **240-258 Silvercreek Parkway North**

In addition to the permitted uses and policies of the Service Commercial designation, the permitted uses and policies of the Industrial designation apply to property located at 240-258 Silvercreek Parkway North.

9.1312.3 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 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.~~

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.

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 **MNDMNR** ~~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 to revise the corporate boundary and remove the County of Wellington's Greenland System.

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, to reflect the refinements to the natural heritage system in the Rolling Hills area, 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 in accordance with the area specific maps attached hereto and to update the legend with the revised land use designation names.

- ITEM 104:** The purpose of Item 104 is to amend Schedule 3 to modify the natural heritage system within the Rolling Hills area in accordance with the area specific map attached hereto.

Schedule 3 Development Constraints is hereby amended to refine the natural heritage system within the Rolling Hills area.

- ITEM 105:** The purpose of Item 105 is to amend Schedule 4 to update the natural heritage system to reflect the refinements within the Rolling Hills area.

Schedule 4 is hereby amended for the Rolling Hills area.

- ITEM 106:** The purpose of Item 106 is to amend Schedule 4A to update the natural heritage system to reflect the refinements within the Rolling Hills area and to update the significant wetland boundary and buffers for 1291 Gordon Street in accordance with the limits of the approved development application for this site.

Schedule 4A is hereby amended for the Rolling Hills area and for 1291 Gordon Street.

- ITEM 107:** The purpose of Item 107 is to modify the title of Schedule 4B, to update terminology in the legend, and to reflect the refinements to the natural heritage system within the Rolling Hills area.

The title and legend terminology of Schedule 4B are hereby amended as attached hereto and the natural heritage system within the Rolling Hills area is hereby amended.

- ITEM 108:** The purpose of Item 108 is to amend Schedule 4C to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4C is hereby amended for the Rolling Hills area.

- ITEM 109:** The purpose of Item 109 is to amend Schedule 4D to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4D is hereby amended for the Rolling Hills area.

- ITEM 110:** The purpose of Item 110 is to amend Schedule 4E to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4E is hereby amended for the Rolling Hills area.

- ITEM 111:** The purpose of Item 111 is to amend Schedule 6 to modify the Open Space and Parks layer to reflect the designation for the property at 1291 Gordon Street in accordance with the site specific mapping attached hereto.

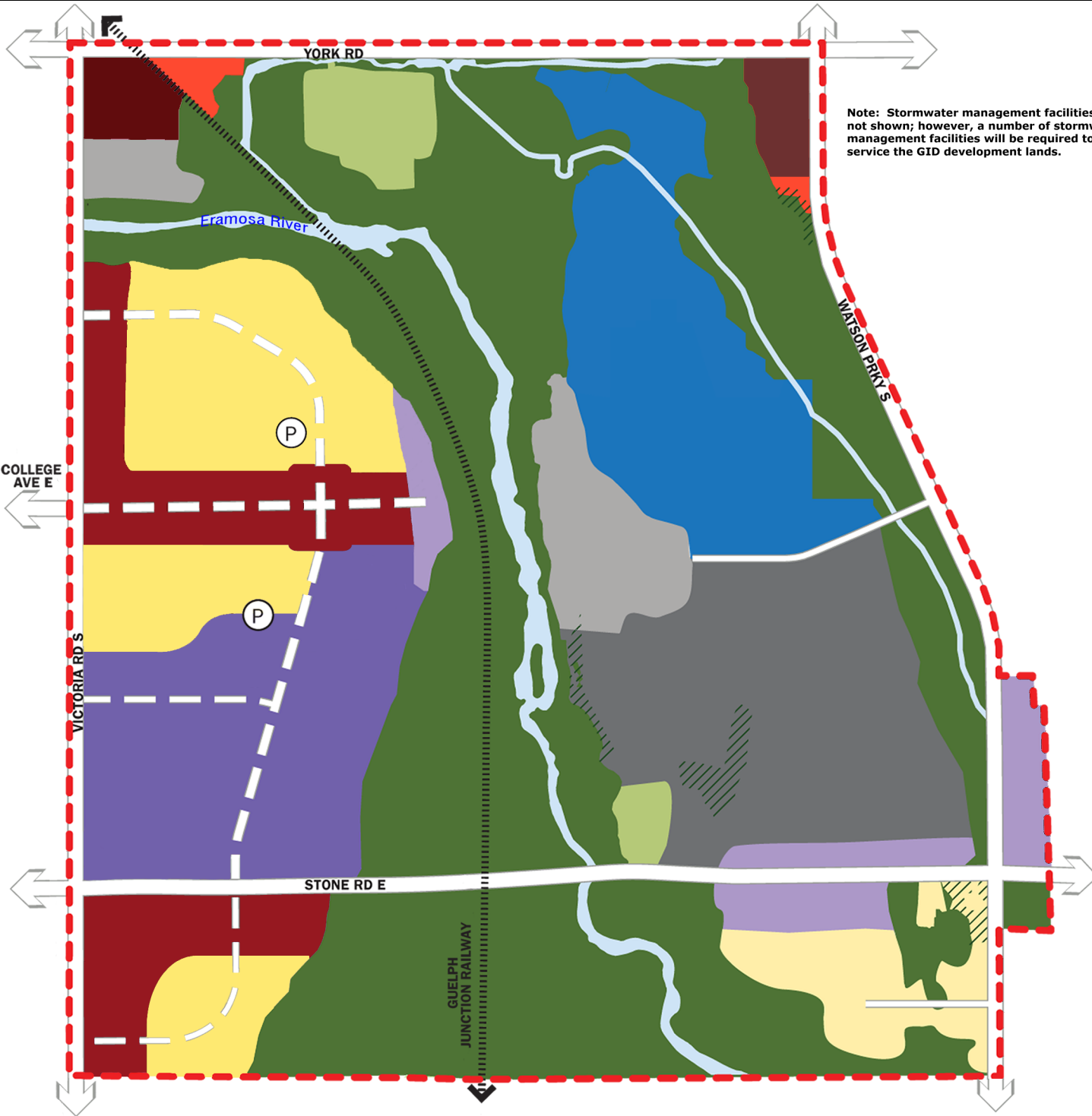
Schedule 6 is hereby amended for 1291 Gordon Street.

- ITEM 112:** The purpose of Item 112 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 113:** The purpose of Item 113 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.



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

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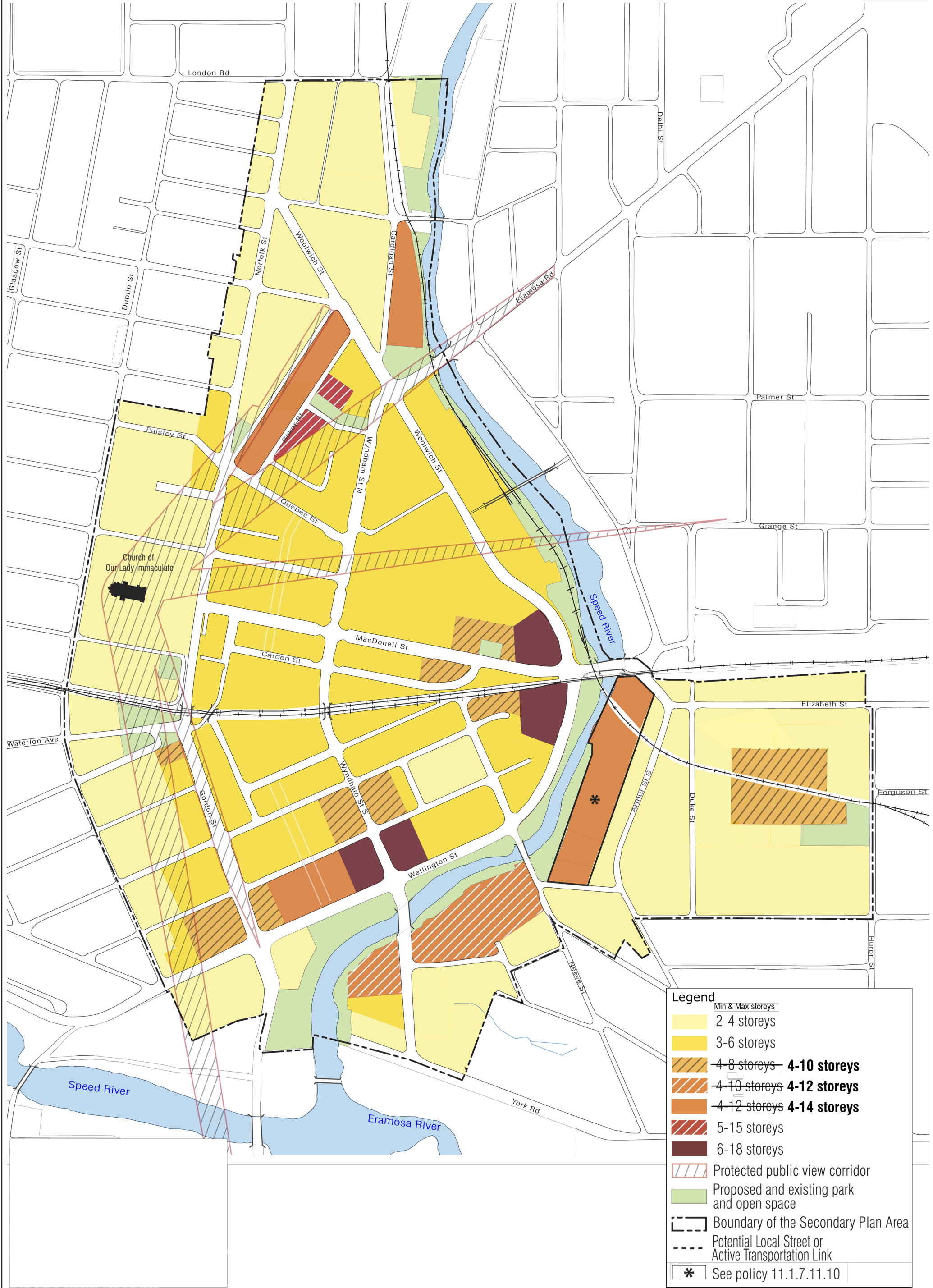
Legend

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



Legend

Min & Max storeys

2-4 storeys

3-6 storeys

~~4-8 storeys~~ **4-10 storeys**

~~4-10 storeys~~ **4-12 storeys**

~~4-12 storeys~~ **4-14 storeys**

5-15 storeys

6-18 storeys

Protected public view corridor

Proposed and existing park and open space

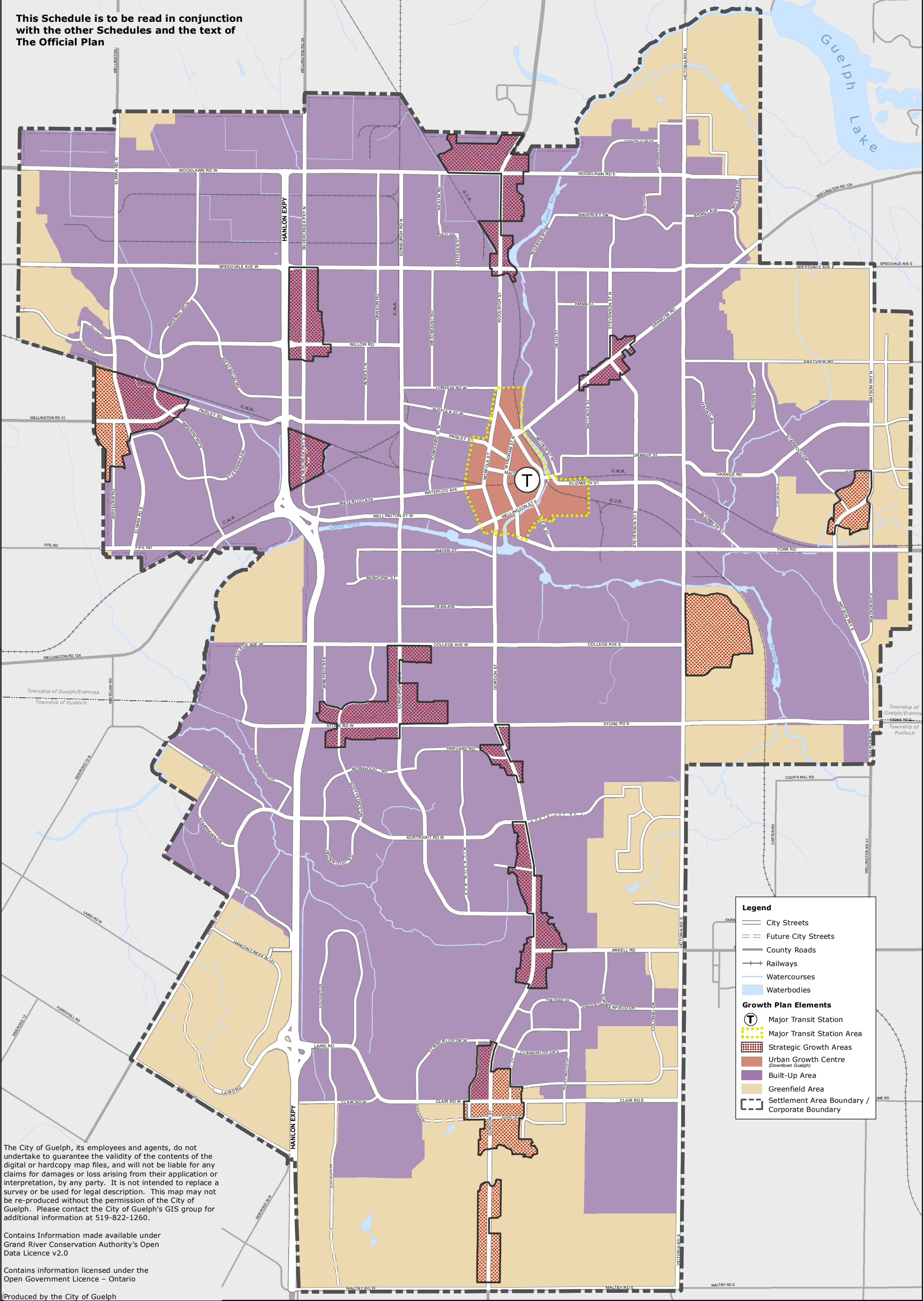
Boundary of the Secondary Plan Area

Potential Local Street or Active Transportation Link

*

See policy 11.1.7.11.10

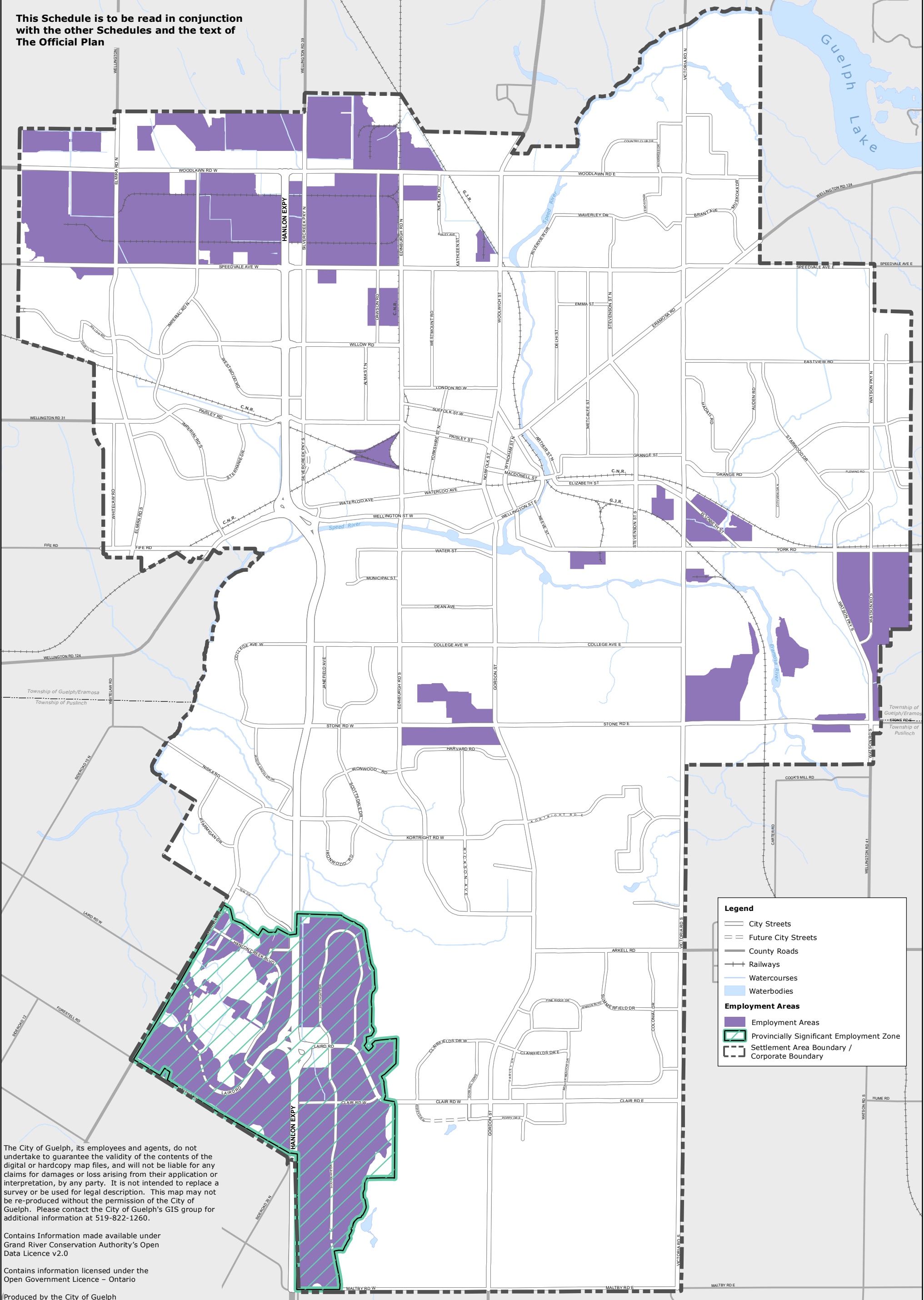
This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



CITY OF GUELPH OFFICIAL PLAN SCHEDULE 1a: URBAN STRUCTURE



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



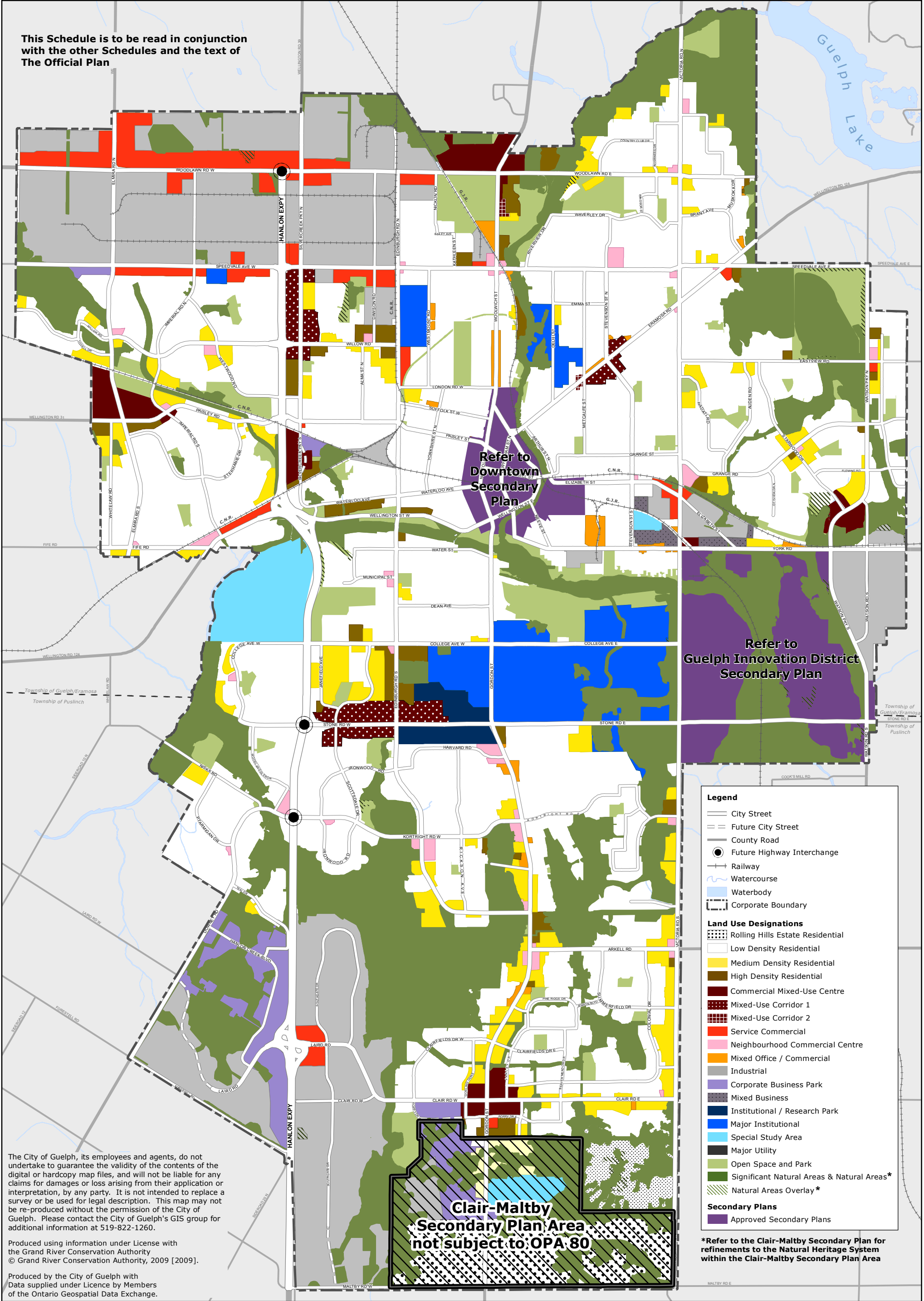
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July 2022

CITY OF GUELPH OFFICIAL PLAN DRAFT SCHEDULE 1b: STRUCTURE Employment Areas



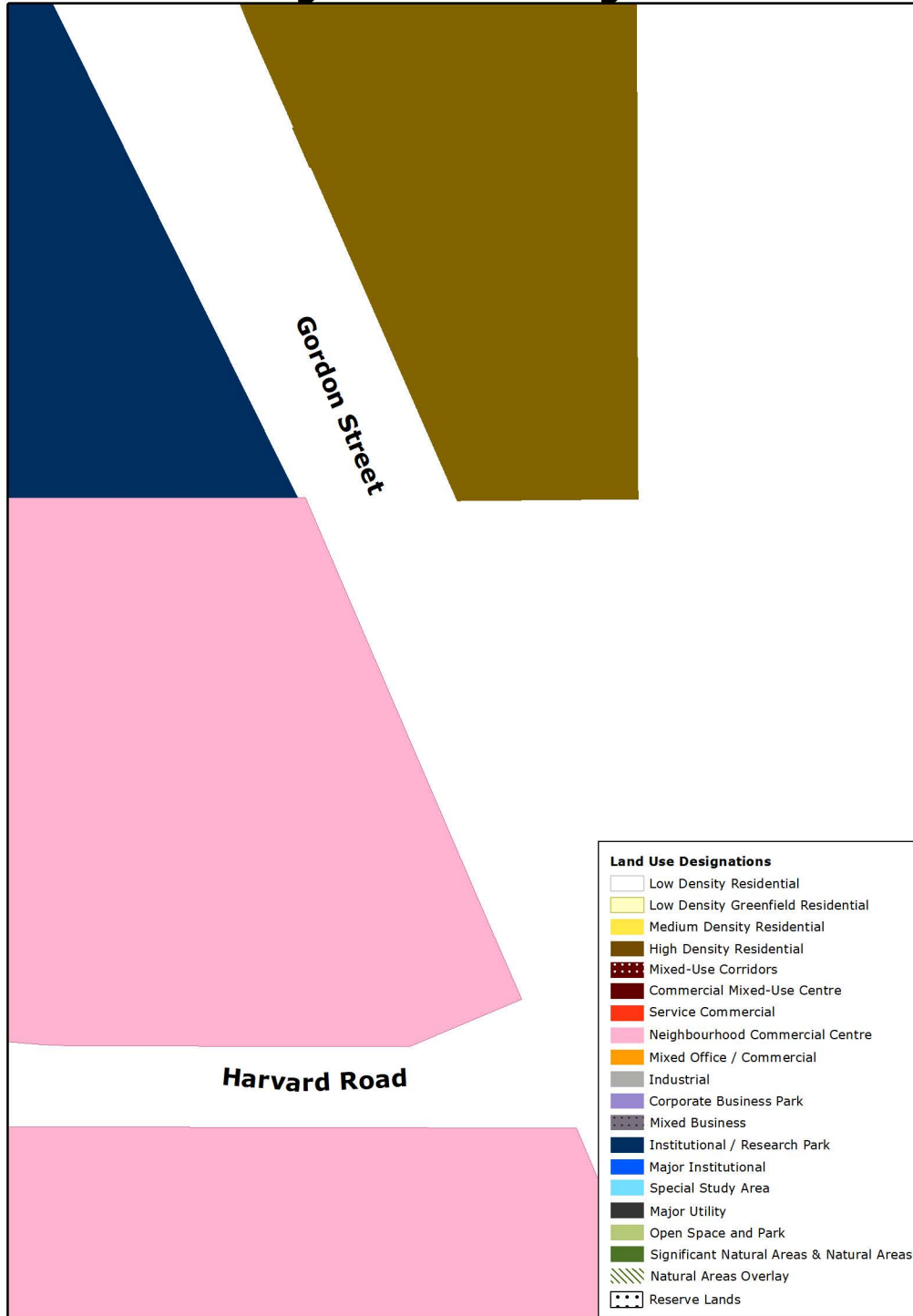
This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



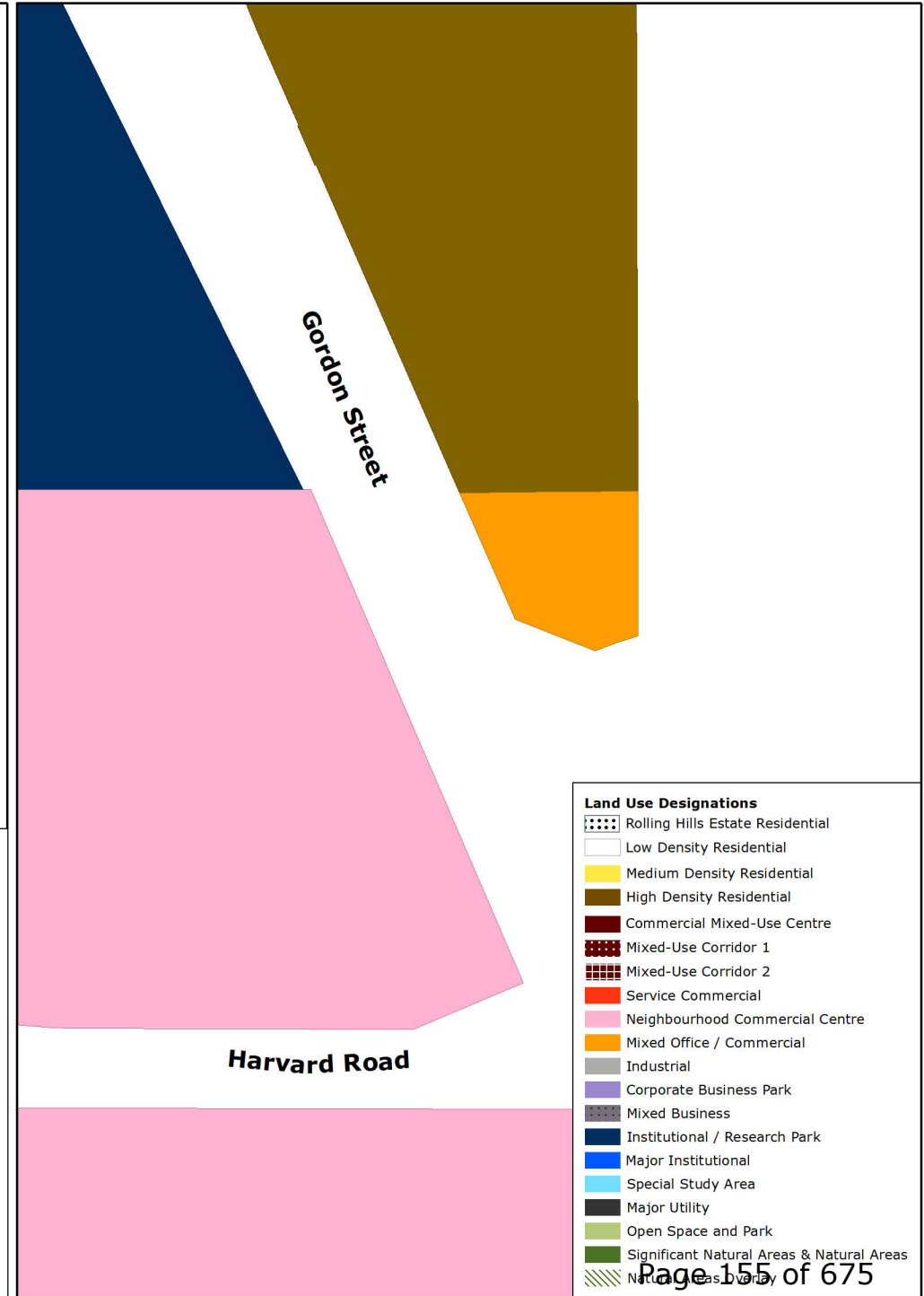
CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 2:
LAND USE PLAN

750 Gordon Street

Existing Land Use Designations



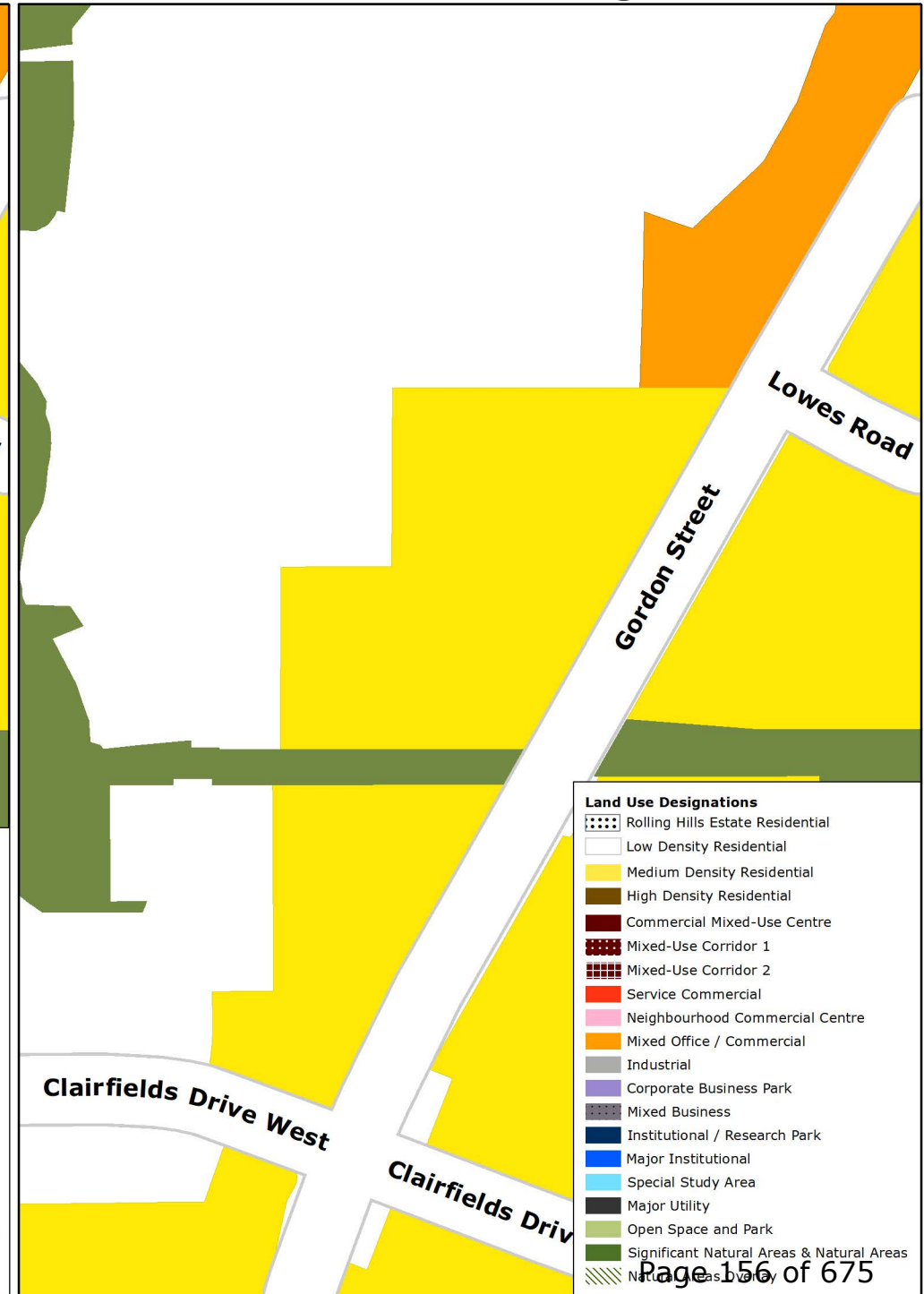
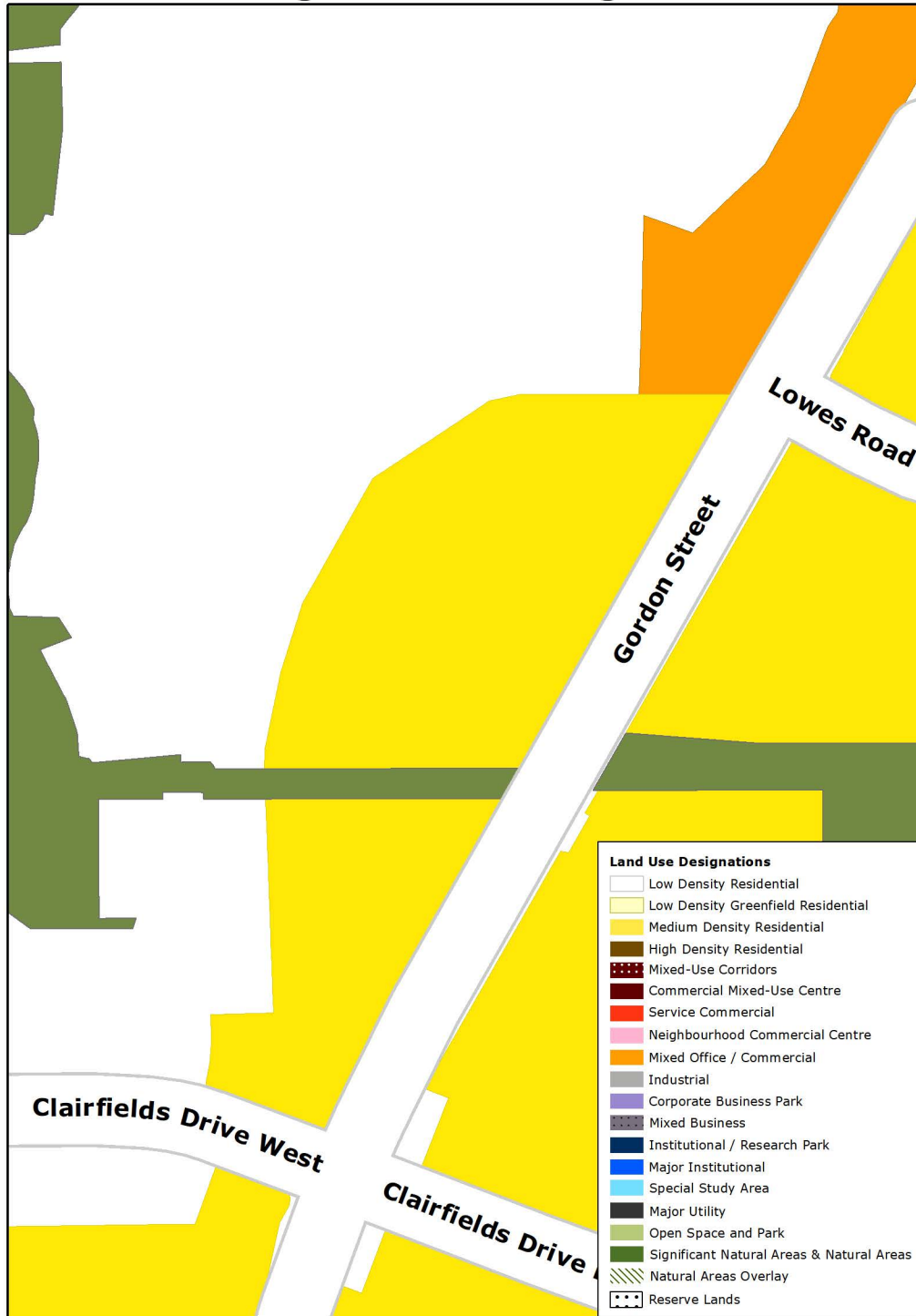
Amended Land Use Designations



Dawn Avenue and Lowes Road West

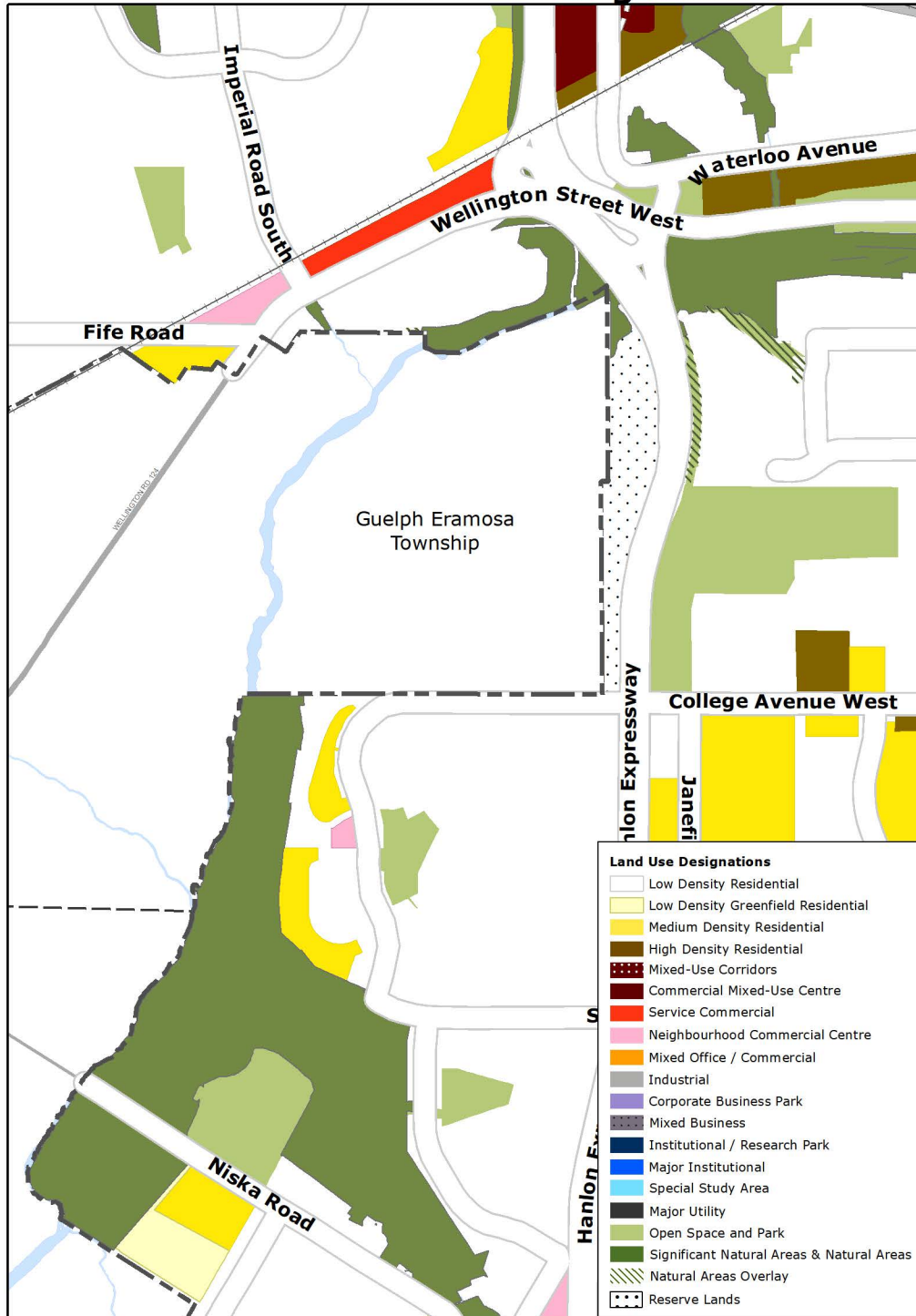
Existing Land Use Designations

Amended Land Use Designations

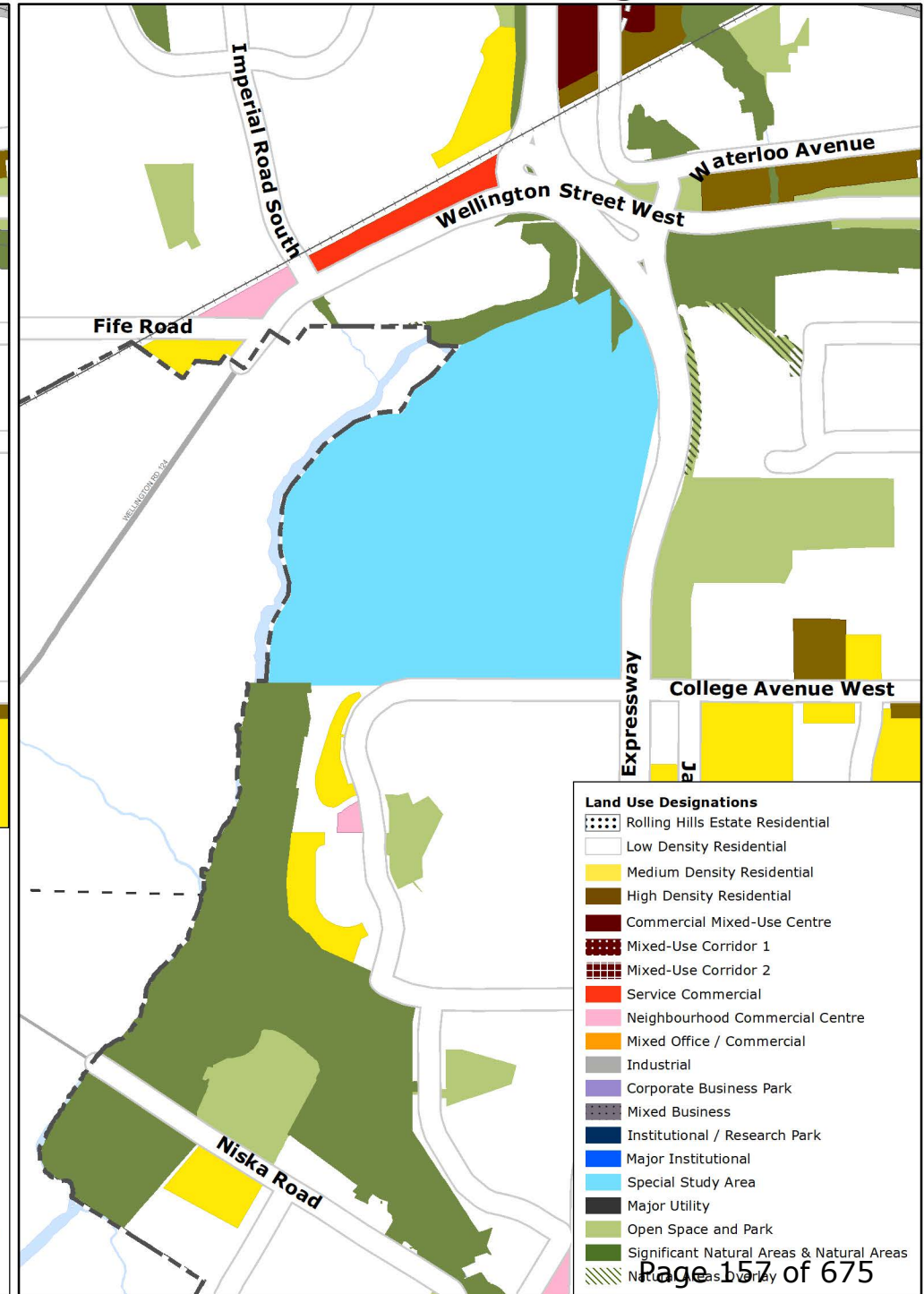


Dolime Quarry Lands

Previous Land Use Designations



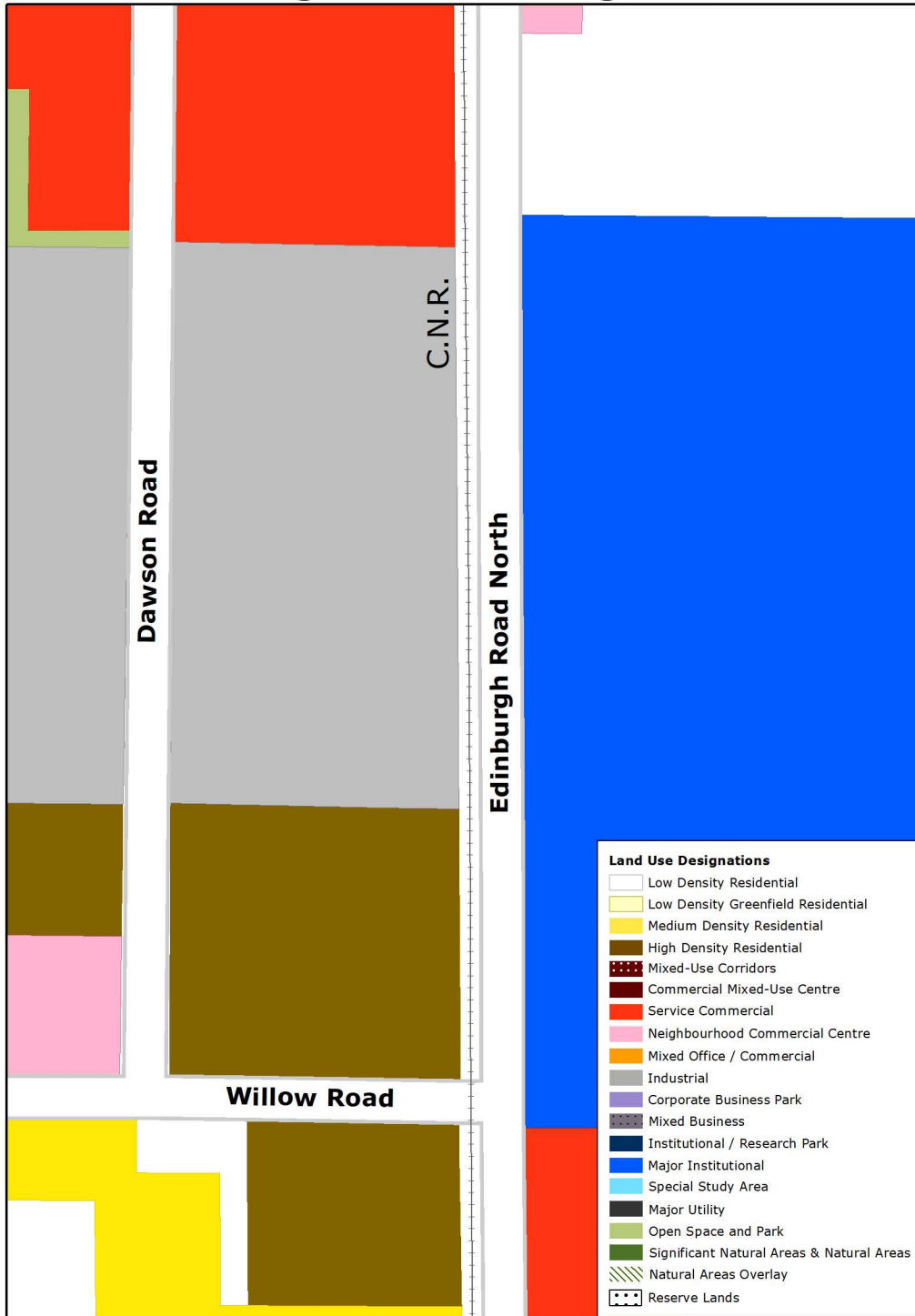
Amended Land Use Designations



310 & 314 Edinburgh Road North

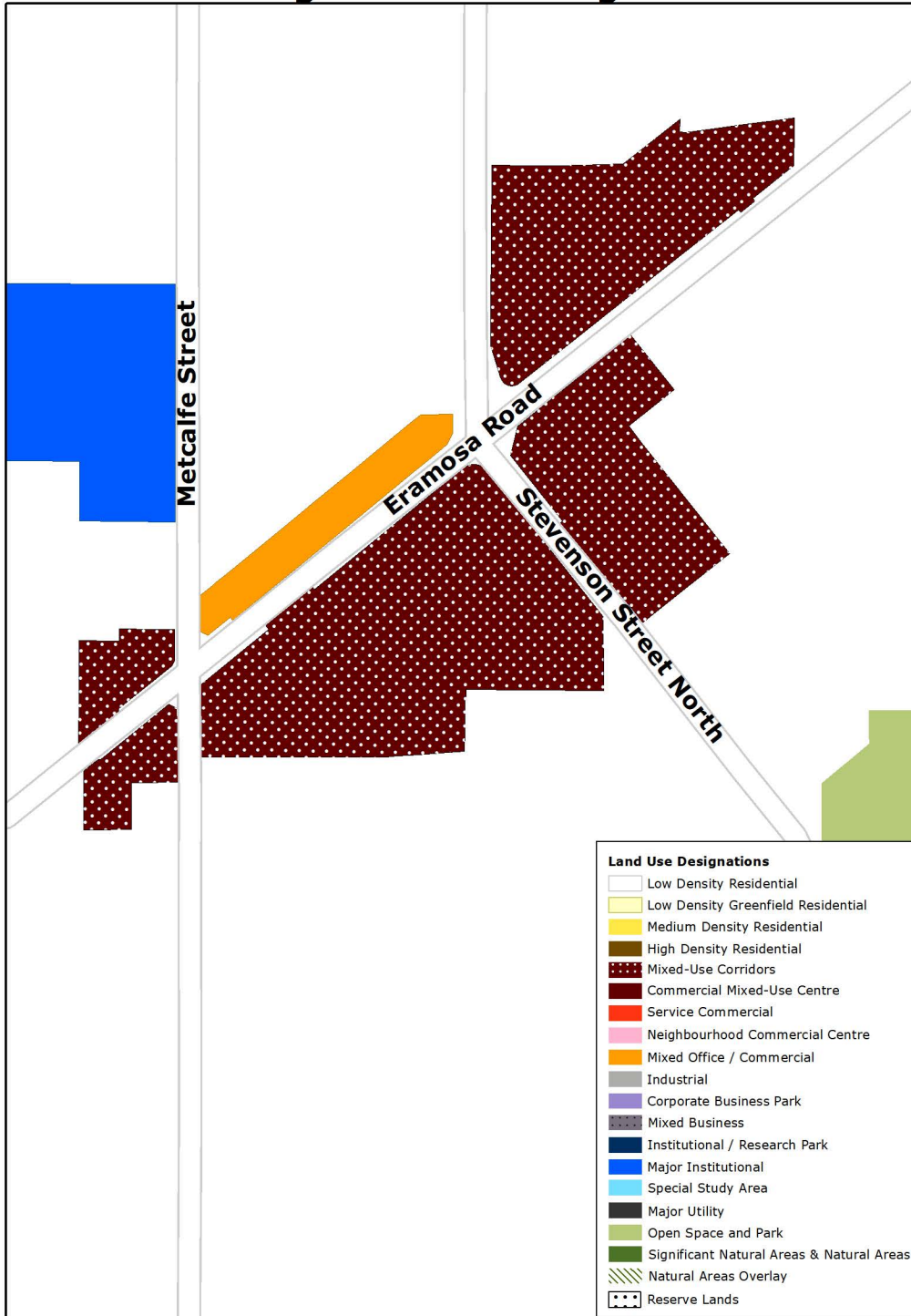
Existing Land Use Designations

Amended Land Use Designations

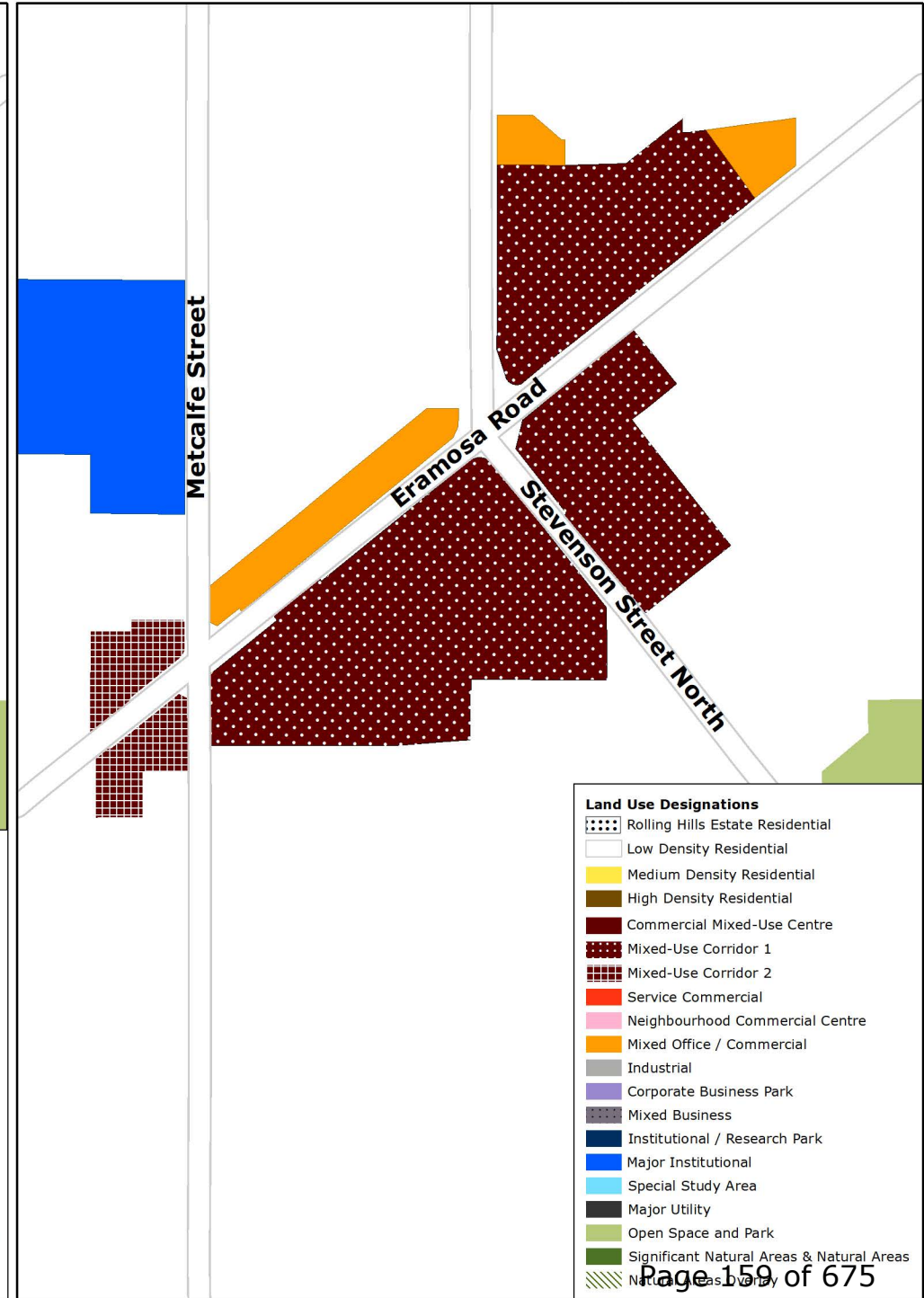


Eramosa Road Corridor

Existing Land Use Designations



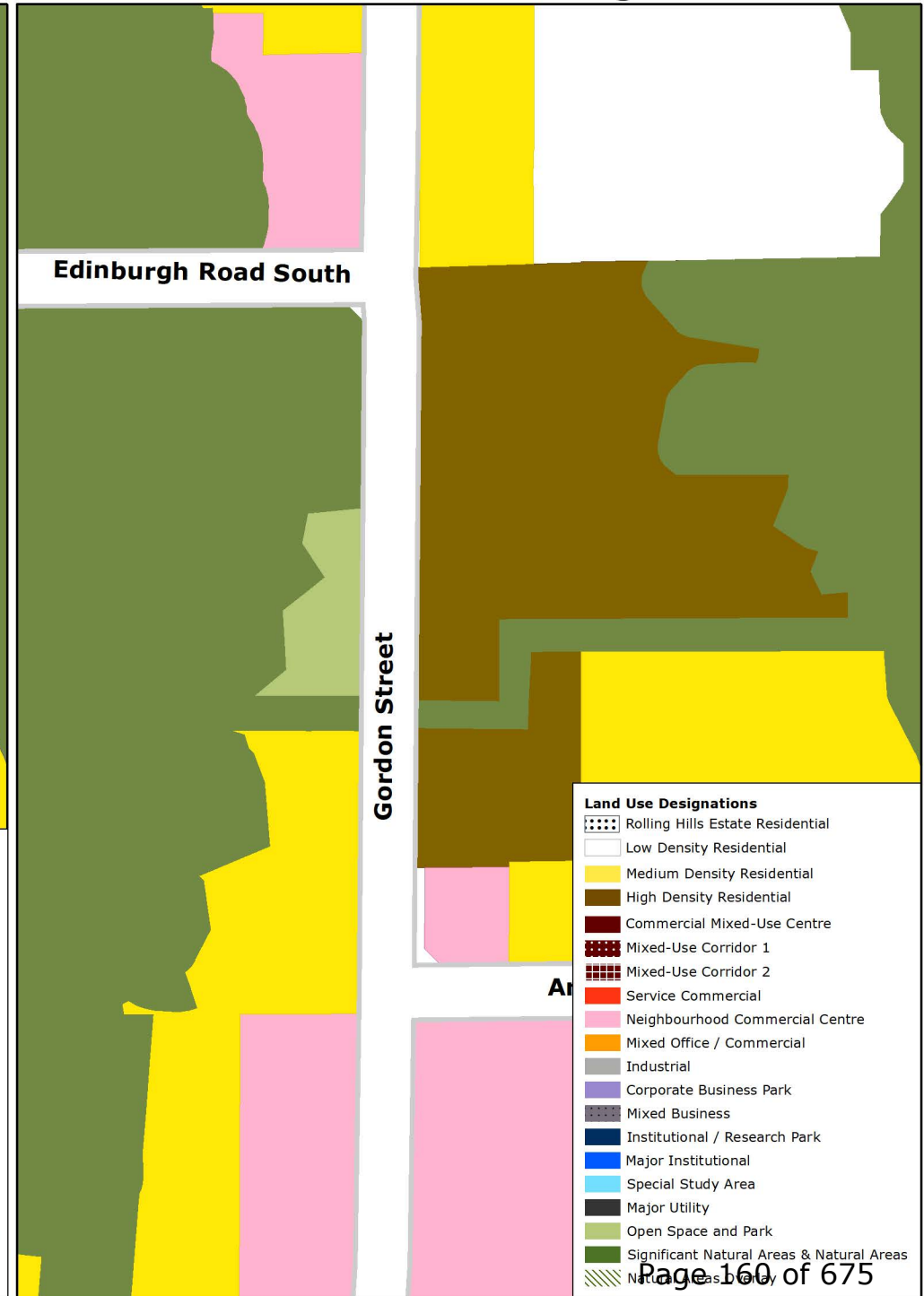
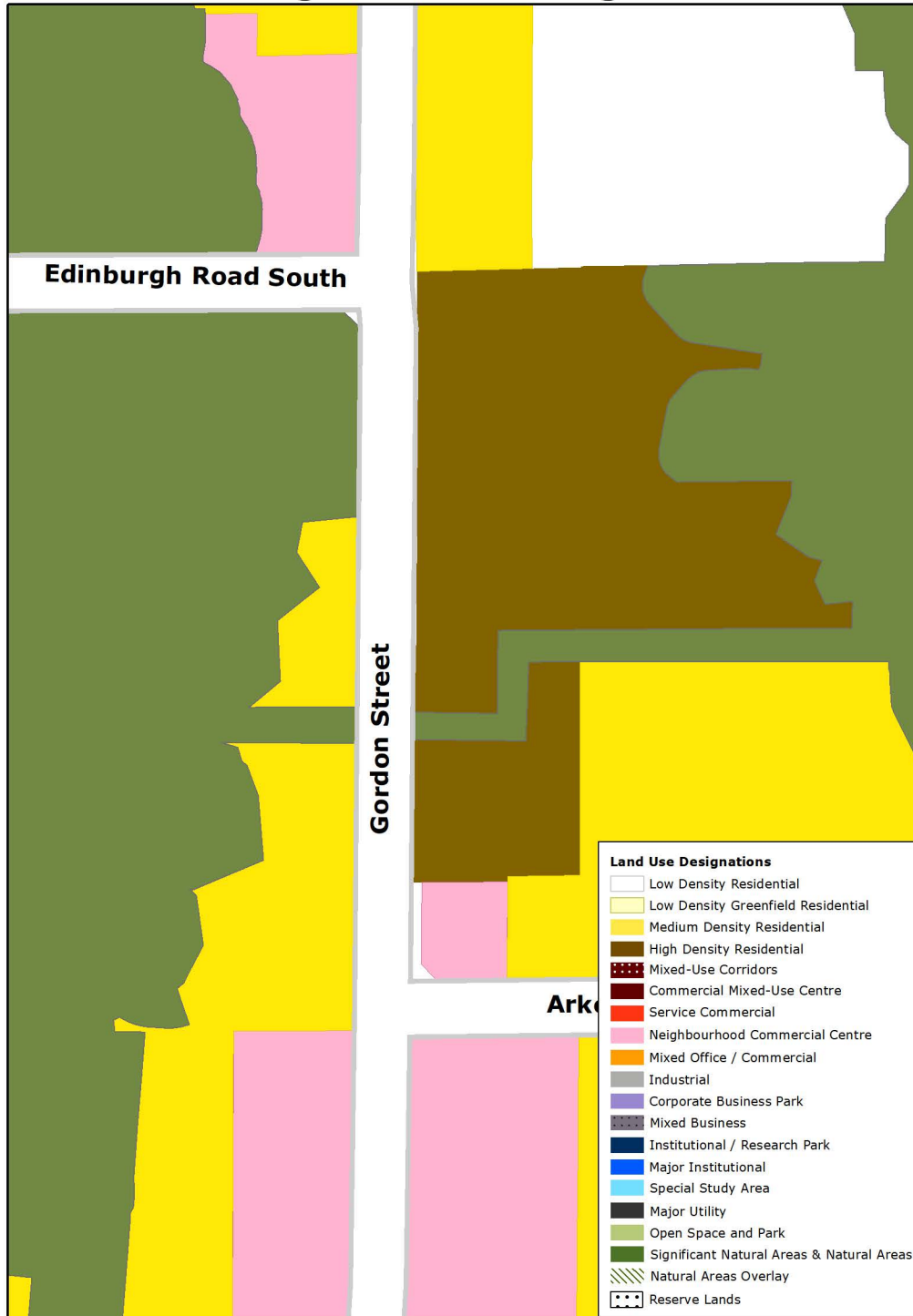
Amended Land Use Designations



1291 Gordon Street

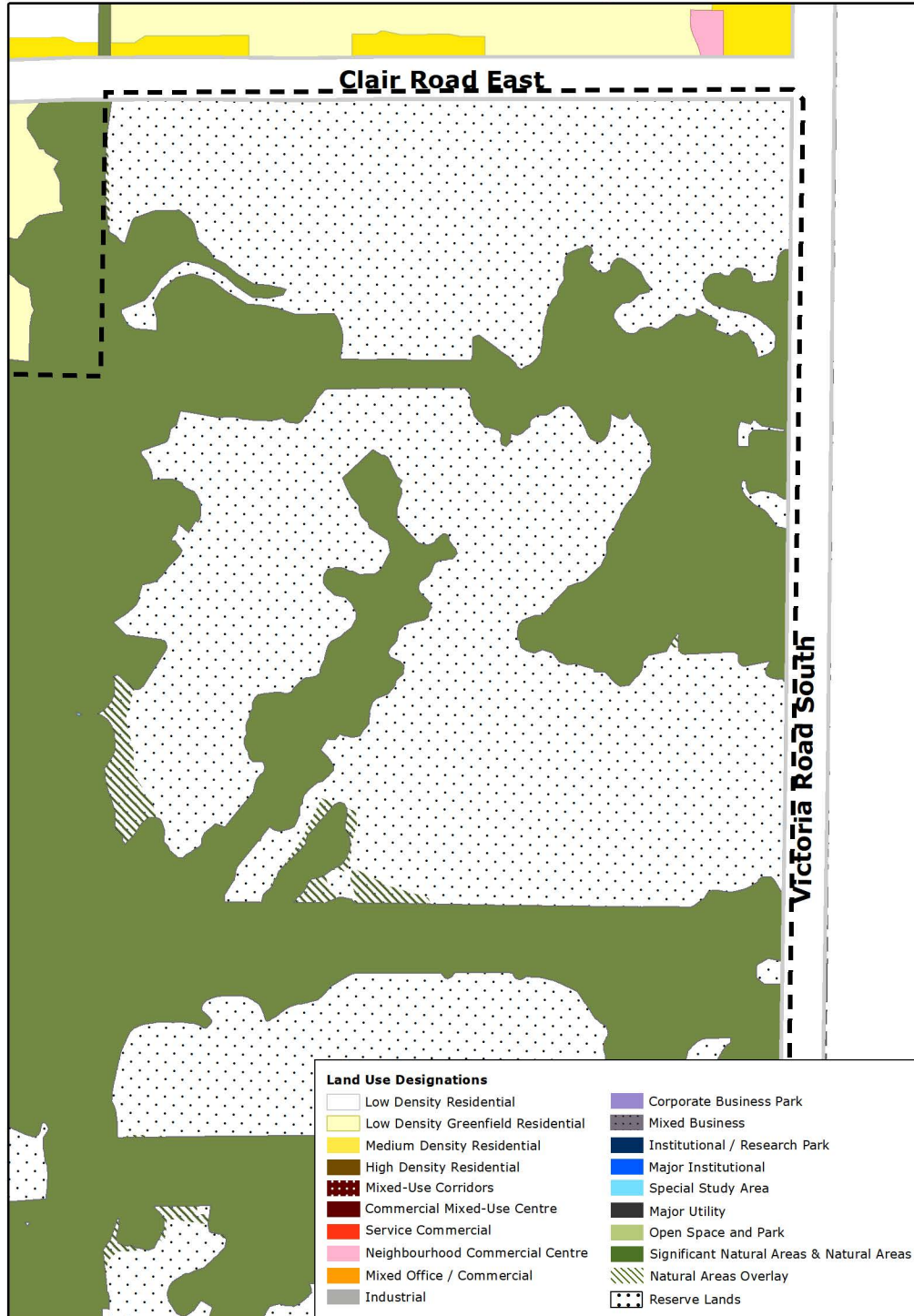
Existing Land Use Designations

Amended Land Use Designations

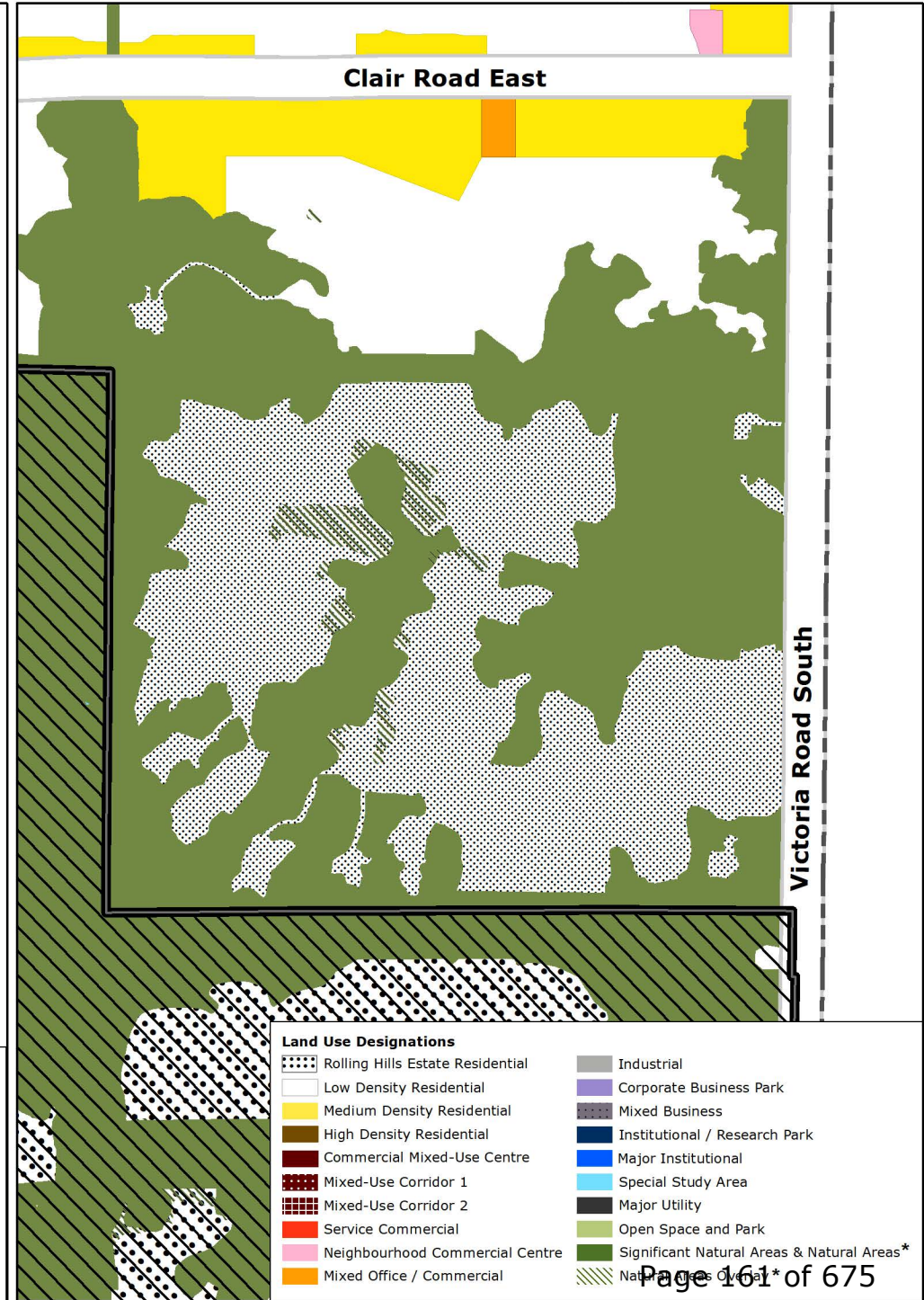


Rolling Hills

Existing Land Use Designations



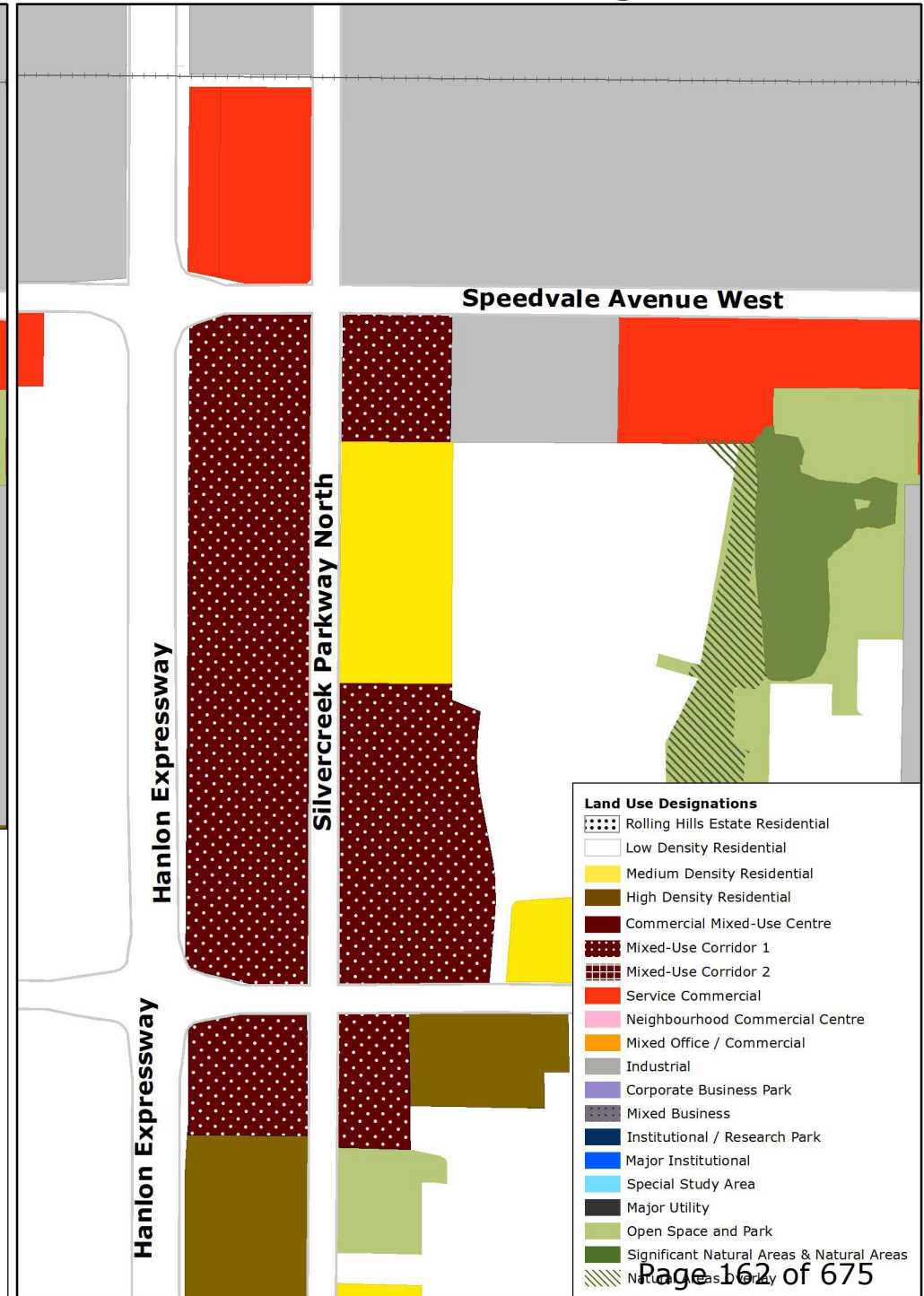
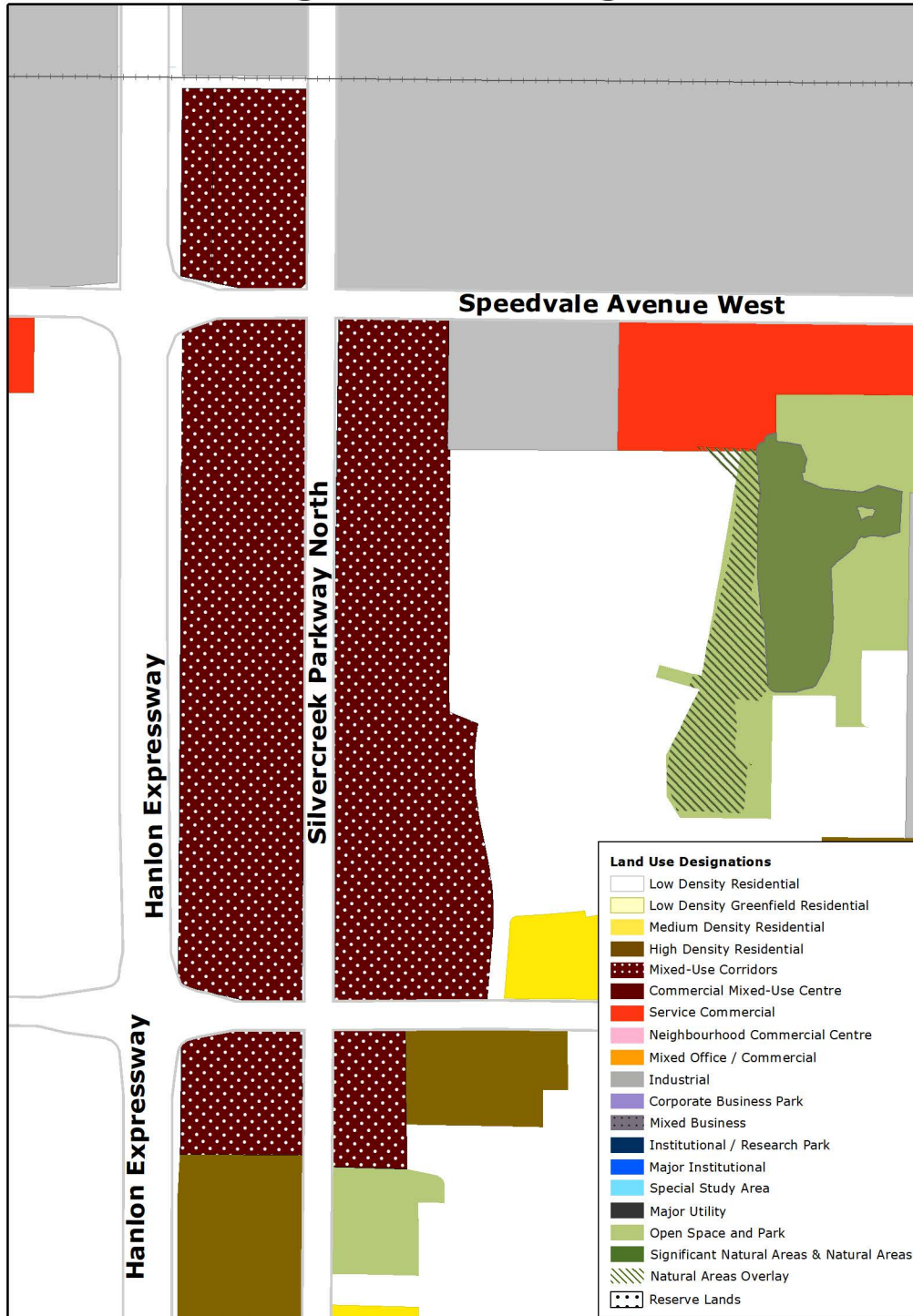
Amended Land Use Designations



Silvercreek Parkway North Corridor

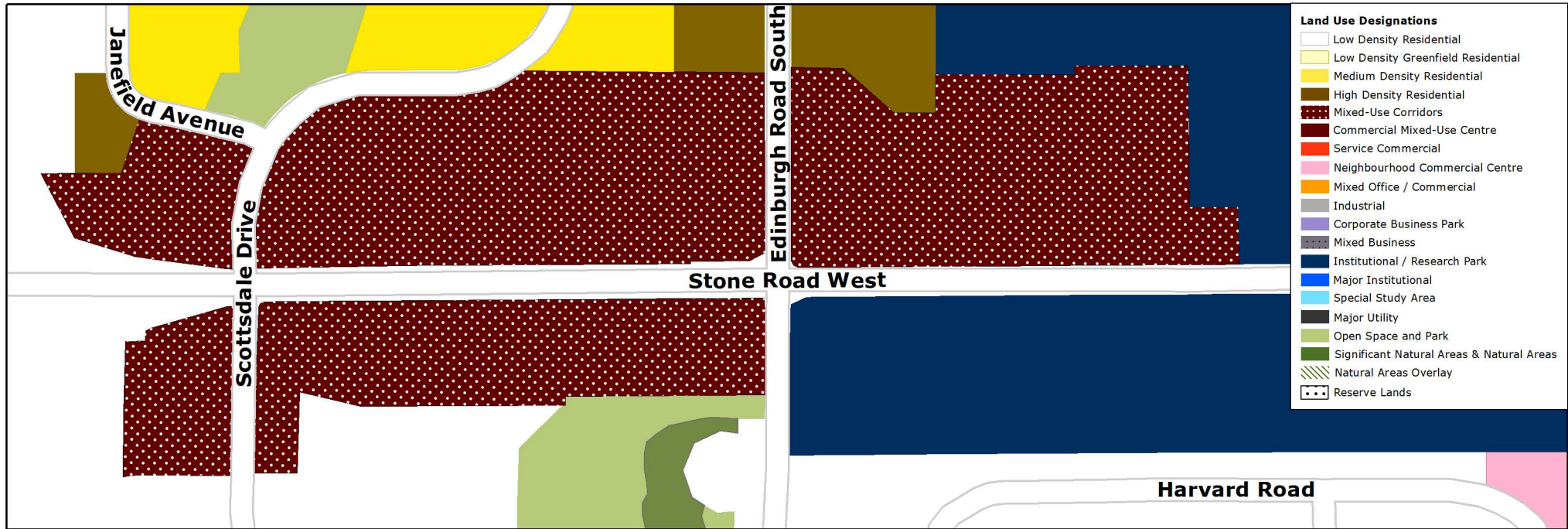
Existing Land Use Designations

Amended Land Use Designations



Stone Road Corridor

Existing Land Use Designations



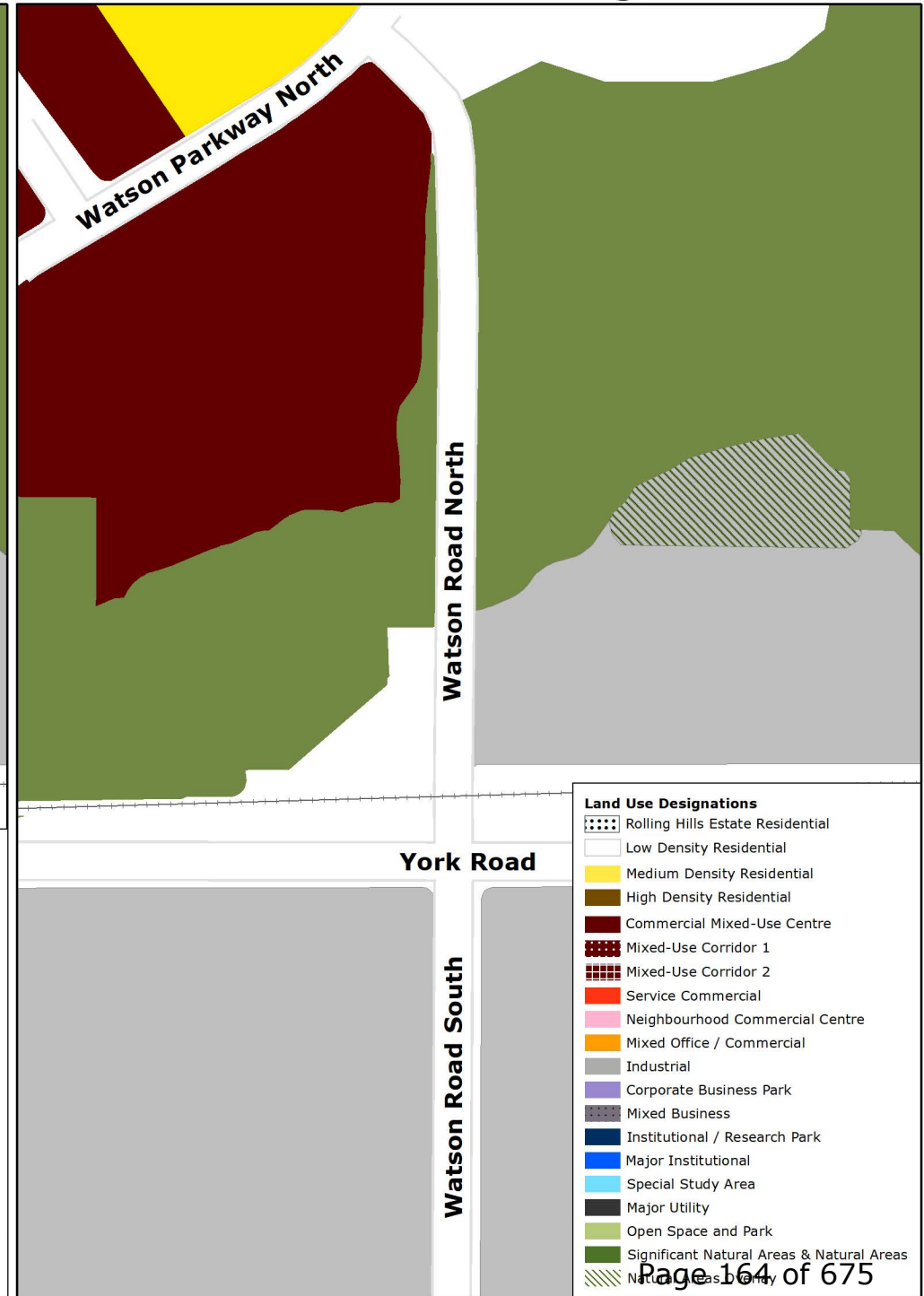
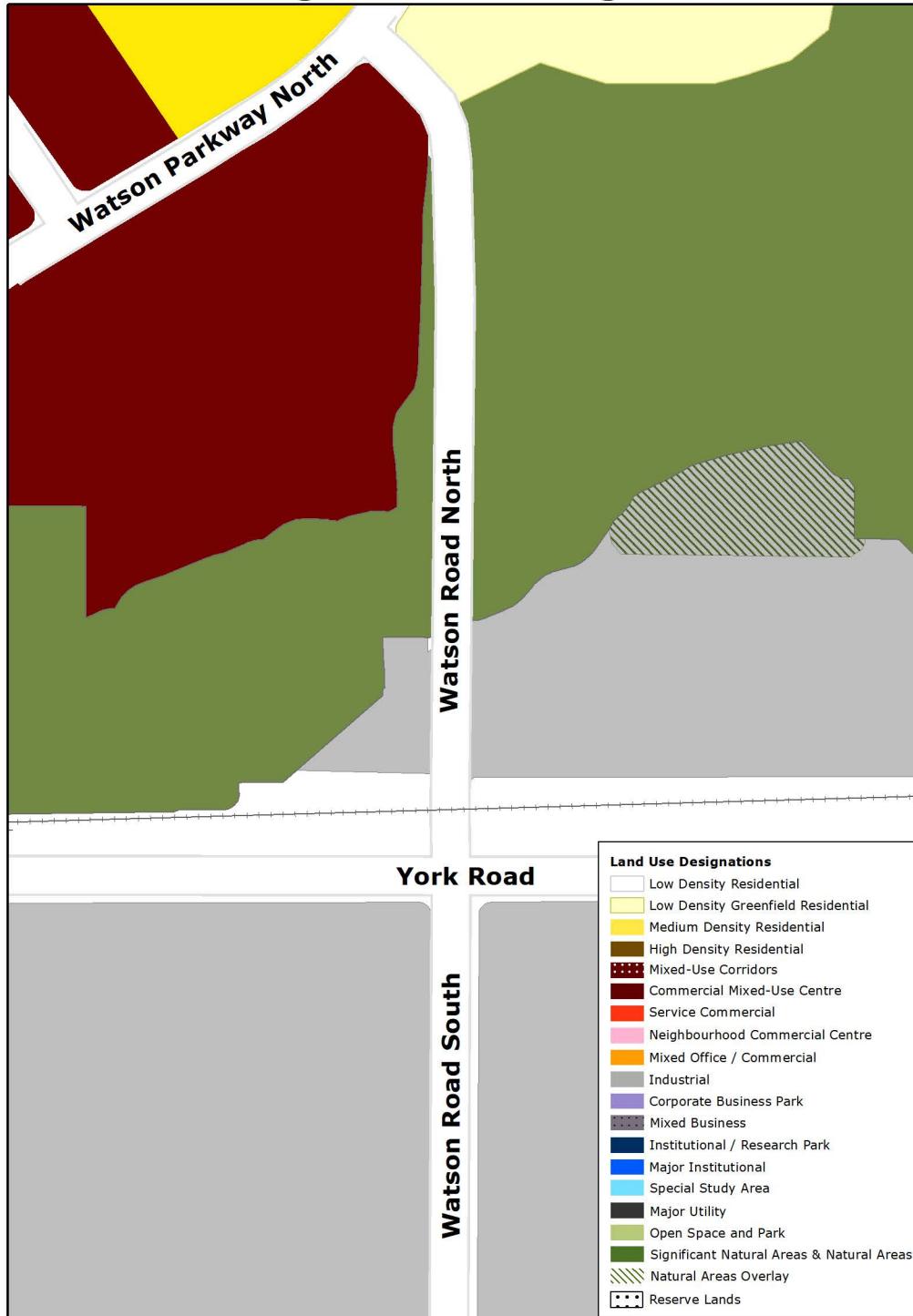
Amended Land Use Designations



18 and 24 Watson Road North

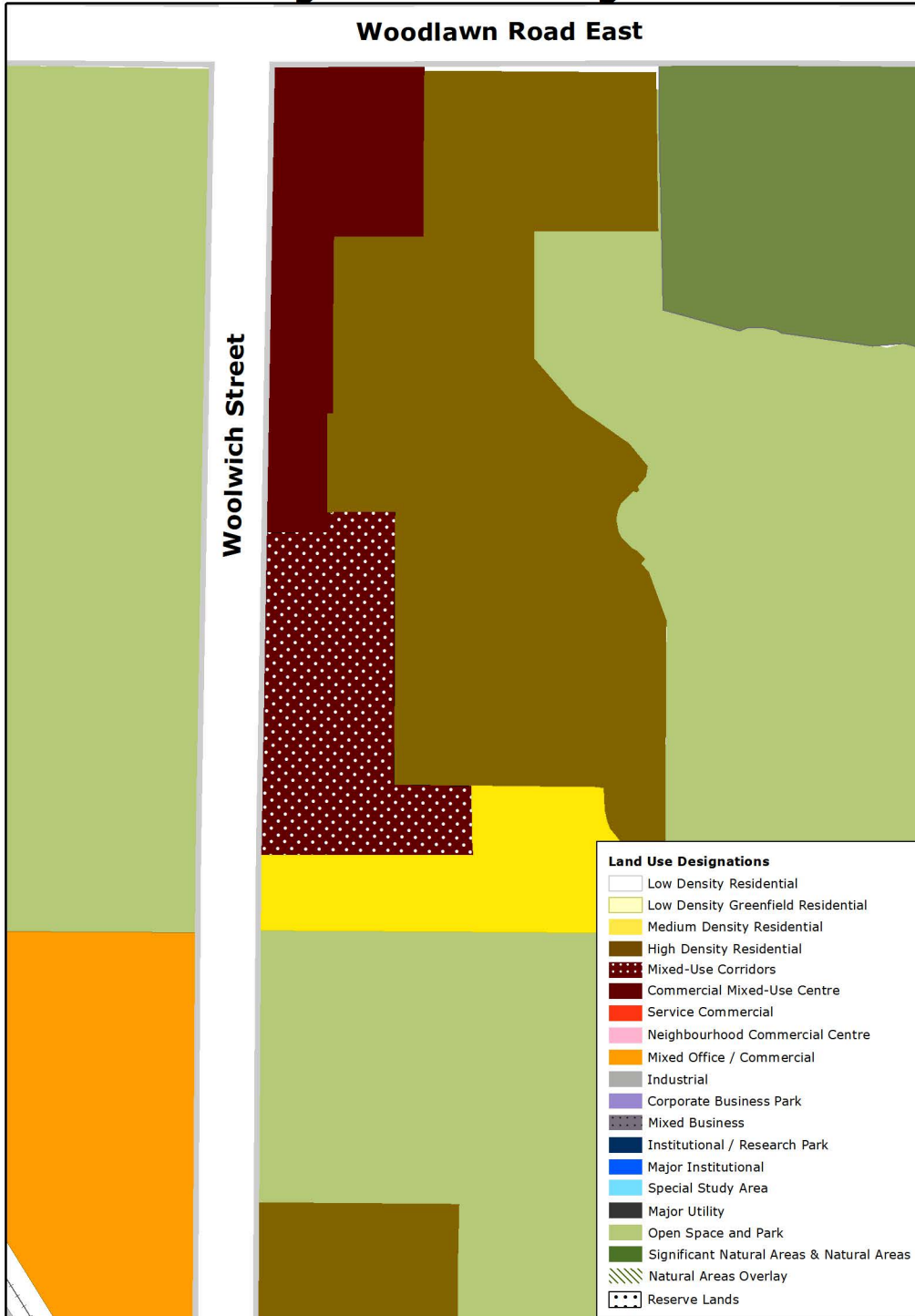
Existing Land Use Designations

Amended Land Use Designations

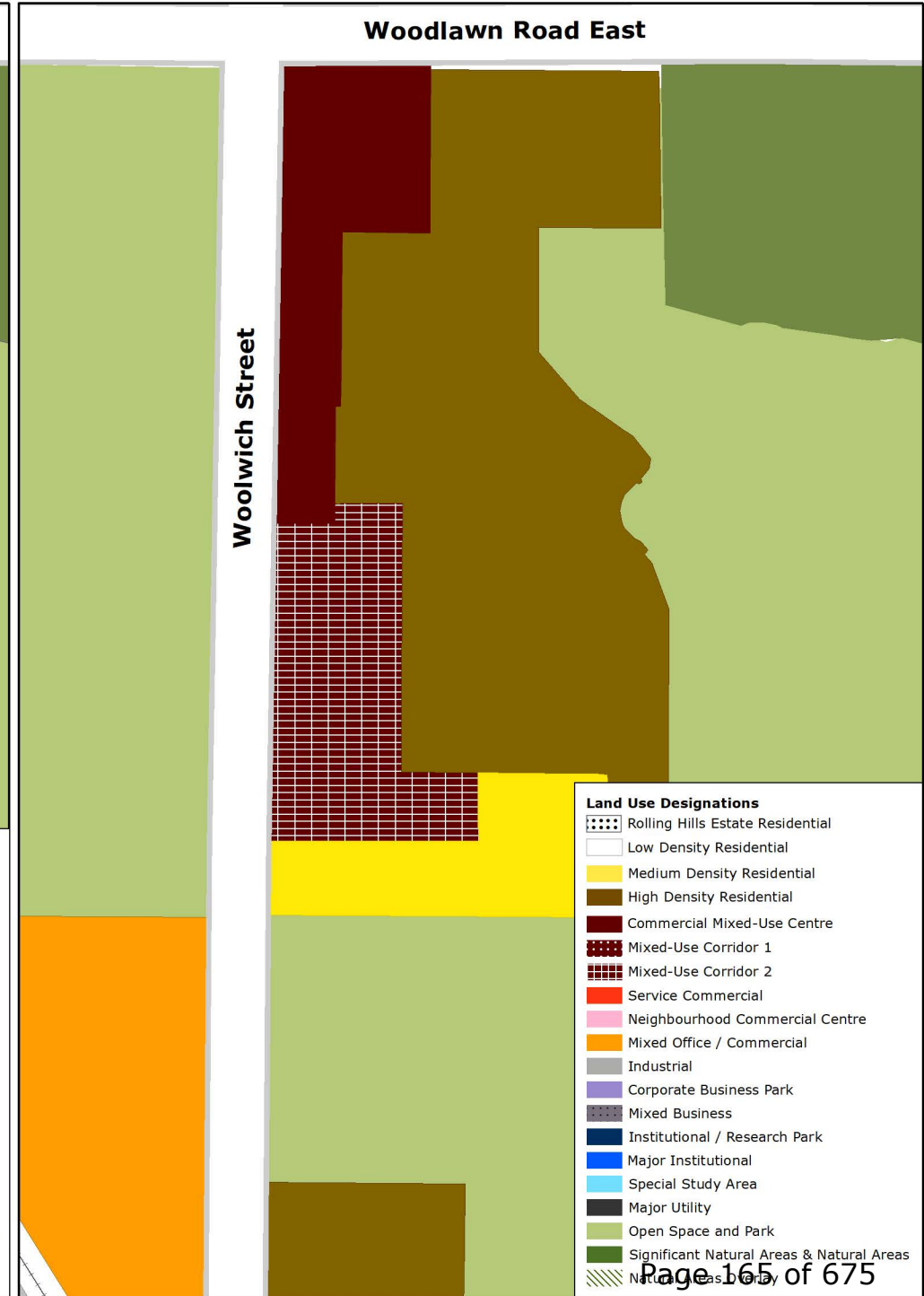


Woolwich Street Corridor

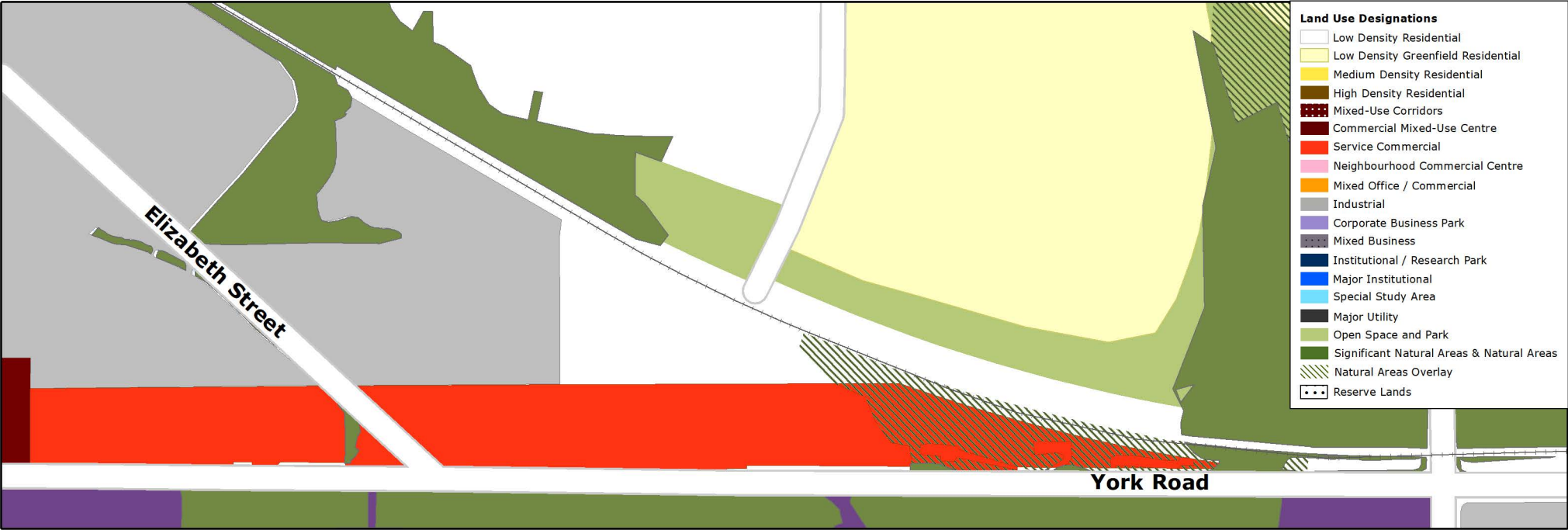
Existing Land Use Designations



Amended Land Use Designations



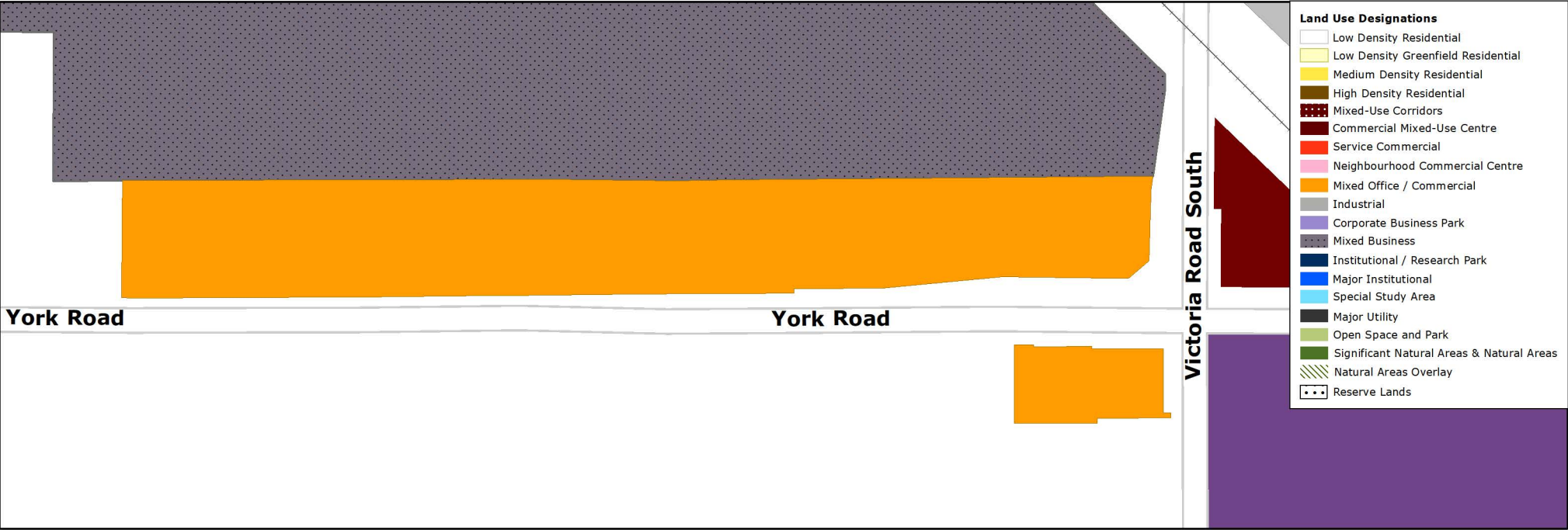
York Road Corridor (east) Existing Land Use Designations



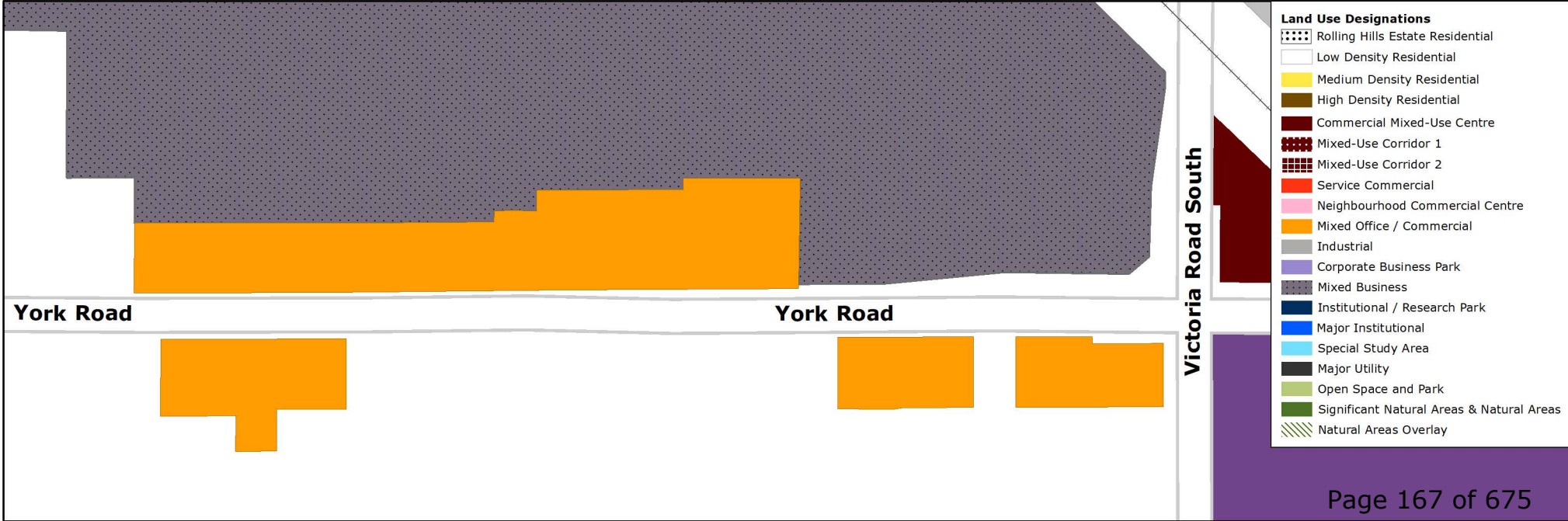
Amended Land Use Designations



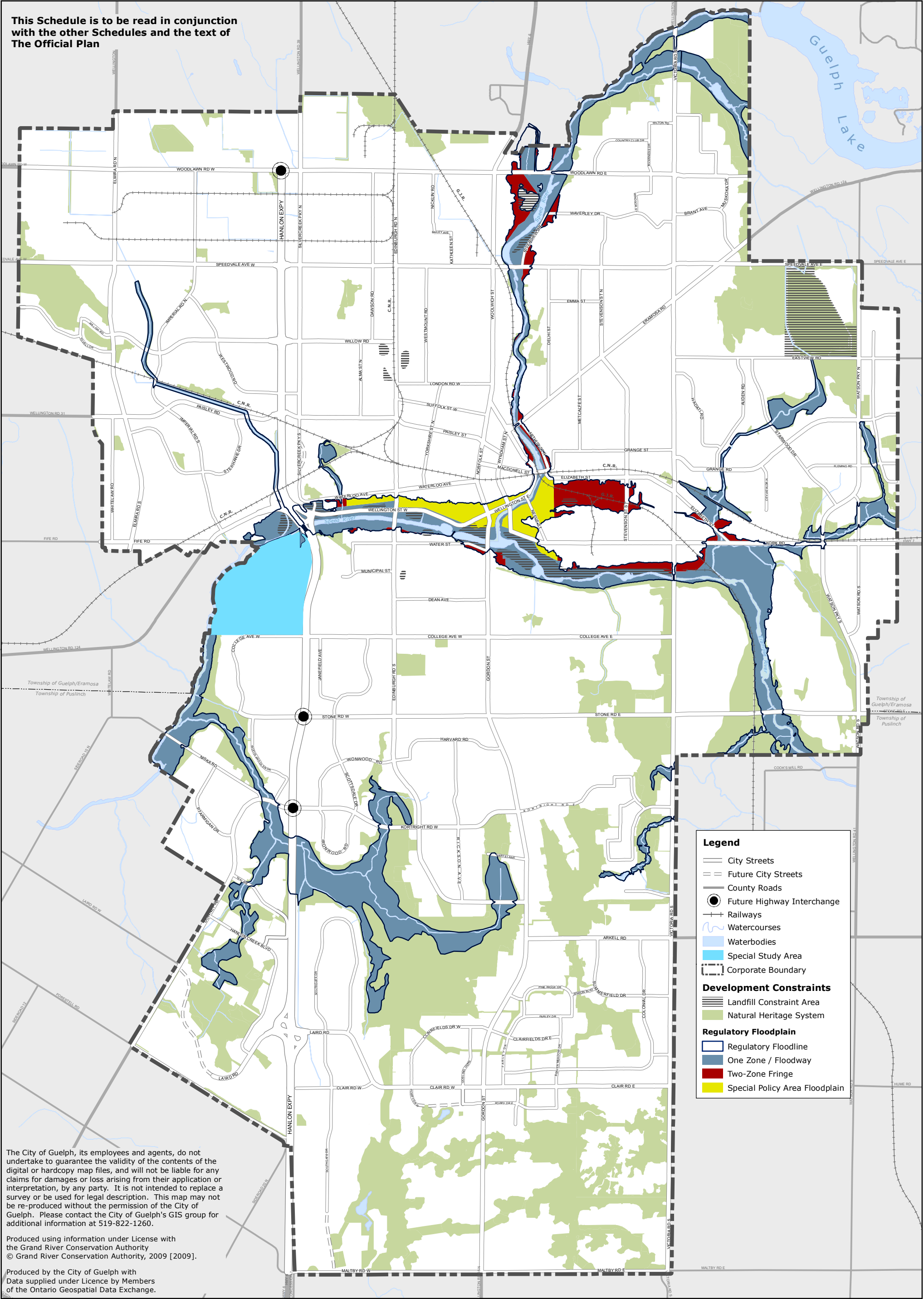
York Road Corridor (west)
Existing Land Use Designations



Amended Land Use Designations



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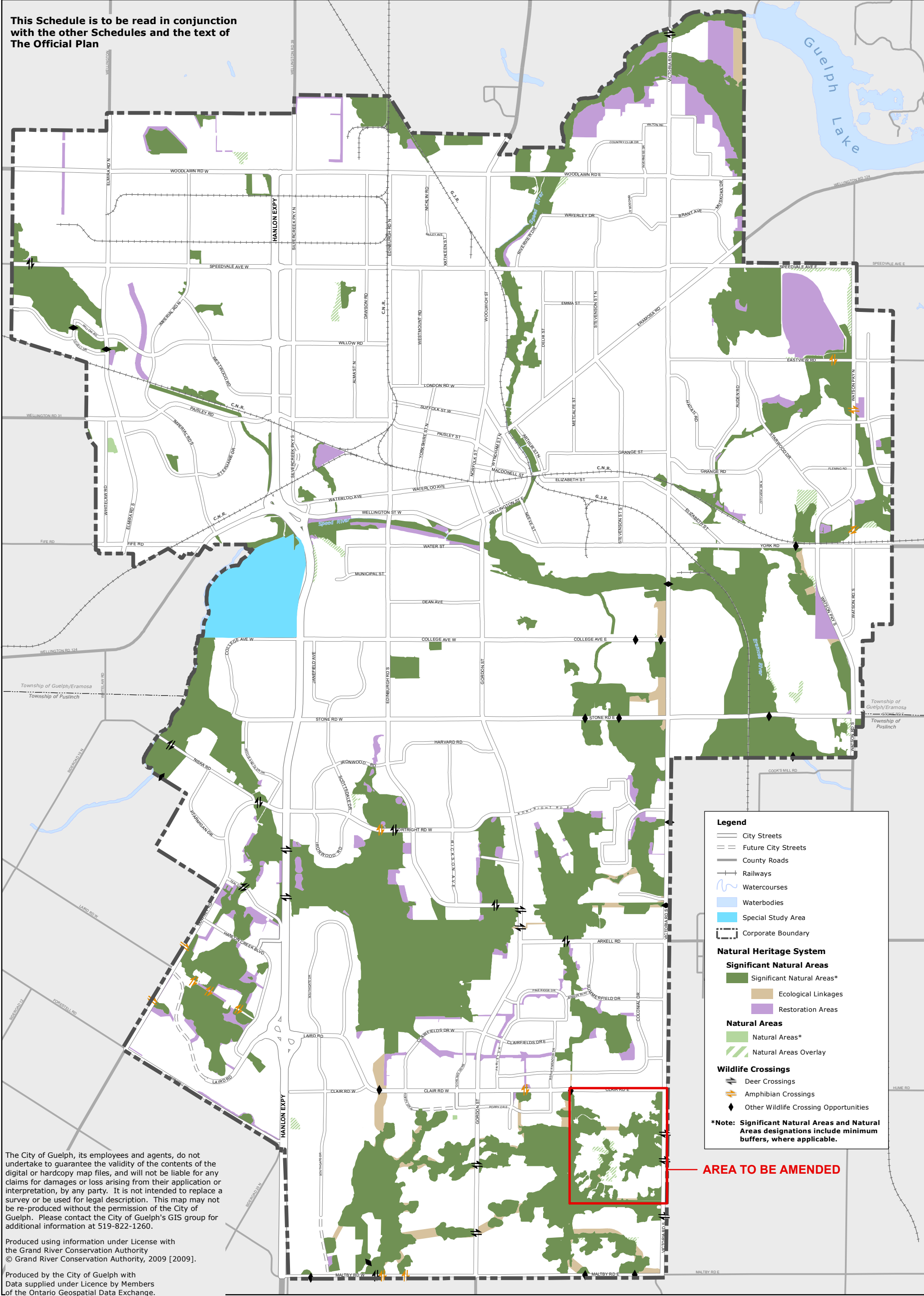
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CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 3:
DEVELOPMENT CONSTRAINTS



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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4: NATURAL HERITAGE SYSTEM Natural Heritage System

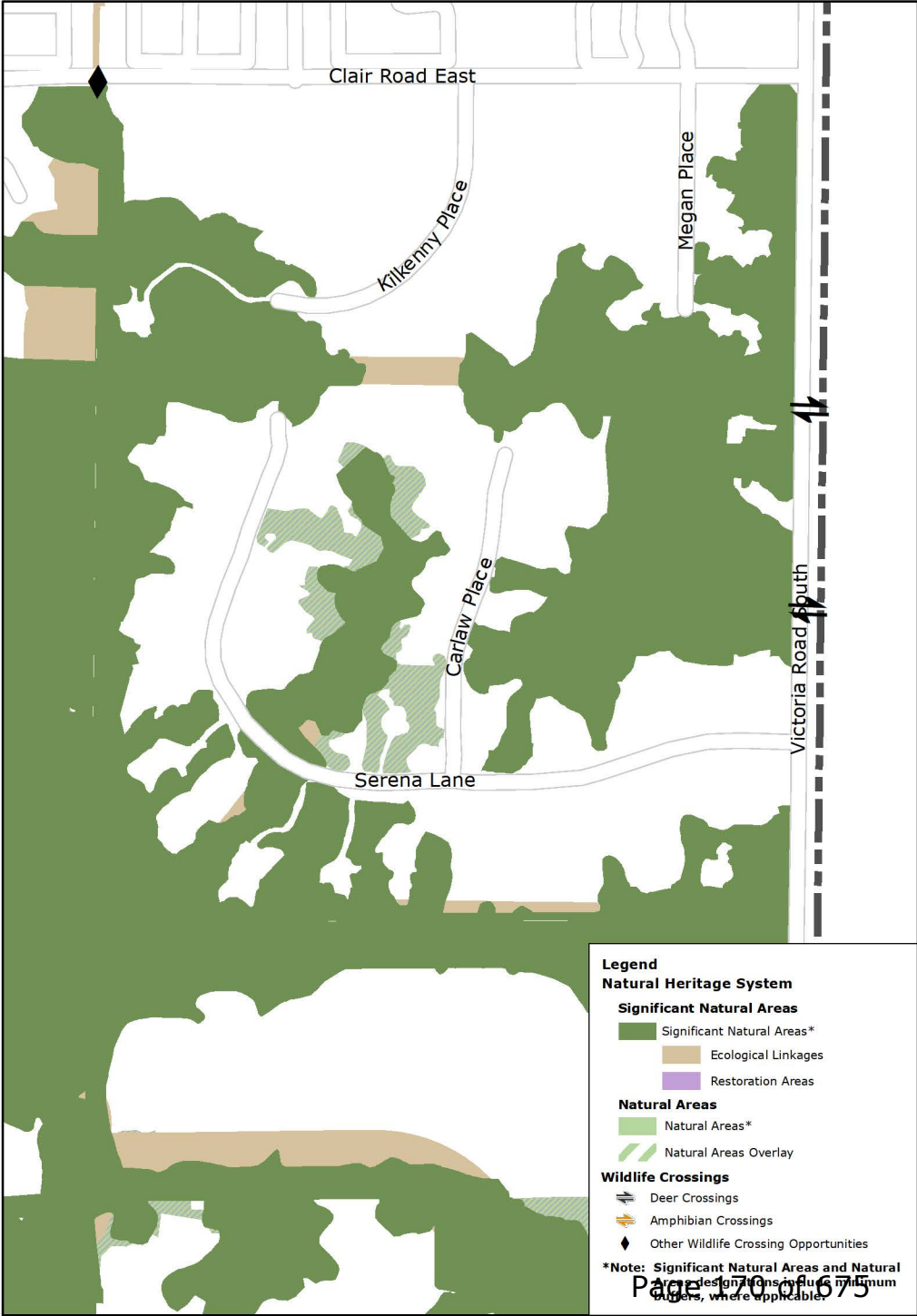
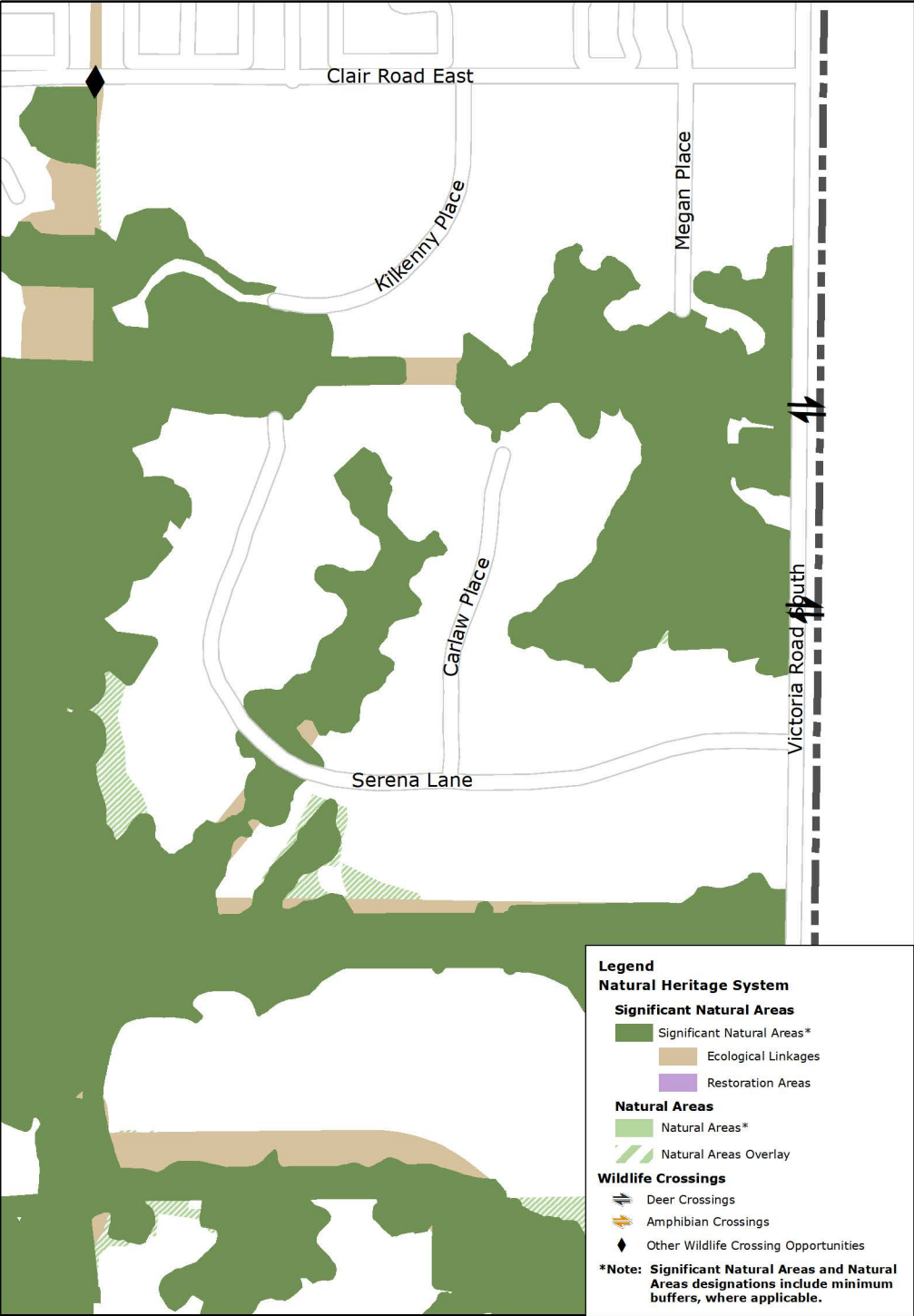


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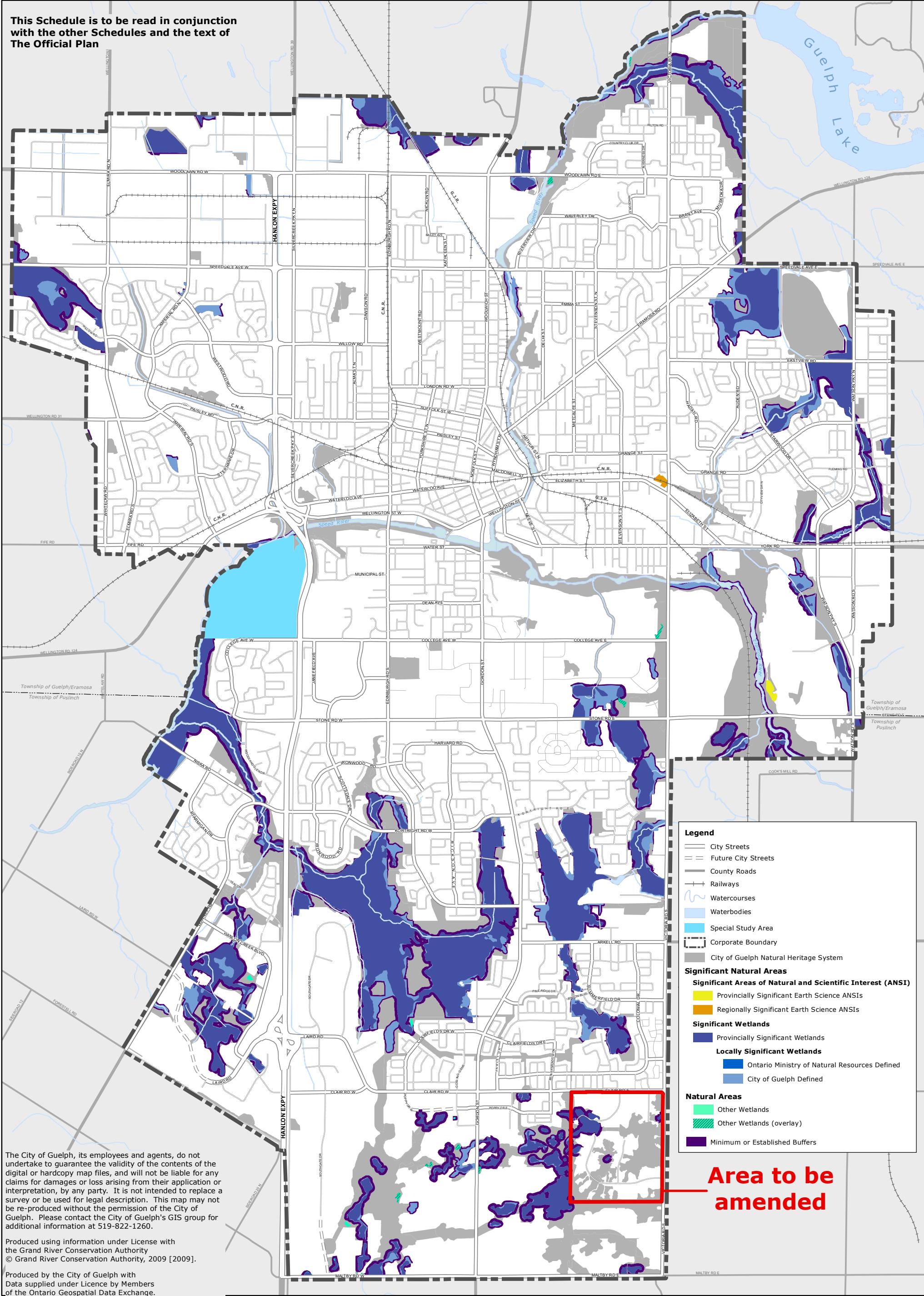
Rolling Hills

Existing Natural Heritage System

Amended Natural Heritage System



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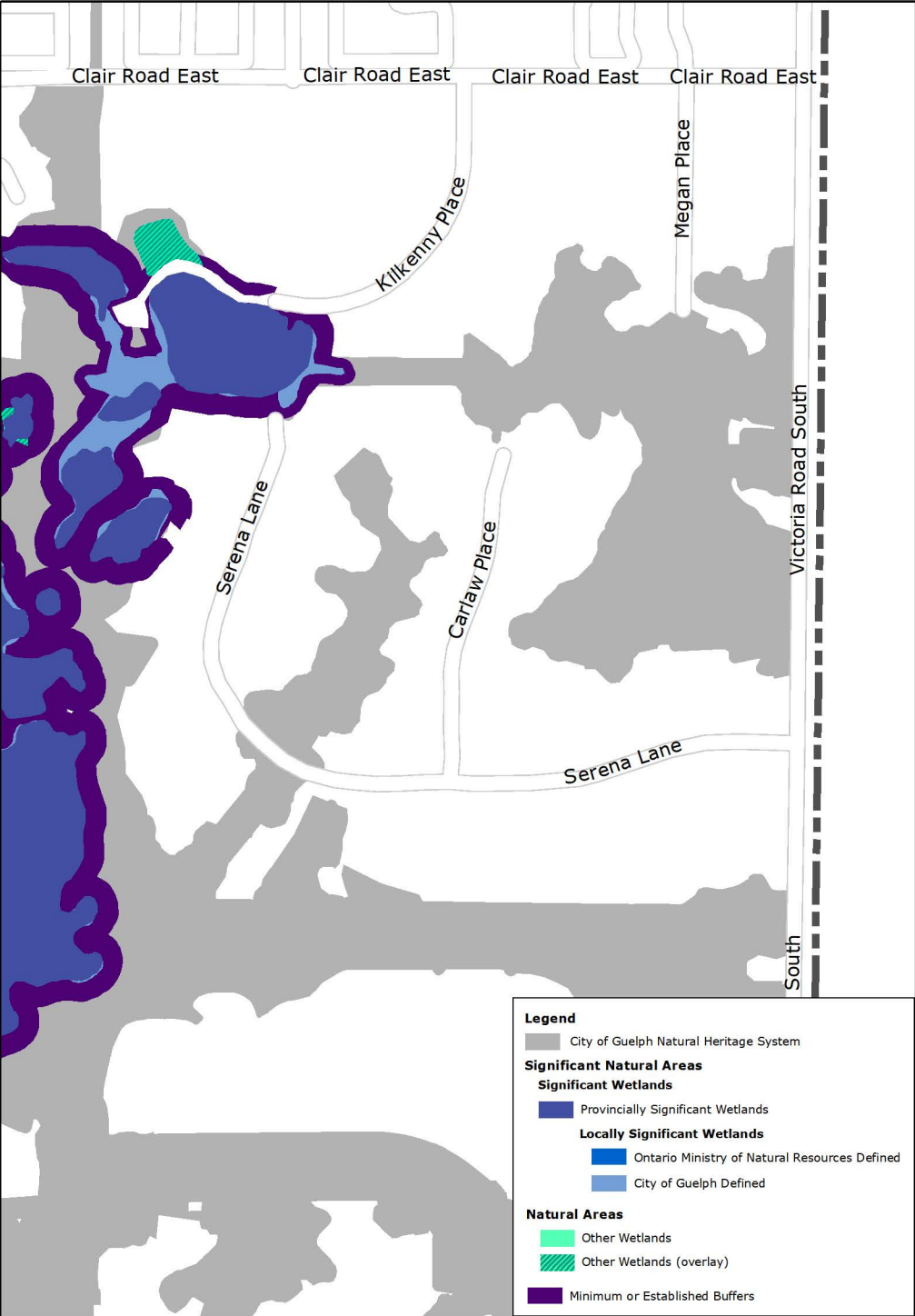
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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4A: NATURAL HERITAGE SYSTEM ANSIs and Wetlands

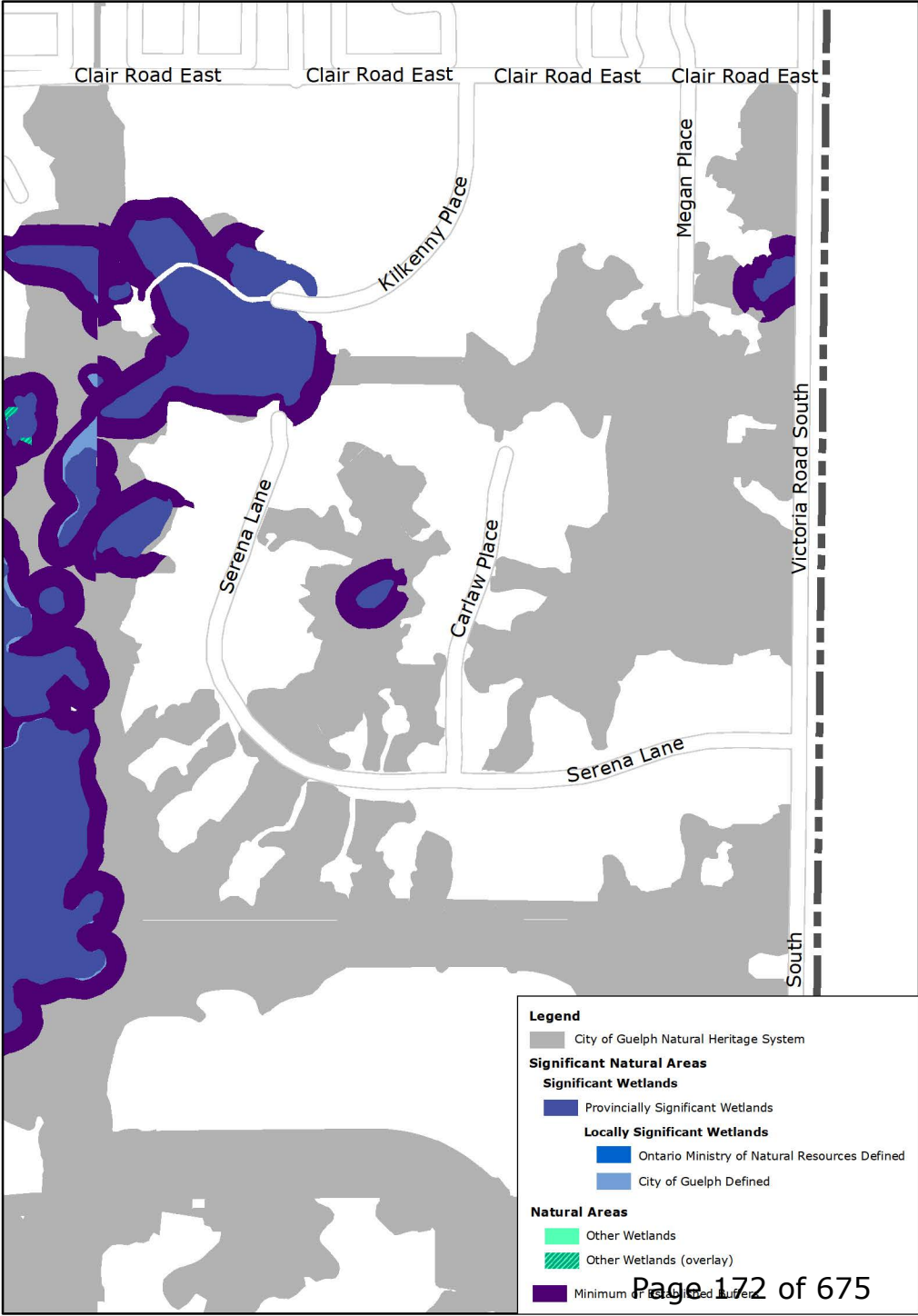


Rolling Hills

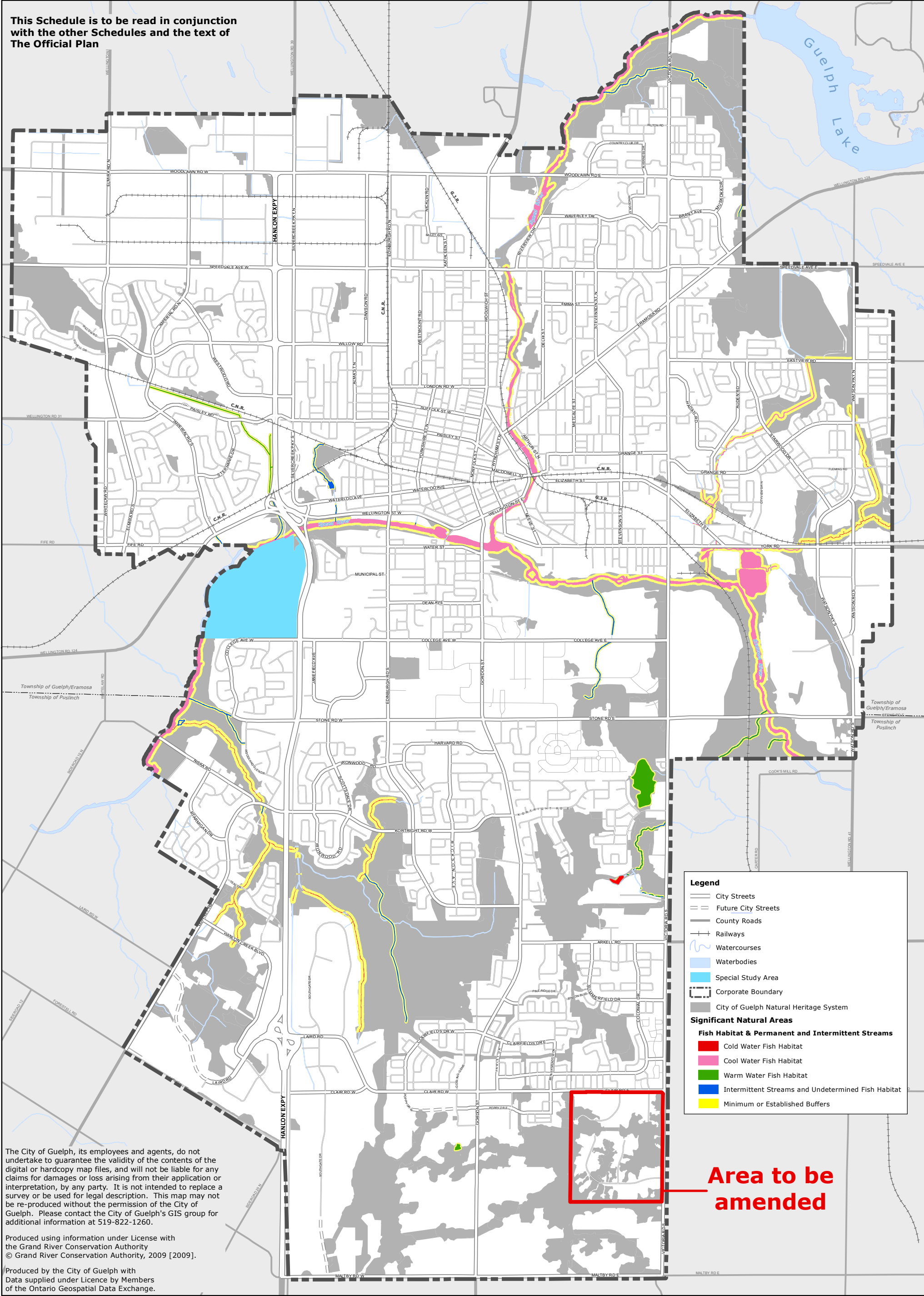
Existing Significant Wetlands



Amended Significant Wetlands



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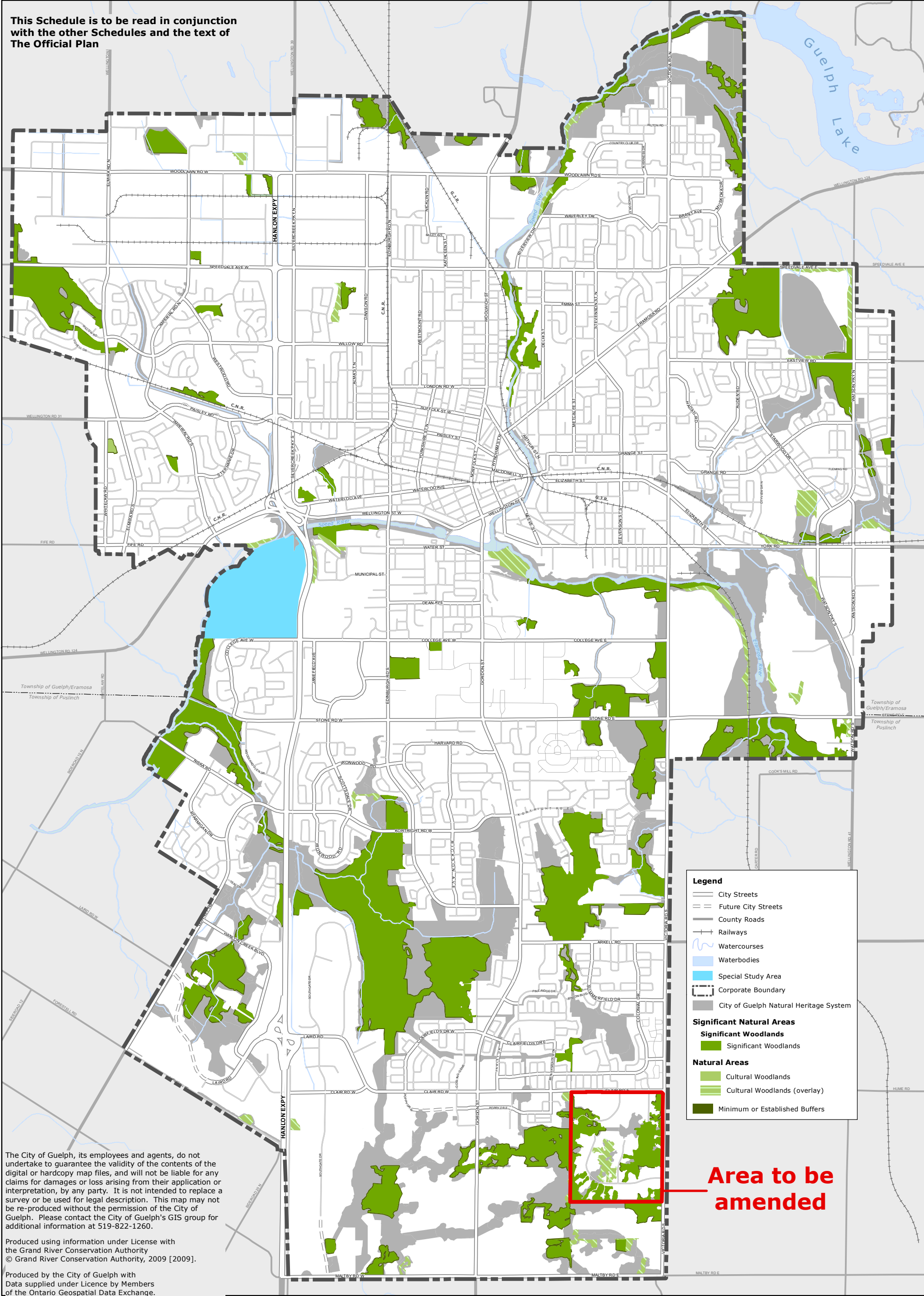
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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4B: NATURAL HERITAGE SYSTEM

Fish Habitat and Permanent and Intermittent Streams



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Area to be amended



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July 2022

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



Rolling Hills

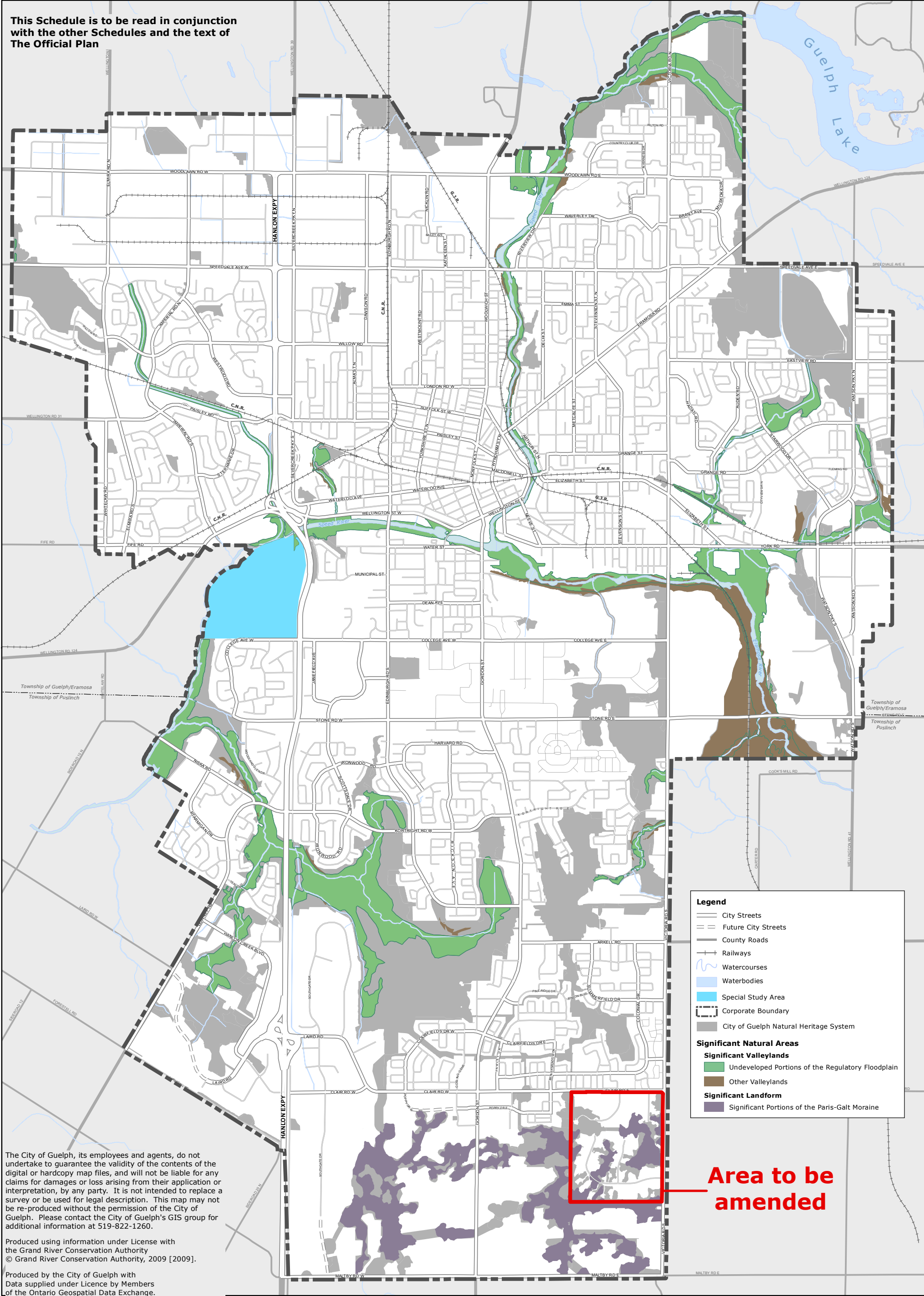
Existing Significant Woodlands



Amended Significant Woodlands



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



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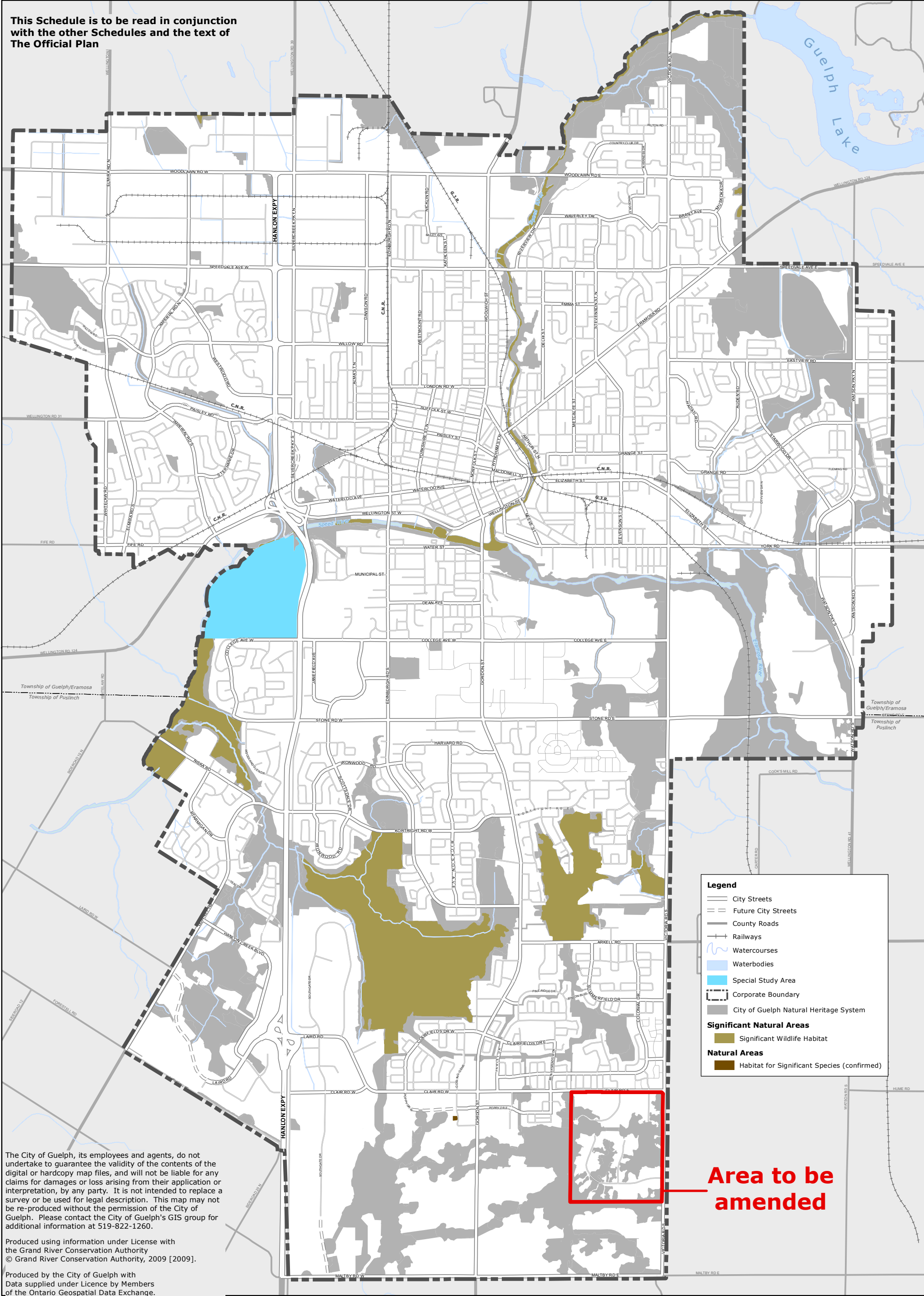
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Projection: UTM 17N NAD83
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Planning Services
July 2022

CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4D: NATURAL HERITAGE SYSTEM Significant Valleylands & Significant Landform



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



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Area to be amended



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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4E: NATURAL HERITAGE SYSTEM

Significant Wildlife Habitat & Habitat for Significant Species



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

Legend


- Railways
- County Roads
- Watercourses
- Waterbodies
- Special Study Area
- Corporate Boundary
- Existing Roads**
 - Provincial Highway
 - Arterial
 - Collector
 - Local
 - Private
 - University
- Proposed Roads**
 - Proposed Provincial Highway
 - Proposed Arterial Roads
 - Proposed Collector Roads
- Infrastructure Improvements**
 - Potential Passenger Rail
 - Railway Grade Separation
 - Full Interchange
 - Partial Interchange
 - Proposed Road Closure

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The City of Guelph logo, featuring the word "Guelph" in a large green font with "CITY OF" in a smaller green font above it. A blue wavy line is positioned below the word "Guelph". Below the logo, the text "Making a Difference" is written in a blue font, and "Page 178 of 675" is written in a black font.

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

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

GORBA Trails developed and maintained under special agreement with the Grand River Conservation Authority.

GUELPH LAKE CONSERVATION AREA

Refer to Downtown Secondary Plan

Continue to explore trail connections with the University of Guelph

Refer to Guelph Innovation District Secondary Plan

Potential Connection to Guelph Radial Line Trail and Starkey Hill Trail

Trail routing in the new section of the Hanlon Business Park is based on the Draft Plan of Subdivision.

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General note for all future development areas: It is imperative that the City Wide Trail Master Plan be referenced in conjunction with this schedule as supporting documentation. Trail routing is to be provided as part of the development planning process and will be consistent with the goals, objectives and guiding principles of the GTMP.

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

Legend

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

Trail Network

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

*Shown for context only



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Produced by the City of Guelph
Planning Services
July 2022

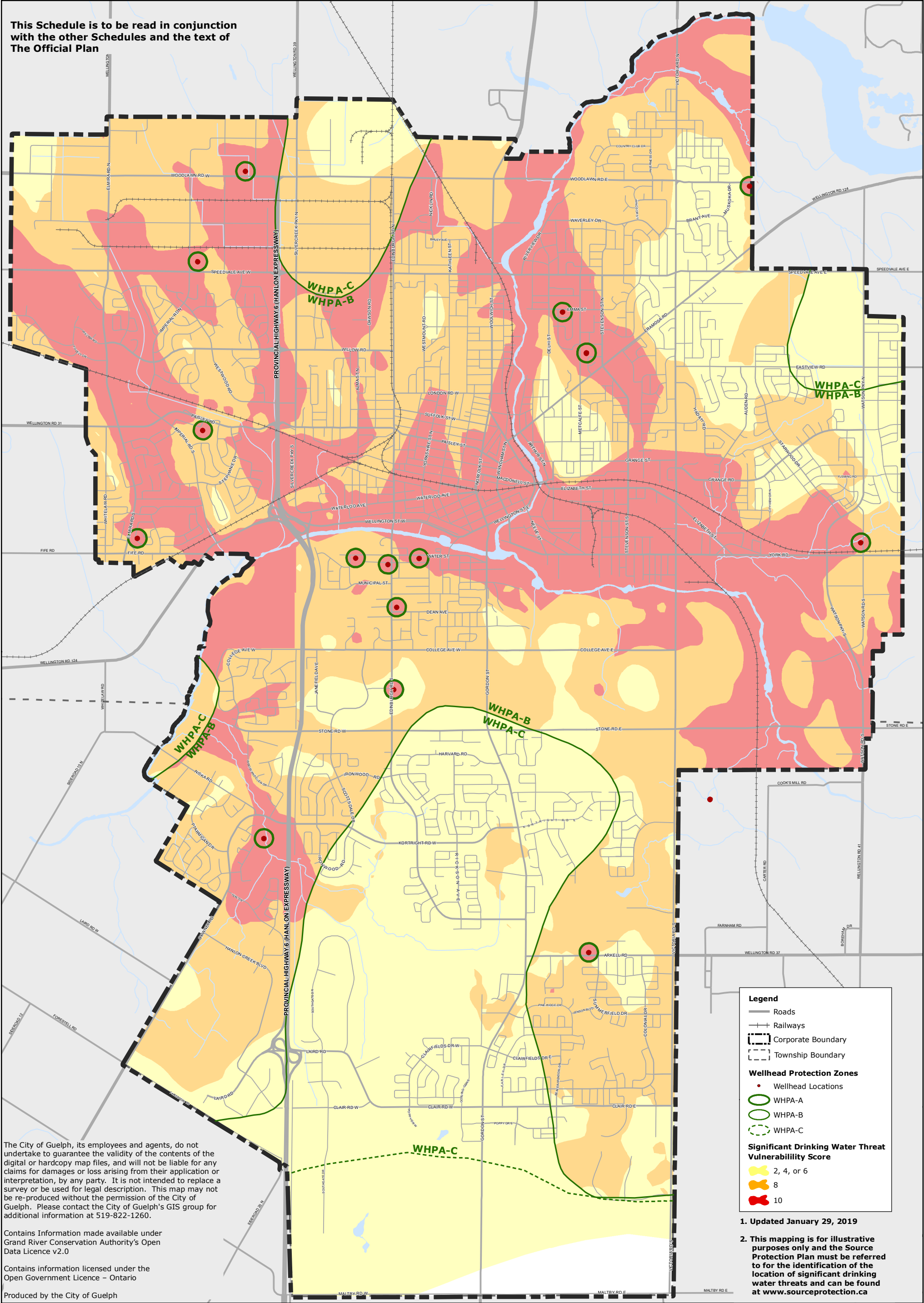
CITY OF GUELPH
OFFICIAL PLAN

SCHEDULE 6:

OPEN SPACE SYSTEM: TRAIL NETWORK



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

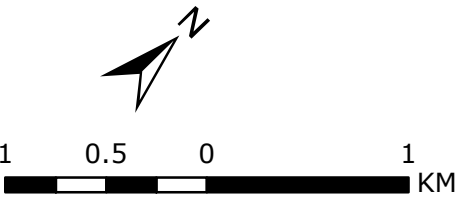


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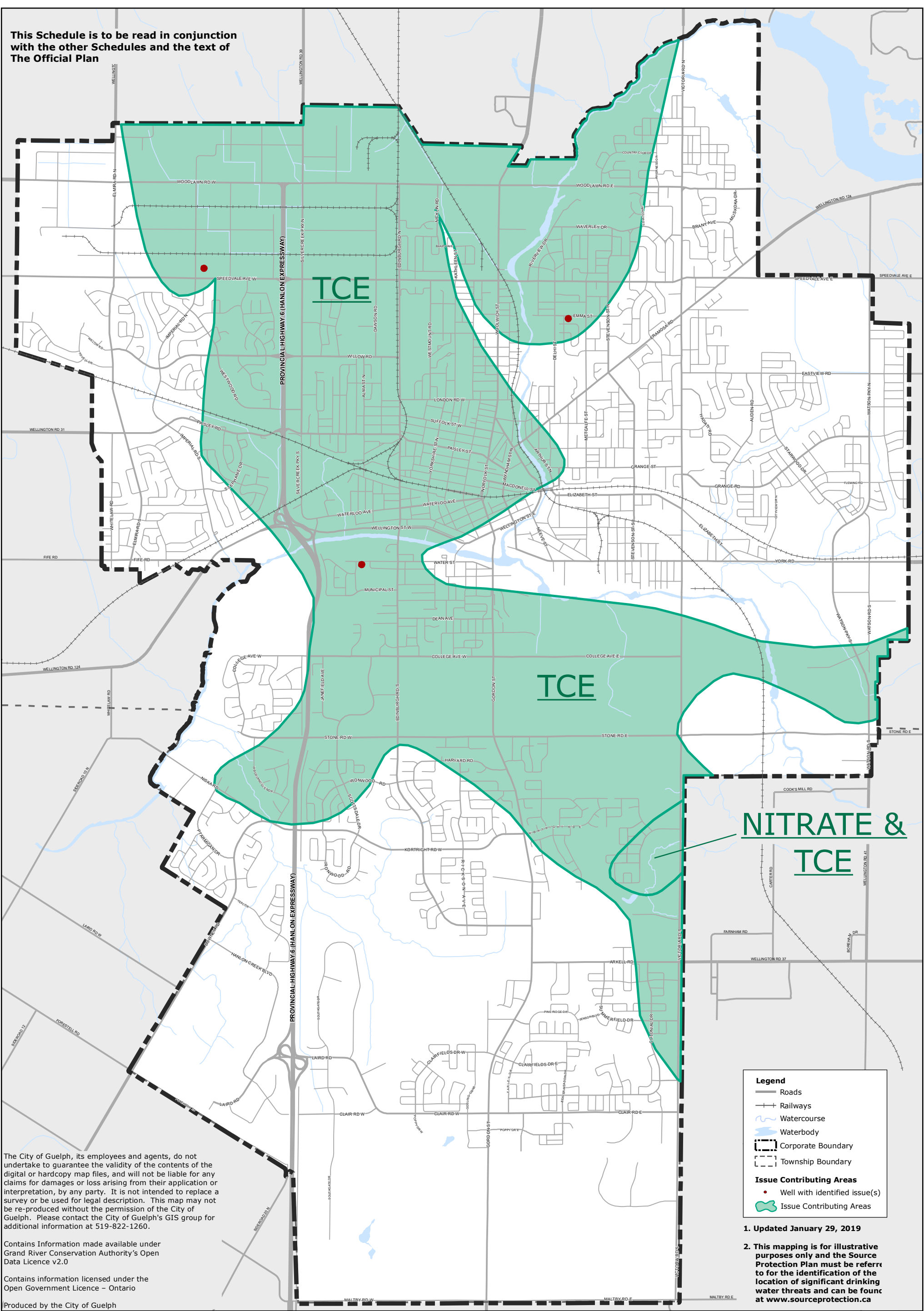
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Planning Services
July 2022

CITY OF GUELPH OFFICIAL PLAN 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



Attachment 2 – Track change version of Official Plan Amendment 80

This attachment displays changes to OPA 80 that are being recommended following the release of the draft OPA 80 and the statutory public meeting. Revisions to items and policies are displayed in red font and red strikeout text. Text that has been moved is displayed in green. Revisions to mapping are described and the schedules are not included in this track change document.

Amendment Number 80 to the Official Plan for the Corporation of the City of Guelph: Shaping Guelph

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The Amendment

City of Guelph Official Plan Amendment 80

PART A – THE PREAMBLE

Title and Components

This document is entitled 'Shaping Guelph Official Plan Review' and will be referred to as 'Amendment 80 or OPA 80'.

Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment, summary of changes to the Official Plan and public participation but does not form part of this amendment.

Part B – The Amendment forms Amendment 80 to the Official Plan for the City of Guelph and contains a comprehensive expression of the new, deleted and amended policy.

Purpose

The purpose of Amendment 80 is to revise the Official Plan's vision, urban structure, population and employment figures, density and intensification targets and associated policies and land use designations as part of the City's municipal comprehensive review for conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe. This amendment also revises the Official Plan for conformity and consistency with:

- Recent amendments to the Planning Act
- Recent amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Amendments to improve clarity for implementation or to address City-approved plans, procedures or Council decisions are also included along with housekeeping changes related to such things as, for example, names of Provincial ministries, to update municipal address references or to correct policy numbering references. OPA 80 also includes revisions to implement the recommendations of the [York/Elizabeth Land Use study](#).

Background

City Council held a [Special Meeting](#) to initiate the Official Plan Review on November 9, 2020.

The [Official Plan Review Policy Paper](#), was received by the Committee of the Whole on May 3, 2021 and City Council on May 31. The policy paper provided an overview of provincial legislation and the municipal comprehensive review, Shaping Guelph, and discussed proposed changes to the Official Plan to address Provincial conformity as well as changes to respond to city approved plans, procedures, or Council decisions.

The Shaping Guelph municipal comprehensive review including the following background studies that were prepared throughout 2020 and 2021.

- Vision and principles for growth to the horizon of the Growth Plan (draft endorsed by Council in June 2020)
- Employment Lands Strategy, November 2020
- Residential Intensification Analysis, February 2021
- Housing Analysis and Strategy, February 2021
- Growth Scenario Technical Brief, March 2021
- Urban Structure Technical Brief, March 2021

The Shaping Guelph Growth Management Strategy and Land Needs Assessment was presented to City Council at their meeting of January 17, 2022. This report included recommendations for Official Plan policy and land use amendments.

Location

Amendment 80 applies to all land within the municipal boundaries of the City of Guelph including the Dolime Quarry annexed lands.

Basis of the Amendment

Amendment 80 updates the existing Official Plan and addresses the necessary changes to ensure that the City's policies and mapping are consistent with the 2020 Provincial Policy Statement, conform with A Place to Grow: the Growth Plan for the Greater Golden Horseshoe, and have regard to matters of provincial interest. Amendment 80 forms part of the City's requirements under Section 26 of the Planning Act. The Minister of Municipal Affairs and Housing is the approval authority.

Policy and mapping amendments were recommended through the Shaping Guelph municipal comprehensive review, the Council approved York/Elizabeth Land Use Study, and the Grand River Source Protection Plan.

Summary of Changes

The following provides a summary of the proposed amendments to the Official Plan by chapter and topic area.

Chapter 1 Introduction:

Revisions to the description of the Official Plan to update the planning horizon from 2031 to 2051 and to add a reference to climate change resiliency.

Chapter 2 Strategic Directions:

Updates to Chapter 2 include a new vision for the Official Plan and a new section on connection to Indigenous history and a commitment to engagement with Indigenous governments and communities. The strategic goals are updated for consistency with provincial plans and policies and the City's growth management strategy.

Chapter 3 Planning Complete and Healthy Communities:

Chapter 3 is revised for consistency with A Place to Grow, the Provincial Policy Statement and the City's growth management strategy. This includes population and employment figures for 2051 and density targets; policies for the urban

structure including the delineated built-up area, the designated greenfield area, the urban growth centre, major transit station area, strategic growth areas and employment areas; and related policies to support the growth and development of the city to 2051.

Chapter 4 Protecting What is Valuable:

The natural heritage system policies in Chapter 4 are revised for consistency with the Provincial Policy Statement and other Provincial plans, legislation and policies. The policies for general permitted uses are modified to provide clarity with respect to Environmental Assessments. Policies in Section 4.1.3.3 are amended to rename the section as Habitat of Endangered Species and Threatened Species and update references to align with provincial legislation. Policies for fish habitat and surface water are updated to align with Provincial legislation. The urban forest policies are modified to clarify alignment with the City's Private Tree Protection bylaw. Policies for the water resource system are added to the Official Plan and the source protection policies are updated. A new section is added to address hazardous forest types for wildland fire as required by the Provincial Policy Statement. All references to former advisory committees have been deleted. The climate change policies are updated for consistency with terminology in the Provincial Policy Statement and the City's Community Energy Initiative and to address city targets for a net zero carbon community. Policies for archaeological resources are updated for consistency with the Provincial Policy Statement.

Chapter 6 Municipal Services and Infrastructure:

The policies that require municipal servicing for development are modified for consistency in wording with the Provincial Policy Statement. The objectives and policies in section 6.4 Stormwater Management are amended for consistency with Provincial policy and the Grand River Source Protection Plan and to improve clarity.

Chapter 8 Urban Design:

An urban design objective is modified to provide a reference to Indigenous heritage with respect to the lands along the rivers. A policy is modified to include a reference to the water resource system.

Chapter 9 Land Use:

Land use designations, permissions and policies are amended to implement the City's growth management strategy in conformity with A Place to Grow. Details of land use designation changes for properties are provided with the Schedule 2 revisions outlined in the Amendment.

All references to height and density bonusing are deleted for conformity with the Planning Act.

The low density greenfield residential land use designation is combined with the low density residential designation with amendments to height and densities.

The Mixed-use Corridor designation is divided into Mixed-use Corridor 1 and Mixed-use Corridor 2 with associated policy amendments.

The Reserve Lands designation is deleted from the Official Plan and lands within that designation are placed into appropriate land use designations except for the Clair-Maltby Secondary Plan area which is being amended through the secondary plan. The Rolling Hills Estate Residential designation is created for properties in the south-east area of the City south of Clair Road where residential uses exist and municipal services are not anticipated to be extended.

Land uses within Strategic Growth Areas are amended to implement the City's growth management strategy which includes amendments to height and density as detailed in OPA 80.

Dolime Quarry annexed lands: The quarry lands are placed in a Special Study Area designation to implement the Minister's Zoning Order. All schedules are updated to include the annexed lands within the City's boundary.

York Road/Elizabeth Street Land Use Study: The land use designations for properties within this area are amended and the Mixed Business land use designation policies and permissions are updated to implement the recommendations of the York Road/Elizabeth Street Land Use Study.

Chapter 10 Implementation:

Chapter 10 is amended to delete Section 10.7 Height and Density Bonusing to conform with the Planning Act. Policies for complete application requirements are modified to update requirements with respect to natural heritage for consistency with Provincial policy and the Grand River Source Protection Plan.

Chapter 11 Secondary Plans:

Downtown Secondary Plan – Policies that reference population and employment targets and the density target for the urban growth centre are updated for consistency with the City's growth management strategy. References to a former general residential land use designation have been updated to reference the Low Density Residential land use designation. Policies for height and density bonusing are deleted in accordance with the Planning Act. Schedule D Minimum and Maximum Building Heights has been revised for consistency with the City's growth management strategy.

Guelph Innovation District Secondary Plan – Policies that reference the plan horizon are updated. Policies for height and density bonusing are deleted in accordance with the Planning Act. The land use schedule is modified to recognize the approved Official Plan Amendment 69 Commercial Policy Review designations for properties within the secondary plan as designated on Schedule 2 of the current Official Plan.

Chapter 12 Glossary:

Defined terms have been revised for consistency with A Place to Grow and Provincial Policy Statement. Terms that were introduced in A Place to Grow and the Provincial Policy Statement have been added. The term "non-settlement area" has been deleted as it is no longer an element of the city's urban structure.

Schedules

All schedules are revised to reflect the city's new corporate boundary which includes the Dolime Quarry annexed area.

Schedule 1 Growth Plan Elements is deleted and replaced with a new Schedule 1a with the updated urban structure for the city including the strategic growth areas, major transit station area and a new Schedule 1b that delineates employment areas.

Schedule 2 Land Use is revised to implement the recommendations of the City's growth management strategy for consistency with A Place to Grow. Within the south-east area of the City at Clair Road and Victoria Road South, the natural heritage system has been refined. These refinements are incorporated on the Natural Heritage System schedules (Schedules 4, 4A – 4E). The schedule also includes land use changes to implement the York Road/Elizabeth Street Land Use Study. Details about the designation changes for specific areas of the city are set out in the schedule section of Attachment 2.

Schedule 4B is amended to change its title and update the legend to align with changes in terminology.

Schedule 7 Wellhead Protection Areas is deleted and replaced with a new Schedule 7a Wellhead Protection Areas and a new Schedule 7b Source Water Protection – Issue Contributing Areas is added to the plan in accordance with the Grand River Source Protection Plan.

Consultation Summary

Consultation on Shaping Guelph

Community engagement for Shaping Guelph began in early 2020 with discussions to inform a draft vision and principles for growth. In August and September 2020, the project team sought feedback on where and how Guelph should grow over the next 20 to 30 years. In November 2020, the project team sought feedback on one way that Guelph could grow to 2051 and asked for input on other growth options that should be explored. Between November 2020 and February 2021, background studies on employment lands and housing supply were released for information and input. In April and May 2021, the project team presented the proposed growth scenario evaluation framework, three growth scenarios, and proposed urban structure for community and stakeholder comments.

Consultation on growth scenarios and urban structure included:

City Council workshop was held on April 21, 2021.

On April 15, 2021, the City of Guelph held a virtual town hall.

On April 20, 2021, the City of Guelph hosted a virtual roundtable discussion with identified stakeholders to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure.

On April 20, 2021, the City of Guelph hosted a virtual community roundtable discussion with residents and property owners of the Rolling Hills area to receive feedback on the three growth scenarios and proposed urban structure.

On April 28, 2021, the City of Guelph hosted a virtual roundtable discussion with stakeholders in the planning and development industry to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure.

The Planning Advisory Committee was consulted on April 27, 2021.

On May 5, 2021, an Indigenous Community Sharing Meeting regarding Guelph's Growth Management Strategy and Official Plan Review was held.

On May 17, June 2, and June 3, 2021, the City of Guelph hosted virtual workshops with Bishop Macdonell High School, Centennial Public School, and John F. Ross Collegiate students to collect feedback on the future growth of Guelph.

Consultations with Indigenous governments were held as follows:

Mississaugas of the Credit First Nation meeting on May 11, 2021.

Grand River Metis Council meeting on May 13, 2021.

Six Nations of the Grand River meeting on May 25, 2021.

Consultation on Policy Paper

The Official Plan Review Policy Paper was presented to and received by the Committee of the Whole on May 3, 2021.

On May 5, 2021, an Indigenous Community Sharing Meeting was held regarding Guelph's Growth Management Strategy and Official Plan Review.

Community feedback was sought through an online questionnaire hosted on the project's Have Your Say website. The online questionnaire was available from June 1, 2021, to June 27, 2021.

On June 1, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for climate change.

On June 3, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for the natural heritage system and water resources.

The Natural Heritage Advisory Committee was consulted at their meeting of May 13, 2021.

The Planning Advisory Committee was consulted at their meeting of May 25, 2021.

The Heritage Guelph advisory committee was consulted at their meeting of June 14, 2021.

Consultation on Amendment 80

The notice of open house and statutory public meeting was advertised in the Guelph Tribune on February 24 and March 3, 2022. The notice was also mailed/emailed to local boards and agencies, Indigenous governments,

neighbouring municipalities, City service areas, the Shaping Guelph project mailing list and the York Road/Elizabeth Street Land Use Study project mailing list.

The official plan amendment document was released and posted to the City's website on February 23, 2022.

The statutory open house was held virtually on March 22, 2022.

The statutory public meeting of City Council was held on March 30, 2022.

An online comment form was available on haveyoursay.guelph.ca from March 22 to April 20, 2022.

Consultations with Indigenous governments were held as follows:

Mississaugas of the Credit First Nation meeting on April 5, 2022.

Six Nations of the Grand River meeting on April 12, 2022.

Metis First Nation Region 9 meeting on April 19, 2022.

A virtual open house for Rolling Hills area landowners was held on May 2, 2022.

The Planning Advisory Committee was consulted at their meeting of April 7, 2022.

The Natural Heritage Advisory Committee was consulted at their meeting of March 14, 2022.

The Heritage Guelph Committee was provided with an update at their meeting of April 11, 2022.

PART B – THE AMENDMENT

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. ~~Item 3 also and to delete~~ Section 2.2 which references ~~these~~ 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 ~~and, to work, and W~~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~~ First Nations for thousands of years. Guelph is located on the lands of their. Between the Lakes Treaty No. 3 territory signed between the Crown and the Mississaugas of the Credit First Nation in 1792. The City also acknowledges that Guelph is located on the traditional territory of the Huron-Wendat and Haudenosaunee people.

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~~ people now and in the future

The City of Guelph ~~recognizes is 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~~ **Indigenous 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. We continue to build relationships in an effort to deepen our understanding and engagement with Indigenous people as well as advance efforts toward reconciliation.**

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 m~~**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 Downtown ~~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 Downtown: the Urban Growth Centre ~~(Downtown)~~ and Protected Major Transit Station Area

1. The City's Urban Growth Centre and protected Major Transit Station Area share the same boundary and are ~~is Downtown as~~ identified on Schedule 1a. The Urban Growth Centre and protected Major Transit Station Area are ~~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 Downtown Secondary Plan land use designations and policies for permitted land uses, densities and heights ~~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 dDowntown-and-major-transit-station-area~~. *Strategic Growth Areas*, other than ~~the dDowntown-and-major transit-station-area~~, are classified as community mixed-use nodes or *intensification* 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 at build-out:

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 ~~policy~~ 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.

2.3. Provincially significant employment zones have been identified by the Province for the purpose of long-term planning for job creation and economic development. The Province may provide specific direction for planning in these areas to be implemented through appropriate official plan policies and designations and economic development strategies.

4. Employment areas are planned to achieve an overall density target of 40 jobs per hectare by the year 2051.

3.5. To achieve the overall density target, 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

4.6. 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.

~~5.7.~~ 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.

~~6.8.~~ 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 communityies~~.
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 or limit 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 Section 3.15:

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> ii. <i>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
<i>Surface Water and Fish Habitat</i> i. Cold/cool water <i>Fish Habitat</i> ii. Warm water <i>Fish Habitat</i> ,	i. 30 m ii. 15m	To be established through an <i>EIS</i> or <i>EA</i>	i. 120 m ii. 120 m

permanent and <i>intermittent streams</i> and undetermined f F ish h H abitat			
<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 ~~Ffederal~~ 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*.

~~7~~**8.** 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.

~~10~~**11.** 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.

~~11~~**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 (ANSIs)* 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 *ANSIs* within the City through education and stewardship.

Criteria for Designation

- 1. Provincially Significant Earth Science *ANSIs* as identified by the ~~MNR~~ **provincial government**;
- 2. Provincially Significant Life Science *ANSIs* as identified by the ~~MNR~~ **provincial government**;
- 3. Regionally Significant Earth Science *ANSIs* as identified by

the ~~MNR~~**provincial government**; and

4. Regionally Significant Life Science *ANSIs* 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 h~~**Habitat of Endangered *Species* 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 (MNDMNR)/GRCA** ~~MNR/GRCA~~ and a 30 metre *minimum buffer*.
- 2. Warm water and undetermined *Fish Habitat* as identified by the **MNDMNR/GRCA** ~~MNR/GRCA~~ and a 15 metre *minimum buffer*.
- 3. Permanent and *intermittent streams*, as identified by the City and/or the **MNDMNR/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 a 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 4.1.3.8.4 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 **MNDMNR'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 **MNDMNR'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 **MNDMNR'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 **MNDMNR'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

- ~~1.~~ **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 delete Section 4.3 Watershed Planning and Water Resources and replace it with ~~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.

Section 4.3 Watershed Planning and Water Resources is hereby deleted and replaced by ~~the following new Section 4.2 entitled Water Resource System and Watershed Planning is hereby added to the Plan.~~

4.2 Water Resource System and Watershed Planning

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-term 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 ~~2021~~ **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 ~~CEP~~**CEI**, 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 ~~P~~provincial ~~p~~Policy ~~S~~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**

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 /or 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~~ **applicable Subwatershed Study** or Stormwater Management Master Plans, ~~as approved by the City for the subject area;~~
 - iii) includes geotechnical and hydrogeologic information to identify soil infiltration rates, depths to the seasonally high water table and deeper regional *aquifers* beneath the site and in the surrounding area;
 - iv) provides an assessment ~~information on the~~ **of potential impacts to the water resource system that may result from the** in terms of quality and quantity of any proposed stormwater management techniques ~~on the City's groundwater resources~~ **design**; and
 - v) demonstrates that pre-development stormwater flows from the site match post-development stormwater flows for a given design storm events; **and,**
 - vi) **demonstrates how new development will be based on best management practices for salt management and snow storage including the provision of designated snow storage areas and the management of associated melt water.**
4. The City will require ~~appropriate~~ **the** use of on-site infiltration measures, **as appropriate**, within the stormwater management design.
 5. The City encourages the use of landscape-based stormwater management planning and practices (also referred to as *Low Impact Development*), including **such as** rainwater harvesting, green roofs, bioretention, permeable pavement, infiltration facilities and vegetated swales, **and green infrastructure** in the design and construction of new *development* where site conditions and other relevant technical considerations are suitable.
 6. The City encourages approaches to stormwater management that include a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect **the quality and quantity of water** ~~water quality and quantity~~ and minimize erosion and ~~site alteration~~ and flooding impacts.
 7. All *development* shall be required to adhere to any approved City policies, guidelines and standards including

demonstrate consistency with the requirements of this Plan, the Stormwater Management Master Plan (2011~~2~~) **and the Stormwater Management Planning and Design Manual (2003), or successor thereto**, and the ~~Design Principles for Stormwater Management (1996)~~. These plans and guidelines are intended to augment the Ontario Ministry of the Environment's Stormwater Management Practices Planning & Design Manual, as amended from time to time and are intended to achieve **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 (2011~~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 within the horizon of this Plan ~~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.
- ~~2.3.~~ Where municipal sewage and municipal water services are extended and are available, the permitted uses and policies of the Low Density Residential designation, Section 9.3.2 of this Plan, shall apply.

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, stepbacks, 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 for freestanding residential and residential within mixed-use buildings,**
- ii. **the minimum *net density* is 100 units per hectare for freestanding residential and residential within mixed-use buildings, 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;
 - ~~iii)~~**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** ~~for 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 comprehensive planning process such as or similar to a secondary plan process including an environmental impact study are required to be completed prior to development within the Dolime Quarry annexed lands. The comprehensive planning process such as or similar to a secondary plan process**

will confirm the specific residential designations appropriate for the lands.

The requirements for the Planning Act applications will be identified and confirmed through the comprehensive planning process such as or similar to a secondary plan process. 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:

9.1110 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:

9.1211 ~~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.

~~9.13~~**12.2.5.1** Urban Form Statement – Silver Creek Junction

~~9.13~~**12.2.5.2** Urban Form Objectives – Silvercreek Junction

~~9.13~~**12.2.5.3** Urban Design Policies – Silver Creek Junction

~~9.13~~**12.2.5.4** Infrastructure Requirements – Silver Creek Junction

~~9.13~~**12.2.5.5** Land Use – Silver Creek Junction

6. 240-258 Silvercreek Parkway North

In addition to the permitted uses and policies of the Service Commercial designation, the permitted uses and policies of the Industrial designation apply to property located at 240-258 Silvercreek Parkway North.

~~9.13~~**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 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.

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 **MNDMNR** 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 **MNDMNR** 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 to revise the corporate boundary and remove the County of Wellington's Greenland System.

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, to reflect the refinements to the natural heritage system in the Rolling Hills area, 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 in accordance with the area specific maps attached hereto and to update the legend with the revised land use designation names.

ITEM 104: The purpose of Item 104 is to amend Schedule 3 to modify the natural heritage system within the Rolling Hills area in accordance with the area specific map attached hereto.

Schedule 3 Development Constraints is hereby amended to refine the natural heritage system within the Rolling Hills area.

ITEM 105: The purpose of Item 105 is to amend Schedule 4 to update the natural heritage system to reflect the refinements within the Rolling Hills area.

Schedule 4 is hereby amended for the Rolling Hills area.

ITEM 106: The purpose of Item 106 is to amend Schedule 4A to update the natural heritage system to reflect the refinements within the Rolling Hills area and to update the significant wetland boundary and buffers for 1291 Gordon Street in accordance with the limits of the approved development application for this site.

Schedule 4A is hereby amended for the Rolling Hills area and for 1291 Gordon Street.

ITEM 1074: The purpose of Item 1074 is to modify the title of Schedule 4B, ~~and~~ and to update terminology in the legend, and to reflect the refinements to the natural heritage system within the Rolling Hills area.

The title and legend terminology of Schedule 4B are hereby amended as attached hereto and the natural heritage system within the Rolling Hills area is hereby amended.

ITEM 108: The purpose of Item 108 is to amend Schedule 4C to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4C is hereby amended for the Rolling Hills area.

ITEM 109: The purpose of Item 109 is to amend Schedule 4D to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4D is hereby amended for the Rolling Hills area.

ITEM 110: The purpose of Item 110 is to amend Schedule 4E to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4E is hereby amended for the Rolling Hills area.

ITEM 111: The purpose of Item 111 is to amend Schedule 6 to modify the Open Space and Parks layer to reflect the designation for the property at 1291 Gordon Street in accordance with the site specific mapping attached hereto.

Schedule 6 is hereby amended for 1291 Gordon Street.

ITEM 1~~1205~~: The purpose of Item 1~~1205~~ 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 1~~1306~~: The purpose of Item 1~~1306~~ 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.

Shaping Guelph

Official Plan Review Official Plan Amendment 80

July 11, 2022



Purpose of the Official Plan Review

Conformity with:

- A Place to Grow
- Recent amendments to the Planning Act
- Recent amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Implement the City's growth management strategy.

Implement the recommendations of the York/Elizabeth Land Use study.

Amendments to improve clarity for implementation or to address city approved plans, procedures or Council decisions.

Housekeeping changes; for example, names of provincial ministries, address updates or policy numbering updates.



Project Timeline

October 2019 to April 2021: Shaping Guelph background studies

April 2021: Growth scenarios released for engagement

May 2021: Official Plan Review policy paper released

May 2021 to October 2021: Engagement on policy paper

January 2022: Growth Management Strategy presented to Council

February 2022: Draft Official Plan amendment released

March 2022: Open House and Public Meeting

April/May 2022: Indigenous Government consultation, Advisory Committee meetings and Rolling Hills open house

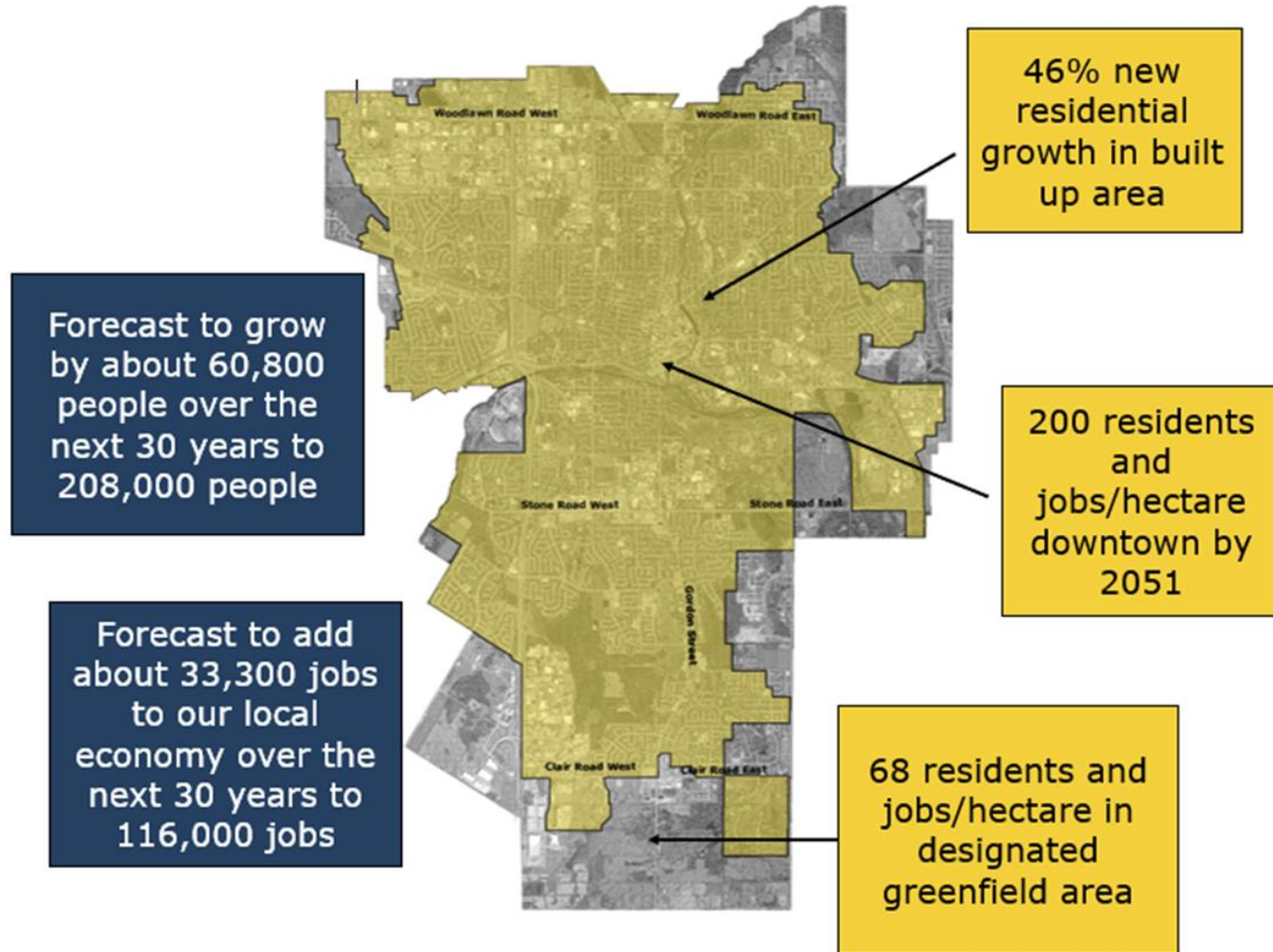


The Official Plan

- Sets the vision for the future of the City
- Creates a strong foundation to guide future growth
- Supported by master plans
- Aimed at designing the built environment to promote sustainability and healthy, active living, while mitigating and adapting to climate change



Forecasts and Targets



The Official Plan – Setting the Course

Vision and commitment

- Guelph is:
 - a place of community; welcoming and diverse,
 - thoughtfully designed, and is
 - A place where our natural and cultural resources are protected and celebrated.
- We respect the land on which we reside and are stewards
- We are committed to meaningful engagement with First Nations and to building relationships



The Official Plan – Setting the Course

Population and housing

- Plan for a range and mix of housing options and densities to meet the needs of current and future residents at all stages of life and to accommodate the needs of all household sizes and incomes
- Support intensification in built-up areas and revitalize greyfield and brownfield sites
- Create vibrant, urban areas with increased densities that supports walking, cycling and transit



The Official Plan – Setting the Course

Employment and jobs

- The Official Plan supports and strengthens our diverse and innovative local economy
- Protect and reserve strategically important land for future employment purposes to the 2051 planning horizon and beyond
- Promote and encourage intensification of Employment Areas
- Maintain a healthy mix of residential to employment uses as a net importer of jobs



The Official Plan – Setting the Course

Environment and climate change

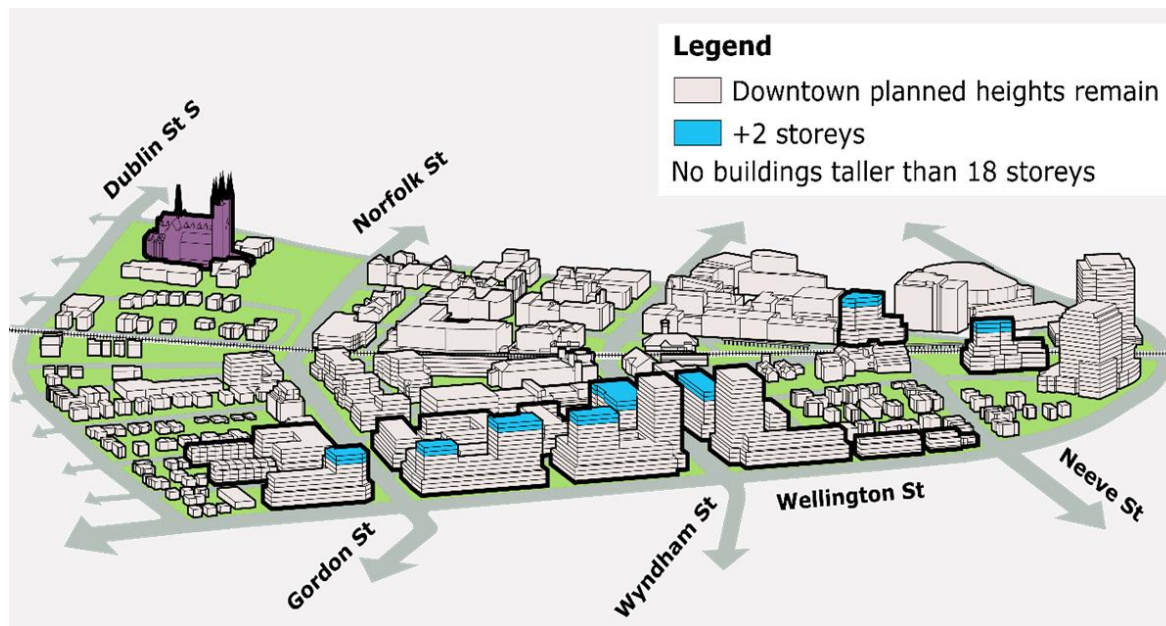
- Protect, maintain, enhance and restore the Natural Heritage and Water Resource systems
- Increase resiliency to climate change and address the impacts of a changing climate
- Provide land use framework and policies that support achievement of the City's net zero target



The Official Plan – Setting the Course

Downtown

- Focal area for investment, employment and residential uses
- Vibrant heart of the city and preferred location for major office and institutional uses
- Protected major transit station area; mix of uses to support existing and future transit investment



The Official Plan

- Uses an interdisciplinary approach to planning
- Provides for growth and land use patterns that support community needs and ensures financial sustainability
- Ensures servicing and transportation networks are available to support growth
- Is an integrated approach to implementing A Place to Grow while reflecting the City's vision



Draft OPA 80: What we heard

- Support for approach to achieving growth targets and building more compact city through intensification
- Cautious about growth with concerns about traffic, parking and greenspace
- The Official Plan should reflect a uniquely Guelph approach to planning
- Support for Dolime Quarry policies
- General agreement with approach to Indigenous engagement, request for direct consultation with more time afforded for review by Indigenous governments



Draft OPA 80: What we heard

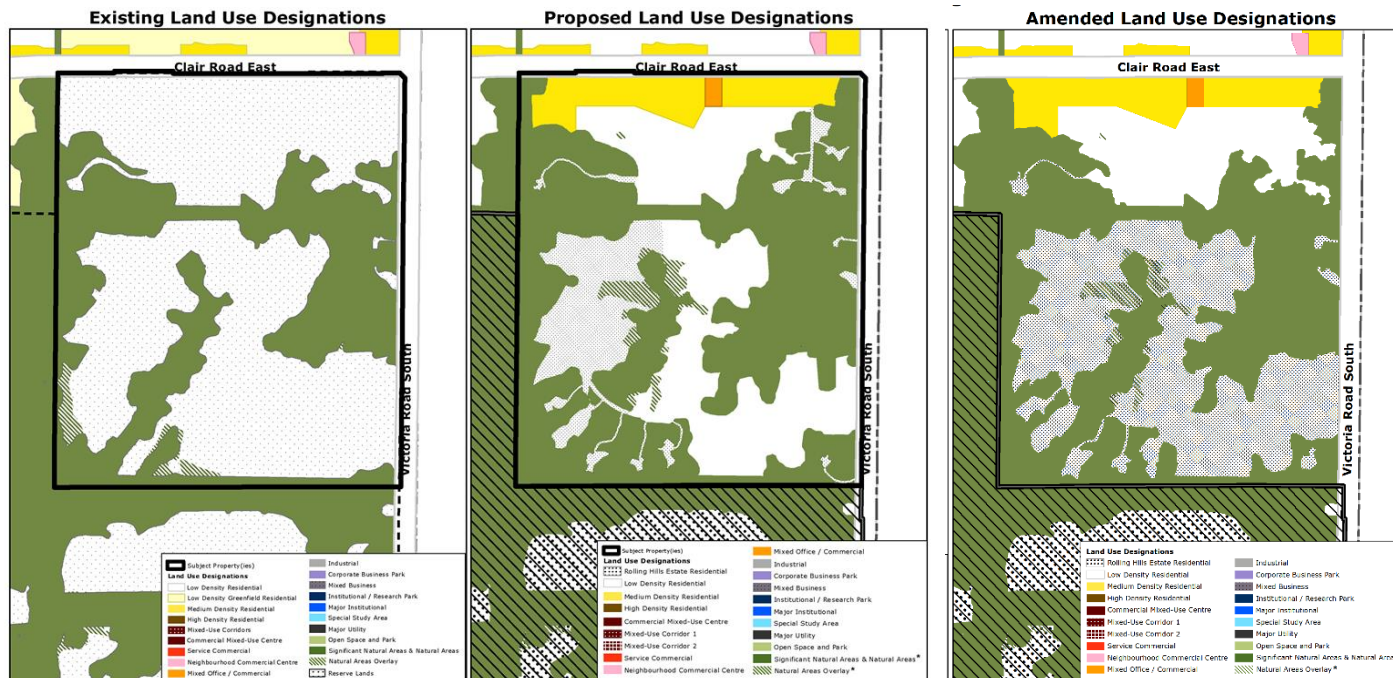
- Suggestion to increase height and densities in strategic growth areas
- Concerns about fiscal impact of growth
- Request for inclusion of phasing policies
- Request to consider a wider range of uses within commercial designations
- Concerns and support for Rolling Hills area proposed land use designations
- Site specific concerns



Modifications to OPA 80

Rolling Hills area

- Refinements to natural heritage system
- Serena Lane and Carlaw Place properties to be designated Rolling Hills Estate Residential
- Kilkenny Place and Megan Place to be designated low density residential



Modifications to OPA 80

- 1291 Gordon Street – addition of Open Space and Park designation for apartment amenity space
- Indigenous consultation – revisions to recognize traditional territory of Huron-Wendat and Haudenosaunee people
- Clarification of references to Downtown as the Urban Growth Centre and protected Major Transit Station Area
- Area specific policy in employment area to provide range of redevelopment options



Provincial Review and Comments

- Minister of Municipal Affairs and Housing is the approval authority
- Comments on OPA 80 have not been received
- Next steps: staff consultation with Ministry staff and report back to Council prior to Ministerial approval

Recommendations

Council adoption of OPA 80

Submission to province for approval

Approval of the Shaping Guelph Growth
Management Strategy



Attachment 4: Official Plan Amendment 80 Comment Summary and Response

This table provides responses to comments received during the circulation of the draft OPA 80.

#	Name	Comment	Staff response
1.	MHBC Planning on behalf of Armel Corporation (17/03/2022)	Request to reconsider land use designation change for 240-258 Silvercreek Parkway North to allow for medium and high density residential development.	This site is situated with an employment area and staff continue to support the change to the Service Commercial land use designation to better reflect the existing use of land and for conformity with the employment area policies of A Place to Grow and the Provincial Policy Statement. The properties are adjacent to the Hanlon Expressway and a rail line and industrial uses. Speedvale Avenue West provides a distinct boundary between the Mixed-use Corridor land uses to the south and the industrial uses to the north. To provide for a full range of redevelopment opportunities within the Employment Area, it is recommended that the properties be provided with the permitted uses of both the Service Commercial designation and the Industrial designation. A new policy is recommended.
2.	MHBC Planning on behalf of Armel Corporation (23/03/2022)	Suggest increasing the height of the High Density residential designation in strategic growth areas above 14 storeys. Suggest increasing the height and density for the Medium Density land use designation with strategic growth areas.	Through the growth scenario phase of Shaping Guelph, we heard that 14 storeys would be an appropriate height and there wasn't support for taller heights. We do not recommend increasing the height of the high density residential designation above 14 storeys as of right in strategic growth areas.

#	Name	Comment	Staff response
		<p>Recommend that the City modify the Neighbourhood Commercial Centre policies to be more flexible for mixed-use development by allowing residential uses as stand alone uses. Expand the uses within the Service Commercial designations on Wellington Street to include residential.</p> <p>Consider a wider range of uses for the Service Commercial designated lands on Speedvale Avenue West.</p>	<p>No changes are proposed to the medium density designation. In response to this comment, staff reviewed the strategic growth areas and land use designations and feel that the existing height and density remains appropriate. There may be opportunities for site-specific amendments to height and density but overall no changes are recommended in OPA 80. The sites designated medium density have either been recently approved or recently developed. The growth scenarios did not consider additional height and density in these areas and the recommendations of the growth management strategy did not consider changes to the height and density for the medium density land use designation.</p> <p>The commercial policy review (OPA 69) recommended that the neighbourhood commercial centre sites retain their commercial focus. It is appropriate for residential on these sites to be contained within mixed-use buildings. No changes are recommended in response to this comment.</p> <p>The service commercial designated sites were not required to meet the population forecast to 2051. A review of uses within the service commercial land use designation will be considered in a future commercial policy review.</p>
3.	Wellington County (20/04/2022)	Recommendation to revise policy 3.14.2 to prohibit or limit	Policy 3.14.2 has been revised to include "limit".

#	Name	Comment	Staff response
		<p>development adjacent to the City's boundary rather than to strictly prohibit.</p> <p>Recommendation to include urban-rural transition policies to achieve an appropriate transition to the rural areas in the County.</p>	<p>Urban-rural transition policies are included in the Clair-Maltby Secondary Plan which is the last undeveloped greenfield area of the City which is adjacent to the rural areas of the County.</p>
4.	MHBC Planning re: 5102 Whitelaw Rd (24/03/2022)	<p>Request to place the property in the Medium Density Residential designation. The changes to the low density residential designation which applies to the property has reduced the height permission for this property from 6 storeys to 4 storeys.</p>	<p>While the changes to the low density designation has reduced maximum height permissions, it has retained the maximum density permissions. Site specific requests to change land use designations outside of the recommendations of the growth management strategy are appropriately addressed through a site-specific development application.</p>
5.	Dr. P. Kraehling (24/03/2022)*	<p>Concern about the mapping of the ecological linkage on Gordon Street north of the Solstice building and that the land use designation could permit a new medium density residential building in the area. Request to designate it as natural heritage system.</p> <p>The concentration of the policies on growth and targets will push development to maximum allowances and will impact the quality of life.</p>	<p>The designation of the property at 1291 Gordon Street has been reviewed and it has been mapped in conformity with Council's approved development of the site. However, given that the common amenity area of the property is not approved for future buildings and is to be retained as amenity space for residents, it is recommended that this area of the site be designated as "open space and parks". This is an appropriate designation for private open space.</p> <p>In terms of growth and targets, the policies of OPA 80 are intended to meet the provincial forecasts and targets while maintaining access</p>

#	Name	Comment	Staff response
			to services and amenities and providing housing and jobs to meet the needs of current and future residents. A goal of the Official Plan is to improve quality of life, a change in the way we develop our city from what occurred prior to the introduction of the Growth Plan (i.e., low density detached housing) is needed to achieve this.
6.	Dr. P. Kraehling (30/03/2022)*	Item numbers 51 and 52 of OPA 80 should be reworded to give greater guidance on how new construction will have a low carbon/low energy footprint. The City, through its planning approval process mechanisms, have many opportunities to require developers/builders to institute green building technologies to assist in addressing the climate change emergency.	Further review of the climate change policies will be conducted in the next phase of the Official Plan review following the completion of a sustainable city master plan and climate change adaptation plan.
7.	Blackthorn Development Corp re: 540 York Road (29/03/2022)	Support the existing designation of the property as Commercial Mixed-use and is supportive of the vision for the York Road corridor.	The property was designated Commercial Mixed-use through OPA 69 and no changes are proposed through OPA 80.
8.	Bob Millar (14/04/2022) Beth Finnis (18/04/2022) Sue Smith (3/5/2022)	Concerns about the existing designation of the Armtec site and request to change its designation from High Density Residential. Suggestions include parkland and natural heritage.	The Armtec property was considered through the 2006 Growth Plan conformity work and identified through the City's approved growth management strategy and residential intensification analysis as a prime candidate for intensification. High density residential was recommended and approved as the appropriate land use designation. Council approved this designation, along with designation changes for

#	Name	Comment	Staff response
	<p>Katherine Howitt (5/5/2022)</p> <p>Carleen Paterson (10/5/2022)</p>		<p>all other properties identified in the Council approved growth management strategy, through OPA 48 which was adopted by Council in 2012, approved by the Minister in 2013 and approved by the Ontario Municipal Board in 2017.</p> <p>Staff continue to support the existing land use designation of this property. The high density residential designation is appropriate; adjacent properties are designated medium density residential; this site is a brownfield and the designation will help to realize remediation and redevelopment; future redevelopment is subject to zoning regulations for setback and step backs, and the City's urban design policies, guidelines and manuals apply to this site to ensure that redevelopment is appropriate and compatible. It is likely that a zoning amendment application or committee of adjustment application will be needed to allow for redevelopment of this site allowing for public comment on development plans.</p>
9.	MHBC on behalf of Paisley + Whitelaw Inc (14/04/2022)	Request to consider increases to height and density for the Medium Density Residential designation in strategic growth areas. The removal of bonusing policies has decreased the potential permitted density and there is now a significant gap between High Density Residential permissions and	See response in line 2 above.

#	Name	Comment	Staff response
		Medium Density permissions in strategic growth areas.	
10.	Mary Mathers and Maureen Van de Ven (2/5/2022)	Request to designate properties in the Rolling Hills area as estate residential.	<p>To address comments received and since servicing is not anticipated to be available in the Serena Lane and Carlaw Place area of Rolling Hills within the time horizon of the Official Plan, staff recommend that the mapping be revised to place the properties on Serena Lane and Carlaw Place into the Rolling Hills Estate Residential designation with an area specific policy as follows:</p> <p><i>Where municipal sewage and municipal water services are extended and are available, the permitted uses and policies of the Low Density Residential designation, Section 9.3.2 of this Plan, shall apply.</i></p> <p>Future extension of servicing would be the responsibility of landowners, this policy would allow for the possibility of servicing should it be feasible.</p> <p>For the Kilkenny Place and Megan Place area of Rolling Hills, outside of the Clair Road frontage which is proposed for medium density residential and mixed-office commercial, the land use designation shall be low density residential and the estate residential designation is recommended to be removed. For properties with frontage on Victoria Road, the Rolling Hills Estate Residential continues to be recommended.</p>

#	Name	Comment	Staff response
11.	<p>Jacquie Geall and Clay Seabrook (8/5/2022)</p> <p>Michael Watt (18/5/2022)</p> <p>Pete Graham (19/5/2022)</p> <p>Angela and Alex Baggio (20/5/2022)</p> <p>James Nagy (20/5/2022)</p> <p>Ali and Mitra Ashkar (20/5/2022)</p> <p>Mandana and Faz Ashkar (20/5/2022)</p> <p>Steno Carniello (26/5/2022)</p>	Support the recommendations in OPA 80 for the Rolling Hills area; in particular the recommendations for the Kilkenny Place, Megan Place and Clair Road area to include low density residential, medium density residential and commercial mixed-use.	Revisions are proposed to the Rolling Hills area as noted in line 10 and respond to the comments provided.
12.	Malcolm Macintosh (24/2/2022)*	Concern with requirement to comply with provincial planning mandates and that local planning decisions should be the domain of local residents.	The Planning Act and the Places to Grow Act require municipalities to conform with provincial plans and policies. The Shaping Guelph study recommends how to accomplish that in a Guelph specific manner and engagement with

#	Name	Comment	Staff response
			the community informed the policy directions contained in OPA 80.
13.	Nick Papadedes (25/2/2022)*	Concerned with the estate residential designation being applied to some properties on Megan Place in Rolling Hills. Would like all properties in the northern part of Rolling Hills to be considered for low density residential rather than estate residential.	Revisions are proposed to the Rolling Hills area as noted in line 10 and respond to this comment.
14.	Stephen Gawron and Janet Nairn (13/02/2022)*	Concerned with potential development of Rolling Hills area. This area is unique and offers newcomers another option in lifestyle.	Revisions are proposed to the Rolling Hills area as noted in line 10.
15.	Mark L. Dorfman on behalf of Families for Rolling Hills (24/02/2022)*	<p>Recommends the following changes to proposed OPA80:</p> <ol style="list-style-type: none"> 1. All of the Rolling Hills subdivision should be designated on Schedule 2 (Land Use Plan) as "Estate Residential". 2. The designations of "Low Density Residential", "Medium Density Residential", and "Mixed Office/Commercial" should be removed from the Land Use Plan and the text policies as they relate to the Rolling Hills Community. 3. Proposed Item 67 should be modified to remove proposed subsection 9.3.6.2 that permits "additional residential units" in the "Rolling Hills Estate Residential" designation. 	<p>Revisions are proposed to the Rolling Hills area as noted in line 10.</p> <p>Additional residential dwelling units are recommended to be permitted as per all other residential areas of the city. This allows for additional units within the house or within a separate structure. Alternative names for additional residential dwelling units are basement apartments, nanny suites, in-law suites, secondary suites. These are appropriate to permit in residential areas and could accommodate changes to household dynamics or allow for rental.</p>

#	Name	Comment	Staff response
16.	Natural Resource Solutions Inc. (NRSI) on behalf 2143 and 2187 Gordon Street (29/03/2022)	Concern about discrepancies and inconsistencies related to the classification, definition, delineation, and management of Plantations and woodlands as defined by the City of Guelph Official Plan.	The policies for specific natural heritage system land use designations are not the subject of OPA 80. These comments will be considered in the next phase of the Official Plan Review.
17.	Dr. H. Whiteley Delegation at Public Meeting (30/03/2022)	OPA 80 does not include policies for phasing of development, this is a major gap.	The Official Plan contains objectives and policies for managing growth including policies to manage and support forecasted growth with integrated planning for infrastructure and public service facilities. The policies in the Official Plan set out a rate and direction for growth while the capital budget and infrastructure planning set the pace. Phasing of development has been set out for the Clair-Maltby Secondary Plan area which is the largest, undeveloped greenfield area in the City.
18.	Laura Murr Delegation at Public Meeting (30/03/2022)	Would like Figure 3 of the Tier 3 plan to be added to the Official Plan. Would like the designation of lands on Niska Road reconsidered.	The Tier 3 water quantity policies have not been approved so it is not appropriate to include figures from it in OPA 80. As the policies are approved, the sourcewater policies in the Official Plan will be reviewed and considered for amendment. The designation of lands on Niska Road were the subject of an Ontario Municipal Board hearing and the former OMB approved the residential land use designation.
19.	William Farr Delegation at Public Meeting (30/03/2022)	Concern that the zoning bylaw should not make it easy for developers to amend it.	Comments provided were about the Zoning Bylaw and are not within the scope of OPA 80.

#	Name	Comment	Staff response
20.	Susan Watson Delegation at the Public Meeting (30/03/2022)	Concern that growth does not fully pay for growth. Delegated about parks plan and parkland dedication bylaw.	Response to comments about growth paying for growth were addressed through the Fiscal Impact Analysis presented to Council on March 30. Open space and parks policies are not within the scope of OPA 80.
21.	Ted Michalos Delegation at the Public Meeting (30/03/2022)	Comments on behalf of Families for Rolling Hills requesting that their neighbourhood be protected for the good of everyone in the City and that the entirety of Rolling Hills be placed in the estate residential designation.	Revisions are proposed to the Rolling Hills area as noted in line 10.
22.	Lin Grist Delegation at the Public Meeting (30/03/2022)	Comments about parkland and parks plan and that the Ontario Reformatory should be a large park.	Open space and parks policies are not within the scope of OPA 80.
23.	Natural Heritage Advisory Committee (14/04/2022)	Concern expressed about the draft policies that may permit essential City infrastructure within the Natural Heritage System (NHS) if the infrastructure is assessed and approved through an Environmental Assessment (EA). Support for the way 'net ecological benefit' is dealt with in the Environmental Assessment policies. Suggestion that a definition be provided for 'net ecological benefit'.	The intent of the policy for environmental assessments and essential infrastructure is to ensure that a complete evaluation can be conducted through an EA where municipal infrastructure meets the definition of essential and to ensure that the EA results in no negative impact and a net ecological benefit. It is difficult to define net ecological benefit because it will differ depending on the feature, site specific considerations and the individual project parameters. The EA process will determine what the net ecological benefit is and how it is implemented.
24.	Planning Advisory Committee (7/04/2022)	Could the city meet an increased population of 10,000 in order to	The growth scenarios looked at different ways to achieve the population target for the City. The recommendation to increase the population

#	Name	Comment	Staff response
		<p>achieve the 50% intensification target?</p> <p>Supportive of changes to Commercial Mixed-use Centre, Mixed-use Corridor and High Density Residential but why haven't changes been made to low density residential in the built-up area to increase density there?</p> <p>Perhaps use the Urban3 model to look at built form and propose changes to form on the basis of their findings.</p> <p>There is an opportunity to further explore height and density across the low density residential designation, why not have consistent height?</p> <p>Maintain three-storey limit in low density residential.</p> <p>There is an opportunity to look at changes to low-density residential that could be accommodated without dramatic changes to neighbourhoods.</p> <p>Look at opportunities to accommodate infill within the built-up area</p> <p>Reasonable and efficient approach to look at growth in transition areas and deal with it through clusters of high density.</p>	<p>by 5000 accommodates the intended development of Dolime as per the settlement pathway endorsed by Council and seeks a modest adjustment to the residential intensification rate of 46 per cent. The city is already challenged to meet the minimum 50 per cent residential intensification rate on an annual basis during the years that its newest designated greenfield area, the Clair-Maltby Secondary Plan area, is building out. Adding more population to the DGA and not the BUA would exacerbate this issue. Therefore, a decrease in the intensification rate could be supported given the approved pathway for Dolime.</p> <p>Some changes were recommended to the low density residential land use designation in OPA 80 to accommodate intensification along arterial roads. The recommendation provides for a maximum net density of 60 units per hectare on arterial roads. The three storey height is maintained within the built-up area and the height is reduced to 4 storeys in the greenfield area.</p>

*letters included in the Council agenda for the [March 30, 2022 Statutory Public Meeting](#). All other letters are contained in Attachment 5 to Report 2022-225.

March 17, 2022

Melissa Aldunate
Manager, Policy Planning and Urban Design
Planning and Building Services
City of Guelph

Dear Ms. Aldunate,

RE: City of Guelph OPA 80 – Silver Creek Parkway North Mixed Use Corridor

MHBC has been retained by Armel Corporation to review and advise on the City of Guelph's Official Plan review and Official Plan Amendment 80. Armel Corporation has significant land holdings throughout the City and as long term developers with over 65 years of history in the City, they play a direct role in achievement of the City's planning and development objectives. The comments in this letter are specific to Armel's property at 240-258 Silver Creek Parkway.

Subject lands

The subject lands are located on the north side of Speedvale Avenue and the west side of Silver Creek Parkway. The Hanlon Expressway borders the lands on the west side. The lands contain two one storey commercial plazas and associated surface parking. The northerly portion of the lands is vacant (±1.8 ac.).

When this site was developed it was on the outskirts of town. In the current day context this site has a prominent location in a high visibility and high traffic corner of the City, particularly given its visual exposure to the Hanlon Expressway. Existing development on this site greatly underutilizes its potential – it is a prominent property in a strategic location.

The lands are currently designated as Mixed Use Corridor in the City's existing official plan. Armel's concern is that OPA 80 proposes to remove the lands from the Mixed Use Corridor designation (see attached mapping). Therefore, Armel requests that the City retain the subject lands within the Mixed Use Corridor 1 designation.

Intent of the Mixed Use Corridor designation

The City has identified a number of Strategic Growth Areas which are intended to accommodate a significant share of the City's future population and employment growth. Mixed Use Corridors are included within Strategic Growth Areas and therefore, they are intended to accommodate new growth at medium to high levels of density. The Mixed Use Corridors are located in areas that allow them to serve both the needs of residents living and working in the corridor and those in nearby neighbourhoods and employment districts. The policies of the current official plan and the proposed official plan amendment 80 encourage mixed use and allow for a wide range of commercial, institutional, office, service and residential uses.

Rationale for the subject lands remaining within the Mixed Use Corridor designation

After having reviewed the proposed OPA 80 and the City's Growth Management Strategy that is the basis for OPA 80, it is my opinion that the Mixed Use Corridor designation is exactly appropriate for the subject lands for a number of reasons:

1. The lands are well located for high density development

The subject lands are located at the intersection of two arterial roads (Silver Creek Parkway and Speedvale Avenue) and adjacent to the Hanlon Expressway. The lands are not adjacent to low rise residential neighbourhoods and thus increases in height and density would have little impact on adjacent lands.

2. The lands have capacity for intensification

The lands are currently under-developed and have capacity for considerable intensification. There are two, single storey commercial plazas with associated surface parking lots on the property. Given that the lands are adjacent to high capacity transportation networks, there is considerable capacity on the lands for greater density of development at the scale envisioned by the Mixed Use Corridor designation.

3. Mixed use development on the subject lands will not result in a loss of employment lands

The subject lands are not designated employment lands. The lands have been zoned for commercial uses, with residential permissions for many years. While there are designated employment lands to the east, north and further to the west, the subject lands are not part of the City's employment lands and therefore keeping the lands within the Mixed Use Corridor and allowing for intensification and mixed use development will not result in a loss to the City's designated employment lands.

4. Land use compatibility with adjacent employment lands can be addressed.

The Mixed Use Corridor designation allows for a range of land uses including medium and high density multiple unit residential buildings. Given that there are designated employment lands in close proximity to the subject lands, it is acknowledged that land use compatibility would have to be addressed should residential uses be proposed. However, concerns that there may be land use compatibility issues should not be a reason to remove the subject lands from the Mixed Use Corridor designation. Existing official plan policies, as well as provincial policies and guidelines, require that any land use compatibility issues be addressed should residential uses be proposed.

In conclusion, I ask that staff reconsider the land use designation for the subject lands that are proposed by Official Plan Amendment 80. For the reasons stated above, it is my opinion that retaining the lands within the Mixed Use Corridor is appropriate and will lead to development that better achieves the City's long range planning and growth management objectives.

Yours truly,

MHBC

A handwritten signature in cursive script, appearing to read "Dan Currie".

Dan Currie, MA, MCIP, RPP
Partner

cc. Mandy Scully, Armel Corp.
Chris Corosky, Armel Corp.

March 23, 2022

Melissa Aldunate
Manager, Policy Planning and Urban Design
Planning and Building Services
City of Guelph

Dear Ms. Aldunate,

RE: City of Guelph OPA #80

MHBC has been retained by Armel Corporation to provide input to the City of Guelph's Official Plan Review and specifically OPA 80. Armel Corporation has significant land holdings throughout the City and as long term developers with over 65 years of history in the City, they play a direct role in achievement of the City's planning and development objectives.

Armel has participated in the City's Municipal Comprehensive Review process and had provided several comments on the Growth Management Strategy. After having reviewed the draft Official Plan Amendment 80, we offer the following comments for staff and Council consideration.

1. Maximize the intensification potential in Strategic Growth Areas

The Strategic Growth Areas are important components of the City's existing growth management strategy and provide significant opportunity for accommodating the forecast future growth. We are pleased to see that the recommended height and density within Strategic Growth Areas has been increased. This is positive and, in our view, necessary.

We would suggest, however, that the City can be much bolder in its approach to accommodating density. In our experience in other communities, it is very difficult to achieve density of 250 units per hectare, achieve good urban design and limit height to 14 storeys. We recognize that many existing residents may have concerns about tall buildings. However, if the City intends to implement the recommended growth strategy and accommodate a considerable amount of future growth through intensification, the City is going to have to put in place a structure that is

capable of accommodating that level of development. Tall buildings greater than 14 stories are a necessary part. Much of the land within Strategic Growth Areas is located away from low density residential areas and therefore there is little impact to increased height and density in these locations.

The height and density policies in the Medium Density Residential designation are proposed to remain unchanged. The City should consider increasing permitted height and density in Medium Density Residential designated lands – particularly for those that are located within Strategic Growth Areas. For lands within a Strategic Growth Area the maximum density of 100 units per hectare is very low. Given that the ability to allow for increased height and density on a site specific basis through the bonusing policies has been removed, the City should increase the maximum density levels of medium density designated lands within Strategic Growth Areas to ensure there are sufficient opportunities to accommodate forecast growth and achieve the planning objectives for these areas.

2. Maximize intensification potential in Commercial Centres and Corridors outside of Strategic Growth Areas

More flexibility is needed in the commercial land use policies. The current policies and regulations discourage achievement of mixed use and residential intensification in particular. Given the level of intensification needed to accommodate future growth, the City will have to be relatively aggressive in applying a permissive land use framework that will allow for and encourage the intensification needed to accommodate future growth.

a) Neighbourhood Commercial Centres

We understand that the City has not undertaken a detailed commercial needs assessment as part of the MCR process and therefore we recognize that the City is hesitant to make major changes to commercial land use designations. We still submit that, when the City does review commercial policies, the City needs to review the planned function of Neighbourhood Commercial Centres since in many cases this planned function to provide the day to day service and shopping needs for surrounding residential areas is no longer occurring due to the changing nature and evolution of commercial activity.

In the interim, we recommend that the City modify the current Neighbourhood Commercial Centre policies to be more flexible in allowing mixed use development. Currently, residential development is permitted but only within a mixed use building (i.e. commercial uses on the ground floor and residential units above). The City should consider modifying these policies

to allow for a *mixed use site* – meaning the residential uses could be in a stand alone multiple unit building provided the site is developed so that planned commercial function and commercial floor areas can be achieved.

b) Commercial designated lands on Wellington Street at Imperial Road

The majority of the lands on this corridor are designated Service Commercial. We note that permitting more mixed use including residential uses would provide greater opportunity for the City achieve the level of intensification required to accommodate forecast growth. The lands are well located for mixed use and policies and regulations could be implemented to ensure planned commercial function continues. We note that the proximity to the rail corridor should not be considered an impediment. There are existing policies and guidelines to manage rail related impacts and ensure development is compatible with surrounding uses.

c) Speedvale Avenue West Service Commercial Lands

The Service Commercial designated lands on the south side of Speedvale Avenue West provide opportunity for accommodation of growth. We recommend that the City should consider these sites for a wider range of uses allowing for redevelopment and modest levels of intensification. We acknowledge that the proximity to the employment lands on the north side of Speedvale Avenue (which permit a range of industrial uses) likely limits the ability for residential uses. However, given the location and the fact that Woodlawn Road will continue to be the prime location for vehicle oriented commercial uses in this part of the City, a greater range of uses and higher intensity of land use should be considered for the Speedvale Avenue corridor.

In conclusion, we recognize the considerable work that the City has completed to date and we appreciate the opportunity to provide comments as input to the process. We recommend that the City consider these comments in the preparation of the final version of OPA 80. We look forward to having the opportunity to continue the dialogue and would welcome further discussions with planning staff.

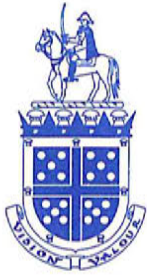
Yours truly,

MHBC

A handwritten signature in cursive script, appearing to read "Dan Currie".

Dan Currie, MA, MCIP, RPP
Partner

cc. Mandy Scully, Armel Corp.
Chris Corosky, Armel Corp.
Daryl Keleher, Altus Group
Susan Rosenthal, Davies Howe



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GUELPH ON N1H 3T9

Melissa Aldunate, Manager
Policy of Planning and Development Services
City of Guelph
1 Carden Street
Guelph, Ontario N1H 3A1

Dear Ms. Aldunate,

Thank you for the opportunity to review and comment on Draft Official Plan Amendment 80 to the City of Guelph Official Plan. We have reviewed the proposed amendment and have the following comments to provide:

Proposed ITEM 18

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

We note that the proposed language in policy 3.14.2, is inconsistent with County Official Plan policies that relate to section 4.7 Urban Area Protection. While the policy does prohibit development adjacent to existing urban centres, it also clearly states that this policy is not intended to prevent previously approved development, logical infilling or development of a minor nature which would not impede the efficient expansion of the urban area. Additionally, the expansions of existing developments may be considered if the overall intent of the section is met.

We request that section 3.14.2 be revised to "prohibit or limit" development adjacent to the City's settlement area boundary.

Proposed ITEM 100

We wish to indicate that we have no concerns with the Dolime Quarry lands being shown on the various City Official Plan land use schedules. This change is a result of a recent Ministerial Zoning Order which annexed these lands from the County into the City of Guelph. The County and the Township of Guelph/Eramosa were consulted and supportive of this process.

However, we do wish to receive the GIS data the City is using to delineate the new city limits in this area. We wish to carry forward a consistent and accurate boundary into revised County Official Plan Land use schedules. We have also been directed by the Ministry of Municipal Affairs and Housing to obtain this data from the City.

Urban-Rural Transition Policies

The Urban - Rural transition is an important policy matter for the City to consider as growth pressures in urban centres increase and greater emphasis is placed on intensified greenfield development at the periphery of cities.

We would request that OPA 80 be revised to include additional policy direction applicable to development within the City's urban fringe to help achieve an appropriate transition to rural areas in the County. Policy additions to this effect would create a clearer expectation for development in the urban fringe and clarify that land use transition and compatibility considerations should include rural lands in the County.

County Staff are happy to discuss this matter in more detail and appreciate the work that has been advanced to date on this matter in the Clair Maltby-Secondary Plan area.

I trust that these comments will be of assistance to you in the review of this matter.

Yours truly,



Jameson Pickard, B.URPL. RPP, MCIP
Senior Policy Planner

March, 2022

Melissa Aldunate
Manager, Policy Planning and Urban Design
Planning and Building Services
1 Carden Street
Guelph, ON
N1H 3A1
plan20151@guelph.ca

Dear Melissa:

**RE: City of Guelph Official Plan Review (OPA 80): 5102 Whitelaw Road
OUR FILE 21323B**

We are writing today on behalf of our clients, Scott Robinson and Rolf Deter, with regards to the City of Guelph's Comprehensive Zoning By-Law review. Our clients, Scott Robinson and Rolf Deter own property located at 5102 Whitelaw road, at the corner of Whitelaw Road and Fife Road, in the City of Guelph (**Figure 1**). Under the Official Plan Amendment, a portion of their property is proposed to be redesignated from "Low Density Greenfield Residential" to "Low Density Residential" (**Figures 2 & 3**). We request that the City consider applying the Medium Density Residential designation to the property for reasons set out in this letter.

The property is located at the intersection of Fife Road and Whitelaw Road, along the western limit of the City of Guelph. The portion of the property that is located within the City of Guelph's Boundary is currently in fallow. The remaining majority of the property is located within Guelph-Eramosa Township, and is actively farmed. Any future development of the lands will require severance of the portion of the property within the city from the larger parcel and appropriate site plan approvals.

Land Use Context

Surrounding land uses within the City boundary (North, Northeast, and Northwest) are a mix of residential uses and densities. Immediately to the northeast of the property is the Fife Road Co-operative housing development, which is currently designated as medium density in the existing Official Plan and is proposed maintain that designation in OPA 80. To the direct north and Northeast of the property, lower density housing in the form of single detached dwellings predominate. South, southeast and southwest of the property are lands located within the Township of Guelph-Eramosa, which are primarily characterized by agricultural and rural lands, with some rural residential uses. A medium density development would be appropriate given the surrounding context, would fit within the character of the existing neighbourhood, and create a mixed neighbourhood with a range of housing types.

City of Guelph Official Plan Review & Official Plan Amendment (OPA) 8o

The lands are designated as “Low Density Greenfield Residential” in the current City of Guelph Official Plan, and are located in the designated Greenfield Area. This designation permits a height maximum of 6 stories, and provides policies for increased density up to 100 units per hectare based on its location along Fife Road and Whitelaw Road, which are designated arterial roads. OPA 8o proposes to eliminate the “Low Density Greenfield Residential” designation in its entirety. Further, OPA 8o proposes to eliminate density bonusing policies which currently apply to the existing “Low Density Residential” designation. These policies previously permitted up to 6 stories and 100 units per hectare, subject to certain policies of the plan.

As such, the subject lands are proposed to be redesignated to “Low Density Residential.” This designation, combined with the removal of density bonusing policies, effectively removes existing development rights which are permitted in the current Official Plan. This includes limiting the density from 100 units per hectare down to 60 units per hectare, and reducing the height limit from 6 stories to 4 stories. This significantly limits the development potential of the lands.

We believe a “Medium Density Residential” designation better reflects the development rights which are currently in place on the property, as this designation would permit the 6 stories and 100 units per hectare that would have applied under the previous “Low Density Greenfield Residential” designation when combined with the current applicable bonusing policies in section 9.3.3.4. The property should be designated “Medium Density Residential” to accommodate for the removal of these bonusing policies which would have applied to the subject lands in order to better reflect what is currently allowed.

The property is capable of handling a higher density than currently proposed for several reasons which are consistent with the Official Plan’s policies for determining increased density in residential areas. The property is located adjacent to a medium density land use, which is proposed to maintain that density through the proposed OPA 8o. A “Medium Density Residential” designation on the subject property would thus be consistent with surrounding buildings and land uses in the area.

The subject property is also located in proximity to many public services and amenities. Within one kilometre of the site are convenience stores (Hasty Market & Emesa Market), a church (Parkwood Gardens Community Church), Gateway Drive Public School, and Springdale Park. Just beyond this proximity, and within 1.5 kilometres of the site are grocery stores, restaurants, and retail shops along Paisley Road, and retail food stores along Imperial Road and County Road 124. The West End Community Centre is located just beyond this 1.5 kilometre radius (1.7 km, approximately).

Being at the Corner of Fife Road and Whitelaw Road, the subject property is very well serviced by public transportation. Within approximately 300 metres of the subject property is a bus stop, with access to 2 bus routes, providing access to the downtown core and several employment areas within the City.

Additionally, roads surrounding the property such as Fife Road, Wellington Street, Elmira Road, and Imperial Road South are all dedicated bike routes, as indicated on the City’s transportation system map. Fife Road and Whitelaw Road (north of Fife) are both identified as arterial roads within the City’s Official Plan, and policies generally promote medium density development for residential development proposals along arterial and collector roads.

Conclusion

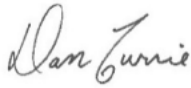
For these reasons, we request that the City consider designating the property as Medium Density Residential to permit a net density of 100 units per hectare and height of up to 6 stories. By way of this

letter, please include us in any future correspondence and updates regarding the City's Official Plan Review.

If you have any questions, please reach out to the undersigned.

Yours truly,

MHBC



Dan Currie,
MA, MCIP, RPP, CAHP,
Partner

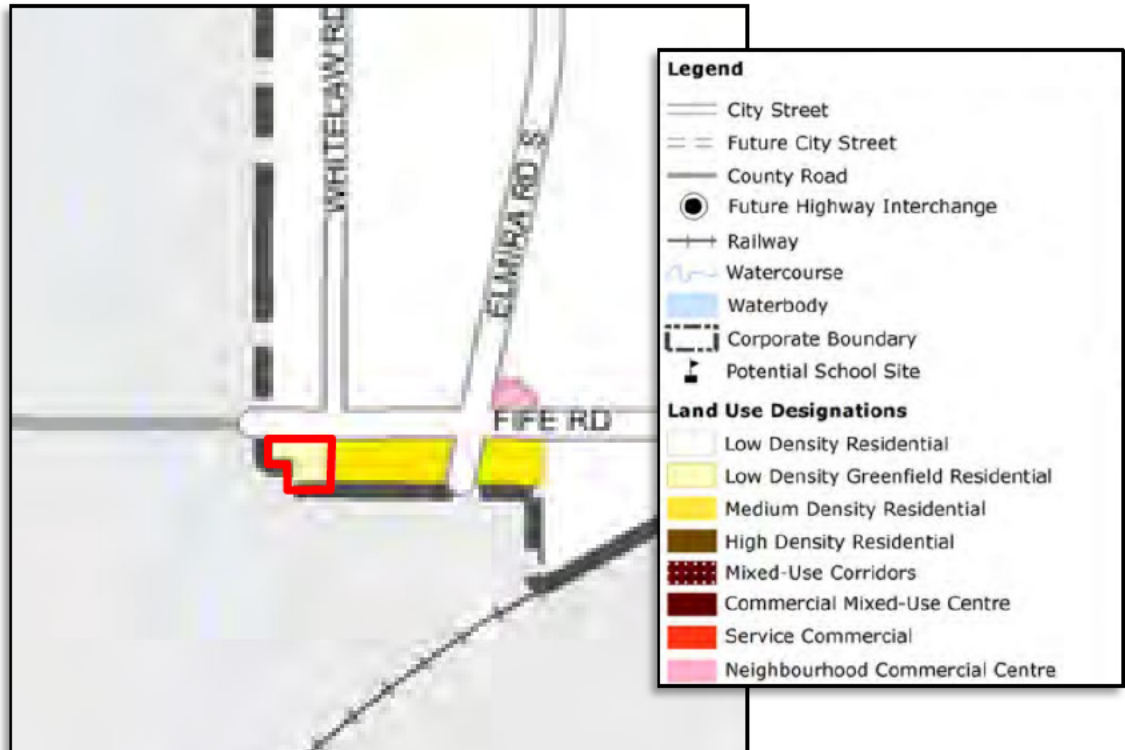


Dawson McKenzie,
BA, Planner

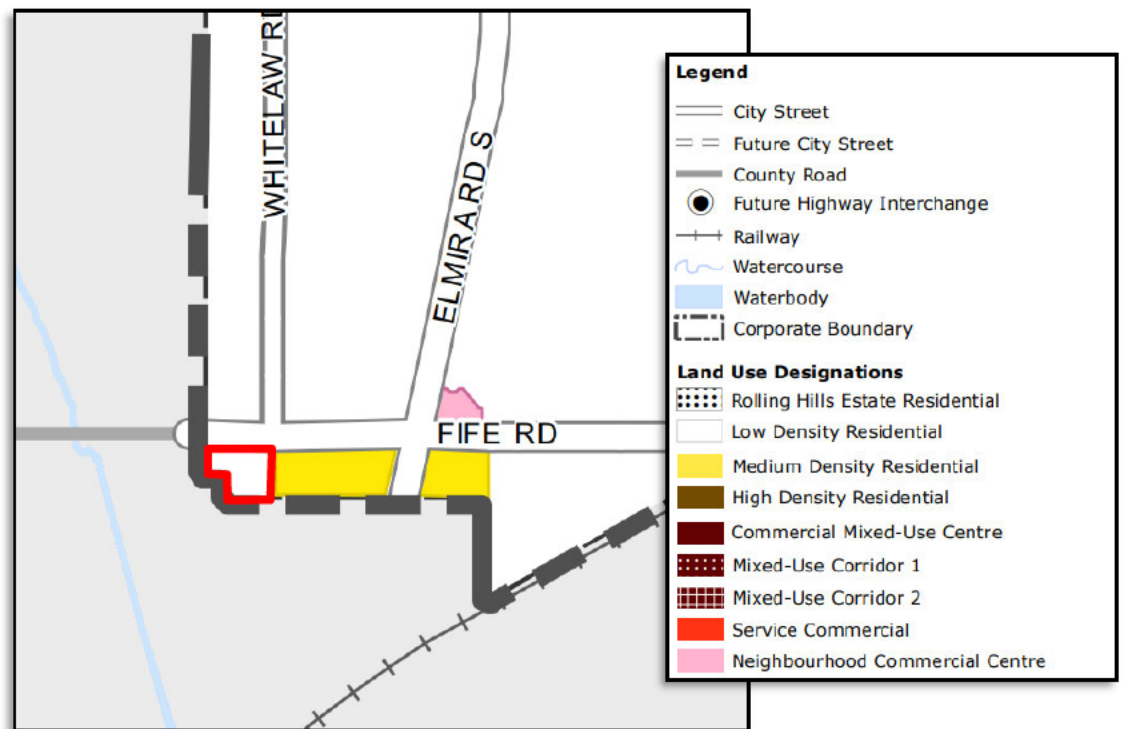
cc. *Scott Robinson & Rolf Deter*
Caitlin Port, MES, MCIP, RPP, Associate (MHBC)
Jason Downham, Planner (City of Guelph)



Figure 1: Property Location (Red)



3: Current City of Guelph Official Plan Designation (Property in Red)



2: Proposed City of Guelph Official Plan Designation (Property in Red)



March 29, 2022

City of Guelph
City Clerk's Office
1 Carden Street
Guelph, ON
N1H 3A1

Attention: Mayor & Members of Council C/O City Clerk

Dear Mayor & Members of Council,

RE: Comments: Proposed Official Plan Amendment No. 80
540 York Road
City of Guelph

I write to provide written comments regarding proposed Official Plan Amendment No. 80 (*OPA 80*), on behalf of the Registered Owner (*2793031 Ontario Inc.*) of lands municipally addressed as 540 York Road ("*Subject Lands*").

The Subject Lands are approximately 12,159 Square Metres in Site Area and are located within the York Road and Elizabeth Street intersection, just east of the existing railway, on the north side of York Road.

The Subject Lands are proposed to be designated 'Commercial Mixed-Use Centre' and the lands also form part of the York Road/Elizabeth Street Land Use Study.

Our office provided Written Comments regarding the Draft Land Use Study, dated December 1st, 2022. A copy of the Witten Comments submitted are attached to this correspondence including an updated Concept Site Plan.

We are supportive of the proposed designation of 'Commercial Mixed-Use Centre' for the Subject Lands. The designation was established through Official Plan Amendment No. 69.

The 'Commercial Mixed-Use Centre' designation is proposed to permit a maximum height of 10-Storeys and a maximum net density of 150 units per hectare and a minimum net density of 100 units per hectare, for free standing residential buildings and mixed-use building containing residential uses.

BLACKTHORN DEVELOPMENT CORP.

As a landowner at the Victoria Road and York Road intersection, our Client continues to support the vision for the York Road corridor, as a mixed-use corridor and therefore, has a vested interest in OPA 80 and proceeding to advance plans for a mixed-use building on the Subject Lands.

Through a Pre-Application Consultation Meeting held on July 7th, 2021, a Concept Plan consisting of a 10-storey building with commercial ground floor (*Grocery Store*), Apartment Dwelling Units above along with associated amenity and parking areas was considered by the City. On July 26th, 2021, the City of Guelph provided a Pre-Consultation Summary, outlining all requirements for to obtain Approval of the proposed development.

The Pre-Consultation Summary requires extensive technical studies and plans to ensure a Complete Application.

In reviewing OPA 80, wish to provide the following Comments consideration:

1. As we continue to discuss and further refine a Concept Plan pertaining to Subject Lands, requesting municipal input, we would respectfully request any new study requirements, arising from OPA 80, not be required as part of pending Applications as a Pre-Consultation Summary has already been provided.
2. The proposed height maximums and density requirements should provide for flexibility to consider additional height and varied densities through an implementing Zoning By-law, without an Amendment to the Official Plan required.

We wish to thank you for the opportunity to provide written comments regarding OPA 80.

Lastly, we respectfully request to be notified of any updates and Notice of any Decision regarding OPA 80 and we look forward to continued engagement opportunities throughout the planning process.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.

Principal

Copy:
Client

Ms. Melissa Aldunate, RPP, Manager, Policy Planning, City of Guelph
Mr. Michael Witmer, Senior Development Planner, City of Guelph

From: [REDACTED]
To: [Plan2051](#); [Clerks](#); [Councillors & Mayor](#)
Subject: Official Plan Amendment comment
Date: Monday, April 18, 2022 7:32:59 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Hello,

I have some input re: the official plan amendment discussions, with particular focus on the zoning designation of the George Street Armtec lands. I would like the city to reconsider the 'high density' zoning for future development of the land, and instead designate it as 'natural heritage' space. There are numerous reasons and benefits of doing this.

Reasons to remove the high density designation:

- A high density designation puts additional pressure on riverlands/watersheds, something that is already a problem in many parts of this city (and province). It would put pressure on the existing wildlife lives in the spaces adjacent to the property. It would encourage the further pollution (instead of continued remediation) of our river systems.
- The location does not lend itself to development intensification (and is not on an intensification corridor/node) because it is at the end of narrow and dead-end streets (one which has a very steep hill). There is insufficient road connectivity to manage a significant increase in population density and traffic in the area. There's also no way to increase road width/capacity in the area without demolishing existing houses.
- It is not part of the Downtown Secondary Plan growth area.

Benefits to changing to a natural heritage designation:

- Creating naturalized greenspace on this property would benefit the watershed and all the animals that live in the area. I have personally observed a range of animals that use the green space adjacent to Armtec: various warblers, 4 kinds of woodpeckers, kingfishers, cardinals, various waterfowl species, beavers, minks, muskrats, herons (2 kinds), foxes, toads and salamanders, and so on. There are also snapping turtles (listed as 'special concern' in the Ontario Endangered Species Act) that lay eggs in the area. I know one of the Armtec employees, and he tells me that they block off any nesting sites they find on the property, and then help relocate disoriented hatchlings to the river area. Any kind of housing development on this property will essentially guarantee a permanent loss of nesting spaces for these turtles and will also decrease other types of wildlife habitat that is currently available in the adjacent green space along the river.
- In contrast, a natural heritage designation would create a significant green corridor along the Speed River - a corridor that has minimal development and significant naturalized spaces, which ensures green spaces that are contiguous, rather than degraded and fragmented (and fragmentation of green spaces means reduced wildlife spaces). Please see this great, accessible discussion of the importance of green corridors: <https://treecanada.ca/blog/green-spaces-urban-wildlife-and-human-impacts/>
- Naturalizing this area would also create the opportunity for plantings that would encourage butterfly and bee populations (for example, native milkweed varieties could be nurtured in parts of the space; there's also a great opportunity to plant threatened native species trees like Kentucky Coffee-trees, or the endangered Cucumber Tree, which likes moist areas).
- Naturalizing this area and expanding greenspace would be beneficial to people who could

use trails and space to enjoy nature.

I encourage the city to think about and act on what could be achieved if this property was planned for future green space/naturalized space rather than dense housing development. As our global climate crisis deepens, taking local steps to preserve and expand green spaces and ensure things like surface water quality is critical for future liveability and sustainability. We have the opportunity right now to develop bold environmental visions, instead of falling back on dated 'build megadevelopments on every space' perspectives. This property could be a meaningful, sustainable, space for wildlife, plants, habitat, and human enjoyment.

Thank you,

Beth Finnis

From: [REDACTED]
To: [Plan2051](#); [Clerks](#); [Councillors & Mayor](#)
Subject: FW: Armtec site redevelopment
Date: Thursday, April 14, 2022 11:33:12 AM
Attachments: [Concept Drawing for Armtec Site.png](#)
[Concept Drawing2 for Armtec Site.png](#)

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern.

I am reaching out to share frustration and point out some glaring issues with a bid to have development of an incredibly inappropriate project in my neighborhood at the Armtec site. The attached concept drawings for the listing of the Armtec property are ludicrous and very concerning – not only to me but to ALL residents in the area. This proposed development does not belong here and for many reasons.

My request is to:

1/ Have this site reviewed by council and rezoned immediately as low-medium density from the current High Density designation.

2/ Establish a survey to assess remediation requirements for the location.

Here is a list of concerns:

- The site doesn't meet any of the Official Plan criteria identified for high density intensification:
 - not on an intensification corridor or node
 - not on a transit route
 - not adjacent to a major transit hub
 - not walkable to basic amenities (groceries, public school)
- The site is not within the Downtown Secondary Plan growth area
- The site is along to the Speed River, bisected by the Trans Canada Trail and a gap area in the Natural Heritage System
- The site is across from the Homewood site
- Armtec has been using harmful chemicals for decades and initially would bury garbage (PSB's and other harmful chemicals) onsite – long term remediation is required. With the current stable and untampered site today – PSB level testing will show current run off well exceeds acceptable levels of discharge directly into the Speed River. Remediation is a requirement at the site.

- The site is located interior to a neighbourhood of narrow dead-end streets, traffic capacity and egress from neighbourhood has one signalized exit at London Road
- Adjacent building form is low-rise 2 stories
- Angular planes for building height in Zoning Bylaw impossible to achieve

I await your response.

Sincerely,

Bob Millar

A very concerned Guelph resident on Dufferin St



Rendering of proposed Concept Plan



From: [REDACTED]
To: [Plan2051](#)
Cc: [REDACTED]
Subject: Zoning Change for the Armtec Site at 41-44 George Street - Coming to Council on July 18
Date: Tuesday, May 10, 2022 9:03:51 AM
Importance: High

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to provide input regarding the zoning change for the Armtec Site at 41-44 George Street. As a local resident this potential development will have a direct impact on our community, most importantly the Speed river and it's environment. I am not in favour of a high density development. I would like to be included in the correspondence and any meetings that I may participate in.

My personal and business contact is below;

Personal email: [REDACTED]

Cell: [REDACTED]

Address: [REDACTED]

Regards,

Carleen

Carleen Paterson

[REDACTED]

From: [REDACTED]
To: [Plan2051](#)
Subject: Armtec property
Date: Thursday, May 5, 2022 8:18:15 AM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Dear City of Guelph,

Please do whatever is required to make this property parkland. It is along the river and the Trans Canada trail and needs to be open and green for all the people and wildlife to enjoy. Please do not allow residential development on this property.

Katherine Howitt,
[REDACTED]
Guelph, On

Sent from my iPhone

Sue Smith

[REDACTED]
Guelph, ON
[REDACTED]

May 3, 2022

Melissa Aldunate
Manager, Policy Planning
Planning and Building Services
City of Guelph
City Hall
1 Carden St.
Guelph, ON
N1H 3A1

CC: Clerk's Office, City Councillors, Mayor

RE: Official Plan
Zoning, George St. Armtec Site
City of Guelph

Dear Ms. Aldunate,

It has recently come to my attention that the site of the Armtec plant on George St. in Guelph is currently zoned high density.

I write to share with you and all of those who are responsible for updating the Official Plan my opinion that this site must be re-zoned. At the very best, these lands would be returned to greenspace and public parklands. At the least, this site should be re-zoned to Low Density.

The site is not on an intensification corridor or node. It is not on a transit route nor is it adjacent to a major transit hub. The site is located interior to a neighbourhood of narrow dead-end streets; traffic capacity and egress from the neighbourhood has one signalized exit at London Road. The site is not within the Downtown Secondary Plan growth area. The site is adjacent to the Speed River, across from the Homewood and is the perfect place to create more greenspace to benefit the public good and build resilience to climate change.

I request the city to take appropriate action to re-zone this site to Low Density or Parkland within the Official Plan.

Sincerely,

Sue Smith

April 14, 2022

Melissa Aldunate
Manager, Policy Planning and Urban Design
Planning and Building Services
City of Guelph

Dear Ms. Aldunate,

RE: City of Guelph OPA 8o – Strategic Growth Area – Paisley Rd/Whitelaw Rd/Elmira Rd S

MHBC has been retained by Paisley + Whitelaw Inc. (the owner) to review and advise on the City of Guelph's growth management review and more specifically, Official Plan Amendment 8o. Our client owns lands at the intersection of Paisley Road, Elmira Road South and Whitelaw Road.

Subject lands

The subject lands are located on the south side of Paisley Road between Whitelaw Road and Elmira Road South. The lands have frontage on all three streets and are currently vacant. Lands to the south and east are developed with low-density, low-rise housing. Lands to the west were recently approved by the OLT for a mix of medium and high density residential development. Lands to the north and northeast are either already developed with, or are planned for a mix of commercial and residential uses, generally high density in nature.

Official Plan and OPA 8o

The lands are designated "Medium Density Residential" and "Significant Natural Areas & Natural Areas" on Schedule 2: Land Use Plan in the City's Official Plan. The Medium Density Residential designation permits townhomes and apartments, with a minimum height of 2 storeys and a maximum height of 6 storeys. The maximum net density is 100 units per hectare. OPA 8o proposes to include the lands with a Strategic Growth Area. Our client supports the inclusion of their lands within the Strategic Growth Area.

OPA 8o does not propose changes to the land use designation for the subject lands, however there are proposes changes to the maximum permitted density for lands within a Strategic Growth Area.

Specifically, increases in the maximum permitted density are proposed for lands designated 'High Density Residential' and for lands designated "Commercial Mixed-Use Centre". The proposed increase is from 150 units per hectare to 250 units per hectare. However, no increase in density is proposed for lands designated Medium Density Residential that are within a Strategic Growth Area. The only change to the Medium Density Residential designation is to remove the policy that refers to the potential to increase height and/or density through density bonusing, as those policies are being removed from the Official Plan. As such, the actual potential permitted density for lands designated Medium Density Residential is decreasing as a result of the elimination of the bonusing policies. For lands within Strategic Growth Areas, this does not align with the objective of planning for and accommodating more growth and intensification in specific areas of the City.

Furthermore, there is a significant 'gap' in permitted density between High Density and Medium Density when both designations are in a Strategic Growth Area. This is particularly relevant for the Strategic Growth Area proposed for the Paisley/Whitelaw/Elmira Rd area which has lands with both High and Medium Density Residential designations. The lands designated High Density Residential have significantly greater development potential that offsets any potential loss of development potential resulting from the elimination of the bonusing policies. Not such offset is proposed for lands designated Medium Density Residential within Strategic Growth Areas.

Our client supports the principle of permitting additional density within Strategic Growth Areas but in order to achieve the intention of directing more growth and intensification to these areas, additional density and height should also be permitted for lands designated Medium Density Residential. Our client is concerned that such a significant difference exists in permissions for lands designated High Density Residential – they are permitted 2.5 times as much density and more height. Our client is also concerned that despite their lands being located within a Strategic Growth Area, their potential density is decreasing due to the elimination of the height/density bonusing policies and no corresponding increase in permitted density.

City staff and Council should consider increasing the permitted density for lands designated Medium Density Residential that are within a Strategic Growth Area to allow for the efficient use of these lands and to assist the City in achieving its growth management objectives. If the City does not support increasing the density and height for all lands designated Medium Density Residential within Strategic Growth Areas, our client supports a more site specific consideration for an increase in density and height for their lands. The lands are ideally situated to support an increase in density and height given their frontage on three roads and the significant size of the parcel. It is acknowledged that there are existing low density lands that abut portions of the subject property, but the City's Zoning Bylaw can include regulations to assist in the transition from Medium Density Residential lands to low rise residential areas outside of Strategic Growth Areas, as appropriate.

In conclusion, our client asks that staff consider increasing the maximum permitted density and height for lands designated Medium Density Residential that are located within a Strategic Growth Area, either generally or for the subject lands in particular, through Official Plan Amendment 80.

For the reasons stated above, we are of the opinion that permitting additional density and height on such lands will allow for the efficient use of lands planned for intensification and will assist the City in achieving its growth management objectives.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Trevor Hawkins". The signature is fluid and cursive, with the first name "Trevor" written in a larger, more prominent script than the last name "Hawkins".

Trevor Hawkins, M.PL, MCIP, RPP
Partner

cc. Paisley + Whitelaw Inc.

From: [REDACTED]
To: [Plan2051](#)
Cc: [REDACTED]
Subject: Rolling Hills OPA 80 / Shaping Guelph comment
Date: Monday, May 2, 2022 8:31:38 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

To City Council,

We live at [REDACTED] Carlaw Place.

The actions of City Council to designate some properties be zoned for redevelopment sometime beyond 2051 creates an ***immediate imbalance in value with properties within a few hundred yards away*** in the same area which have been designated as estate residential. This nonsensical timeline of at least a minimum of 30 years and quite possibly longer **negatively impacts the values of those houses designated for re-development and undermines true price discovery and fair market valuation mechanisms**. Buyers looking for estates will not be interested in this timeline and neither will buyers interested in development. This puts all of these houses on an unfair footing regarding market valuation.

In my opinion this decision verges on **reckless discrimination** against some homeowners in favour of others in the same neighborhood. We believe that not only is this **unfair** treatment of a group of citizens but amoral.

We urge City Council to reevaluate the area they have designated for redevelopment in Rolling Hills sometime post 2051 and let it **remain as estate homes**. If the city and province actually do need the land for development sometime post 2051 then those decisions should be made in the appropriate timeframe closer to that date in advance of reasonable actions from developers. That would be **fair** treatment of the citizens of this city.

Thank you,

Mary Mathers and Maureen Van de Ven

[REDACTED]

From: [REDACTED]
To: [Plan2051](#)
Cc: [Melissa Aldunate](#)
Subject: Re Rolling hill open house on may 02, 2020
Date: Friday, May 20, 2022 10:53:20 PM

Dear city staff members,

Thank you very much for the informative and truly impactful presentation you made on the May 02, open house in regards to the Rolling Hills future plan. It was abundantly clear that you have spent a lots time and prepared an amazing and realistic developmental plan for south of Guelph, including area 1 of Rolling hills.

We (My wife Mitra and I) live at [REDACTED] Megan place located in area 1 of rolling hills. We moved to this location about 2 years ago to be beside our brother and sister in-law (they are at [REDACTED] Megan place).

While we are relatively new to this street, we truly enjoy living in this property. While our property located in a protected great area, we are in complete support of the city plan for rolling hills area 1 development. Living in a mixed neighbourhood will give us the opportunity to interact with more people and will enrich our life, while also enjoying our protected property. We have a 28 years old son who would love to have a house or an apartment very close to us, so we could provide possible support to his young and growing family.

We truly appreciate all the hard work and the extra care and effort you have put into this process for a better future for our city.

Sincerely,

Ali and Mitra Ashkar.

From: [REDACTED]
To: [Plan2051](#)
Cc: [REDACTED]
Subject: Rolling Hills Subdivision - BAGGIO 2 Megan Place Guelph ON.
Date: Friday, May 20, 2022 10:21:55 AM
Attachments: [image001.png](#)
[image002.gif](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Dear Melissa,

Let me take this opportunity to thank you and all the staff involved in the proposed changes outlined for the Rolling Hills Subdivision.

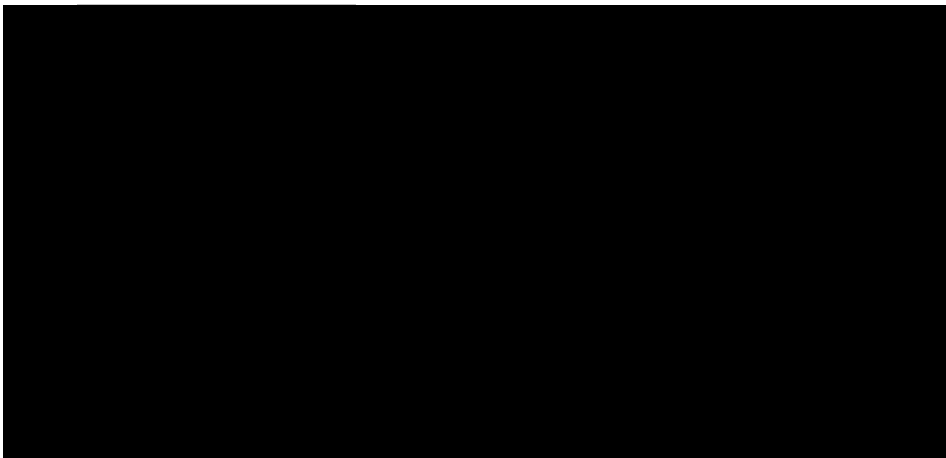
We have resided at [REDACTED] Megan Place since 1999 (Area 1) and have witnessed and lived the evolution of our neighborhood. It has evolved into a busy and productive corridor which now includes schools, religious establishments, various residential dwellings and commercial venues. It is truly an all-inclusive and integral part of the city. The recent proposal outlining the rezoning makes sense and allows the completion of a vision that has been steadily moving forward for years.

Our property is unique in that half is dedicated to protecting the Natural Heritage System and the other half allows for potential development. We appreciate the fact that our property is being considered for partial development but would also ask that there is on-going dialogue and an openness for reconsideration in having our entire property be considered for development. We are open to any communication and would fully participate in future discussions.

Let me reiterate our support of the planning department's effort to continue the progress of this productive region and thank them for including us as part of this vision.

Sincerely,

Angela and Alex Baggio



From: [REDACTED]
To: [Plan2051](#)
Cc: [REDACTED] "[Astrid Clos](#)"
Subject: FW: plan 2051 Guelph
Date: Friday, May 20, 2022 2:53:38 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Guelph Planning Department and City of Guelph – Plan 2051

To: Members of the planning department, council and staff.

Please accept this letter as my recognition and support for all of the hard work and input which the city staff and council have brought forward through exhaustive efforts to recognize and respect the growth strategy plans within Guelph.

Council and staff have fully respected the input from all parties that have either supported or opposed growth areas within Guelph and as a result of your efforts City has compromised to find a fair and equitable balanced approach.

The concept of developing those lands known as Rolling Hills has definitely been an area which has evoked a lot of emotion and debate. I personally think that the Planning Department came up with a brilliant resolution to recognize and separate the north area #1 from the south portion of Rolling Hills #2 with a compromised approach to allow development in the north portion and offset any development of the southern area part #2 for some time. While not everyone will be content the City Planning Department has recognize the fact that an overwhelming number of land owners in Area #1 of Rolling Hills support and request to be included within the growth strategy being put forward to council.

By recognizing this area for redevelopment, we also recognize the changes within this area, the impact of road expansion which has taken place, we recognize the intensification of lands adjacent our properties and the mere fact that this area is not what it previously was. The land forms have changed and will continue to do so.

There have been arguments that Rolling Hills needs to remain as is in order to attract top quality professionals to Guelph, but that simply does not have any merit if you really look at that statement. The fact is that Rolling Hills is comprised of 52 lots covering approximately 300 acres of land. If you had a 4% sales ratio annually then that would attract only 2 residents to this area, and the buyer would likely be a Guelph resident relocating. As such I do not believe that the estate lots attract any persons to Guelph at all.

If we look at housing needs and growth patterns within Guelph, then we truly need to recognize the contribution of what it means to intensify the north portion of lands. It means supporting families that want to really move from other areas to Guelph and to support Guelph families that are also moving within Guelph. It means that this area can have a profound impact to provide the foundation for families to live and to enjoy and recognize the contribution to meeting the growth strategies for Guelph and the Province of Ontario. The issue of providing homes for families is not just for Guelph, the issue is much greater than that. There is a need to provide homes within our province which are accessible, can provide opportunity for employment and a greater contribution to our society. That is how we attract people to move to Guelph and how we can attract educated professionals to this region, entrepreneurs and intellectuals alike.

I have enjoyed my home since 1998 and I would miss this home, however the times have changed

and the area has grown. It is time to allow others to live in this area and to contribute to the growth of Guleph

To close the doors and deny these opportunities to grow, when we have overwhelming support of those land owners in area #1 north side of Rolling Hills should not be considered. As land owners we also have the right to be included within the growth strategy and to contribute our lands to provide housing to meet the growth strategy. We ask that you strongly consider this area and we support your efforts in every way.

Sincerely, James Nagy, ■ Kilkenny Place

May 18th, 2022

RE: Comments in Response to May 2nd Rolling Hills Open House

As a 50-year resident of Guelph, a south Guelph resident, a local developer, and a Rolling Hills property owner within Area 1 – I wish to state my **CONTINUED SUPPORT** of staff's recommendation for Area 1 and Area 2 in Rolling Hills.

Guelph is facing the worst housing crisis in a generation of both affordability and a lack of supply.

Area 1 is located within the built-up area and represents the single largest intensification opportunity to add housing to the city's built-up area. If we pass on this opportunity, it will add an additional burden to every other neighbourhood that must then bear a disproportionate share of Guelph's infill housing.

The development of Area 1 would be an efficient use of city infrastructure – including roads, sewers, water, and hydro, while supporting the existing schools, parks, trails, and the commercial node. It would also allow for public transit supportive housing on an arterial road.

The proposed density along the south side of Clair Rd would help relieve some of the development on Gordon St and other parts of the city. It would be compatible with both the existing development on the north side of Clair Rd as well as Area 2.

I would like to commend staff for the work that they have done in striking a balance between the concerns of Area 1 and Area 2 while being respectful of the natural environment. I support the changes planning staff have made in accommodating the Area 2 concerns by designating Area 2 as Estate Residential and removing the collector road from the south Clair Maltby lands. This addresses Area 2 concerns of protecting their large estate lots and alleviating traffic.

We look forward to continuing the work with environmental planning staff on the delineation of the NHS boundaries.

Regards,

Michael Watt

From: [REDACTED]
To: [Plan2051](#)
Subject: May 2nd Rolling Hills Open House
Date: Friday, May 20, 2022 11:20:12 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Dear City staff, planning and councillors,

We are the owner of [REDACTED] Megan place Guelph , Ontario . We own the house since 2015 and absolutely enjoying living here . We attended almost all of the meetings since the start to recent one . We would like to thank planning staff for comprehensive and detailed study , planning and clarifications during numerous meetings . As area one residence we are in support of including north of rolling hills in development plan to open more available . housing for the city of Guelph residents and inviting more to our city
:It make more sense for this area being developed as it is
in arterial road -1
close to municipal services -2
huge land per capita -3
enough natural buffer between area one and two -4
could address well the shortage of housing-5
.Majority of area one are in support of city staff planning and recommendations -6
While we are in support of city staff comments , we need the city modify the natural heritage system boundary in their planing . We hired a company to study the natural heritage and their finding was what matches the current tree mapping while the city wants to . lump areas that are naturally far away or between two adjacent properties
Our concern is drawing the line now that does not match the reality and even an expert .company report to the city makes it difficult to change later down the road
We know a comprehensive study will be conducted at the time of development it is fair it be considered now . We are happy with mapping of the developable area presented at the .beginning of the the plan in 2018 or 2019

,With due respect
Mandana and Faz Ashkar , [REDACTED] Magan place

--

Sent from Gmail Mobile

From: [REDACTED]
To: [Plan2051](#)
Subject: Fwd: May 2nd Rolling Hills Open House meeting response
Date: Thursday, May 19, 2022 3:09:19 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I represent the ownership group for 331 Clair Road (2488995 Ontario Ltd.). Our property has direct access to Clair Road East and our property is not within the Rolling Hills subdivision. We have joined our Rolling Hills neighbours and have formed the South Clair Road Neighbourhood Association supporting the City's initiative of residential intensification along Clair Road East. I listened to the May 2nd, 2022 Rolling Hills Open House meeting and our group continues to support the staff's position and the land use official plan designations being proposed. We believe City staff are taking the right approach by dividing Rolling Hills into two areas for the purposes of planning and future development. City staff have found a good balance to proceed forward while protecting the natural environment and being fair and respectful of the concerns expressed by both Area 1 and 2 residents.

The Rolling Hills area has evolved from my family's farm from pre-1970s to the sale to Armel and then the development of the Rolling Hills subdivision. In June 2006 the Rolling Hills subdivision was included under the guidelines of the Places to Grow Act as a Built-Up Area. Fast forward to today and the current urban intensification, within the immediate area and within walking distance of Area 1, has been significant. Significant urban changes are:

- Dallan Subdivision - 400+ residential units with up to 6 storey mid-rise buildings along Clair Road
- Guelph Gurdwara - 410 Clair Road East
- Westminster Woods - completion of the community with the development of 4 storey mid-rise buildings with a commercial plaza at Clair and Victoria Road
- Gordon and Clair Commercial Node - Pergola Commons, Longos plaza, Zehrs plaza and another mid-rise residential building
- Completion of Westminster Woods Public School and Orin Reid Park - located 150m from our property
- Clair Road widening permitting designated left and right turn lanes
- Signalized intersection at Clair Road and Victoria Road S.
- Tricar and Thomasfield - mid to high-rise residential buildings along Gordon Street, south of Clair Road.

Therefore, we feel the official plan designations and the related policies proposed by city staff make sense, such as:

- Allowing for a gentle density and building height transition from Clair Road to the southern limits of Area 1.
- There are no vehicular road crossings of the NHS between Area 1 and Area 2.
- New development within Area 1 will be on full urban municipal services thereby maximizing the current built municipal infrastructure within Clair Road and to the north;
- Proposed "Rolling Hills Estate Residential" Official Plan designations have been created for

Area 2 ensuring property owners that their properties will remain untouched for many years

- Removal of the proposed collector road from the CMSP to the southern limits of Area 2

The redevelopment of Area 1 will meet the needs of the entire community, offering attainable housing while maximizing existing infrastructure and preserving natural heritage. We strongly urge Council to support the Low Density Residential and Medium Density Residential designations proposed for Area 1.

Thank you for the opportunity to provide these comments.

Pete Graham

GWD Developments Ltd. 80 Southgate Drive Guelph o. 519.827.1023 c. 519.820.0188

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GWD Developments Ltd. 80 Southgate Drive Guelph o. 519.827.1023 c. 519.820.0188

From: [REDACTED]
To: [Plan2051](#); [Melissa Aldunate](#)
Subject: Re Rolling Hills OPA 80 Have Your Say
Date: Sunday, May 8, 2022 6:33:32 PM

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Melissa: many thanks for the presentation made last week regarding the changes to the Rolling Hills neighbourhood and the progress of south Guelph. It was very informative and provided evidence of the many hours taken to put together a plan that is forward thinking, respectful of the environment and moving Guelph in the right direction.

We have lived here on Kilkenny Place since May 1995 and were one of the original homeowners in Rolling Hills. We moved in when the country was all around us and the address was RR#3. The city has moved to directly across the street. Even though we have planted over 1000 trees and changed the grade of the lot as well as the construction of a giant fence we cannot keep the progress and change that is happening literally in our backyard out. This is not news and has been happening over the years as Guelph has continued to grow and attract families to this area. The planning and design of what has occurred across the street is top notch. All types of homes and commercial development as well as schools, a library and a temple make this a fully inclusive neighbourhood and a very desirable place for families to live.

Therefore it is unrealistic to stop the next phase of progress- there really isn't a place for our type of residence in the new Guelph. The planning needs to continue and the opportunities for more families to live here in a mixed residential setting with access to commercial endeavors is only logical. We support the changes especially since the neighbours to the south have been heard and accommodated - they keep their homes and large lots and no roads will disrupt their vibe. Everyone wins as does Guelph.

Many thanks for all the hard work and effort that has clearly gone into this process.

Sincerely Jacquie Geall and Clay Seabrook

From: [REDACTED]
To: [Plan2051](#)
Cc: [REDACTED]
Subject: Rolling Hills OPA 80 Have Your Say
Date: Thursday, May 26, 2022 7:55:02 AM
Importance: High

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident of [REDACTED] Kilkenny Place. I'm a fairly new owner in the Rolling Hills subdivision, moved there in 2018. I enjoy very much my nice house and the privacy but I also understand the need for development in our area. I am totally in favour of the development.

Many thanks for all the hard work and efforts made for this process, from the City Council, the Mayor, the City Staff, and the consultants.

Sincerely

Steno Carniello



March 29, 2022

1855

Stacey Laughlin
Senior Policy Planner
Planning, Urban Design and Building Services
Infrastructure, Development and Enterprise Services
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Laughlin

**Re: Plantation Policy, Guideline, and Document Review and Comments
City of Guelph Official Plan Amendment (OPA) 80**

On behalf of Natural Resource Solutions Inc. (NRSI) and the owners of 2143 and 2187 Gordon Street, we have reviewed the draft Official Plan Amendment (OPA) 80 dated February 2022 and undertaken a review of policies and guidance for Plantations in the City of Guelph. Through this review we have identified some discrepancies and inconsistencies related to the classification, definition, delineation, and management of Plantations and woodlands as defined by the City of Guelph Official Plan (O.P.) (2021). Plantations are present throughout much of the City of Guelph and we feel that these discrepancies limit the ability for landowners, planners and other stakeholders to effectively manage these features in accordance with the City's O.P. Upon reviewing the City of Guelph Draft Official Plan Amendment (OPA) 80 in relation to other City documents that address Plantations, we feel these discrepancies still exist and should be resolved through OPA 80. In general, the issues that require further consideration in OPA 80 are related to the following:

- Plantation Definitions;
- Plantation Delineation; and
- Plantation Management

These topics are addressed in detail below, and include a thorough review of the treatment of plantations within the following documents:

- City of Guelph Official Plan (2021)
- City of Guelph Private Tree Protection By-law: (2010) – 19058
- City of Guelph Tree Technical Manual (2019)
- City of Guelph Official Plan Review, Draft Official Plan Amendment 80 (2022)
- City of Guelph Urban Forest Management Plan (2012)
- Provincial Policy Statement (2020)
- Forestry Act (1990)
- Ministry of Natural Resources and Forestry Wildland Fire Risk Assessment and Mitigation Reference Manual (2017)

Based on a detailed review of the above noted documents, and our understanding of the policies and guidance therein, we provide several recommendations at the end of this letter to address discrepancies regarding Plantations that we request be addressed in OPA 80 and other City documents.

Plantation Definitions

The Provincial Policy Statement (PPS) (2020) provides guidance for municipalities on the identification, classification, and protection of natural heritage features that is to be used to guide municipalities in establishing natural heritage systems. The PPS does not specifically define Plantations; however, we can infer that Plantations are included in the definition of Woodlands (Section 6.0 pp. 53) through the use of 'treed areas' and 'woodland products', as shown below:

Woodlands: *means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest".*

The definition of Woodlands (and therefore Plantations) is based on the *Forestry Act* definition or the ELC definition of Forests. Plantations in the City of Guelph, except for cultivated fruit or nut trees or Christmas tree plantations, fall under the *Forestry Act* definition (Section 1.(1) pp. 1):

"woodlands" means land with at least,

- (a) 1,000 trees, of any size, per hectare,*
- (b) 750 trees, measuring over five centimetres in diameter, per hectare,*
- (c) 500 trees, measuring over 12 centimetres in diameter, per hectare, or*
- (d) 250 trees, measuring over 20 centimetres in diameter, per hectare,*

but does not include a cultivated fruit or nut orchard or a plantation established for the purpose of producing Christmas trees. ("terrain boisé")

Conversely, the definition within the City of Guelph OP (2021) is unclear and appears to be based on narrow criteria related primarily to the history of a Plantation (Section 12 'Glossary' pp. 364) rather than existing characteristics:

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 MNR, without a forest restoration objective.*

Notwithstanding this definition, the City OP (2021) also states in Section 4.1.6.1 (pp. 60) that:

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

While Section 4.1.6.1 (pp. 60) of the City of Guelph Official Plan (2021), states that Plantations are to be identified using the ELC system, the definition of Plantations in the Glossary (pp.364)

does not include reference to the ELC system. This produces some confusion as to how Plantations are defined, and subsequently how they are to be delineated.

Plantation Delineation

While the definition of Plantations provided within the City's O.P. would require that Plantations be delineated based on the management history of a given forest stand, the subsequent statement in Section 4.1.6.1 (pp. 60) of the O.P. requires the use of ELC to assess the existing conditions of a Plantation. This leaves the reader uncertain about how Plantations, that meet the ELC definition of Plantations but not the O.P.'s definition, should be identified. This appears to be a gap in the City's definition of Plantations and challenges the extent to which Plantations may be appropriately managed within the City.

It is understood that the NHS as shown in the City's O.P. (2021) is derived from OPA 42 documents that included an ELC map identifying areas of Cultural Plantation. During the OPA 42 settlement process, Significant Woodlands were identified and mapped. While Plantations were identified using the ELC system and mapped in OPA 42, these wooded areas were not identified as part of the NHS. As such, there are several areas within the City of Guelph where Plantations extend outside of the NHS.

The following provides excerpts from the CEIS that discusses the approach taken to making NHS refinements.

Section 2.1.6.4 (pp 30-31) includes several Steps that the City took to identify Significant Woodlands and Cultural Woodlands in the Clair-Maltby Area. Step 1 states:

- **Step 1:** *Mapping of all apparent and confirmed woodlands and forests (including plantations¹²) as accurately as possible based on air photo interpretation supplemented by scoped field verification (ref. Map NH-2 series in Appendix E);*

Footnote 12 (pp. 30) states:

Although the original OPA 42 NHS mapping excluded plantations from the NHS irrespective of their location in relation to other natural areas, the OPA 42 policies supersede the mapping and since about 2014 have been interpreted and implemented such that plantations and cultural woodlands contiguous with other significant woodland features are also considered part of the significant woodland. This approach was maintained for this project.

For properties with OPA 42 settlements, the CEIS states (pp. 17):

The overall approach taken to NHS refinements has been to respect agreements made related to the interpretation of the applicable OPA 42 policies through the OMB process, while identifying refinements to the NHS (where appropriate), based on new information collected as part of the CMSP CEIS process (e.g., significant wildlife habitat).

Contiguous cultural woodlands will become Significant Woodlands, as stated in Step 2:

- **Step 2:** Screening the ELC mapping against the City's policies for Significant Woodlands and Cultural Woodlands¹³ (as detailed in the Phase 1 and Phase 2 Characterization Report, Wood *et al.*, 2018);

Footnote 13 (pp. 31) states:

Woodlands are treated as contiguous in the City's policies unless they are separated by a gap of greater than 20 m. Cultural Woodlands, as defined in the City's Official Plan, that are contiguous with, or separated by, less than 20 m from a woodland considered significant, are considered part of the Significant Woodland.

Section 2.1.6.4 (pp 31), specifically speaks to OPA 42 settlements:

- **Step 3:** *Compliance with any site-specific agreements including mapping related to Significant Woodlands made as part of an OPA 42 settlement before the OMB (ref. Map NH-1 series in Appendix E)*

Based on this approach, there are several locations where Plantation areas, as mapped using ELC in the CEIS (Map NH-2), extend outside of the NHS. Since the delineation of these features is not consistent within the O.P., it is not clear how these areas (of ELC Plantation) outside the mapped NHS will be treated by the City as development planning proceeds.

Plantation Management

It is our understanding that, as the City is a single-tier municipality, City policies primarily govern environmental management within the City limits. This includes any activity that will impact woodlands, Plantations, and individual trees. While there is no specific forest management policy within the City's O.P., the City's Private Tree Bylaw (#19058) regulates the destruction or injury of trees and is the principal policy that would govern any proposed forest or Plantation management activity. Specifically, any proposed forest management activity or active management of a Plantation, including the harvesting or thinning of a plantation, would first require the approval of a private tree removal permit (City of Guelph Private Tree By-law (2010) – 19058). In order to obtain a permit, a "tree management plan" must be submitted to the City.

Plantations are part of the Urban Forest; however, the Urban Forest Management Plan (2012) does not address Plantations or how to manage them appropriately. The Tree Technical Manual (2019) discusses compensation for Plantations but only in terms of removal of areas of Plantation. It does not consider removal of individual trees to encourage succession within a typical Plantation feature.

The definitions and policies in the O.P. and the Private Tree By-law ((2010) 19058) illicit confusion regarding the management and ultimate intention of Plantations. The following provides excerpts from the O.P. that highlights the discrepancies causing confusion.

As a side component of this issue, the City's O.P., guidelines, and supporting documents do not include a definition of 'continually managed', which results in a gap in the definition of Plantation.

The definition of Forest Management in the City's O.P. includes reference to selective cutting in Plantations (Glossary, pp. 355).

Forest Management means:

the sustainable management of the woodland to maintain, restore or enhance environmental conditions for wildlife, and for the protection of water supplies and may include the removal or pruning of dead, diseased, and hazard trees, and invasive species. Management may also include the judicious removal of selected tree(s) to improve the diversity and health of the woodland e.g., selective cutting of plantations to permit natural succession to occur. However, forest management does not include the removal of trees solely for commercial purposes.

Section 4.1.2.1. of the O.P. (pp. 33) General Permitted Uses states:

Development and site alteration shall not be permitted within the Natural Heritage System, including minimum or established buffers, except for the following uses:

v) forest management;

According to Section 4.1.6.2.3. of the O.P. (pp. 61) a compensation plan is required to remove trees greater than 10cm DBH within a Plantation:

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.

This suggests that compensation is required to actively manage a Plantation.

The City's definitions and existing policy framework discourage the management of existing Plantations because of the requirement to compensate for tree removals. If a landowner chooses to prepare a forest management plan and conduct management activities within a Plantation, including selective or row thinning, the City would require compensation for the removal of these trees despite the fact that this management activity would encourage natural succession and regeneration within that Plantation. The City would also require a Tree Management Plan, which requires financial investment. All of this could deter a landowner from managing a plantation based on financial concerns. This may then result in Plantations becoming overly dense or declining as a result of the affect forests pests and diseases known to impact these homogeneous communities.

The management of Plantations also has a wildfire risk component. Overstocked and unmanaged coniferous Plantations may contain higher fuel volumes that may increase the potential for wildfires. The PPS requires that municipalities assess wildfire risk using the Wildfire Risk Assessment and Mitigation Reference Manual. Section 3.2. Wildland fire policy definitions states under the Definition of hazardous forest types for wildland fire:

Forest vegetation, or fuel types, that are associated with the risk of high to extreme wildland fire include: natural conifer forests and unmanaged conifer plantations that can include spruce (black or white), jack pine and balsam fir tree species; immature red and white pine; and mixedwood forests with more than 50 per cent conifers (jack pine, spruce, balsam fir and immature red or white pine). Forest conditions that are associated with the risk of high to extreme wildland fire include vegetation that has sustained storm or insect damage or is diseased, trees that are close to one another (high density) within conifer forests, and an abundance of ground fuel accumulation (e.g., large amount of woody debris, branches and or needle litter on the ground).

The City's policies that require the retention of woodlands and Plantations must therefore consider fire risk. Mitigation for reducing wildland fire risk in the Wildfire Risk Assessment and Mitigation Reference Manual (2017) includes ongoing vegetation and fuel management techniques including, but not limited to; selective harvesting/thinning of trees within the forest to decrease stand density, removing excessive woody debris, branch pruning, and/or introducing deciduous tree species to the stand (pp.41)). The Wildfire Risk Assessment and Mitigation Reference Manual (2017) identifies natural and unmanaged coniferous plantations as being of a high to extreme wildland fire risk. Alternatively, mixedwood forests and managed or maintained coniferous Plantations are considered to be of a moderate to low risk factor.

Item 46 of the City's Draft OPA 80 provides for the addition of "Section 4.4.3 Hazardous Forest Types for Wildland Fire", which aims to provide policy direction within the O.P. regarding Hazardous Forest Types that is consistent with the Provincial Policy Statement. Item 46 identifies the proposed policies as:

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*.

While these policies generally encourage the mitigation of wildland fire risk, they do so specifically in relation to development. The proposed policies do not appear to allow for the mitigation of wildlife fire risks through the use of the recommended management practices described above in cases where development is not a consideration. As unmanaged coniferous Plantations have been identified as a vegetation type of high to extreme wildlife fire risk, policies encouraging the appropriate management of these features are anticipated to more effectively mitigate wildlife fire risk. Our experience with and understanding of the City's current policies, guidelines, and supporting documents is that the recommended mitigation measures for wildland fire risk are not permitted within the City of Guelph without the fulfillment of permitting and compensation requirements.

Recommendations

Based on our review and understanding of applicable policies, guidelines, and supporting documents, we provide the following recommendations to the City to be considered in OPA 80.

1. Active forest management is essential to encourage the natural succession of conifer Plantations into uneven aged, mixedwood forests with the capacity to be self-sustaining. It is also understood that managed or maintained coniferous plantations, as well as mixedwood forests are considered to be of a lower wildland fire risk compared to unmanaged Plantations. Without natural disturbance and thinning, unmanaged conifer Plantations experience little understory light and dense litter layers that impede the establishment of new species within the stand, thereby increasing the likelihood of that stand's decline and risk of wildfire. This results in many Plantations representing even-aged monocultures unable to perform the ecosystem services of a native mixedwood forest.

The City's current OP definition of Plantation, specifically the requirement for Plantations to have been established for the development of tree products or for the sole purpose of tree removal at rotation, limits the potential for these features to undergo the appropriate forest management activities that would allow for their succession into mixedwood forests and improved ecological function. The term 'continuously managed' is not defined or elaborated on in the OP or other tree related documents, including the Urban Forest Management Plan (2012). As such, the City's expectations for Plantation management are not clear, and are not consistent with standard and accepted forest management approaches, including wildfire management as mandated by the PPS.

Recommendation – include policy in OPA 80 and update the City's Private Tree Protection By-Law to allow for active management of plantations through selective tree cutting or row thinning, without the need for compensation so that landowners may

encourage the succession of their plantations into mixedwood forests without compensation.

Recommendation – include policy in OPA 80 that plantation management is conducted by the landowner prior to dedication to the City, with the caveat that the landowner receives a credit of some kind. This will have a positive impact on costs incurred by the City upon taking over the plantations (to manage wildfire risk, etc.).

2. It is understood that the boundaries of Significant Woodlands delineated within OPA 42 settlement properties will be respected and are not subject to change moving forward. In some situations, areas of Plantation, as defined by the Ecological Land Classification (ELC) system extend beyond the boundaries of what has been agreed in OPA 42 settlement, identified as Significant Woodland/NHS. These areas are not to be added to the Significant Woodlands, since these boundaries have been established through the OPA 42 settlement process.

OPA 80 Recommendation – within OPA 80, provide specific policy that allows for Plantations outside of the mapped NHS, including removal to be individually identified through the use of ELC.

‘Areas of Plantation, as delineated based on the Ecological Land Classification system, that are located outside the mapped NHS, within properties that have an OPA 42 settlement, will be considered Plantation, and subject to Plantation policies in the OP. Removal of Plantations will not require a Tree Inventory and a Vegetation Compensation Plan in accordance with the Private Tree Protection By-Law.’

Recommendation – include policy in OPA 80 the City needs to consider the financial impact of Plantation management for areas of Plantation that will become City owned. This should be considered as a financial line item in future City budgets.

We appreciate the opportunity to review and comment on OPA 80 and your time to review this letter and consider our recommendations. Should you have questions or concerns regarding the contents of this letter, please feel free to contact us to discuss this matter further.

Sincerely,
Natural Resource Solutions Inc.



David Stephenson
Senior Terrestrial and Wetland Biologist



Nathan Miller
Senior Terrestrial and Wetland Biologist



Nyssa Hardie
Ecohydrologist



Official Plan Review Community Engagement Summary Report

June 2022

guelph.ca/officialplan



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Executive summary

This report summarizes consultation and engagement completed on the City of Guelph's [Shaping Guelph: Official Plan Review](#).

Project overview

The Provincial Planning Act (Section 26) requires that the City's Official Plan be reviewed every five years (or ten years after the approval of a new Official Plan) to ensure it conforms to Provincial legislation, policy and plans.

The City of Guelph adopted its last comprehensive review of the Official Plan in June 2012 (known as OPA 48), which was approved by the Ontario Municipal Board (OMB) in October 2017, with some exceptions. Since 2017, the Province has updated the Planning Act, the Clean Water Act, and released a new Growth Plan and Provincial Policy Statement.

The City is reviewing and updating its Official Plan to conform to Provincial legislation and policy changes by July 2022.

Guelph's Official Plan is a legal planning document that establishes a vision for the municipality's future and provides policy direction to manage future land use patterns and growth. It covers:

- How land can be used, whether it should be used for houses, industry, offices, commercial, parks, natural areas or a mix of uses;
- What services, like roads, sewers, parks and schools are needed; and,
- When, and in what order, parts of the municipality will grow.

Revisions to the Official Plan will ensure Guelph conforms and is consistent with:

- Recent amendments to the Planning Act,
- Recent amendments to the Clean Water Act,
- The Provincial Policy Statement (2020), and
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

The Official Plan Review is occurring concurrently with Shaping Guelph. Shaping Guelph explores how and where Guelph can grow over the next 30 years to meet provincial forecasts and targets in a way that works for Guelph. The Official Plan Review and Shaping Guelph will result in an Official Plan amendment(s) to ensure Official Plan conformity with provincial legislation and policies.

Engagement and communication methods

Engagement and communication activities sought feedback from Indigenous groups, residents, and stakeholders on the draft Official Plan Amendment 80 in the following ways.

Engagement or communication method	Outreach completed	Number of participants/ people reached	Purpose-promote engagement	Purpose - provide information	Purpose - receive feedback
Meetings with Six Nations of the Grand River	2 Virtual meetings	8 participants	No	Yes	Yes

Engagement or communication method	Outreach completed	Number of participants/ people reached	Purpose- promote engagement	Purpose - provide information	Purpose - receive feedback
Meetings with Métis Nation of Ontario	2 virtual meetings	9 participants	No	Yes	Yes
Meetings with Mississaugas of the Credit First Nation	2 virtual meetings	4 participants	No	Yes	Yes
Virtual open house	1 virtual open house	30 participants	Yes	Yes	Yes
Online questionnaire	1 Have Your Say Survey	9 participants	No	Yes	Yes
Rolling Hills open house	1 virtual open house	30 participants	No	Yes	Yes
Have Your Say	1 Have Your Say Page	309	Yes	Yes	Yes
Project webpage	1 Project webpage	1004 Views 371 Unique Views	Yes	Yes	No
Newspaper ads	2 Newspaper ads placed in the Guelph Mercury Tribune on February 24 and March 3 to advertise the virtual open house and statutory public meeting	Unknown	Yes	Yes	Yes
Emails to the project contact list	3 emails sent on February 23, March 2, April 13.	Approximately 413 recipients	Yes	Yes	No
Mailouts to contact list members with no email	Mailouts of invitations to virtual open house and	2 recipients	Ye	Yes	No

Engagement or communication method	Outreach completed	Number of participants/ people reached	Purpose- promote engagement	Purpose - provide information	Purpose - receive feedback
	statutory open house				
Mailouts to all Rolling Hills Area property owners	Mailouts of invitations to Rolling Hills open house	56 recipients	Yes	Yes	No

What we heard – key messages

Meetings with Six Nations of the Grand River – key messages

Participants noted that the draft OPA 80 does not acknowledge the Six Nations of the Grand River. They requested that revisions be made so that Haudenosaunee Confederacy treaty and territory are recognized. It is also important that the City's planning processes reflect Indigenous worldviews regarding sharing the land equitably. The City should work with Indigenous communities to highlight Indigenous cultural heritage and incorporate Indigenous placemaking in proposed options for new parks. Support was expressed for the City's plans to increase tree canopy and green infrastructure, protect natural areas, include wildlife corridors, naturalize rivers and remove barriers to fish. They indicated that the City could advance additional policies to protect wildlife populations.

Meetings with Métis Nation of Ontario – key messages

It was noted that housing affordability is a concern for Indigenous communities and that the City should seek to reduce wait lists for affordable housing. They also noted that there is a long history of environmental issues taking a long time to be meaningfully addressed and indicated that the City could be more responsive to issues revealed through environmental monitoring. Participants indicated that the Métis Nation of Ontario would like to be engaged on the Archeological Master Plan and the Parks Plan.

Meetings with Mississaugas of the Credit First Nation – key messages

Participants indicated that ongoing consultation should happen directly with MCFN, as opposed to through a public forum, and that consultation should happen as early as possible in the process. Participants also expressed a desire to be involved in the development of the City's Archeological Master Plan, and noted that they could be involved in the selection process for identifying a consultant to do the work. They noted that the urban Indigenous population needs to be considered when planning neighbourhoods, particularly in considering community daycare needs. Participants also indicated that MCFN would like to be involved in considering third-party development applications.

Indigenous engagement – key messages

Most participants agreed with the City's proposed approach to Indigenous engagement. Participants emphasized that Indigenous engagement should be genuine and meaningful. They suggested that more time needs to be allocated to development review processes so

that there is adequate time for Indigenous engagement. They also recommended that the City should engage more urban Indigenous groups located within the City.

Growth management strategy – key messages

Most participants supported City's proposed approach to achieving growth. Participants expressed support for building a more compact city through intensification and infilling of existing residential areas and indicated that increased building height is preferred to increased massing. However, some participants were cautious of growth and suggested that measures should be taken to mitigate impacts on traffic, parking, and greenspace before new development is pursued.

Rolling Hills Estate Residential designation – key messages

Many participants expressed agreement with the proposed land use designations for the Rolling Hills Area, and indicated that the City should not extend municipal services into the area. Participants that sent email submissions expressed support for intensification in the Rolling Hills Area to support increasing Guelph's housing supply, and enable more families to move into the community and optimize the use of existing infrastructure and services. However, Rolling Hills residents that participated in the Rolling Hills open house expressed concerns that the proposed land use designation would open up certain properties for redevelopment and that this would unfairly impact the value of properties. It was suggested that the proposed approach be revised so that the same land use designation type applies to all properties within each Rolling Hills area.

Dolime Quarry area – key messages

Most participants supported the proposed policies for the Dolime Quarry area. Participants suggested that the lands closer to Wellington Road should be designated for mixed-use and that active transportation linkages should be built under the Hanlon Parkway. It was also suggested the Dolime Quarry area be left undeveloped to preserve natural heritage.

Conformity and clarity of policies – key messages

It was suggested that notes on the effects of removing height and density bonusing policies should be provided in plain language to improve clarity. It was also noted that the Official Plan should be in conformity with the Province, while still reflecting a uniquely Guelph approach to planning.

Next steps

Feedback and input received during this round of engagement will be considered by the project team in revising the draft Official Plan Amendment 80 before it is presented to Council. The project team anticipates presenting the revised Official Plan Amendment 80 to Council in July 2022.

Section 1: project overview

The Provincial Planning Act (Section 26) requires that the City's Official Plan be reviewed every five years (or ten years after the approval of a new Official Plan) to ensure it conforms to Provincial legislation, policy and plans.

The City of Guelph adopted its last comprehensive review of the Official Plan in June 2012 (known as OPA 48) which was approved by the Ontario Municipal Board (OMB) in October 2017, with some exceptions. Since 2017, the Province has updated the Planning Act, the Clean Water Act, and the Ontario Heritage Act and released a new Growth Plan and Provincial Policy Statement.

The City is reviewing and updating its Official Plan to conform to Provincial legislation and policy changes by July 2022. The draft Official Plan Amendment 80 (OPA 80) outlines these changes and proposed policy approaches, including the following:

- Indigenous engagement
- Growth management strategy
- Rolling Hills Estate Residential designation
- Dolime Quarry area
- Conformity and clarity of policies

Guelph's Official Plan is a legal planning document that establishes a vision for the municipality's future and provides policy direction to manage future land use patterns and growth. It covers:

- How land can be used, whether it should be used for houses, industry, offices, commercial, parks, natural areas or a mix of uses;
- What services, like roads, sewers, parks and schools are needed; and,
- When, and in what order, parts of the municipality will grow.

Revisions to the Official Plan will ensure Guelph conforms and is consistent with:

- Recent amendments to the Planning Act,
- Recent amendments to the Clean Water Act,
- The Provincial Policy Statement (2020), and
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

The Official Plan Review is occurring concurrently with Shaping Guelph. Shaping Guelph explores how and where Guelph can grow over the next 30 years to meet provincial forecasts and targets in a way that works for Guelph. The Official Plan review and Shaping Guelph will result in an Official Plan amendment(s) to ensure Official Plan conformity with provincial legislation and policies.

Engagement purpose and objectives

Indigenous governments, residents and stakeholders were invited to provide input on proposed policy changes to Guelph's Official Plan through government-to-government meetings with the Six Nations of the Grand River, Métis Nation of Ontario, and Mississaugas of the Credit First Nation, participation in a virtual public open house, completing an online questionnaire, and participation in a Rolling Hills Area open house. Their input and perspectives on the draft OPA 80 are being considered as the City works on updating the Official Plan. This report summarizes the engagement process and feedback received on the draft OPA 80.

Section 2: engagement and communication methods

Engagement methods

The engagement methods used to seek feedback from the community and stakeholders included the following:

- Meetings with Six Nations of the Grand River
- Meetings with Métis Nation of Ontario
- Meetings with Mississaugas of the Credit First Nation
- A virtual open house
- An online questionnaire hosted on the City of Guelph's Have Your Say page
- A Rolling Hills Area virtual open house
- E-mail

The following section explains each in further detail below.

Meetings with Six Nations of the Grand River

On October 7, 2021, the City of Guelph hosted a virtual meeting with Six Nations of the Grand River to present an update on the Official Plan Review and an overview of the Clair-Maltby Secondary Plan. Following the presentations, attendees were invited to ask questions and provide feedback to the City. Eight participants from Six Nations of the Grand River attended the meeting.

On April 12, 2022, the City of Guelph hosted a virtual meeting with Six Nations of the Grand River to present an update on the Official Plan Review and continue to gather feedback. A question and discussion period followed a presentation. Six participants from Six Nations of the Grand River attended the meeting.

Appendix A provides discussion records of the meetings with Six Nations of the Grand River on October 7, 2021 and April 12, 2022, respectively.

Meetings with Métis Nation of Ontario

On November 10, 2021, the City of Guelph hosted a virtual meeting with the Métis Nation of Ontario (MNO) Region 9 Consultation Committee to present an update on the Official Plan Review and an overview of the Clair-Maltby Secondary Plan. Participants were encouraged to ask questions and provide feedback throughout the meeting. Seven participants from the Métis Nation of Ontario attended the meeting.

On April 19, 2022, the City of Guelph hosted a virtual meeting with the Métis Nation of Ontario (MNO) Region 9 Consultation Committee to present an update on the Official Plan Review and continue to gather feedback. A question and discussion period followed a presentation. Six participants from the Métis Nation of Ontario attended the meeting.

Appendix B provides discussion records of the meetings with Métis Nation of Ontario on November 10, 2021 and April 19, 2022, respectively.

Meetings with Mississaugas of the Credit First Nation

On November 16, 2021, the City of Guelph hosted a virtual meeting with Mississaugas of the Credit First Nation to present an update on the Official Plan Review and an overview of the Clair-Maltby Secondary Plan. Participants were encouraged to ask questions and provide feedback throughout the meeting. Two participants from Mississaugas of the Credit First Nation attended the meeting.

On April 5, 2022, the City of Guelph hosted a virtual meeting with the Métis Nation of Ontario (MNO) Region 9 Consultation Committee to present an update on the Official Plan Review and continue to gather feedback. Participants were encouraged to ask questions and provide feedback throughout the meeting. Two participants from the Mississaugas of the Credit First Nation attended the meeting.

Appendix C provides discussion records of the meetings with Mississaugas of the Credit First Nation on November 16, 2021 and April 5, 2022, respectively.

Virtual open house

On March 22, 2022, the City of Guelph hosted a virtual open house to present an update on the Official Plan Review and gather feedback on the proposed Official Plan Amendment 80 policies. A question and discussion period followed a presentation. 15 participants attended the virtual open house, and 15 people viewed the YouTube live stream of the event.

For a summary of the virtual open house, please see Appendix D.

Online questionnaire

Community feedback was sought through an online questionnaire hosted on the project's Have Your Say website. The online questionnaire was available from March 22 to April 20, 2022. The online questionnaire focused on:

- Indigenous engagement
- Growth management strategy
- Rolling Hills Estate Residential designation
- Dolime Quarry area
- Conformity and clarity of policies

The questionnaire had a total of nine respondents. Appendix E shows a summary of the questionnaire results.

Rolling Hills Area open house

On May 2, 2022, the City of Guelph hosted a Rolling Hills Area open house to present an update on the Official Plan Review and gather feedback on the proposed land use amendments, zoning, and regulation for the Rolling Hills Area. A question and discussion period followed a presentation. 30 participants attended the Rolling Hills open house.

For a summary of the Rolling Hills open house, please see Appendix F.

Email submissions

Several people chose to email their feedback to the City. Emailed feedback can be found in Appendix G.

Communication methods

The communications methods used to share information with the community and stakeholders included:

- The City of Guelph's [Have Your Say Page](#)
- The [project webpage](#)
- Newspaper ads
- Emails to the project contact list
- Mailouts of meeting notifications

Communication methods are explained in further detail below.

Have Your Say

[Have Your Say](#) serves as the project's landing page for community engagement. The page serves as a place for the public to learn more about the project and access relevant documentation such as discussion guides and background materials. The public has the opportunity to ask questions of the project team. Have Your Say directed the public to provide their feedback through an online questionnaire and a question feedback form hosted on the platform.

Project webpage

The [project webpage](#) provides more information about Shaping Guelph: Official Plan Review. The website provides an overview of Shaping Guelph, including the project's background, scope, and timeline. It is a repository for all relevant Council reports, background studies, and community engagement materials.

Newspaper coverage

Two newspaper ads for the virtual open house were placed in the Guelph Mercury Tribune on February 24 and March 3, 2022.

Emails to contact list

The City sent 3 emails to the project contact lists informing them of the Draft Official Plan Amendment 80, virtual open house, and Rolling Hills open house, and reminding them to complete the Have Your Say questionnaire.

Mailouts of meeting notifications

The City sent a mailout to all property owners in the Rolling Hills Area to provide notification of the Rolling Hills open house. The City also sent a mailout to properties on the project contact list that did not provide an email to provide notification of the virtual open house and statutory public meeting.

Engagement and reach

The following table summarizes the reach of engagement and communications tactics throughout the engagement period.

Engagement tool	Reach
Meetings with Six Nations of the Grand River	8 participants
Meetings with Métis Nation of Ontario	9 participants
Meetings with Mississaugas of the Credit First Nation	4 participants
Virtual open house	30 participants
Online questionnaire	9 participants
Rolling Hills open house	30 participants
Emailed feedback	
Have Your Say	309 visitors with <ul style="list-style-type: none">11 engaged205 aware122 informed58 downloads of the Draft OPA 80 document
Project web page	1004 page views 371 unique visitors

Engagement tool	Reach
Newspaper coverage	2 newspaper ads in the Guelph Mercury Tribune.
Emails to the contact list	3 emails sent to contact lists comprised of approximately 413 individuals, agencies, organizations, and businesses
Mailouts of meeting notifications	56 properties in the Rolling Hills Area, and to 2 properties on the project contact list that did not provide an email

Data analysis

The City gathered feedback through meetings with Six Nations of the Grand River, meetings with Métis Nation of Ontario, meetings with Mississaugas of the Credit First Nation, the virtual open house, the online questionnaire, the Rolling Hills open house, emails received, and Have Your Say. Section 3 provides an overview of the key messages heard through community engagement.

Where responses were received to a quantitative question, results have been quantified. All comments received through engagement efforts have undergone a thematic analysis. This involves summarizing and categorizing qualitative data so that important concepts within the dataset are captured. Once completed, a collection of themes was used to formulate the descriptive text in this report. It is important to note that comments received were wide-ranging, and the appendices to this report provide a fulsome record of all comments received. Full summaries of each feedback opportunity are provided in Appendices A through G.

Section 3: what we heard

This section provides a high-level summary of the main themes heard throughout the community engagement on the proposed policy approaches for the Official Plan review.

Meetings with Six Nations of the Grand River – key messages

Key themes emerging from the meetings with Six Nations of the Grand River (SNGR) included:

Decolonizing municipal processes

- The concept of land ownership and rights are colonial in nature.
- To advance Truth and Reconciliation, the City's planning processes should incorporate the concept of decolonization and advance policies that reflect Indigenous worldviews regarding sharing the land equitably.

Recognizing Haudenosaunee treaty and territory

- Participants noted that the draft OPA 80 does not acknowledge the SNGR, and instead seems to only acknowledge the treaty rights of the Mississaugas of the Credit First Nation.
- Participants requested that revisions be made to the draft to recognize Haudenosaunee Confederacy treaty and territory.
- The 1701 Nanfan Treaty is recognized by the courts as a treaty with the Haudenosaunee Confederacy that encompasses much of Southern Ontario. It was noted that the SNGR could submit a summary of this treaty to the City for reference.
- Participants expressed appreciation for the City's ongoing dialogue with SNGR and noted that SNGR's relations with Guelph are longstanding.

Cultural heritage

- It was noted that the Growth Plan process does not adequately consider Indigenous cultural heritage.
- The City should work with Indigenous communities to highlight Indigenous cultural heritage.

Natural heritage

- The City should do its best to not permit development in floodplains, as rivers need to be allowed to flood.
- Participants expressed support for the City's plans to increase tree canopy and green infrastructure, protect natural areas, include wildlife corridors, naturalize rivers and remove barriers to fish.
- It was noted that the City should advance policies to protect the bat population from negative impacts of development, and to require all glass surfaces to be certified bird-friendly.
- Participants requested that SNGR be engaged on the design of the proposed wildlife overpass at Gordon Street in the Clair-Maltby area.

Meetings with Métis Nation of Ontario – key messages

Key themes emerging from the meetings with the Métis Nation of Ontario (MNO) included:

Métis Nation engagement

- Participants indicated that compensation is important for Métis engagement because all the MNO Councils are composed of volunteers.

Affordable housing

- Housing affordability is a concern for Indigenous communities, in particular young people and low-income families.
- The City should seek to reduce the wait lists for affordable housing.

Archaeological Management Plan

- Participants expressed interest in being engaged on the Archaeological Management Plan.

Environmental issues

- The City should respond adequately and appropriately when an issue is revealed through environmental monitoring.

Natural heritage

- The City should contact MNO regarding the development of the Parks Plan. MNO has many community members that can help to identify appropriate plants to help preserve plant life in natural areas.
- It was noted that MNO supports the creation of wildlife corridors to allow safe passage of wildlife across roadways.
- Participants expressed concerns with the impact of salt run-offs on the land and water. It was suggested that the City explore alternatives to salt for ice management, such as sand.

Meetings with Mississaugas of the Credit First Nation – key messages

Key themes emerging from the meetings with Mississaugas of the Credit First Nation (MCFN) included:

Respect of Treaty and Aboriginal Rights

- The City should formalize a commitment to involve First Nations and rights holders in future planning through outlining a process for this within the Official Plan Review.

Acknowledgement of Indigenous government

- Participants noted that they see these meetings as a government-to-government exercise. Participants indicated that it is important to acknowledge MCFN as an Indigenous government as opposed to an Indigenous community.
- When the City is providing or seeking information, it is preferred that the City does this directly with MCFN as opposed to through a public forum.
- Participants noted that consultation with Indigenous government does not work unless it happens as early as possible in the process. Participants expressed satisfaction that the City is taking this approach.

Archaeological Management Plan

- Participants indicated that MCFN would like to be involved in the development of the City's Archaeological Management Plan (AMP), and suggested that MCFN could be involved in the selection processes for awarding the AMP contract.
- It was noted that MCFN has significant experience working with various companies that do AMP work and that MCFN could share insights on companies that do better work.

Urban Indigenous population

- The urban Indigenous population needs to be considered when planning neighbourhoods and community centres. In particular the daycare needs of urban Indigenous groups should be considered.
- Participants noted that urban Indigenous groups should be engaged on Cultural Heritage, as well as their needs for community supports.

Third-party development

- Participants indicated that MCFN would like to be involved in third-party development planning within the City, including having the opportunity to contact proponents that are proposing development.
- It was noted that MCFN has a good system with the County of Haldimand where MCFN participates in bi-weekly pre-consultation meetings regarding development applications submitted to the City.

Indigenous engagement – key messages

Most participants of the online questionnaire strongly agreed that the City's proposed approach to Indigenous engagement outlined in OPA 80 will improve land use planning in the City. Participants emphasized that Indigenous engagement should be genuine and meaningful, and that conducting Indigenous engagement in this way is essential to achieving land use planning that is sustainable and inclusive. It was suggested that more time needs to be allocated to development review processes so that there is adequate time for Indigenous engagement. It was also recommended that the City should engage urban Indigenous groups located within the City, in addition to engaging with the central band offices located outside of Guelph.

Growth management strategy – key messages

Most participants in the online questionnaire strongly agreed that the OPA 80 policy amendments reflect the right balance of intensification, growth, and population for the City.

When asked to share feedback on policies to support implementation of the growth management strategy, participants expressed support for making the city more compact through intensification and infilling of existing residential areas. It was noted that achieving growth through increased building height was preferred to increased massing. A few participants cautioned that before new developments are pursued, measures should be taken to mitigate impacts on traffic, parking, and greenspace and that the capacity of services in the area should be considered. It was suggested that before any more development occurs on Gordon Street, Gordon Street should be widened and have dual left turning lanes installed.

Participants at the virtual open house also noted that areas experiencing growth in density will need to consider how to provide adequate greenspace for new residents.

Rolling Hills Estate Residential designation – key messages

Participants in the online questionnaire were asked if they believe the new Rolling Hills Estate Residential designation is appropriate for that area of the City. Most participants agreed and expressed that the City should not extend municipal services in the Rolling Hills Area. Participants also emphasized that the Rolling Hills Estate Residential designation should include regulations to protect natural heritage and groundwater from threats such as loss of tree coverage and pesticide use. However, it was also noted that the concerns of the Rolling Hills Area residents are valid and should be respected.

Participants at the Rolling Hills Area open house expressed that the Rolling Hills Area should not be further developed because Guelph does not have many estate residential lots. Participants also expressed concern that the OPA 80's proposed use of the Low Density Residential designation for certain properties in the area would enable these properties to be redeveloped. Participants were concerned that this change could unfairly impact the value of certain properties, depending on which land use designation they receive. It was suggested that the only fair outcome would be to apply the same land use designation to all properties in the area.

Participants that sent email submissions expressed appreciation that the proposed approach strikes a balance between the inputs from Rolling Hills Area 1 and Area 2 residents. Many participants expressed support for intensification in Area 1, noting that Area 1 is adjacent to the developed Built-Up Area, and that further intensification would be an efficient use of existing infrastructure and services in that area. Participants emphasized that Guelph is experiencing a lack of housing supply and suggested that not pursuing intensification in Area 1 would add undue burden on other neighbourhoods to meet Guelph's infill housing need. Some participants recommended that the Natural Heritage System be modified to align with recommendations made by an ecological consultant that was hired by Rolling Hills landowners. It was also suggested that the proposed approach be revised so that there is no mixing of Low Density Residential and Rolling Hills Estate Residential designations within each Rolling Hills Area.

Dolime Quarry area – key messages

Most participants from the online questionnaire agreed that the new policies for the Dolime Quarry area will support good planning for this area. Participants suggested that the lands closer to Wellington Road should be designed for mixed-use and that active transportation linkages should be built under the Hanlon Parkway. It was also suggested the area be left undeveloped to preserve natural heritage.

Participants from the Rolling Hills Area open house expressed disappointment that the City increased the City's population target further to accommodate the annexation of the Dolime Quarry lands.

Conformity and clarity of policies – key messages

Participants from the online questionnaire were asked to share feedback on any changes necessary for conformity and/or clarity of policies. It was suggested that notes on the effects of removing height and density bonusing policies should be provided in plain language to improve clarity. It was also noted that the Official Plan should be in conformity with the Province, while still reflecting a uniquely Guelph approach to planning.

Section 4: next steps

Feedback and input received during this round of engagement will be considered by the project team in revising the draft Official Plan Amendment 80 before it is presented to Council. The project team anticipates presenting the revised Official Plan Amendment 80 to Council on July 11, 2022.

Appendix A: Meetings with Six Nations of the Grand River discussion records

The following are the discussion records for meetings with Six Nations of the Grand River held on October 7, 2021 and April 12, 2022.

Thursday, October 7, 2021, 9:30 a.m.

Via Zoom Video Conference

Participants

- Lonny Bomberly, Director, Six Nations Lands and Resources.
- Robbin Van Stone, Consultation Supervisor, Six Nations Lands and Resources
- Tanya Hill Montour, Archaeology Supervisor, Six Nations Lands and Resources
- Phil Monture, Advisor, Six Nations Lands and Resources
- Bethany Kuntz-Wakefield, Manager, Wildlife Office, Six Nations Lands and Resources
- Lauren Jones, Wildlife and Stewardship Management Assistant, Six Nations Lands and Resources
- Peter Graham, Land Use Officer, Six Nations Lands and Resources
- Taylor Hill, Director Trainee, Six Nations Lands and Resources
- Bob Goulais, Facilitator, Nbsiing Consulting
- Melissa Aldunate, Manager, Policy Planning & Urban Design, City of Guelph
- Stacey Laughlin, Senior Policy Planner, City of Guelph
- Madeline Gibson, Policy Planner, City of Guelph
- Leah Lefler, Environmental Planner, City of Guelph
- Leslie Munoz, Manager, Policy and Intergovernmental Relations, City Of Guelph
- James Knott, Lura Consulting

Record of Discussion

Each of the meeting participants introduced themselves. Bob introduced the Six Nations team to Stacey Laughlin who is now leading some of the work previously done by Natalie Goss who has moved on. Bob explained that the purpose of the meeting was to provide an update on the Official Plan Review (OPR) and to present the Clair-Maltby Secondary Plan before it goes to Council. He further explained that the presentation and secondary plan materials were sent out to participants last week.

Bethany stated that their team has not had a lot of time to review the materials provided. Bob acknowledged this. Later in the meeting, the City of Guelph committed to extending the review time for Six Nations to the end of November. Bob urged participants to complete their review as soon as they are able to. This will ensure their input is received before the Secondary Plan goes to Council for consideration.

Melissa provided a short update on the Official Plan Review and Guelph Growth Strategy. Since they last met with Six Nations, the City has been reviewing and incorporating input from the public and Indigenous communities. Also, the City has approved the annexation of the Dolime Quarry so they are considering the impacts of that on growth and population figures to 2051. The team is looking to take a report to Council in December that will outline a preferred growth management strategy.

Bob said that when the preferred growth scenario comes out the City of Guelph will communicate with Six Nations and offer an opportunity to meet likely in the new year. Melissa affirmed that a series of statutory meetings will be held in March and a meeting can be set up around that time. Bob committed to send the invitation to the

statutory meetings to Robbin but clarified that these don't replace direct engagement and meetings with Six Nations.

Robbin asked if any consideration has been given to working with Indigenous communities to highlight Indigenous cultural heritage? She commented that the growth plan process is very settler-driven and does not adequately consider Indigenous cultural heritage.

Melissa responded stating the City is working through Indigenous heritage policy development and they will bring back a draft of those policies so that they can obtain input and feedback. She recognized that the planning process is a settler construct. These processes sometimes don't reflect the City's "Environment First" approach.

Leslie provided an overview of a new Intergovernmental Advisor position that was created by the City of Guelph. The focus of this position will be on Indigenous relations and they are hoping to have someone with lived experience to take on this role. The City will ensure this job posting is shared with Grand River Employment and Training and other First Nations job boards.

Stacey began a presentation of the Clair-Maltby Secondary Plan. The project began in 2015. Phase 1 consisted of background data collection including four years of ground and surface water monitoring. During this phase they developed the vision and principles for the Secondary Plan. In phase 2, the consultant team brought forward preferred community structure for the area. Phase 3 involved testing of the preferred community structure, developing an Open Space System strategy for parks and open, green spaces. The draft Secondary Plan is now out for public review and comment. The vision for Clair-Maltby area is to create a vibrant, urban village that is integrated with the rest of the City while protecting the natural heritage system.

In the presentation, Leah outlined the environmental work that was undertaken to inform the draft Secondary Plan. A number of environmental studies were conducted over the course of four years beginning in 2016. Leah spoke to the analysis of groundwater surface water and the natural heritage system, ecological linkages and wildlife corridors.

Bethany asked whether there were existing residential dwellings in the study area. Leah shared a map layer that showed some residential development parcels referred to as "estate residential development". There are also existing residences along the south part of the study area. These are mainly farms along Maltby Road.

Bethany followed up by asking why natural heritage areas bisect these development parcels. Leah stated there are mechanisms to protect the natural heritage system including Official Plan land use designations and the zoning bylaw. These mechanisms and policies are part of the considerations in this planning process.

Bob asked if Six Nations was included in the archaeological assessment of the study area. Stacey affirmed that the assessment was shared with Six Nations during that process.

Phil asked if the pond referred to in the presentation was supported by ground water. Leah stated that it is a unique feature that is fed by groundwater and at times, it is perched above the ground water table.

Leah explained that the studies included surface water features, fish habitat, significant wetlands, significant woodlands and cultural woodlands, significant wildlife habitat and significant landforms. The scope of these studies included the Clair-Maltby study area, including part of the Paris Galt Moraine.

Bethany asked about the significance criteria used for the study. Leah indicated that there were a number of criteria including size, biological or ecological characteristics. She committed to sharing a synopsis of this criteria directly with Bethany. Bethany shared her email in the chat.

Bob asked about an amphibian breeding area within the estate residential lots. Leah explained that when/if an application came forward for developing that parcel, it would need to take into account the significance criteria and policies.

Phil asked about how the City is going to protect the bat population. Leah said this would be part of site-specific field studies. Land-owners/developers would be required to put in acoustic monitors. Depending on the species, they have criteria to protect bat maternity roosts, for example. These areas would be set aside and protected as part of the natural heritage system.

Bethany asked how much control does the City actually have over what happens on these residential lands? Leah gave an example that the City has a tree protection bylaw and trees in the study area cannot be cut down without a permit. Staff will review applications against other policies under the Official Plan. This includes policies that protect wetlands. For example: if a development application comes in within 120 meters of the edge of a wetland, then an ecological or environmental impact study is required.

Peter asked if the City is moving forward with a multi-use overpass for Gordon Street and are there additional overpasses or culverts they are considering for the site? Leah shared that the Gordon Street area is an area of wildlife mortality concern and an overpass fits into the natural topography there. The City recognizes that roads present a huge barrier to wildlife movement and wildlife mortality. The plan speaks to a number of areas that will facilitate movement of wildlife. These are illustrated in the study area map as black and pink arrows moving across roadways.

Taylor asked if the secondary plan policies are going to be certified bird-friendly, or just "bird-friendly". Leah answered that the City is releasing their bird-friendly design guidelines. This includes requiring that glass surfaces within 120 metres of a natural heritage system must to be treated with bird friendly visual markers. It is not part of any certification program but it is expected to be complied with for any applications in the Clair-Maltby area.

Bethany asked, for the proposed George Street overpass or other potential overpasses, can Six Nations be consulted on that design? Leah answered absolutely, yes.

Peter sought to affirm whether schools and playing fields, etc. will NOT be located in identified natural heritage features like the moraine ribbon? Leah stated that the moraine ribbon will be an additional area of recreation running throughout the study area. It may include recreational trails. Melissa affirmed that schools or other facilities would not be located in the moraine ribbon. However, there is wording that if a site-specific environmental impact study shows no negative impact, that is something that the City would consider.

Bethany had a number of questions for further follow-up.

- While the plan will facilitate wildlife movement within the natural heritage system, does the plan consider restricting movement (i.e. snakes moving across the road)?
- Why isn't all glass being treated with bird-friendly requirements?
- Are there other standards being considered including being a LEED-certified neighbourhood?

- Could the City consider enhancing criteria including requiring developers to submit Triple Bottom Line proposals?

Leah shared the overview of the study area that included areas of ecological and biological significance, including provincially significant wetlands that include a minimum 30 meter buffer. The presentation included a detailed overview of the hydrology in the study area.

Phil asked about stormwater plans and its impact on the integrity of the groundwater?

Leah said that, instead of stormwater ponds, the plan refers to stormwater capture areas that uses existing natural depressions to manage stormwater. These will be dry most of the time, however, will capture stormwater during storm events. She showed illustrations of the catchment areas and the stormwater management plan. Catchment areas that may have contaminants (i.e. oils) will be required to be treated. The City is looking to minimize and reduce the use of salt in this area to the greatest extent possible.

Taylor asked if the City is considering alternatives to salt, and if there is going to be winter maintenance on the recreation trails?

Leah said the City has examined the use of beet juice or a brine solution. They are also using technology to optimize the use of salt, and educating the public about the use of salt. Some trails, including those that are part of the City's signature trails system, will be maintained in the winter.

Taylor commented that beet juice may be corrosive, and it may attract wildlife to the roadways.

Peter offered an observation that the draft Secondary Plan speaks to ecological restoration. Yet, by 2051, this small area may see up to 16,300 people living there and may include up to 1,250 jobs. How is that possible that the ecosystem can be a much better place than today while adding all that infrastructure?

Stacey reiterated the City's commitment to an Environment First approach and that 46% of the study area will remain protected as part of the natural heritage system under the Secondary Plan. Although, she said it will be a challenge when introducing urban uses to this area. There have been calls for further refinement and additional work to further identify areas for wildlife habitat.

Peter said it is fundamentally misleading to speak to restoring the ecology when such growth is anticipated.

Peter also asked about the proposal to develop a large park in the Halls Pond area and that city staff originally had concerns about this. Peter has concerns about the proposal's proximity to the pond and the public access to it.

Stacey spoke about the development of the Open Space System contemplated under the plan. This includes consideration for a new, 10 acre park. Three potential areas were identified through community input. City staff recommended the option in the south end of Halls Pond. However, Council provided direction that they wanted the north option. Staff were originally concerned about the public access to that park with all traffic going to and from Gordon Street. The staff concern was about park access and road capacity.

Taylor asked if there were any considerations to include Indigenous presence, design and art in this park?

Melissa said that have received that feedback. However, the Secondary Plan does not go into these details. She said that this is something the City is willing to consider and should be considering.

Bethany asked, when you're talking about transit does this mean buses or other transit? Stacey replied that, right now, it would really only refer to buses. The City hasn't really explored subways or light rail transit.

Phil stated that he appreciates the environmental enhancements, such as wildlife corridors included in the plan. He reminded the City that we need to be considerate of the pressures caused by human activity. That will be a challenge and it is important to keep environmental principles in mind.

Taylor asked, if she understood correctly, that there will be no driveways and residents will have to rely on street parking. This may cause concerns for safety and the ability to clear roads in winter. This may also create accessibility concerns for those who are pregnant or live with a disability.

The City clarified that their objective was to create a pedestrian-oriented main street area in the urban village core. There will still be parking but it may be in a structure or building in the area, or include parking behind residences and buildings. As this area is considered the core urban village, they are looking at ways to facilitate street parking for people visiting the businesses rather than parking for residents.

Leslie shared that the City is applying for funding under the federal Disaster Mitigation Adaptation Fund. Three projects are moving forward and these will be shared with Six Nations. They also shared that the City is working towards an agreement to have monitors present for some projects. They are looking forward to getting something signed to have a Six Nations presence at the Baker Street project. Internal conversations are still underway.

NEXT STEPS

1. Robbin is going to share the contact information for Grand River Employment and Training. Leslie will send the job description to them.
2. A follow up meeting to discuss the preferred growth scenario will be arranged around March 2022.
3. Leah will follow-up directly with Bethany on the natural heritage system significance criteria being used.
4. The City will follow-up to engage Six Nations on the design of the proposed wildlife overpass at Gordon Street.
5. The City will follow-up on Bethany's questions regarding enhanced policy and requirements for wildlife protection in general (i.e. restricting movement of snakes on the road, bird-friendly glass, etc.)
6. The City is seeking a review and written comments on the draft Clair-Maltby Secondary Plan by November 30, 2021 or sooner, if possible. These can be forwarded to Stacey Laughlin Stacey.Laughlin@guelph.ca.

Robbin shared that she appreciates that the City of Guelph is consulting with Six Nations, listening to their feedback and are being as environmentally-friendly as they can possibly be.

Tuesday, April 12, 2022, 1:30 p.m.

Via Zoom Video Conference

Participants

- Bob Goulais, Facilitator, Nbsiing Consulting
- Phil Monture, Litigations, Six Nations of the Grand River
- Robbin Van Stone, Consultation Supervisor, Six Nations of the Grand River
- Peter Graham, Land Use Officer, Six Nations of the Grand River
- Lauren Jones, Wildlife Stewardship Office, Six Nations of the Grand River
- Tanya Hill-Monture, Archaeology Supervisor, Six Nations of the Grand River
- Tayler Hill, Director Trainee Lands and Resources, Six nations of the Grand River
- Melissa Aldunate, Manager, Policy Planning & Urban Design, City of Guelph
- Trevor Bomberry, Intergovernmental Advisor, specializing in Indigenous Relations, City of Guelph
- James Knott, Lura Consulting
- Jason Downham, Policy Planner, City of Guelph

Record of Discussion

Bob Goulais begins with a round table introduction of all participants present. Bob set the purpose of the meeting, as a continuation of the conversation relating to the Official Plan Review for the City of Guelph. It was stated that there was an interim update on the Official Plan Review in a November 2021 meeting with SNGR. Today, there will be a presentation, discussion, and Q&A.

Bob turned the meeting over to Melissa and Jason. Melissa stated that she will be going over the purpose of the Official Plan Review and what has transpired over the past few years, while Jason will provide updates on specific topics and updates within the Official Plan.

The Official Plan Review (OPA 80) is to specifically look at consistency and conformity with provincial plans and policies. The Official Plan (OP) will be reviewed with respect to Places to Grow Act and amendments to Clean Water Act and Provincial Policy Statement. There will be revisions to the policies to implement the City's Growth Management Strategy. There will be other amendments through OPA 80 for clarity and housekeeping changes.

Since the last meeting in November 2021, the timeline has included background studies on residential intensification, employment lands, lands needs assessment, and development of growth scenarios. The next steps will be community engagement to hear thoughts, comments, and feedback, before meeting with Council in July 2022. If Council adopts the OP amendments, they will be submitted to the Province for approval.

Jason discussed changes to Chapter Two, which included the updated vision and updated policies around Indigenous engagement. The OP will include a full range of mixed housing, with the goal of being accessible and affordable.

Robbin asked Jason to define "affordable". Jason responded that affordability is on a spectrum. The lower income end of the spectrum would be serviced by Wellington County, who is the housing service provider. Jason's presentation refers to the 30th to 60th percentile in terms of income for Guelph, as determined by the Provincial Policy Statement. Robbin stated that this is not affordable for many people. Melissa clarified that the affordable housing section of the OP is not being presented today, as that was amended a few years ago to update the affordable housing strategy. The "affordability" that Jason mentioned is focused on the market end of the spectrum.

Bob stated that some larger municipalities oversee all areas of affordable housing, which can create confusion on what the lower tier municipalities take care of. For Guelph, they plan for adequate stock and supply relating to growth to 2051. Bob recognized that for

Indigenous people, sometimes there is a need for affordable housing, not just market-based affordable housing.

Jason continued, stating that the vision recognizes the values of the community, the cultural heritage, resources, and natural heritage system. Land use patterns will help to create a foundation for future growth. Chapter two will also be updated to include references to Indigenous peoples history and the requirements for Indigenous engagement/consultation.

Peter stated that while the Official Plan (OP) is an improvement over the previous plan, it is a step backwards for the SNGR. The emphasis has been changed away from SNGR. Previously, it referenced MCFN and SNGR. It now seems to focus on the Mississaugas. There are no details provided on the Haudenosaunee. This is different than other municipalities. It was stated that this is a dramatic change between the two plans.

Melissa responded that the old OP just had two references to engagement, which were specific to archaeology. This OP is now recognizing Indigenous governments and communities and making a renewed commitment to Indigenous engagement. The new OP reflects the PPS and what has been heard in the community.

Peter stated that the PPS doesn't explain why the Mississaugas treaty is recognized but not the Haudenosaunee treaties. Melissa stated that this can be reviewed, as they have been working with staff counterparts in Intergovernmental services on these policies, and this is a draft.

Peter stated that revisions to page 4 and 5 would be appreciated, to recognize Haudenosaunee treaty and territory, not just Mississauga treaty and territory.

Robbin shared that the first treaty was between the Dutch and the Five Nations (at that time). That treaty was based on mutual trust, friendship, and respect. It was about sharing the land, not giving power over the land, as Indigenous people view the land as our Mother Earth. The concept of "rights" is not something that Indigenous peoples could fathom as it is a colonial construct. When it comes to Truth and Reconciliation and the rich history of Indigenous peoples in this area, we should be looking at the concept of decolonization and seeing things from Indigenous perspectives.

Robbin shared that another important treaty is the 1701 Nanfan Treaty, which encompasses most of Southern Ontario. Indigenous people wanted the land protected so they would have a place to hunt, fish, and harvest. Around the same time, the Dish with One Spoon Treaty was created which talks about how we share the land. When the 1763 Royal Proclamation was created, it was about land ownership and the land could not be bought or sold without permission from Indigenous Nations and the Crown. In Robbin's opinion, it was a means to steal the land from the Indigenous peoples, as there was no due diligence to validate that the Indigenous persons signing, had the right to sell the land. It may be that someone was willing to sign the paper. The concept of treaties has become a way for the Crown to pit Indigenous Nations against one another. She advised that we must look to the bigger picture. Settlers aren't going anywhere, and neither are we, the land should be shared equitably.

Bob thanked Robbin and Peter for raising the point and stated that he doesn't believe that it was a conscious decision that the City and drafters of this edit were made to exclude SNGR, or choose one over the other. Bob stated that the City of Guelph should consider improving this part of the draft to include the Haudenosaunee Confederacy.

Trevor stated that the City of Guelph only recognizes what the Province tells them to recognize, which on their provincial treaty maps is the Mississaugas of the Credit only. Trevor asked Robbin or Phil if they have anything in writing, from the Province or federal

government, which recognizes the 1701 Nanfan Treaty. Phil stated that the courts have recognized the 1701 treaty. Phil further stated that they will write up a summary of what has been shared today and submit to the City.

Bob thanked both Phil and Trevor, and stated that while this section isn't necessarily driving policy, he believes that Guelph has included the section as a means of recognition and respect but may not be hitting the mark fully. Phil stated that he appreciates the opportunity, as people "don't know what they don't know", and they will work on a background to provide.

Peter stated that he did speak to Ontario about the boundaries. The Province takes the position that the Nanfan Treaty has the same boundaries as one would find on the Wiki entry map, while others state that Nanfan comprise all of the territory that was conquered during the Beaver Wars.

Jason continued with his presentation. Chapter Three deals with implementing the goals and principles of a place to grow in the context of Guelph. This includes the annexation and settlement to bring the Dolime Quarry lands into the City of Guelph. This is an active aggregate extraction pit that is becoming a threat to the groundwater aquifer.

Phil asked Jason if the decision to abandon the aggregate pit was recent. Jason responded that it was, and it came into effect on January 1, 2022.

Jason continued, stating that the recommendation on the intensification target for the built-up area would see a modest reduction to 46%. Peter stated that he is a little uncomfortable with not doing the minimum 50% intensification and is a bit disappointed that it has been reduced. Peter asked why they were not considering above this before Dolime? Jason stated that they are still planning for the same amount of growth, but Dolime will add residential units to the greenfield area, which will reduce intensification. The landowner stipulated that the lands need to be developed fully before 2051. Peter stated that was an odd and unexpected provision on the part of the seller.

Melissa stated that there is work to do on the quarry closure plan, which includes pond level management, before development. The vision of the City of Guelph has not changed, even with Dolime, there is just a reduced intensification target to 46%. The plan is the same plan, with no changes to land use designation. Melissa stated that a secondary plan will guide future development in the Dolime Quarry lands, and that plan will be required to set aside lands for parkland.

Jason continued with the presentation. Phil asked Jason where the industrial area is presently. Jason stated it is in the SW area of the City and includes the Hanlon Creek Business Park and the Northwest Industrial Business Park.

Phil asked if the changes to the 401 that are being proposed, or the Highway 6 alternative, if they are they meant to feed this area. Jason stated that Highway 6 changes happen south of the city. Jason clarified if Phil meant the realignment of Highway 6 at the 401 and Phil responded, yes. Jason stated that Highway 6 comes up through the western edge of Guelph.

Jason continued, discussing the policies to address climate change. Robbin had a question about mitigating risks to climate change. Robbin stated that it is one thing to work to prevent the impact but questioned what will be done to reverse the impacts of climate change rather than building higher walls, so the river doesn't flood. Melissa responded that the OP is only one component of the City's response to climate change. They are working on a climate change adaptation plan. The OP has an entire chapter section devoted to climate change, the OPA 80 only touches a small portion.

Robbin asked if the City allows building in the floodplain, Melissa responded that they don't. In the floodway, no development is permitted. In special policy areas, some development is permitted. The City has initiated a sub-watershed study for Clythe Creek.

Robbin stated that there are a couple of climate change committees (mitigation and adaptation). But feels that these two committees should be working in tandem rather than independent from each other. Robbin further commented that the idea of special policy areas is concerning, with people still building in the floodplain areas, as rivers need to be allowed to flood. Robbin suggested that the City do its best to not allow building in the floodplains.

Jason continued with the presentation, discussing ecological management and archaeological management plans. Tanya asked if there is an archaeological management plan in place currently. Jason stated that there is an archaeological master plan in place, to align with the PPS but no archaeological management plan. Melissa stated that the current archaeological master plan is from 2001, so they are initiating the development of an archaeological management plan.

Jason continued with Chapter Nine of the presentation, land management. Bob asked if the quarry closure triggered an environmental assessment. Jason defers to Melissa, who states that she doesn't believe so. Robbin asked if the annexed lands are part of the City of Guelph. Jason stated that they are, as of January 1st, 2022. Robbin asked how long it took to have the lands transferred from the previous owner to the City of Guelph. Melissa stated that it was about a year as there were multiple jurisdictions that needed to be consulted. The Township, the City and the Province had to approve.

Jason finished the presentation and opens the floor for discussion.

Robbin stated that she is pleased that the City has continued engaging. Guelph has always been environmentally friendly, and residents will demand it. It is good to see that the City is working on an Archaeological Management Plan. Robbin urged restricting growth in the floodplain/special policy area. She also encouraged the City to reflect on the land acknowledgement and treaty discussion that was had. While moving forward, one cannot waste time arguing treaty territory and rights. Working together is the path forward.

Tanya asked if there was a timeline for the archaeological management plan. Melissa stated that there is no firm timeline yet. However, it will commence in 2024 or 2025.

Peter stated that he likes a great deal of the green infrastructure items in the plan. One thing that he thought was fantastic was the expressed desire to naturalize rivers and remove barriers to fish. Peter asked what discussions have surrounded this, Melissa responded that they have a Natural Heritage Action Plan, which frames the commitments to the national heritage system. This is a ten-year work plan. There are projects like naturalization and there are more to come on this in terms of implementing policy language.

Peter questioned why the OP states, "no negative impacts" and then states, "managing negative impacts." Why is this wording used when it seems contradictory. Melissa responded that the PPS requires no negative impact to the natural heritage features. As development is occurring, it is measured and monitored because development cannot occur within the natural heritage system.

Phil appreciated the fact that dialogue is ongoing and growing. He stated that the onus is on SNGR to do more education on the land sharing initiative. The relationship with Guelph has been longstanding. Phil stated that they take issue with some provincial government

policies, and that no doubt Guelph has a great deal of pressure from Ontario. Developers also do the bare minimum. However, Guelph has been more proactive in this field.

Next Steps

- Continuing with the consultation on the draft amendment throughout the month of April;
- Conducting review of all comments and feedback received through consultations;
- Making necessary adjustments to proposed policies;
- Recommendation report that is scheduled to go to council for adoption in July;
- Official Plan will be sent to the Province for final approval;
- Bob will follow-up on how the City can improve the history and statement of recognition to be more inclusive in its nature.

Closing Comments

Bob closed the meeting and stated that in the calendar invite there are links for how to have your say.

The minutes will be completed and sent in the next week.

The Zoom ended.

Appendix B: Meetings with Métis Nation of Ontario discussion records

The following are the discussion records for meetings with Métis Nation of Ontario held on November 10, 2021, and April 19, 2022.

Wednesday, November 10, 2021, 10:00 a.m.

Via Zoom Video Conference

Participants

- Jennifer Parkinson, President, Grand River Métis Council (GRMC)
- Justin Hunt, Consultation Advisor, MNO LRC
- Peter Rivers, Regional Councillor Region 9, Provisional Council MNO
- William Bressette, GRMC
- Derrick Pont, President, Niagara Region Métis Council
- Kathleen Anderson, Thames Bluewater Métis Council
- Cheryl Hooker, Women's Representative, Thames Bluewater Métis Council
- Madeline Gibson, Policy Planner, City of Guelph
- Melissa Aldunate, Manager Policy Planning, City of Guelph
- Stacey Laughlin, Senior Policy Planner, City of Guelph
- Leslie Munoz, Manager, Policy & Intergovernmental Relations, City of Guelph
- Leah Lefler, Environmental Planner, City of Guelph
- James Knott, Consultant, Lura Consulting
- Olivia Horzempa, Facilitator, on behalf of Nbsiing Consulting Inc.

Record of Discussion

Olivia began the meeting inviting all on the call to introduce themselves, starting with the representatives from the city, followed by the participants from Region 9 of the Métis Nation of Ontario. Olivia then turned it over to Melissa and Stacey for the presentation.

Melissa provided an update of the Official Plan Review. They explained that the city has been working to draft the official plan policies, which will include the preferred growth scenario and management strategy that was discussed at the last meeting. The draft official plan is expected to be presented to City Council in January 2022. Following that, the OPR will be released to the public for further consultation, which is expected to take place in February and March. The draft will include policies related to the growth management strategy, water resources system, natural heritage systems as well as some updates focused on conforming to the provincial policy requirements. The updated official plan will be brought to Council for endorsement in July.

Following the OPR update, several **questions** were raised:

Derrick asked, in reference to Guelph maintaining its current City boundaries, if there are a lot of brown fields in Guelph? How much land within Guelph will they be looking to develop? Melissa explained that there would be more context provided during the Clair-Maltby Secondary Plan presentation, but that there are two remaining greenfield areas; the Guelph Innovation Secondary Plan and the Clair-Maltby Secondary Plan. Melissa elaborated that they do expect the Growth Strategy to accommodate Guelph's projected population growth through 50% greenfield development and 50% intensification.

Jennifer asked if there is a map showing where the natural heritage systems (NHS) are that will be protected? Melissa replied that yes, the system is mapped and is also mapped by

feature type, which can be provided to Region 9. Melissa also explained that the water resource system is not mapped, it is a policy-based approach that they are taking, and that those policies will be coming forward for consultation when the OPR draft is released.

Jennifer then asked some clarifying questions about the archeological management plan which GRMC had been previously engaged on. Jennifer asked if that management plan was specifically about historical building management or if it was also about archeological assessments of lands being developed. Melissa provided some distinction between built heritage conservation/management and archeological source management. She explained that there is a master plan that outlines where archeological studies should be required and where the city should be looking to require those through development.

Jennifer's final question at this time was regarding the greenfield development and if there have been any wetlands identified in these areas and if so, are there plans to preserve and protect them? Melissa replied that that will be covered later in the presentation on the Clair-Maltby Secondary Plan.

Kathleen asked, what informs the population growth targets? Is Guelph actively pursuing population growth? Or are these numbers reflective of what is simply anticipated? Melissa replied that Guelph's population growth target is provided by the Province through their *A Place to Grow Plan*, which the city is then required to reflect in their OPR. Kathleen asked further, is the province trying to be prepared for population influx? Or are they trying to attract more people to this area? Melissa replied that it is more so about preparedness and having infrastructure for increasing population densities. Kathleen asked if there is consultation at the provincial level about the implications of this anticipated growth, particularly regarding the impact on the land. Melissa responded that the province did consultation during their revision of the provincial growth plan and reflected on the need for municipalities to also consult and engage during their OPR processes.

Peter remarked that he is surprised Guelph still has land available for development and asked for confirmation on that point. Melissa replied yes and that the city's plan is showing that they do not need to expand their boundary until 2051.

Peter then asked how the city is coming up with their archaeological plan sites. Melissa offered to share the Archaeological Management Plan, which was completed in 2001, as it sets out the criteria for development applications for where studies would be required.

Derrick asked if any of the aquifers that are being considered for incorporation into the expansion of the Greenbelt are within the existing Guelph city limits? Melissa replied that this would likely also be covered in the Clair-Maltby presentation. Leslie added that the proposed Greenbelt expansion comes right up to the city boundaries but does not include the interior of those boundaries. That said, there is a move to include urban river valleys within the expansion, which the province is currently considering for the Eramosa and Speed Rivers in Guelph.

Olivia turned it to Stacey and Leah for the **presentation** on the Clair-Maltby Secondary Plan. Participants were invited to ask questions throughout.

Stacey began with an introduction and review of the Secondary Plan development, which began in 2015. The Clair-Maltby study area is 414 hectares, located in the southeast part of Guelph. The City of Guelph did conduct engagement during the first phase of the project to establish the Terms of Reference, values, and principles.

Leah provided a detailed presentation focused on the natural heritage system and the comprehensive environmental impact study. The environmental impact study

was used to inform the land uses of the secondary plan area and provided the technical basis for groundwater, surface water and natural heritage assessment.

Leah presented several maps and layers were shown and explained including Surface Water Features & Fish Habitat, Significant Wetlands & Other Wetlands, Significant Woodlands & Cultural Woodlands, Significant Wildlife Habitat (SWH), Significant Landforms, Habitat for Provincially & Locally Significant Species and Ecological Linkages.

Leah's presentation concluded with an overview of the Hydrogeology Impact Assessment, with an overview of the Integrated Surface Water-Groundwater Model which covers surface water, drainage, and stormwater management. Finally, Stacey went through the land use schedule which outlines how the lands will be used in the Clair-Maltby area.

Several **questions** emerged during the presentation:

Peter asked if Nestlé is accessing water within Guelph for their improper bottling operations? Leah explained that to their understanding, Nestlé's facilities are south of Guelph, with water coming from the Mill Creek watershed. Leslie added that to their knowledge, the water being bottled by Nestlé is connected to the same aquifer as that which supplies Guelph's drinking water, and the city does monitor for any adverse or unwanted impacts.

Peter inquired why Guelph remains focused on the low / medium density housing, given the difficulty to find suitable lands to build-upon. He reflected on feedback from farmers regarding the uptake of building on prime farmland and the loss of significant acreage. Stacy responded that their focus is to provide a mix of housing options. She also explained that in some areas, they had to change the land use designation from high density to low density to preserve previous cover for water drainage.

Jennifer asked about the policies regarding the replacement of topsoil on developed lands. Leah responded that Guelph has keyed into this issue because topsoil is needed to support healthy trees and they have had instances where trees have been unable to thrive due to a lack of soil. Leah said that the Development Engineering Manual provides the standards and minimums for topsoil.

Derrick raised some concerns about the run-offs in low/medium-areas as potentially high in phosphates and where that water goes before impacting the Grand River and then eventually Lake Erie. Leah responded that before water infiltrates the ground, they want to be sure it is clean and won't be contaminating the ground. Part of the Storm Management System is managing pollutants and protecting water quality. As a result, enhanced treatment (the highest level) is prescribed in the MESP for Clair-Maltby. That said, there remains a complication with salt treatments, as salt is dissolvable. Guelph has policies and programs in place to educate the population about the impacts of salt on the land and water and the need to minimize salt use. Another participant asked about the salt-alternatives for ice management and whether Guelph had considered them as replacements? Leah explained that it certainly makes a difference in terms of impact on water quality, however it requires alterations to the ploughs, which is costly. This year Guelph will be running a pilot with several trucks to evaluate the efficacy of making a complete transition.

Cheryl asked about the extent and commitment Guelph has made to the monitoring of the environmental studies, specifically how often that monitoring is carried out. Leah replied that the monitoring occurs in a number of ways and can be dependent on several factors, one being the access private owners offer the city to monitor on their property. Leah elaborated that where there are existing monitoring wells, the city has taken over the long-term monitoring of them to ensure there is long-term data sets. Ecological monitoring

continues through the development process, as there are typically a requirement for developers to monitor for 3-5 years. Leah also spoke about the initiative to start a city-wide environmental monitoring program, beginning in 2022.

William asked about the City's commitment to respond adequately and appropriately when an issue is revealed through the environmental monitoring. William reflected on the long history of issues arising and proponents taking decades to meaningfully address the underlying issue. Leah provided some context about the monitoring process and how a response management system could be triggered to indicate a developer needs to address the issue. Leah also spoke to how the Surface Water Ground Water Model will enable the city to get a handle on cumulative impact.

William then reflected on the use of salt, and how in his hometown they only use sand to allow the snow to compact. William inquired, why use salt at all? Leah said that to a large extent the city only ploughs and salts certain roads far less frequently than they used to. Leah also spoke to a pilot several years ago where the city exclusively used sand, however there was public backlash because they didn't like how it made their cars dirty.

After no further questions were raised, Olivia reminded participants that they were encouraged to also submit written feedback to Guelph by the end of the month. With that, the meeting concluded.

Tuesday, April 19, 2022, 5:00 p.m.

Via Zoom Video Conference

Participants

- Justin Hunt, Métis Nation of Ontario
- Peter Rivers, MNO Regional Councillor, Region 9
- Jennifer Parkinson, President, Grand River Métis Council
- Derrick Pont, President, Niagara Region Métis Council
- Colleen Brunelle, Womens Representatives, Grand River Métis Council
- Denise Keith, Secretary, Grand River Métis Council
- Melissa Aldunate, Manager, Policy Planning & Urban Design, City of Guelph
- Jason Downham, Policy Planner, City of Guelph
- Trevor Bomberry, Intergovernmental Advisor, specializing in Indigenous Relations, City of Guelph
- James Knott, LURA Consulting
- Bob Goulais, Facilitator, Nbsiing Consulting

Record of Discussion

Bob Goulais began the meeting with a round table introduction of all participants present. Bob shared the purpose of the meeting, as a third meeting to update and seek input into the Official Plan Review for the City of Guelph.

Bob turned the meeting over to Melissa Aldunate and Jason Downham. Melissa stated that she will be discussing the Official Plan Review, specifically how it conforms with provincial plans and policies. She will also provide the group with updates on what has transpired recently and how the Plan will conform with the Planning Act, the Clean Water Act, and the Provincial Policy Statement.

Melissa began by stating that, in January of 2022, the City's Growth Management Strategy was presented to Council. She explains that this Strategy set out how the requirements of *Place to Grow* would be met. The Official Plan Amendment is the policy framework accompanying that strategy. The Official Plan Review also includes updates for the York

Road/Elizabeth Street area, which is in the east end of the City. A land use study was conducted, and recommendations for specific land use designations have been incorporated into the Official Plan Review.

Additionally, Melissa stated that several policies were reviewed and amended for clarity and to make implementation easier. These amendments also addressed City-approved plans and procedures as well as Council decisions that occurred since the last plan review in 2012. Melissa also notes that some housekeeping changes have been made, including the updating of ministry names and site-specific policies.

Melissa then provided a brief background on the timeline of the project, beginning in October of 2019.

Regional Councillor Peter Rivers asks for more information about the background studies. Specifically, he wants to know what these studies entailed and how the information was obtained.

Melissa explained that there was a lot involved in these studies, because the work was conducted during COVID different engagement methods were used. While the first kickoff event happened three weeks before the first shutdown, the rest of the work was done virtually throughout various lockdowns.

She discussed how the first, and only, in-person event worked: maps of the City were posted and attendants could identify where they thought growth could occur, where the expected intensification could happen, and where they did not want to see growth occur.

Once these events were moved online, virtual open houses were held. Melissa explained that these open houses involved putting surveys and mapping exercises on the website and allowing people to respond to those tools throughout the process.

She confirmed that as studies were completed, they were released for public engagement and to obtain additional comments from the public.

Melissa stated that the Growth Management Strategy was released and presented to Council in January of 2022. February of this year saw the release of the draft Official Plan Amendment (OP80) for public engagement. An open house and statutory public meeting with Council were also conducted. Melissa reminded the board of the deadline of July of 2022. As a result, Melissa said they are looking to bring back a report with a decision and recommendation to Council at that time.

Melissa then turned the meeting over to Jason, to provide a summary of the modifications made in key areas of the Official Plan. Jason stated that he will begin by providing an overview of Chapter Two, which sets up the vision, guiding principles, and strategic goals for future growth. The presentation is found here:

President Derek Pont asked about projected wealth and how much of that will be managed by the City and how much will be geared toward low income families. He mentioned that the ability of low-income families to find housing is a major concern.

Melissa explained that any subsidized housing is managed by Wellington County. She reminded the group that the affordable housing policies are contained in the Official Plan but are not part of OPA 80 because work on that section was completed previously.

Derek followed up by asking about the backlog of individuals waiting for affordable housing. He wants to know if there is a point where the City of Guelph/Wellington County plans to "catch up" with the goal of shortening the waiting list for families trying to obtain affordable housing.

Melissa addressed the question by stating that Wellington County, as the service manager, does have a plan in place. Referring to the County's *Housing and Homelessness Plan*, it is a plan that examines the lowest income individuals in the community and looks at how to house those individuals.

Melissa continued to explain that the goal with the Official Plan Amendment is to monitor the housing target for low to moderate income households on an annual basis, along with examining the amounts of housing that is being developed to meet those needs. She explained that, in the years ahead, the goal is to examine the current zoning by-laws to see how to define other types of housing that may not fit into the standard definition. Melissa highlights any supportive housing as an example, as it is housing, but it is slightly different than a standard apartment building.

Melissa explained that they are looking at improving definitions and including specialized definitions in the OP itself so developers don't have to go through zoning amendments in order to build the type of housing that is needed. To offer further clarification, she stated that the Official Plan Amendments include general overall policies and that Wellington County also has a plan that examines housing and homelessness for the lowest income individuals.

Bob affirmed from Derek that **housing is a priority** for his Council. Derek said that meeting with the Indigenous community on the issue of housing is important. He points out that people have been on the wait list so long, they are starting to lose hope. He gave an example of a family being told they have to wait three years, which is simply too long.

President Jennifer Parkinson acknowledged the three to five year wait, mentioning that it is unacceptable. She would like to know what protections are in place for affordable housing – specifically, what is to stop a developer coming along and turning all housing into condos.

Melissa mentioned that there is a policy in place that prohibits and discourages the conversion of rental housing into condominiums for ownership. The specific policy is tied to the vacancy rate of the City. If the vacancy rate is less than 3%, the City discourages the conversion of rental housing into ownership units. Melissa was uncertain of the specific number, but once the vacancy rate drops to some lower rate, there is an outright prohibition on those kinds of conversions.

Jennifer asked how Melissa arrived at that 3% number? Melissa states that it is the benchmark vacancy rate as determined by the CMHC, which conducts a rental market report annually and provides municipalities with their respective vacancy rates. Melissa confirmed that Guelph has a low vacancy rate of about 1.4%.

Jennifer explained that examining vacancy rates is important because the discussion is about affordable housing. She offers examples of how the market is not affordable, stating that renting the upstairs portion of a home costs \$2,500 to \$3,000 and that townhouses are now renting for \$2,700. Jennifer stated that this is not "affordable" and asks how the City is going to address that issue. She reiterated that as a City, there is nothing being done to address affordable housing when rents are \$3,000 per month.

Jennifer stated that a **lack of affordable housing and high rental rates** is a big concern for low-income people and young people. She let Melissa know that this question doesn't need to be answered immediately, but does stress its overall importance.

Melissa explained that a target is set each year for affordable housing and that this target is monitored. In the past 5 to 10 years, there has been an increase in purpose-built student housing, including the conversion of a former hotel. Council has been watching the vacancy

rate to determine if the introduction of more units specifically geared towards students have improved this rate. Unfortunately, it is difficult to determine if COVID has impacted that.

Melissa explained that Council is examining those vacancy reports in connection with the income in the community to determine what an affordable rental rate is. She also stated that the City has been asking developers in their planning and justification reports to explain how they are going to contribute towards the affordability of housing in the community.

Jennifer stated that there is nothing in the Plan committing to any type of review once implemented. Jennifer points out that demographics can change in five years and asks about the frequency with which the plan could be reviewed.

Melissa stated that the Planning Act states that the OP must be reviewed on a five-year basis, meaning that every five years, the plan should be reviewed.

Bob then refers to the section on Indigenous engagement previously discussed by Jason. He stated that this engagement should continue, especially as the development of master plans and other City Planning initiatives are underway. He also specifically pointed out the importance of continued engagement in reference to the development and implementation of Archaeological Management Plans. Bob stated that it is crucial to acknowledge that the Métis are the governments of their own nation.

He then turns the floor over to Peter.

Peter acknowledged that affordable housing is a touchy topic, and asks about a **plan for safety and security**. He mentioned that heavy drug use and other types of activities are typically associated with homeless individuals and wanted to know if there is a plan for extra security in those regions on the map where homeless individuals would be residing.

Melissa stated that she doesn't have much information on that topic, because those issues are covered by the Wellington County Housing Services. She does clarify that they are looking at supportive housing in their housing plan, which would ensure that people have needed supports in place. She also stated that Council has seen a few applications for supportive housing developments, one of which was filed by the County. Melissa believes this means that they are looking at increasing the supply while also making sure that there are supports available for those in the community.

Peter speculated that, despite any community engagement which may indicate something to the contrary, the plan is going through no matter what.

Bob thanked Peter for his comment, and Peter continues to ask about the infrastructure for the extra houses. He stated that the area will go from 50 people per hectare to 150 within the next 30 years and asked where the money for extra infrastructure, including sewage, water, and electricity is going to come from.

Melissa reminded the group that there are a number of master plans going on at the same time as they are developing this overall strategy. She highlighted the water and wastewater master plans as an example, stating that the City is looking at the capacity for treatment plants and how the City could handle the wastewater that would come from additional growth.

Bob thanked Peter for his comment and shared that the City team present are the people who are drafting the plan. He suggested that, if there is anything specific that may or may not suit their needs or interests, or if there is something that needs to be strengthened, to provide that information, in writing. He encouraged Justin to help facilitate providing feedback to Melissa and Jason.

Peter said that he appreciates the due diligence that has been done on this matter. He then has a question about parks, specifically, does the plan call for natural parks or a mix of both?

Melissa clarified that the plan for natural spaces is split into two categories. One is the natural heritage system, which includes protected areas like wetlands, woodlands, and habitats. No development of any kind is permitted in those areas. The second is the open space system of parks and trails, including major sports fields, soccer pitches, and ball diamonds. She highlighted the natural parks that run adjacent to the natural heritage system, offering an experience of nature rather than a view of an active sports field. She stated that the Parks Plan includes a combination of those two.

Peter suggested that when the City gets to that stage of development that they contact the group again, to inquire about local people who are naturalists, who can help to identify certain plants that are indigenous to the area. He suggested that, instead of bulldozing certain areas down, a consultation be completed to help **preserve the plantlife the natural spaces**, in parks and on the trails.

Bob thanked Peter for his suggestions and turns the floor over to Derek.

Derek stated that there were two major wildlife areas planned to be divided by a major roadway. He asked if the plan is to put an underpass or an overpass in which would allow wildlife to cross that major roadway.

Melissa said that there is a proposal for an ecological linkage to have a wildlife overpass. She mentions that they have received quite a few comments regarding this through the Clair-Maltby secondary plan and how it would work. She stated that the crossing is proposed for humans crossing over Gordon Street as well as wildlife.

Melissa clarified that this particular point has yet to be determined, as the area is still developing. She anticipates that the issue of an overpass or underpass will be fully considered and designed by the time the subdivision applications come in.

Bob thanked her for her answer. He mentioned that he did put a link in the chat to the Official Plan Amendment 80, and a link to the homeless and housing stability, as well as the services provided by Wellington County. He encouraged the participants to review and provide detailed comments in writing.

Jennifer stated that the Council members are all volunteers. She asked if the City has considered, or if the City will consider providing **honorarium for engagement** meetings. She mentioned that there have been quite a few engagement meetings and these have taken these members away from family. She stated that it is important to bring this up now, so that it can end up in discussions with the City sooner.

Trevor stated that the City of Guelph does not provide an honorarium for government-to-government talks. He stated that that this may be reconsidered and encouraged participants to send an email or letter to Council to discuss the provision of an honorarium. But as it currently stands, the City does not offer them.

Bob thanked Trevor for the clarification. He mentioned that Metis Councils, unlike First Nations do not have similar core funding, don't have access to those resources and cannot provide compensation in the same way. He stated that if municipalities want to have meaningful dialogue and want to get that kind of input, he would encourage investing in Indigenous capacity to obtain valuable feedback.

Trevor stated that this is a conversation they can discuss further when he comes to meet with the Grand River Métis Council to discuss the Indigenous Relations Plan. He clarified that he could include that proposal with the plan when he submits it to Council.

Bob asked for any last comments and mentioned that he will share his email in the chat if anyone wants to send him any comments after the meeting. He also stated that anyone wanting to talk to Jennifer or Jason directly can do so as well.

He then opened up the floor for any final thoughts and to offer a refreshment on the next steps. Bob stated that the next step is to draft the amendments and then asks when it is expected to be made public.

Melissa confirmed that it would be the end of June or early July when the plan will be released.

Bob thanked her for that information and stated that he hopes he can provide an update to everyone about what that version of the document will look like. He confirmed that there are no further comments.

Bob stated that there is a commitment to drafting that record, and that it will be sent out to everyone for review. He asked for input and comments regarding any edits.

Bob then turned the floor over to Melissa, to offer some final thoughts on behalf of the City.

Melissa thanked everyone for their comments and discussion. She stated that the City will be updating its Affordable Housing Strategy in 2024. She confirmed that, on the topic of the Official Plan, the City is committed to growing within existing borders, to being sustainable, to protecting our natural environment, and to respecting our past. She hopes that these commitments are reflected in the policies shared today. She stated she is happy to hear any further comments.

Peter thanked the city for the presentation and for moving forward in consultation with the group, rather than requiring the group to get involved afterwards.

Next Steps

Bob closed the meeting and stated that his email was linked in the chat, should anyone wish to follow up in writing with thoughts or comments.

The draft meeting record will be drafted and sent to participants the next week or so for any comments or clarifications and will then go to the City officials.

Appendix C: Meetings with Mississaugas of the Credit First Nation discussion records

The following are the discussion records for meetings with Mississaugas of the Credit First Nation held on November 16, 2021, and April 5, 2022.

Tuesday, November 16, 2021, 10:00 a.m.

Via Zoom Video Conference

Participants

- Fawn Sault, Manager, Department of Consultation and Accommodation, MCFN
- Hilary Chamberlin, Department of Consultation and Accommodation, MCFN
- Stacey Laughlin, Senior Policy Planner, City of Guelph
- Melissa Aldunate, Manager, Policy Planning, City of Guelph
- Leah Lefler, Environmental Planner, City of Guelph
- Bob Goulais, Facilitator, Nbisiing Consulting

Record of Discussion

Bob Goulais began the discussion with a round of introductions, starting with the participants from Mississauga of the Credit First Nation, followed by the City of Guelph staff. He provided an overview of the meeting which will include a brief update on the Official Plan Review and an overview of the draft Clair-Maltby Secondary Plan including details on natural heritage that is of interest to MCFN.

In introducing the Municipal Comprehensive Review agenda item, Bob affirmed that the City has received the documentation and guidance provided by the Department of Consultation and Accommodation previously.

Melissa Aldunate provided an update of the Official Plan Review. The City has been working to draft the official plan policies that will include the preferred growth scenario and management strategy that was discussed at the last meeting. They will be presenting that to City Council in January. Once that is presented to Council it will be released to the public for further consultation. This is expected to take place in February and March. The draft policies will include the growth management strategy, water resources system, natural heritage and some updates related to conforming to provincial policy requirements. The updated official plan will be brought for endorsement to Council in July.

There were no questions or comments on the Official Plan Review.

Bob turned it over to the City of Guelph for a presentation on the Clair-Maltby Secondary Plan.

Stacey Laughlin introduced and provided a review of the Secondary Plan development. The Clair-Maltby study area is 414 hectares and is located in the southeast part of Guelph. The project began in 2015. The City of Guelph has met with MCFN previously during the early phases of the project.

Leah Lefler provided a comprehensive presentation that focussed on the natural heritage system and the comprehensive environmental impact study. The environmental impact study was used to inform the land uses of the secondary plan area and provided the technical basis for groundwater, surface water and natural heritage assessment.

Within the presentation, a number of maps and layers were provided and explained including Surface Water Features & Fish Habitat, Significant Wetlands & Other Wetlands, Significant Woodlands & Cultural Woodlands, Significant Wildlife Habitat (SWH), Significant Landforms, Habitat for Provincially & Locally Significant Species and Ecological Linkages.

Leah's presentation concluded with an overview of the Hydrogeology Impact Assessment, and an overview of the Integrated Surface Water-Groundwater Model that was used to evaluate impacts to the natural heritage system and the water resource system resulting from changes to drainage, stormwater management and the proposed land use pattern.

Participants had several questions during the presentation:

Q: Are the lands surrounding the water bodies wetlands that will be protected?

A: Yes. Development is prohibited in areas currently designated as a natural heritage system (NHS). The map presented shows various layers of NHS features that cumulatively make-up the system.

Q: Is it a rule that groundwater flow is protected?

A: Yes, it is a rule. As per the Provincial Policy Statement and the Growth Plan, municipalities are to identify and protect water resource systems. A water resource system includes surface water features, groundwater features, and the connections between them.

Q: When you are planning your neighbourhoods and planning community centres, how is the urban Indigenous population and their daycare needs considered? Is that something that goes into the planning?

A: The Secondary Plan level identifies land use designations that would allow for daycare centres, which are permitted in places.

Q: When it does come time to begin planning the community in more detail, how can the First Nation be involved in ensuring that urban Indigenous groups have support when it comes to culture and heritage? And those types of things that we know our people will need?

A: As per your feedback a couple years ago on this project, you expressed desire for developers to reach out to you when they are submitting their plans for subdivision – that's potentially one way to start the conversation, which Guelph can encourage as development applications come forward. Further, Guelph City planning is looking at engagement opportunities and protocols that focus on early and frequent engagement.

Additional comments:

Perhaps the City can more formally entrench ongoing involvement of the First Nations on an ongoing basis. A commitment that could be formalized and included in the Official Plan Review, where there is language outlining how Guelph can involve First Nations and rights holders in further planning.

Next Steps

MCFN representatives were encouraged to continue to provide written feedback to the City of Guelph by the end of November.

Tuesday, April 5, 2022, 10:30 a.m.

Via Zoom Video Conference

Participants

- Bob Goulais, Facilitator, Nbisiing Consulting
- James Knott, LURA Consulting
- Mark Laforme, Director, Department of Consultation, Mississaugas of the Credit First Nation
- Adam Laforme, Archaeological Supervisor, DOCA for Mississaugas of the Credit First Nation
- Melissa Aldunate, Manager, Policy Planning & Urban Design, City of Guelph
- Jason Downham, Policy Planner, City of Guelph
- Trevor Bomberly, Intergovernmental Advisor, specializing in Indigenous Relations, City of Guelph

Record of Discussion

Bob Goulais began the conversation by setting the purpose of the meeting; the official plan review under the growth plan.

Mark Laforme explains that there are 65 municipalities within the treaty area and there have been a great deal of requests for input into official plans. In response, a package was put together and sent to many municipalities in the territory. The package includes, a letter, a copy of the letter that had been sent to the Minister of Municipal Affairs and Housing, and a document explaining what they would like to see from MCFN perspective in the municipal plan. Mark is unsure if this was sent to Guelph or not, but it can be shared. Melissa confirmed that it had been received by the City.

Mark stated their basic interest lie with cultural heritage and the opportunity to contact proponents who are proposing development within a said jurisdiction. Mark details that they are not particularly interested in municipalities dealing with housing, or capital infrastructure as they relate to the Official Plan.

Mark details the relationship that MCFN has with the County of Haldimand, where they have meetings every other week, where they have pre-consultation regarding applications and project applications submitted to the County. Before Haldimand issues any permits or make any decisions, they have a pre-consultation with Six Nations and MCFN. This system works well regarding consultation, notification, and development within the jurisdiction.

Melissa began the presentation on the Official Plan Review (OPA 80). This document is a means of conformity with Ontario's Places to Grow. A growth management strategy is done, consultation on vision and principles for growth, growth scenarios, and now there is policy context to support and enable this discussion.

Mark asked Melissa if she is referring to the Provincial Policy Statement. Melissa clarifies that the PPS is a part of the framework, but she is speaking to the Planning Act.

After a presentation of the process, proposed amendments and timelines, Melissa handed the the presentation to Jason, and he went through the various sections of the official plan.

The goal of the growth management strategy is to managing growth to 2051. Updates to this official plan would include policies for the intensification targets and employment area policies. The minimum intensification target of 50% is no longer appropriate for Guelph and as a result the City is now able to request a modest reduction from 50% to 46%, which will need to be approved by the Minister of Municipal Affairs and Housing. The approval is

required as a result of annexation and settlement to bring the Dolime Quarry lands into the City of Guelph. The quarry lands may be a threat to groundwater aquifer. The Province approved the annexation of the quarry lands and they have been designated as greenfield and minimal forecast as a place to grow. However, the agreement with the landowner states that Guelph must consider these lands for future development.

Bob asked if the City has considered that as greenspace rather than development space? Jason states that it is his understanding that to ensure the long-term protection of the groundwater aquifer, the land needs to be considered for residential development not just greenspace.

Mark asked if any of this would require an MZO. Jason replied that this was part of an MZO.

In chapter four of the proposed amendment, the natural heritage system, water resources system, forest protection, and climate changes policies will be updated. The proposed updates that will include revised mapping, names, policies, and definitions. Environmental system policies are proposed to be updated to improve clarity. Updates to the long-term protection of the water resource system are based on requirements of the Source Water Protection Plan and the Clean Water Act. This will identify necessary restrictions on development to protect the reusable drinking water supply.

Mark asked if Nestle is in Guelph's jurisdiction. Jason states that Nestle is located a few kilometers south of the City, outside their jurisdiction but within Wellington County.

Jason stated that the City of Guelph is reliant on groundwater for drinking water, and thus the Source Protection Plan represents a significant plan for wealth. Guelph source water protection policies are part of the Grand River Source Protection Plan, which establishes policies and programs for managing significant drinking water threats. Schedule 7 was shared that shows the location of the City's wellheads and the different policy areas around each of the wellheads with the goal of protecting the Guelph's drinking water. Schedule 7-B shows the contributing areas where management measures are in place to ensure drinking water continues to be pliable. There is a new policy that will affirm Guelph's commitment to preparing an archeological management plan (AMP) to ensure the conservation or responsible management of archaeological resources.

Mark asked who is doing the AMP? Melissa stated that this is not scheduled into the workplan at this time. This is something that would likely be considered in 2024 as a project initiation.

Mark says that MCFN would like to be involved in the development of the AMP, even from the perspective of selecting the consultant. MCFN has experiences with many of the larger archaeological firms and some are better than others.

Melissa stated that when they get to that step, there would likely be opportunities as the City is developing the AMP to have Mark involved and gain his experience in developing the Terms of Reference.

Jason discussed the land use policy section of the Official Plan. This chapter touches on changes to land use policies, which are to implement the growth management strategy to conform to the provincial growth plan, and to be consistent with the updates to the Planning Act and provincial policy statement. Most of the updates are minor; however, one of the key areas is the inclusion of the Dolime Quarry lands, which were recently approved to be annexed to the City, and they do not need to be considered as part of the long-term housing supply. The proposal would be that the quarry lands be designated as a special study area that will require a secondary plan and agricultural impact study to be completed.

Jason indicated that next steps include continuing in consultation on draft amendments throughout April, and following that, conducting a review of all comments and feedback received, and completing necessary adjustments to the draft amendment. Lastly, there will be a recommendation report that is scheduled to go to City Council for adoption in July, which then the Official Plan will be sent to the province for final approval.

Bob asked, in terms of schedules, is it just the representations that are in the official plan document that go to the Ministry, or does the ministry require submission of detailed layering and schedules of the maps particularly around natural heritage? Jason states that he believes that what everyone sees presently in the draft amendment, just the schedules themselves, will be submitted but they may also include some of the detailed analysis that led to the decisions to modify the schedules.

Adam stated that when developing the AMP, they would want to be involved and that the DOCA office would help facilitate. Adam had a comment regarding Indigenous engagement in Chapter 2. The sentiment of engagement is appreciated but it is unclear if they are on the same page as to what that would look like, or if that may be part of Trevor Bomberry's and Mark Laforme's upcoming discussion.

Mark stated that engagement is something that will be touched on when he speaks to Trevor. Mark advised that he did speak to Leslie Muñoz, and it was a good conversation. Last Friday, there was a letter from the Mayor to the Chief asking to sit down and discuss the relationship and move forward. If there is consistency across the parties, then "things are in good shape". Mark knows where Leslie and Trevor are coming from, and they know where he is coming from.

Bob commends the City for acknowledging Indigenous governments, not just Indigenous communities. Mark noted that Bob knows he has some difficulty with the usage of the term "Indigenous community". Bob stated there are some references in the document, but they are appropriate in context.

Mark stated that it was an excellent presentation and thanked the speakers, crediting that they have clearly done their work and it looks good. He further commented that he will give it a good read over and if any further comments, he will reach out to Melissa or Trevor.

Trevor stated in terms of engagement, he is going to notify the Indigenous nations at the earliest level possible, when something is in the planning stages even if it may not happen, to keep the Indigenous nations in the loop and notified as it's a thought in the mind of the City as well. Mark was happy to hear as he maintains that consultation can't work unless it happens early in the process. Mark was glad to hear that is the approach the city of Guelph is looking at.

Jason states that there are other opportunities to get involved, survey and email. Mark advised that it is always a preference when providing consultation, information, or seeking information to do it directly rather than a public forum. Bob says that is a good lesson, that there is appropriateness for official meetings and requirements under the municipal act. Mark states that MCFN is looking at this as a government exercise.

Melissa recapped where they are with their Official Plan Amendment.

Next Steps

- The City will be meeting with Council to wrap up appropriate development on a moraine area.
- Mark will be meeting with Trevor next week, regarding a different issue. However, Mark states that they will touch on engagement at that time.

- Mark will reach out to Melissa or Trevor after a more detailed read of the Official Plan/presentation, should he have any further comments.
- Bob states that he will have a draft of the minutes by mid-next week.

Closing Comments

Mark thanked everyone and says that this has been excellent, and he appreciates it. Everyone expressed their thanks.

Appendix D: Virtual open house summary

Introduction

The virtual open house was held on March 22, 2022, at 6:30 PM through WebEx and streamed on the City of Guelph's website and YouTube page. Susan Hall of LURA Consulting was the facilitator for the event.

Jason Downham, Planner with the City of Guelph provided a presentation in three parts. For the first part of the presentation, Jason Downham provided an overview of planning in Ontario. In the second part of the presentation, Jason Downham, provided an overview of Guelph's Official Plan Review purpose and project timeline. In the final part of the presentation, Jason Downham presented a summary of the Official Plan policies by chapter. After the presentation, Susan Hall and James Knott of LURA Consulting moderated a question and answer period.

A total of 15 participants logged into WebEx to participate, with 15 people viewing the YouTube live stream of the event. The summary of questions asked and the responses provided are below.

Question and answer

Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A.'

Q: The increase in population to 208,000 people by 2051 is due to the City of Guelph's expansion to include the Dolime Quarry lands. How is this represented in the Official Plan?

A: The Province's updated Growth Plan originally directed the City to plan for a population of 203,000 people. Following the annexation of the Dolime Quarry lands the City was required to incorporate those lands into our long-term housing supply, and this increased our population forecast to 208,000 people. This increase in projected population due to the Dolime Quarry lands annexation is reflected in Chapter 3 of our Official Plan.

Q: During the discussion leading to the Council vote on designating cultural heritage protection for Ontario Reformatory lands, staff took the position that the Official Plan would have to be amended to permit a designation under Part IV of the Ontario Heritage Act. Where can this proposed amendment be found?

A: In the conversation around the designation of the Ontario Reformatory lands, staff advised Council that should a Heritage Conservation District be approved for that area an amendment to our Official Plan would be required to update Secondary Plan policies that relate to the Block Plan process, and studies to be completed for the Block Plan. These amendments will only be considered at the time Council approves a Heritage Conservation District for the Ontario Reformatory and not before, so it is not being considered through our overall Official Plan review.

Q: Are we able to receive a copy of the Presentation?

A: The presentation and a recording of the session has been posted to the [Have Your Say Guelph – Official Plan Review website](#).

Q: Is the Official Plan expected to be approved by the new provincial government in advance of the municipal election?

A: The City is required to have Council adopt the Official Plan Review prior to submitting to the Province for their approval. We do not know the timing of the Province's review or when

the Province would provide us with a decision on this Official Plan amendment, so we do not know if it will be approved prior to the municipal election.

Q: Will the current boundaries of the Dolime lands be the final area that is to be developed?

A: We have not gotten to the level of specificity of determining the timing of when the Dolime lands are expected to be developed or the final area that is to be developed. We have study requirements to put the Dolime lands into land use designations for development.

Q: Some of the Strategic Growth Areas such as the Gordon Street and Woolwich Street corridors have not had a change in land use designations. Were these considered for the Mixed-use Corridor 1 and Mixed-use Corridor 2 designations?

A: Within some of our Strategic Growth Areas we have not proposed land use designation changes but there are policy changes with respect to some of the heights and densities that will apply to those areas. Mixed-use Corridor designations only apply to the Silvercreek Parkway corridor, Eramosa Road corridor, Woolwich Street corridor and Stone Road corridor.

The Mixed-use Corridor 1 designation generally applies to most of our Mixed-use Corridors except for some smaller parcels along the Woolwich Street corridor and Eramosa Road corridor. We did not consider redesignating any additional lands as Mixed-use Corridor 1 or Mixed-use Corridor 2 that were not already designated as a Mixed-use Corridor.

Q: Can you review the changes being proposed for the height and residential density definitions compared to the existing definitions?

A: The Commercial Mixed-use Centre designation currently permits a maximum height of 10 storeys. We are proposing that 10 storeys continue to be the maximum height except for within Strategic Growth Areas (SGAs) in which up to 14 storeys will be permitted. We are proposing that the residential densities for Commercial Mixed-use Centres be increased from 150 units per hectare (uph) to 250 uph.

The former Mixed-use Corridor designation permitted a maximum height of 6 storeys. We are proposing that the maximum height for the redesignated Mixed-use Corridor 1 be increased to 10 storeys generally, and 14 storeys within the Silvercreek and Stone Road SGAs. The former Mixed-use Corridor designation allowed a maximum residential density of 150 uph. We are proposing that a maximum residential density of 150 uph continue for the redesignated Mixed-use Corridor 1 except for within the Silvercreek and Stone Road SGAs in which up to 250 uph will be permitted.

For the Mixed-use Corridor 2 designation, which are the smaller properties within the Woolwich Street Mixed-use Corridor and Eramosa Road Mixed-use Corridor, we are proposing to keep permissions the same as the former Mixed-use Corridor designation, which is a maximum of 6 storeys and 150 uph.

For the High Density Residential designation, we are proposing to keep the maximum height permission the same at 10 storeys, and maintain the maximum density at 150 uph, except for within SGAs in which up to 250 uph will be permitted.

The Low Density Residential designation within our Built-Up Area (BUA) currently permits a maximum height of 3 storeys or up to 6 storeys with bonusing. With the removal of bonusing provisions, we are proposing that the maximum height for Low Density Residential within our BUA be 3 storeys. Currently Low Density Residential designation within our BUA allows for up to 35 uph or 100 uph with bonusing along some major roads. We are

proposing to maintain the maximum density of Low Density Residential within our BUA at 35 uph except for along arterial roads in which up to 60 uph will be permitted.

The Low Density Residential designation within our Greenfield Area currently permits a maximum height of 6 storeys. We are proposing that the maximum height for Low Density Residential designation in our Greenfield Area be reduced to 4 storeys. Currently Low Density Residential designation within our Greenfield Area allows for up to 60 uph or 100 uph with bonusing. With the removal of bonusing provisions, we are proposing to maintain the maximum density of Low Density Residential within our Greenfield Area at 60 uph.

Q: Are there any changes to Medium Density Residential?

A: The only changes to Medium Density Residential would be the removal of any bonusing provisions within the Official Plan.

Q: The Official Plan Review Policy Paper section 11.2.1 recommends removing any reference to Heritage Guelph from the Official Plan. This is not reflected in the draft Official Plan Amendment 80. Has the recommendation to remove Heritage Guelph from the Official Plan been abandoned?

A: We have removed the review of the Cultural Heritage section of the Official Plan from this phase of the Official Plan Review. Though a review of the Cultural Heritage section was considered in the Official Plan Review Policy Paper, it was not part of our scope for this Official Plan Review phase. Therefore, we have paused the review of the Cultural Heritage section and that consideration will be deferred to Phase 2 of the Official Plan Review. The [staff report](#) to Council which is now available on our website provides updated information around the scope of Official Plan Amendment 80.

Q: In areas of increasing density, how will greenspace for the new residents be addressed?

A: The City is currently updating its Parks and Recreation Master Plan, which considers the increases to density and how to achieve greenspace in higher density areas. The second phase of our Official Plan Review will follow the approval of the Parks and Recreation Master Plan and will look at our Parks policies.

Q: How will this Official Plan Amendment affect the review and timing of the Comprehensive Zoning Bylaw?

A: The Comprehensive Zoning Bylaw Review will not be affected by this Official Plan Review; the two projects are moving forward at the same time. We are looking to release the draft Zoning Bylaw and host a public meeting on the Zoning Bylaw Review in mid-2022, so there is no effect on the timing of that project.

Appendix E – Have Your Say questionnaire summary

Introduction

The Have Your Say questionnaire was open from March 22 to April 20, 2022 and received 9 responses. The online questionnaire invited participants to share their feedback on the proposed Official Plan Amendment 80.

Participants shared their thoughts on how much they agreed with the proposed policy approaches and provided feedback on what aspects could be improved. They also made suggestions on additional considerations that should be included in the draft Official Plan Amendment. The policy areas covered in this questionnaire included Indigenous engagement, growth management strategy, Rolling Hills Estate Residential designation, Dolime Quarry area, and conformity and clarity of policies.

Results on proposed policy approaches and themes

Indigenous engagement

Participants were asked to what extent they agree with the statement, "*The Indigenous engagement approach improves land use planning in the City.*" (figure 1). Sixty-seven per cent "*strongly agreed*" and 33 per cent "*agreed*" with the City's approach on this topic. Participants were then asked to provide further comments to explain their responses.

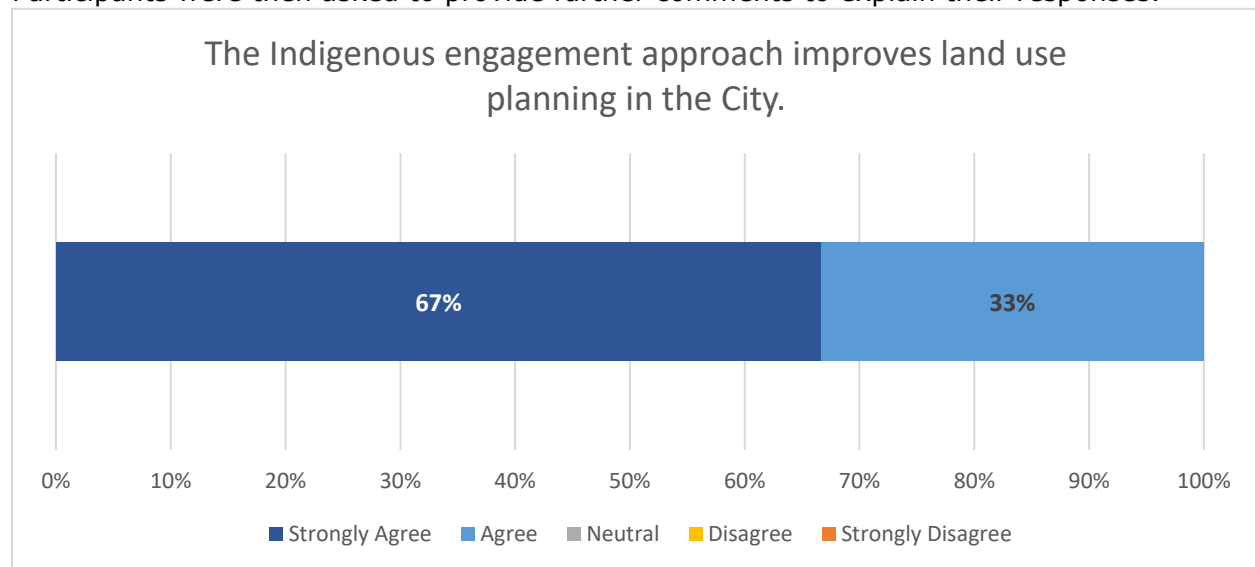


Figure 1: Participants' response to "The Indigenous engagement approach improves land use planning in the City."

Comments to help understand participant selections above

The following list summarizes participants' comments on the Indigenous Engagement approach.

- Indigenous engagement is essential to achieving land use planning that is sustainable and inclusive.
- Ensure that Indigenous engagement is genuine and meaningful.
- More time needs to be allocated to development review processes so that there is adequate time for Indigenous engagement.
- Engage Indigenous communities and organizations that are located within Guelph, in addition to engaging central band offices located outside the city.

Growth management strategy

Participants were asked to what extent they agree with the statement, *"The policy amendments reflect the right balance of intensification, growth and population for the City."* (figure 2). Fifty-six per cent *"strongly agreed"*, 22 per cent *"agreed"*, and 22 per cent were *"neutral"* with the City's approach on this topic. Participants were then asked to provide further comments to explain their responses.

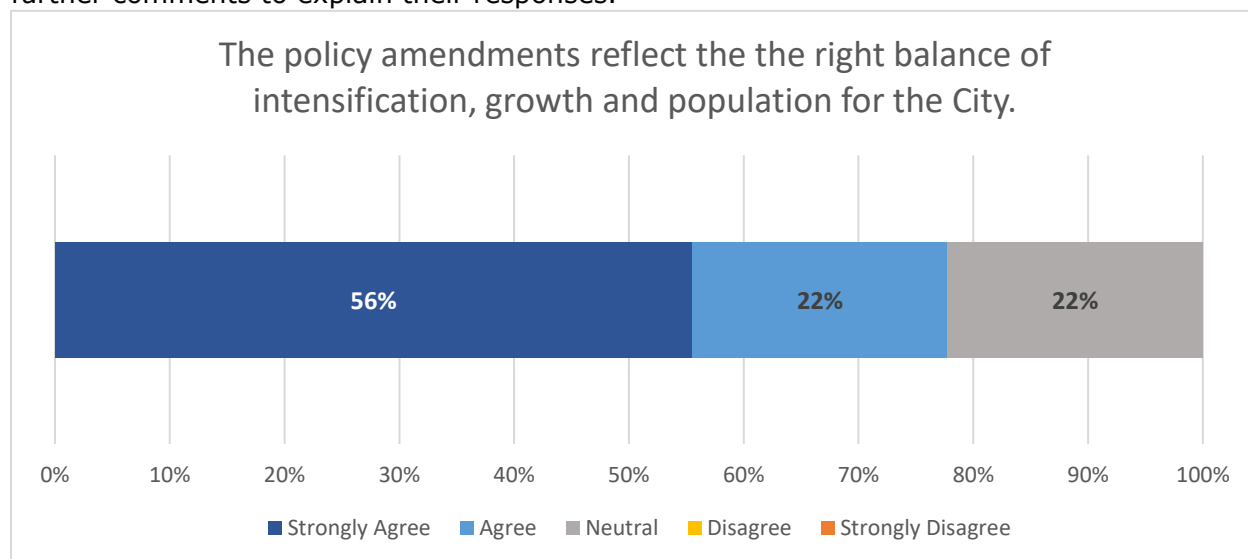


Figure 2: Participants' response to *"The policy amendments reflect the right balance of intensification, growth and population for the City."*

Comments to help understand participant selections above

The following list summarizes participants' comments on policies to support implementation of the growth management strategy.

- Make the city compact by intensifying and infilling existing residential areas. Build multi-residential buildings in brownfield and greyfield areas, divide larger lots into multiple residential lots, and support the development of accessory dwellings units.
- Multi-residential developments need to consider the capacity of services in the area and how to mitigate impacts on traffic, parking, and greenspace.
- Before any more development occurs on Gordon Street, widen the street, and install dual left turning lanes. Do not implement a bus-only lane.
- Preference for growth through increasing building height than massing.
- Concern that the City increased population target from 203,000 to 208,000 due to annexation of Dolime Quarry area.

Rolling Hills Estate Residential designation

Participants were asked to what extent they agree with the statement, *"The new Rolling Hills Estate Residential designation is appropriate for this area of the City."* (figure 3). Thirty-three per cent *"strongly agreed"*, 33 per cent *"agreed"*, and 33 per cent were *"neutral"* with the City's approach on this topic. Participants were then asked to provide further comments to explain their responses.

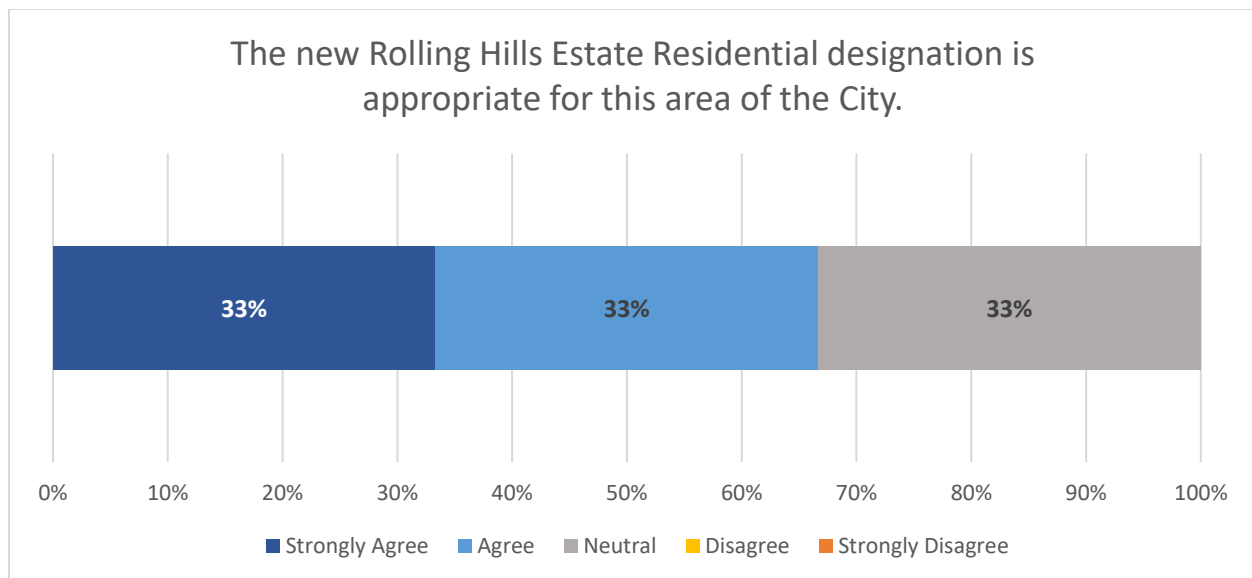


Figure 3: Participants' response to "The new Rolling Hills Estate Residential designation is appropriate for this area of the City."

Comments to help understand participant selections above

The following list summarizes participants' comments on the new designation of Rolling Hills Estate Residential.

- The designation is appropriate. If the properties have their own wells and septic systems, the City should not extend municipal services.
- Estate lots do not contribute to the goal of intensification and compactness; these lots should be responsible for their own water and wastewater services.
- The designation must have regulations to protect natural heritage and groundwater such as per cent of tree coverage required and ban on pesticides.
- Concerns of Rolling Hills residents is valid. People purchased these estate lots for a reason and that should be respected.

Dolime Quarry area

Participants were asked to what extent they agree with the statement, "The new policies for the Dolime Quarry area will support good planning for this area." (figure 4). Twenty-two per cent "strongly agreed", 56 per cent "agreed", 11 per cent "disagreed", and 11 per cent "strongly disagreed" with the City's approach on this topic. Participants were then asked to provide further comments to explain their responses.

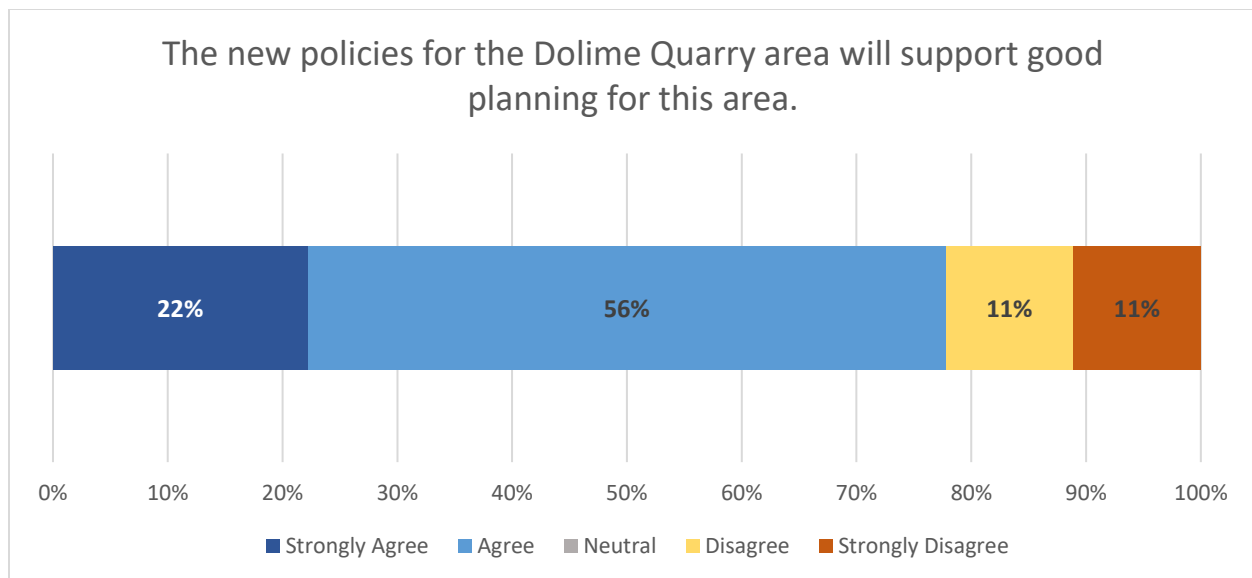


Figure 4: Participants' response to "The new policies for the Dolime Quarry area will support good planning for this area."

Comments to help understand participant selections above

The following list summarizes participants' comments on the new policies for the Dolime Quarry area.

- The lands closer to Wellington Road should be mixed-use.
- Build trails and active transportation linkages under the Hanlon Parkway.
- Consider letting the area be undeveloped to preserve an environmentally sensitive area.

Conformity and clarity of policies

Participants were asked "Do you have any comments on the changes necessary for conformity and/or to improve the clarity of policies.". The following list summarizes participants' responses to this question.

- Provide plain language notes on the effects of policies removing height and density bonuses. This would improve clarity.
- The Official Plan should reflect Guelph wherever possible, while being in conformity with the Province.

General feedback

At the end of the online questionnaire, participants were asked to share any other comments on the draft Official Plan Amendment. The following list summarizes participants' general feedback.

- The downtown area should not permit further height in buildings. Allowing higher buildings in downtown will reduce sunlight and greenspace in that area.
- The Official Plan should be tightened up so that developer interests are not the driving force behind planning in the city.
- The new stronger language on climate change is appreciated. Heritage should also be protected.
- Land use at the Armtec site should not have been changed to high density and should be lowered.

Have Your Say Survey Questions

The following provides the questions from the survey as posed to participants on the City's Have Your Say platform.

The City has released the draft Official Plan Amendment. We need your feedback to ensure that the update reflects the policies and priorities for the City. Please take a moment to complete this short questionnaire about the Official Plan Amendment. The Official Plan is composed of thirteen parts including Schedules. For each of the main areas of the OP, we have highlighted the main update, and provided space for comments. We encourage you to share what you like about the new policy as well as any areas of improvement. The questionnaire should take approximately 15-20 minutes to complete. Your input will be considered by the City Project Team to refine the OP update.

1. The draft Official Plan Amendment includes a commitment to meaningful engagement with Indigenous governments to facilitate knowledge-sharing in land use planning processes and to inform decision making (section 2.2). The City will:
 - a. maintain 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.
 - b. engage and collaborate 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.
 - c. engage with Indigenous governments and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.
 - d. engage with Indigenous governments and coordinate on land use planning matters including the development review process, land use planning studies and policy reviews in a way that is consistent with the recognition of Section 35 Aboriginal and treaty rights.

The Indigenous engagement approach improves land use planning in the City.

- ☐ **Strongly Agree**
- ☐ **Agree**
- ☐ **Neutral**
- ☐ **Disagree**
- ☐ **Strongly Disagree**

Please provide any comments on Indigenous Engagement approach.

2. Chapter 3 of the draft Official Plan Amendment focuses on the recommendations of the Growth Management Strategy. This includes policies for:
- a. built-up area (BUA) intensification target and designated greenfield area (DGA) density target;
 - b. strategic growth areas (location and density);
 - c. urban growth centre/major transit station area (target, height and density); and employment areas (location and density).
 - d. This also includes the recommended population of 208,000.

The policy amendments reflect the right balance of intensification, growth and population for the City.

- ☐ **Strongly Agree**
- ☐ **Agree**
- ☐ **Neutral**
- ☐ **Disagree**
- ☐ **Strongly Disagree**

Please provide any comments on the policies to support implementation of the growth management strategy.

3. Section 9.3.6 of the draft Official Plan Amendment introduces a new residential designation – Rolling Hills Estate Residential, defined as “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.” for the Rolling Hills Area.

The new Rolling Hills Estate Residential designation is appropriate for this area of the City.

- ☐ **Strongly Agree**
- ☐ **Agree**
- ☐ **Neutral**
- ☐ **Disagree**
- ☐ **Strongly Disagree**

Please provide any comments on the new designation of Rolling Hills Estate Residential.

4. Section 9.9 of the draft Official Plan Amendment introduces policies for the Dolime Quarry area, specifically that “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.”

The new policies for the Dolime Quarry area will support good planning for this area.

- ☐ **Strongly Agree**
- ☐ **Agree**
- ☐ **Neutral**
- ☐ **Disagree**
- ☐ **Strongly Disagree**

Please provide any comments on the new policies for the Dolime Quarry area.

5. The draft Official Plan Amendment includes a series of changes for conformity with provincial planning regulations and/or to improve clarity of meaning of policies. Some of the key changes are as follows:
 - Section 4.1 of the draft Official Plan Amendment includes updates to the natural heritage system policies for conformity with the Provincial Policy Statement and A Place to Grow.
 - A new Section 4.2 of the draft Official Plan Amendment introduces new policies for the Water Resource System for conformity with the Provincial Policy Statement and A Place to Grow, and new policies for source water protection in accordance with the Clean Water Act.
 - The draft Official Plan Amendment includes revisions to policies to improve clarity of meaning of policies for the Natural Heritage System with respect to the Private Tree Bylaw (4.1.6.1).
 - The draft Official Plan Amendment includes revisions to policies to improve clarity of meaning of policies for the Natural Heritage System with respect to Environmental Assessments (section 4.3).
 - The draft Official Plan Amendment includes updates to terminology with respect to climate change for consistency with A Place to Grow and the Provincial Policy Statement (Section 4.6) and updates to targets set by Council (Section 4.7).
 - The draft Official Plan Amendment includes updates to housing policies for consistency with the Provincial Policy Statement.
 - The draft Official Plan Amendment includes updates to servicing for consistency with the Provincial Policy Statement.
 - The draft Official Plan Amendment includes updates to archaeology policies for consistency with the Provincial Policy Statement (Section 4.8.6).
 - The draft Official Plan Amendment includes the removal of height and density bonusing policies to comply with the Planning Act (Items 65, 66, 71, 72, 73,

84, 86, 90, 91, 92, 96). This includes revisions to the height schedule for the Downtown where bonusing was previously permitted.

- The draft Official Plan Amendment includes changes to land use designations and policies to implement the recommendations of the Growth Management Strategy.
- Revisions to defined terms in the glossary for consistency with defined terms in A Place to Grow and the Provincial Policy Statement (Item 98).

Do you have any comments on the changes necessary for conformity and/or to improve the clarity of policies?

- 6. Do you have any other comments on the draft Official Plan Amendment? If your comments refer to something specific, please reference the section and/or page number.**

Annex

Indigenous engagement

Q1 Please provide any comments on the Indigenous Engagement approach.

Ensure it is genuine and meaningful.

Strongly agree but it's important that the engagement is with Indigenous organizations located in or directly connected to Guelph, not from central band offices in Hagersville.

I truly believe indigenous engagement is essential as is have various community shareholders involved on house best use of our lands

I think that meaningful engagement with, and willingness to give to, Indigenous governments and nations is the only feasible path to truly sustainable living in this city and this country

Agree re water, natural heritage, etc.

The development review process? I'm not so sure that the quick turn-around time allows for adequate (or any) engagement.

Growth management strategy

Q2 Please provide any comments on the policies to support implementation of the growth management strategy.

I understand the need for growth. I know there are intensification nodes along Gordon (and different cross streets such as Arkell)...what needs to happen first (before any more development) is widen Gordon or install a central dual left turning lane and Do Not make one lane for busses only. Very bad idea. In addition I see that building heights are being increased...as we all know developers always ask for taller buildings (above what is permitted in the official plan) and in many cases they get more height....why not set a max height you will stick with and avoid the height creep that occurs?

Depends on location. I'd rather have height than massing. And design matters.

Although I support multi residential development there is never serious thought put into what services are in the area, traffic, parking both in the developments and on street, not to mention either tampering with or using greenspace.

I strongly agree in principle with making the city compact, intensifying population and residential areas, and infilling residential areas (e.g., building townhouses/apartments/condos in brownfields/greyfields; severing large residential lots into multiple housing lots; supporting building of accessory dwellings on residential lots, etc.)

I am flabbergasted that we offered to increase our population from 203K to 208K. I know that we *can* increase the population because of the Dolime lands, but why WOULD we? I don't think there was any public consultation on that decision. Cui bono? I am not impressed.

Rolling Hills Estate Residential designation

Q3 Please provide any comments on the new designation of Rolling Hills Estate Residential.

I don't live there however I understand the concerns of those that do....they purchased those sorts of estate lots for a reason and that should be respected.

For groundwater recharge - yes. If allowed, this form of development MUST also have restrictions like % lot coverage MUST be treed, and cannot use pesticides. Some of those estate lots are like golf courses and are not being managed like natural heritage areas. Can't have it both ways.

I say neutral because I don't really get what the point is, and they go against the goal of intensification and compactness. I feel like we don't need them, but on the other hand if we are going to have big low density residential areas, then yes I agree that they should be responsible for their own water and wastewater services.

It's appropriate if they have their own wells and septic systems AND as long as the City doesn't even THINK of extending municipal services to this area.

Dolime Quarry area

Q4 Please provide any comments on the new policies for the Dolime Quarry area.

Lands closer to Wellington should be mixed use. Also must be trails and build active transportation linkages UNDER the Hanlon

Safety and preservative of the area is essential

It's an environmentally sensitive area. So, why not just let that land be?

Conformity and clarity of policies

Q5 Do you have any comments on the changes necessary for conformity and/or to improve the clarity of policies?

It's not like we have a choice. If we are not in conformity the Province won't approve it. But we need it to look like it reflects Guelph wherever possible.

I do not like the idea of allowing further height to our downtown area. We are already looking like Mississauga in the south end and allowing higher building will begin eroding sunlit and the limited greenspace we gave in that area

No

In this survey, give us the coles notes regarding the effect of removing height/density bonusing policies. That would provide clarity.

**Q6 Do you have any other comments on the draft Official Plan
Ammendment? If your comments refer to something specific, please
reference the section and/or page number.**

Land use on Armtec site needs to be lowered. That location should never have been changed to high density in the first place. Also. I like the newer stronger climate change language. Also please protect heritage.

I feel as of late, developers are calling the shots. I want our official plan tightened up to protect are area, not letting money for developers be the driving force

No

I hope that someone has proof-read the draft Official Plan "Ammendment."

Appendix F: Rolling Hills Area open house summary

Introduction

The Rolling Hills Area open house was held on May 2, 2022, at 6:30 PM through Microsoft Teams. Susan Hall of LURA Consulting was the facilitator for the event.

Melissa Aldunate, Manager, Policy Planning and Urban Design with the City of Guelph provided a presentation in three parts. For the first part of the presentation, Melissa Aldunate provided an overview of the Official Plan Review project. In the second part of the presentation, Melissa Aldunate reviewed background information from the Shaping Guelph Growth Management Strategy. In the final part of the presentation, Melissa Aldunate presented a summary of the proposed Official Plan Amendment 80 (OPA 80) policies and the proposed land use amendments, zoning, and regulations for the Rolling Hills Area. After the presentation, Susan Hall and James Knott of LURA Consulting facilitated a question and answer period.

A total of 30 participants logged into Microsoft Teams to participate. The summary of questions asked, and the responses provided are below.

Question and answer

Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A.'

Q: In the map that was presented today, was there no change to the Rolling Hills Estate Residential designation?

A: What we displayed tonight is OPA 80 as it was released. We have made no changes since it was presented to Council.

C: I thought this meeting would review changes brought forward because of the Natural Heritage System studies that were completed.

A: No, this meeting is to present OPA 80. Any revisions to OPA 80 would be presented to Council.

Q: I have a home on Serena Lane. What does this mean for me?

A: The intention of this Official Plan amendment is to recognize existing land uses within the area and to allow for some change. The existing land uses are the Low Density Residential designation and the Rolling Hills Estate Residential designation. Within both designations, low density or single-detached houses are permitted. We are looking at some changes to the permissions along the front edge of Clair Road East to allow for some redevelopment to occur. If you are on Serena Lane, this does not mean much for your property. If you were proposing to change your property, you would have to connect to municipal services and apply for a zoning amendment.

Q: Can you please clarify what is meant by Urban Reserve for Rolling Hills?

A: The Urban Reserve Zone is a proposed zoning category in our zoning bylaw, which prohibits changes to properties that are not connected to municipal services or have other development constraints to them. In the Rolling Hills Area, because there are no municipal services available, the Urban Reserve Zone would not permit properties to expand or have different uses.

Q: The addresses 9 Serena Lane, 2 Carlaw Place, 2 Kilkenny Place, and half of 5 Kilkenny Place are not shown to be forested. Why is that?

A: In general, areas that have existing development, such as a driveway, house, or yard, are typically cut out of the Natural Heritage System to recognize that there is an existing use. What was presented today is what was previously shared with Council regarding OPA 80. We are continuing to take a closer look at the extent of Natural Heritage System in the Rolling Hills Area, including areas of significant woodlands, and making refinements based on that.

Q: Why are the lots on Carlaw Place and Kilkenny Place, and half of the lots on the east side of Serena Lane, not designated as Rolling Hills Estate Residential?

A: In the proposed OPA 80, we considered properties where there were significant constraints to potential future redevelopment or potential future extension of municipal services. For properties where the Natural Heritage System restricts potential future redevelopment, we have proposed the Rolling Hills Estate Residential designation. For properties where the Natural Heritage System does not provide restrictions to the extension of municipal services, we have proposed the Low Density Residential designation.

Q: Has there been any studies on the availability of estate residential properties in Guelph? Are there enough estate residential properties available?

A: In our Growth Management Study we have looked at the type of housing available through a market lens. In reviewing this, we consider housing forms as opposed to the size of lots. We also look at the land area that is available within the city's boundaries and how this can accommodate the forecasted growth in population. People who are seeking a rural estate lifestyle may not find this within the bounds of an urban municipality, so those lifestyles may move further out into rural areas.

C: Guelph does not have many estate residential lots like the ones in Rolling Hills, which would be extremely attractive to wealthy people. These are the kinds of people that we should want to attract to the city, as they can open businesses and employ many people.

Q: Is there a plan to put a road and services from Maltby Road East to Clair Road East through Carlaw Place?

A: The City is not proposing to extend any municipal services within Rolling Hills. When the draft Clair-Maltby Secondary Plan was released for its public meeting, it did show a potential road connection into the Rolling Hills Area from Clair-Maltby. This is a consideration of the Clair-Maltby Secondary Plan that is going to Council on May 16, 2022; the related materials and policies can be accessed through the Clair-Maltby Secondary Plan [webpage](#). If any roads were to be extended within Rolling Hills, this would be done through property owners, and not the City.

C: We urge City Council to re-evaluate the area in Rolling Hills that has been designated for redevelopment after 2051, and let this area remain as estate homes. If the City and Province do need this land for redevelopment after 2051, those land use decisions should be made closer to that timeframe.

Q: The designation of some properties as zoned for redevelopment may negatively impact the values of those properties, compared to other nearby properties that are designated as Rolling Hills Estate Residential. This discriminates against some homeowners in favour of others in the same neighbourhood. Please explain the rationale for this decision.

A: The Low Density Residential designation does not imply development. This designation applies to the majority of lands within the City of Guelph. It is a designation that recognizes where single-detached and semi-detached houses exist within the City of Guelph. We do not expect every neighbourhood that is designated as Low Density Residential to be

redeveloped. The distinction between where the Low Density Residential designation and the Rolling Hills Estate Residential designation is applied is based on where the Natural Heritage System would restrict the extension of municipal services. The Rolling Hills Estate Residential designation recognizes those areas that are constrained by the Natural Heritage System.

Q: The Province has set July 1, 2022 as the deadline for submitting Official Plan updates. Given that the Council Decision Meeting on OPA 80 is not until July 11, 2022, what consequences will the City face for missing the provincial deadline?

A: The City will not face consequences for missing the provincial deadline. We have been in constant contact with staff at the Ministry of Municipal Affairs and Housing about our Official Plan Review project and proposed timelines. Though our Council decision date is 10 days after the provincial deadline, we have been assured that there are no concerns from Ministry staff regarding our timelines.

Q: Can you please provide a planning map that shows lots and house numbers for Rolling Hills properties?

A: An updated map, along with the presentation and a recording of the session has been posted to the [Have Your Say Guelph – Official Plan Review website](#).

Q: Who has been involved in talks regarding amendments to the Natural Heritage System?

A: City staff were contacted by several landowners and were made aware that some landowners had engaged an ecological consultant to review the limits of the Natural Heritage System on their properties. In response to this, the City has agreed to review the refinements that their ecological consultant has proposed and take a closer look at other properties within the Rolling Hills neighbourhood to assess tree cover and significant woodlands and wetlands. This review will feed into further refinements to the Natural Heritage System.

Q: Why did City planners voluntarily increase the City's population target after the Dolime Quarry lands were acquired? To a lot of Rolling Hills residents, it feels like the population target was increased so that planners could still push for this redevelopment of Rolling Hills.

A: The Dolime Quarry lands were annexed into the City through a Minister's Zoning Order (MZO) and have been zoned for residential uses. The Growth Management Strategy had to increase the population target to accommodate the Minister's approval of those lands. The Dolime Quarry lands is unrelated to the recommended land use designations for Rolling Hills. Outside of the Medium Density Residential designation along Clair Road East, there is no population increase projected within the Rolling Hills Area to contribute to the population growth target. Even if the population target was not increased to accommodate the Dolime Quarry lands, this would not change the recommendations for land use designations within Rolling Hills.

Q: Is the Medium Density Residential designation proposed for the north side of Clair Road East?

A: We have not proposed any changes to land use designations on the north side of Clair Road East.

Q: Is there a plan to divide the Megan Place properties so that half will remain Rolling Hills Estate Residential?

A: No, we have not yet proposed any changes to the land use designations that were recommended in the draft OPA 80. Following this evening's open house, we will review all the comments that have been received and consider whether any revisions need to be made to the land use designations proposed.

Q: How can Rolling Hills families engage with the OPA 80 revisions before they are presented to Council on July 11, 2022? How can we have a dialogue about these revisions and what will be presented to Council?

A: We have been accepting comments for the past three months, since the draft OPA 80 was released in February, including through a public survey that was available on our Have Your Say Guelph webpage. Our next step is to review all the comments received during this public engagement process. If we need any clarification on anyone's comments, we will reach out to those individuals to get that clarification. We will then present our recommendations to Council. There will not be another release of a draft prior to the July 11 Council meeting. The public can delegate to Council to provide any comments on the revisions to OPA 80 that are presented.

Q: What alternatives to increasing the Rolling Hills population have staff considered to meet the overall population growth target?

A: We presented three growth scenarios in 2021 and conducted consultations on those options. We then provided our recommended Growth Strategy to Council. Now we are proposing recommended land use designations to align with the proposed Growth Strategy and are not exploring further growth opportunities at this time. The recommended Growth Strategy identifies Clair Road East as an arterial road. Given the objectives of increasing transit ridership and complete communities, the Medium Density Residential designation is appropriate along Clair Road East. The only population change we are considering within Rolling Hills is within this Medium Density Residential designation along Clair Road East, where municipal services could be extended. We have not attributed any new population to the Low Density Residential designation which comprises the majority of Rolling Hills.

Q: Given that there is Natural Heritage System indicated between Carlaw Place and Kilkenny Place, how can the City run services through Carlaw Place?

A: The City is not proposing to extend municipal services. Any extension of municipal services would be completed by property owners.

Q: There is traffic gridlock everyday at Clair Road East and Victoria Road. Could the City develop Victoria Road to better manage traffic and services?

A: There are proposed changes to the road network within the Transportation Master Plan Update. More information on this project and the proposed changes can be found [here](#).

Q: Are the townhomes located on the north side of Clair Road East considered Medium Density Residential?

A: Yes, these townhomes are Medium Density Residential.

Q: Are there proposals within OPA 80 that would implement changes in other neighbourhoods that are similar to those being proposed in Rolling Hills?

A: Yes, there are similar proposals to change land use designations to Medium Density Residential within strategic growth areas, within downtown, and along arterial and collector roads, to permit increased densities and different housing forms. Portions of the Gordon Street corridor, Eramosa Road, and Silver Creek Parkway are examples of other areas where we are proposing these changes. Schedule 2 of the Official Plan shows that arterial

and collector roads can have Medium Density Residential, High Density Residential, Commercial, and Mixed Office Commercial land use designations. So, the proposal to change a portion of Clair Street East to Medium Density Residential, as opposed to Low Density Residential, is in common with other arterial roads throughout the City.

C: I moved into the Rolling Hills Area specifically to get an estate lot that is located away from construction. With the proposed zoning changes, I am concerned that there will be construction surrounding my property due to redevelopment, but I will not be able to sell my property to developers because it will be designated as estate residential. I am not in support of zoning changes to the Rolling Hills Area, but if there are going to be changes, the only fair outcome would be to apply the same zoning type to all properties in the area so that no properties are excluded.

Q: What would be the consequences of the City not meeting the population growth target?

A: If the City were to propose an Official Plan that did not meet the population and employment forecasts, the Ministry of Municipal Affairs and Housing as the approval authority would modify our Official Plan so that it conforms with the Ministry's targets.

Q: What has been done to make people in Guelph aware of the population growth targets and the changes to the Official Plan?

A: The City has done over two years of community engagement on our Shaping Guelph Growth Management Strategy, including in-person events prior to the COVID-19 pandemic. Following the release of the draft OPA 80 in February, we have engaged the broader community through a virtual open house and a public survey that was available on our Have Your Say Guelph webpage. There has also been around two years of community consultations on the Transportation Master Plan Update that was approved by Council.

Q: We are concerned that by designating certain properties in Rolling Hills as Low Density Residential, this opens the possibility for those properties to apply for a zoning amendment to become Medium Density Residential so that redevelopment can occur. Can you clarify what the application process would be for these properties to change from Low Density Residential designation to Medium Density Residential designation?

A: The land use designations are Official Plan designations, so any change would require an Official Plan amendment, not a zoning amendment. An application to amend the Official Plan would need to meet several applications requirements and policy conformity considerations. An Official Plan amendment would then entail a full public process including a public meeting of Council and decision of Council. This is not an easy process, and not every application for an Official Plan amendment is supportable.

Q: How has the feedback received from consultations with the Rolling Hills community been integrated?

A: In the growth scenarios that were shared in 2021, we had originally proposed a strategic growth area to be included in Rolling Hills. Following consultations with the Rolling Hills community, we removed this consideration, and a strategic growth area is no longer being proposed. We also removed the Low Density Greenfield Designation from consideration within Rolling Hills, which would have permitted up to 60 units per hectare. In addition, we introduced the Rolling Hills Estate Residential designation because we heard strongly that an estate residential designation was desired. Since releasing the OPA 80 policies in February, we have not made any additional changes based on the comments received, because we are still in a consultation period.

Appendix G – Emailed submissions

Introduction

The Shaping Guelph project team received eight emails from the public during the Official Plan Review engagement period regarding the proposed approach for the Rolling Hills Area. The emails submitted focused on the following themes:

Natural Heritage System

- Modify the proposed Natural Heritage System to align with the recommendations of the ecological consultant hired by local landowners.
- Maintain protections on portions of Area 1 plots that are dedicated to the Natural Heritage System, so that current protections are not lost when properties change to Low Density Residential designation.

Housing and community

- Guelph is experiencing a housing crisis in terms of affordability and lack of supply.
- Estate lots are not sufficient for attracting high-skilled professionals to Guelph; more affordable housing options are needed to attract families to move to and within Guelph.
- Providing affordable housing options in Rolling Hills Area enables multiple generations of family to live in closer proximity to one another.

Connections to existing infrastructure and services

- Development of Area 1 of Rolling Hills would be an efficient use of existing city infrastructure including existing roads, sewers, utilities, parks, trails, school, religious venues, and a commercial node.
- The proposed density is compatible with the existing development on the north side of Clair Road East and will allow for a public transit supported community.
- Enabling families to live in a mixed residential setting with access to commercial amenities allows more people to connect and build community.

Area 1 resident support for proposed approach

- Area 1 has already experienced significant development due to being included as a Built-Up Area; it would be logical to continue intensification in this area.
- Area 1 represents the greatest opportunity to add housing in the City's Built-Up Area. Not pursuing intensification in Area 1 will add undue burden on other neighbourhoods to bear Guelph's infill housing need.
- Area 1 residents have formed the South Clair Road Neighbourhood Association that is in support of proposed residential intensification along Clair Road East.

Proposed approach shows consideration for different community inputs

- Proposed approach strikes the right balance between the concerns of Area 1 and Area 2 while being respectful of the natural environment.
- Removal of the Strategic Growth Area, changing the Low Density Greenfield Residential to Low Density Residential, designation of Area 2 as Rolling Hills Estate Residential, and removing the collector road from the south Clair-Maltby lands shows that staff have been listening to input from residents.
- Revise approach so that there is no mixing of Low Density Residential and Rolling Hills Estate Residential within each area; this is the largest remaining concern.



June 12, 2022

ATTN. Leah Lefler, Environmental Planner
Planning and Building Services, Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

T. 519-822-1260 ext. 2362

Sent via email: leah.lefler@guelph.ca

Re: Natural Heritage System (NHS) Peer Review and Updates, Rolling Hills, Guelph

Dear Leah,

As requested, Margot Ursic, Senior Planning Ecologist at Grounded Solutions Services Ltd. ("Grounded Solutions") with support from Rob Aitken, Senior Ecologist and GIS Analyst at Terrastory Environmental Consulting Inc., ("Terrastory") have:

1. Undertaken a peer review of the suggested refinements to the Natural Heritage System (NHS) in the northern portion of the Rolling Hills Study Area in the City of Guelph's south end provided by Natural Resources Solutions Inc. (NRSI) on behalf of several landowners in the area (referred to herein and shown on the Terrastory mapping provided as the "Peer Review Area" and as "Area 1 Study Area" in the mapping provided by NRSI), and
2. Provided recommendations for refinements and updates to the City's NHS for the Rolling Hills Study Area as a whole to be considered for Official Plan Amendment (OPA) 80 Shaping Guelph and the Municipal Comprehensive Review (MCR) which is underway.

The letter submitted to the City from NRSI on March 25, 2022 is appended as Attachment A to this letter for ease of reference (Attachment A).

The refined Ecological Land Classification (ELC) and NHS mapping (Figures 1 through 4) developed by Terrastory for the Rolling Hills Study Area in support of this memo in consultation with Grounded Solutions and the City, is appended as Attachment B.

As you are aware, the layers and associated metadata for the attached maps (Figures 1 through 4) have been provided to the City in digital (GIS) format for use in the City's OPA 80 mapping being undertaken as part of the ongoing MCR.



Approach for This Review

The recommended NHS refinements for the Rolling Hills Study Area have been made based on consideration for:

- a. the refinements suggested by NRSI in the Peer Review Area
- b. a scoped field review of certain properties in the Peer Review Area in April and May 2022
- c. windshield surveys of all properties in the Rolling Hills Study Area in April and May 2022, noting that these surveys were limited to what could be viewed from the road
- d. a close re-examination of all current and relevant desktop information, including:
 - i. current aerial photography and older aerial photography going back to 2006 on Google Earth for reference where land use changes have been made in the past 15 or so years
 - ii. topographic and wetland mapping from the Grand River Conservation Authority (GRCA), and
 - iii. wetland mapping from the Northern Development, Mines, Natural Resources and Forestry (MNDMNRF, formerly the Ministry of Natural Resources and Forestry – MNRF)
- e. a careful review of the Cultural Woodland, Significant Woodland and Significant Wetland boundary delineation and mapping in the context of:
 - i. the City's current and in effect Official Plan policies
 - ii. supporting technical guidance provided in the Natural Heritage Reference Manual (NHRM) (OMNR 2010) and Oak Ridges Moraine Technical Paper 7 (Government of Ontario 2015), and
 - iii. consistency with the approach taken for mapping the various applicable NHS components in the recently refined and Council approved NHS in the adjacent Clair-Maltby Secondary Plan area.

Qualifications of the Consultants Undertaking This Review

Margot Ursic (now Principal of Grounded Solutions) and Rob Aitken (now a Senior Ecologist at Terrastory) both have extensive familiarity with the natural heritage features and areas in Rolling Hills, as well as a solid understanding of how the various components of the NHS in Rolling Hills have been identified and mapped based on their lead roles in the NHS review and refinements for the Clair Maltby Secondary Plan (CMSP) (while at Beacon Environmental) between 2016 and 2021, as outlined in more detail below.

Notably, the NHS work undertaken as part of the CMSP project included preliminary ecological assessments within the Rolling Hills Study Area, including field surveys where permission was granted, as well as generating preliminary NHS refinements in the Study Area in March 2018. However, Council decided to remove the Rolling Hills Study Area from the CMSP process in May 2018. Therefore, the first cut of the NHS refinements on these lands was not subject to the subsequent cycles of scrutiny, stakeholder and public consultation, and careful re-review as the remainder of the lands that remained within the CMSP.

Margot Ursic and Rob Aitken have also provided natural heritage support for numerous other projects for the City of Guelph over the past two decades including recent ELC updates and natural areas input to the City's first



Natural Asset Inventory (2019 – 2022) and prior support provided by Margot in the development and defense of the City's current NHS policies and mapping (OPA 42) before the Ontario Municipal Board (OMB) (2011 – 2014). Notably, all 14 appeals to the OMB were ultimately settled successfully through mediation and site-specific agreements.

Given their recent experience with the NHS updates and refinements in the CMSP, and with the application of NHS mapping and policies across the City, Margot Ursic and Rob Aitken were retained by the City in April 2022 to assist with the review of and refinements to the Proposed NHS put forward in the Rolling Hills Study Area through Shaping Guelph OPA 80 and the City's MCR.

Context for This Review

The following bullet points provide an overview of the recent NHS refinement work undertaken in the Rolling Hills Study Area, including the roles Margot Ursic and Rob Aitken have played in its development.

- At the outset of the CMSP in spring 2016, the Primary Study Area (PSA) for this project included the Rolling Hills Study Area. Consequently, desktop analyses, scoped field work and mapping in GIS were undertaken in relation to the NHS in the Rolling Hills Study Area over 2017 and 2018.
- Rob Aitken was the lead Field Ecologist and GIS Analyst for this work and under direction from Margot Ursic as the Natural Heritage Project Lead he completed:
 - A review of and refinements to the vegetation community mapping using the current standard, the Ecological Land Classification (ELC) system for southern Ontario (Lee *et al.*, 1998) based on:
 - a close re-examination of all relevant desktop information, including: current aerial photography and older aerial photography going back to 2006 on Google Earth for reference, topographic and wetland mapping from the GRCA, and wetland mapping from the MNDMNRF (formerly the MNRF)
 - more comprehensive vegetation assessments on properties where access was provided, and
 - scoped windshield surveys in the Rolling Hills Study Area
 - Targeted wildlife surveys on a combination of public lands, including roadsides, and private lands where access was provided (with support from other Ecologists at Beacon Environmental) including surveys for breeding amphibians, basking turtles, breeding birds, winter wildlife and road crossing / mortality, as well as incidental surveys for snakes, mammals, butterflies and dragonflies observed while undertaking other surveys.

IMPORTANT NOTE: The NRSI letter (dated March 25, 2022) regarding proposed refinements to the NHS in the Rolling Hills Peer Review Area (as shown in Attachments A and B) stated that: *"The NHS within the Rolling Hills neighbourhood was not previously ground-truthed by the City or either of their contractors; mapping provided by the City to-date has been undertaken through airphoto interpretation."* However, we would like to clarify that this is not correct. Natural heritage field work, as described above, was undertaken in the Rolling Hills Study Area in 2017 and 2018 as part of the CMSP study in five parcels where access was provided for vegetation and wildlife data collection. More limited field truthing was also undertaken in an additional two parcels where access was only provided for amphibian data collection.



- The first Draft of NHS refinements for the CMSP Study Area, which included the Rolling Hills Study Area, was developed in early 2018 and released to stakeholders and the community and presented to Council in spring 2018.
- In May 2018 Council decided to exclude the Rolling Hills Study Area from the CMSP, and to defer further engagement on and reviews of the proposed NHS refinements in this area to the anticipated MCR process, which is currently being implemented through OPA 80.
- As such, the Rolling Hills NHS continued to be included as part of the broader Secondary Study Area (Wood 2022a, Wood 2022b), but the Draft NHS refinements released in the spring of 2018 for the Rolling Hills Study Area were not considered further or formally adopted through OPA 79 for the CMSP, which was recently approved by Council on May 16, 2022.
- The first Draft of NHS refinements for the Rolling Hills Study Area, which was released in spring of 2018 as part of the CMSP process, was recently re-released to residents in Rolling Hills and the community-at-large for formal consideration as the “Proposed NHS Refinements” for the Rolling Hills Study Area through the current Official Plan Review process and OPA 80.

Methods for This Review: Site Visits

For this project, Margot Ursic and Rob Aitken undertook a scoped field-based peer review of vegetation community mapping for six properties in the Rolling Hills Study Area where access was provided, supplemented by roadside surveys and a desktop review of the available data (i.e., historical and current aerial photography, wetland and topographic mapping from the GRCA, and wetland mapping from the MNDMNRF).

Field visits were undertaken with various staff from NRSI (i.e., David Stephenson, Nyssa Hardie and Patrick Deacon) representing the landowners and with the City’s Environmental Planner, Leah Lefler. This work was used to inform refinements to the ELC mapping for the Rolling Hills Study Area, as well as the subsequent and related refinements to Significant Woodlands, Cultural Woodlands and Significant Wetlands.

Specific site visits and field review completed include:

- Roadside surveys along Megan Place on April 4, 2022
- Site visits to 2 Megan Place, 4 Megan Place, 6 Megan Place and 7 Megan Place on April 4, 2022
- Roadside surveys along Kilkenny Place on April 25, 2022
- Site visits to 287 Clair Road and 9 Kilkenny Place on April 25, 2022, and
- Roadside surveys along Victoria Road South, Serena Lane and Carlaw Place on May 30, 2022.

Natural heritage features and areas within the Rolling Hills Study Area on lands immediately adjacent to the properties to which access was provided and/or publicly accessible lands were also viewed in the field to the limited extent feasible from within lands for which access was provided.

Notably, this scoped field work focused on a review of the ELC community boundaries based on the nature and extent of the dominant vegetation cover in evidence at the time and did not include botanical surveys or detailed ELC field data collection. Furthermore, no wildlife habitat screening, assessment or surveys were undertaken as part of this process.



Methods: Mapping Review and Updates

Mapping updates and refinements to the ELC in Rolling Hills were completed based on:

- Consideration of the proposed NRSI refinements, as per their letter submitted March 25, 2022 on behalf of the South Clair Road Neighborhood Association
- The findings of the desktop analysis and scoped field visits
- Ensuring consistent application of (a) the City's Official Plan criteria for designating Significant Natural Areas and Natural Areas and (b) current mapping methodologies related to the ELC and related NHS components as applied elsewhere in the City, including:
 - considering wooded ELC polygons contiguous unless they are separated by more than 20 m, as per the Official Plan definition of woodland, and
 - clipping contiguous narrow "fingers" from a broader wooded polygon in cases where the narrow linear treed area is (a) less than 40 m wide, and (b) more than three times longer than its average width (as per the Oak Ridges Moraine Technical Paper 7 and NHRM [OMNR 2010]).

Mapping updates and refinements to the NHS in Rolling Hills were undertaken in accordance with the established Official Plan policies and in a manner consistent with the approach taken in the neighbouring CMSP. Specifically:

- Mapping of Significant Woodlands by capturing all contiguous forest, woodland, plantation and / or swamp (i.e., FO-, CUP and SW- communities as per the ELC system) polygons of 1 hectare (ha) or greater.
 - Notably, where mapped cultural woodlands (CUW as per the ELC system) are contiguous with such areas they were incorporated into the Significant Woodland.
- Mapping of Cultural Woodlands (i.e., CUW as per the ELC system) isolated from other wooded areas (i.e., FO-, CUP and SW- communities as per the ELC system) where one or more contiguous CUW polygons (as per the ELC system) is / are at least 1 ha.
 - Notably, Cultural Woodlands identified through this process are to be mapped as Natural Area Overlays in the Official Plan (rather than confirmed and designated Natural Areas) and no minimum buffers are to be applied because the detailed data collection required to confirm whether or not they meet the established criteria for protection was not completed and remains to be done at the site-specific (i.e., Environmental Impact Study) stage.
- Mapping of Significant Wetlands by capturing all wetland polygons of at least 0.2 ha that were verified in the field and / or captured in GRCA and / or MNDRM wetland mapping.
- Application 10 m minimum buffers to Significant Woodlands and 30 m minimum buffers to Significant Wetlands, as per the Official Plan.

Mapping of the overall recommended Refined NHS was developed by synthesizing the following as per the applicable NHS components and structure in the City's Official Plan:

- Significant Natural Areas
 - refined Significant Woodlands with their minimum buffers
 - refined Significant Wetlands and their minimum buffers



- Significant Landform, unchanged from the Official Plan mapping as approved through OPA 42 before the Ontario Municipal Board (OMB) in 2014
- Significant Wildlife Habitat - Ecological Linkages, unchanged from the Official Plan mapping as approved through OPA 42 before the OMB in 2014
- Natural Areas (to be mapped as an Overlay as noted above)
 - Refined Cultural Woodlands (not contiguous with Significant Woodlands)

It is understood that, as a last step in the mapping process, the City will take the NHS mapping layers provided by Grounded Solutions and Terrastory, and will delineate and “clip out” the lands in the Rolling Hills Study Area with “existing development” to be consistent with the Official Plan and with how NHS mapping has been undertaken elsewhere in the City. “Existing development”, as per Official Plan policy 4.1.1.11, is understood to include municipal ROWs, residential driveways, residences and accessory structures, as well as impervious or maintained amenity areas such as tennis courts, pools and mown lawn.

Findings

The primary deliverables generated from this review are mapping refinements to the vegetation communities (using the ELC system) in the Rolling Hills Study Area as illustrated in Figure 1, and related refinements to the Significant Woodland, Cultural Woodland and Significant Wetland mapping as illustrated in Figures 2 and 3 respectively. The consolidated and recommended Refined NHS (prior to the application of “existing development cut-outs” as noted above, which are to be completed by the City) is illustrated in Figure 4.

These refinements were determined based on application of the methodologies described above.

The Refined NHS in the Rolling Hills Study Area, as per the attached Figure 4, includes several changes from the Proposed NHS (Draft OPA 80) for the Rolling Hills Study Area based on the review undertaken. The peer review and overall review of the NHS in the Rolling Hills Study Area undertaken for the City, as documented in this letter, has resulted in some “additions” and some “removals” of Significant Woodlands, Cultural Woodlands and Significant Wetlands, and their buffers as applicable.

When comparing the newly Refined NHS to the Draft Proposed NHS in the Rolling Hills Area there is an overall net reduction to the mapped NHS. However, when comparing the recommended Refined NHS to the approved NHS in the Official Plan in the Rolling Hills Study Area, there is an overall net gain to the mapped NHS.

Notably, these refinements do not pre-empt the opportunity for further refinements or supersede the need for feature boundary confirmation at the site-specific scale, which is typically undertaken as part of a complete application through an Environmental Impact Study (EIS) or as part of the work completed as part of an Environmental Assessment (EA).

Discussion of Proposed Significant Landform Refinements

Several refinements to Significant Landform in Rolling Hills were proposed by NRSI in their March 25, 2022 letter (as per Attachment A, Map 3 and Map 3b). However, following internal discussions and further discussions on site with the proponents’ consultants, it was agreed that it would be premature to consider Significant Landform (SL) refinements as part of this peer review for the following reasons.



- Reductions in SL were being proposed outside of an Environmental Impact Study or Environmental Assessment without any alternate areas at least of equal hectarage that also qualify as hummocky topography, making the proposal inconsistent with the applicable Official Plan policies.
- It was agreed that refinements to SL in accordance with the Official Plan policies (requiring a no net loss of area, among other things) are generally best made as part of the site-specific process when the local drainage and surface water-ground water connections and functions are better understood, and when all NHS components, including Ecological Linkages where appropriate, can be considered in an integrated manner in conjunction with the details of the development proposal.

Concluding Remarks and Next Steps

The Refined NHS for the Rolling Hills Study Area, as identified in the attached maps, is recommended for inclusion in the broader NHS being put forward through Shaping Guelph OPA 80 and the City's MCR.

As noted above, as a last step prior to finalizing the OPA 80 maps, the City will take the NHS mapping layers provided by Grounded Solutions and Terrastory for the Rolling Hills Study Area (as per Figures 2, 3 and 4 attached) and will delineate and "clip out" the lands with "existing development" (as described above). This approach is understood to be consistent with the Official Plan policy 4.1.1.11 and with how NHS mapping has been undertaken elsewhere in the City. It is further understood that this is intended to strike a balance between (a) allowing the continuation of existing uses following the implementation of OPA 80 and the related zoning by-law updates, and (b) preventing unauthorized encroachments into the NHS going forward.

This NHS mapping, if approved by Council, is to be formally adopted and integrated into the City's Official Plan Schedules.

Please do not hesitate to reach out with any questions or should you require any additional information.



Margot Ursic, Principal
Planning Ecologist, Facilitator
margot@groundedsolutions.ca
519-803-8101

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March 25, 2022

#2771

Leah Lefler
City of Guelph
Infrastructure, Development and Enterprise, Planning and Building Services
1 Carden Street
Guelph, ON
N1H 3A1

Dear Ms. Lefler,

**RE: South Clair Road Neighbourhood Association
Natural Heritage System Assessment**

Natural Resource Solutions Inc. (NRSI) was retained by the landowners within the South Clair Road Neighbourhood Association to provide natural heritage advisement relating to the proposed Natural Heritage System (NHS) mapped by the City of Guelph as part of the latest Growth Management Strategy documents. This letter provides an overview of the planning background for the Rolling Hills neighbourhood within the City of Guelph, the methodology used to assess the properties within the study area ('Area 1'), and our interpretation of Natural Heritage System (NHS) features within the properties. The landowners from the following properties are the focus of this study (Map 1):

- 2 Megan Place
- 4 Megan Place
- 6 Megan Place
- 7 Megan Place
- 9 Kilkenny Road
- 287 Clair Road E
- 331 Clair Road E

Background

The City of Guelph is currently undergoing a Municipal Comprehensive Review (MCR) to update their Official Plan (OP) and ensure conformity with recent amendments to the Planning Act, the Clean Water Act, the Provincial Policy Statement (2020), and a Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The City has provided a number of policy documents and studies as part of this review, including a Growth Management Strategy and Land Needs Assessment Report (City of Guelph 2021) which includes different growth scenarios within the City to meet the targets set out by the Province of Ontario into 2051. Updated mapping of the NHS was provided in this document which incorporated revisions of the properties within Rolling Hills based on the natural heritage studies that were completed by Wood & Beacon for the Clair-Maltby Secondary Plan (CMSP). Changes to land use

designations were also proposed within Rolling Hills that will allow for some properties to include higher density development. Proposed draft changes to the OP ('Draft Official Plan Amendment 80') were provided in February 2022 and the Schedules were updated to include the proposed NHS and land use changes.

The City is also undertaking community engagement as part of this process, which includes a virtual open house on March 22nd, 2022 and a statutory public meeting on March 30th, 2022 which will provide information and consider public comments regarding the OP review.

The NHS within the Rolling Hills neighbourhood was not previously ground-truthed by the City or either of their contractors; mapping provided by the City to-date has been undertaken through airphoto interpretation. The goal of this study is to provide updated mapping within the study area by ground-truthing the existing natural features within the study area where site access was obtained (i.e., within a property listed above) and provide our interpretation of the NHS based on updated mapping. Detailed methodology is described below. The City of Guelph has requested that City staff be invited to these properties to confirm the features that have been refined.

The City's NHS mapping is shown on Map 1. Within the study area, NHS features include Significant Natural Areas, Natural Areas Overlay, and Ecological Linkages. Table 1 outlines the NHS components within the study area.

Table 1. Natural Heritage System Components within the Study Area

Natural Heritage System Designation	Feature	Established Buffer
Significant Natural Areas	Provincially Significant Wetland	30m
	Significant Woodland	10m
	Ecological Linkages	n/a
	Significant Landform	n/a
Natural Areas Overlay	Candidate Significant Wildlife Habitat	n/a

The Natural Areas Overlay shown on 9 Kilkenny Place is associated with candidate Significant Wildlife Habitat (SWH) for Amphibian Breeding Habitat (Woodland), identified by Wood & Beacon (2021).

As per City of Guelph Official Plan policy 4.1.1.17, natural heritage features and areas are to be field verified and staked as part of an Environmental Impact Study or Environmental Assessment. Minor refinements do not require amendment to the Official Plan. As such, this exercise is meant to provide the landowners with a high-level understanding of the development potential within their property, and should development applications be considered, further study would be required to determine all development constraints following municipal, provincial, and federal policy/regulations.

Methodology

The term "study area" refers to all the properties in the northern section of the Rolling Hills neighbourhood, including the properties on Kilkenny Place and Megan Place ('Area 1'), as shown on Map 1.

On March 7th, 2022, a terrestrial and wetland biologist (Pat Deacon) and an ecohydrologist (Nyssa Hardie) from NRSI completed field surveys to map the existing natural features on the

subject properties. Vegetation communities within the study area were mapped and classified following the Ecological Land Classification (ELC) system for Southern Ontario (Lee et al. 1998). The boundaries of the features currently mapped by the City within the NHS were surveyed where any discrepancies were found using a SxBlue II GNSS GPS receiver capable of <30cm accuracy, on properties where site access was obtained. Wetland boundaries were refined but are subject to in-season confirmation with the Grand River Conservation Authority (GRCA). Where site access was not obtained, mapping was confirmed within the study area from the roadside or through airphoto interpretation using 2021 airphotos. Woodland features were also assessed using historical imagery to determine their approximate age and likely origin (i.e., recently planted, or successional features).

As per the Official Plan policies 4.1.3.8.9, the boundaries of Significant Landform are to be confirmed on a site-specific basis by a qualified professional. The landform boundary was determined by observing slope conditions observed in the field with desktop confirmation using the slope class mapping found within the CMSP Phase 3 Compressive Environmental Impact Study (CEIS) (Wood & Beacon 2021), and updated slope class analysis. The updated slope class was determined using Spring 2017 Ontario Digital Terrain Model (Lidar-Derived) (NDMNRF 2022), at 0.5m intervals. Criteria for identifying Significant Landform was described in the Guelph Natural Heritage Strategy – Phase 2: Terrestrial Inventory & Natural Heritage System Volume 1 Report (Dougan 2009). The refinements to Significant Landform within the Study Area were cross referenced with the criteria and follow the recommendations in the NHS Study document.

The habitat associated with the Natural Areas Overlay was also assessed in the field to determine suitability for candidate SWH.

There were no revisions made for areas south of the study area.

Results

The results of the vegetation community mapping are shown on Map 2. Significant Woodlands and Significant Wetlands have been identified based on ELC mapping. The revisions to the Significant Landform are shown on Map 3. A comparison of the overall NHS interpretation, which incorporates established buffers, with the City's NHS is shown on Map 4. Table 2 outlines the major Significant feature revisions that were made for each property within the study area.

Table 2. Natural Heritage System Revisions within Area 1

Property Address	Significant Feature Revision Summary
287 Clair Road E*	The dripline of the western edge of the plantation (CUP3-2) community was surveyed. The northern extension of this feature has been excluded from the Significant Woodland designation because it is narrow and isolated from other woodlands. Previous mapping showed a woodland feature to the west of this property, which was determined to be a cultural savannah (CUS1) through this exercise; the lack of surrounding woodlands leaves the portion of the plantation feature that extends to the north isolated from other woodlands. The woodland boundaries in the southern areas of the property were refined based on ground conditions and airphoto interpretation. Historical airphotos indicate that the majority of the trees, outside of the deciduous woodland (FOD4) community, were planted at least 20 years ago, likely for privacy and/or wind screening.

	The wetland boundaries were refined and surveyed. Upland/woodland areas have been identified between the wetland pockets on this property and 9 Kilkenny Place.
331 Clair Road E*	No changes.
1 Kilkenny Place	No changes.
2 Kilkenny Place	No changes.
4 Kilkenny Place	Significant Landform has been refined in the southeastern corner of the property, based on slope analysis (Map 3a).
5 Kilkenny Place	No changes.
6 Kilkenny Place	Significant Landform has been refined in the southeastern corner of the property, based on observations from the adjacent property and slope class analyses.
8 Kilkenny Place	No changes.
9 Kilkenny Place*	The wetland boundaries were refined and surveyed. Upland/woodland areas have been identified between the wetland pockets on this property and 287 Clair Road E. The small wetland feature to the north of the residence that was identified in the CMSP CEIS (Wood & Beacon 2021) was confirmed to be upland (a depression within the mowed lawn) that may experience brief spring flooding; wetland vegetation was not found here. This area would not be considered candidate SWH.
10 Kilkenny Place	The woodland and wetland boundaries were refined based on roadside observations and airphoto interpretation.
12 Kilkenny Place	The woodland and wetland boundaries were refined based on roadside observations and airphoto interpretation.
1 Megan Place	No changes.
2 Megan Place*	The plantation boundary was revised based on ground conditions and airphoto interpretation.
3 Megan Place	The cultural woodland (CUW1) has been excluded from the Significant Woodland designation because it is less than 1ha in size and is isolated from other woodlands.
4 Megan Place*	Woodland boundaries were surveyed and revised. The FOD5-2 community closest to Megan Place has been excluded from the Significant Woodland designation due to its small size and isolation from other woodlands.
5 Megan Place	Significant Landform has been refined in the southwestern corner of the property, based on observations from the adjacent property and slope analysis. The cultural woodland (CUW1) has been excluded from the Significant Woodland designation because it is less than 1ha in size and is isolated from other woodlands.
6 Megan Place*	Woodland boundaries were surveyed and revised. The deciduous forest (FOD3-1) community adjacent to Megan Place has been excluded from the Significant Woodland designation due to its small size and isolation from other woodlands. Wetland boundaries were revised. The Significant Landform boundary was confirmed to not require revisions based on slope analysis and ground conditions (Map 3a).
7 Megan Place*	The woodland boundaries have been revised based on ground conditions and airphoto interpretation. Significant Landform boundaries were refined based on field conditions and slope class analyses (Map 3a).
8 Megan Place	The woodland boundaries have been revised based on airphoto interpretation and roadside assessment. The cultural woodland (CUW1) has been excluded from the Significant Woodland designation because it is less than 1ha and is dominated by invasive species. The Significant Landform boundary was confirmed to not require revisions based on slope analysis and ground conditions (Map 3a).

*Property access obtained

It is understood that further study is required, as outlined in the City's Official Plan, to determine full constraints on the properties should development applications be considered. This may include, but is not limited to, wetland boundary confirmation with GRCA, seasonal field work (vegetation surveys breeding birds, amphibian breeding, etc.), and applicable engineering studies (water balance analysis, geotechnical studies, etc.). However, the assessment completed as part of this exercise is useful to provide the landowners with a high-level understanding of development potential within their lands. Where refinements to natural heritage features have been shown, additional development opportunities may be possible.

Should you have any questions or comments regarding this study, please do not hesitate to contact the undersigned.

Sincerely,
Natural Resource Solutions Inc.

A handwritten signature in cursive script that reads "Laura Hockley".

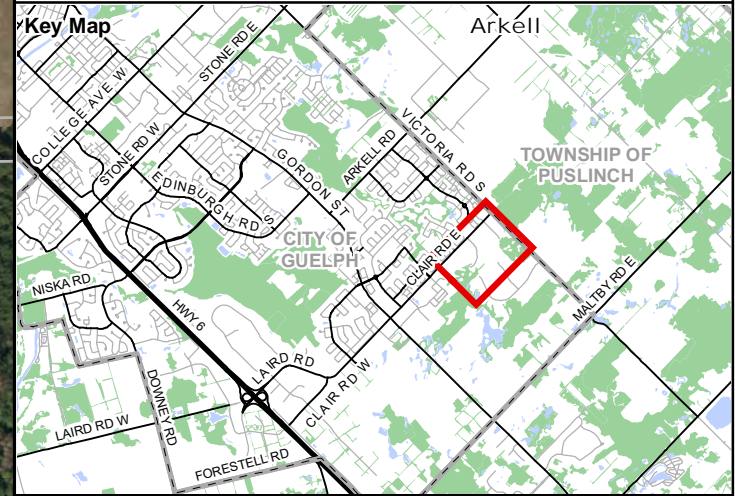
Laura Hockley, B.E.S.
Environmental Analyst

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<https://geohub.lio.gov.on.ca/maps/mnrf::ontario-digital-terrain-model-lidar-derived/explore?location=43.531402%2C-80.192975%2C11.90>
- Wood Environment and Infrastructure Solutions & Beacon Environmental Ltd. 2021. Clair-Maltby Secondary Plan and Master Environmental Servicing Plan Comprehensive Environmental Impact Study. Final Draft for Community Engagement. June 16, 2021.

MAPS

Rolling Hills - Area 1 Natural Heritage System

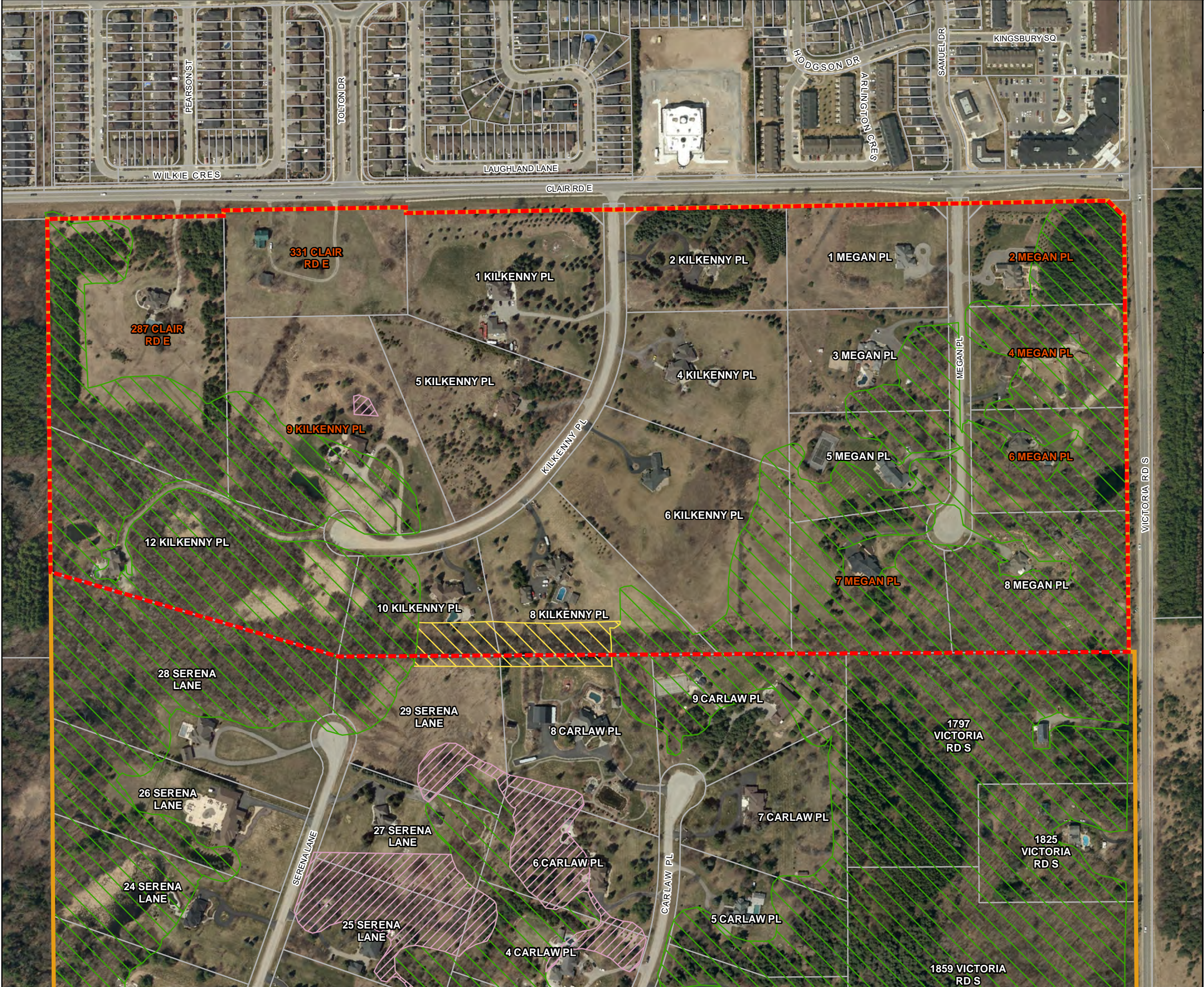


- Legend**
- Rolling Hills
 - Area 1 Study Area
 - Growth Management Strategy NHS (Feb 2021)
 - Ecological Linkages
 - Natural Areas Overlay
 - Significant Natural Areas and Natural Areas

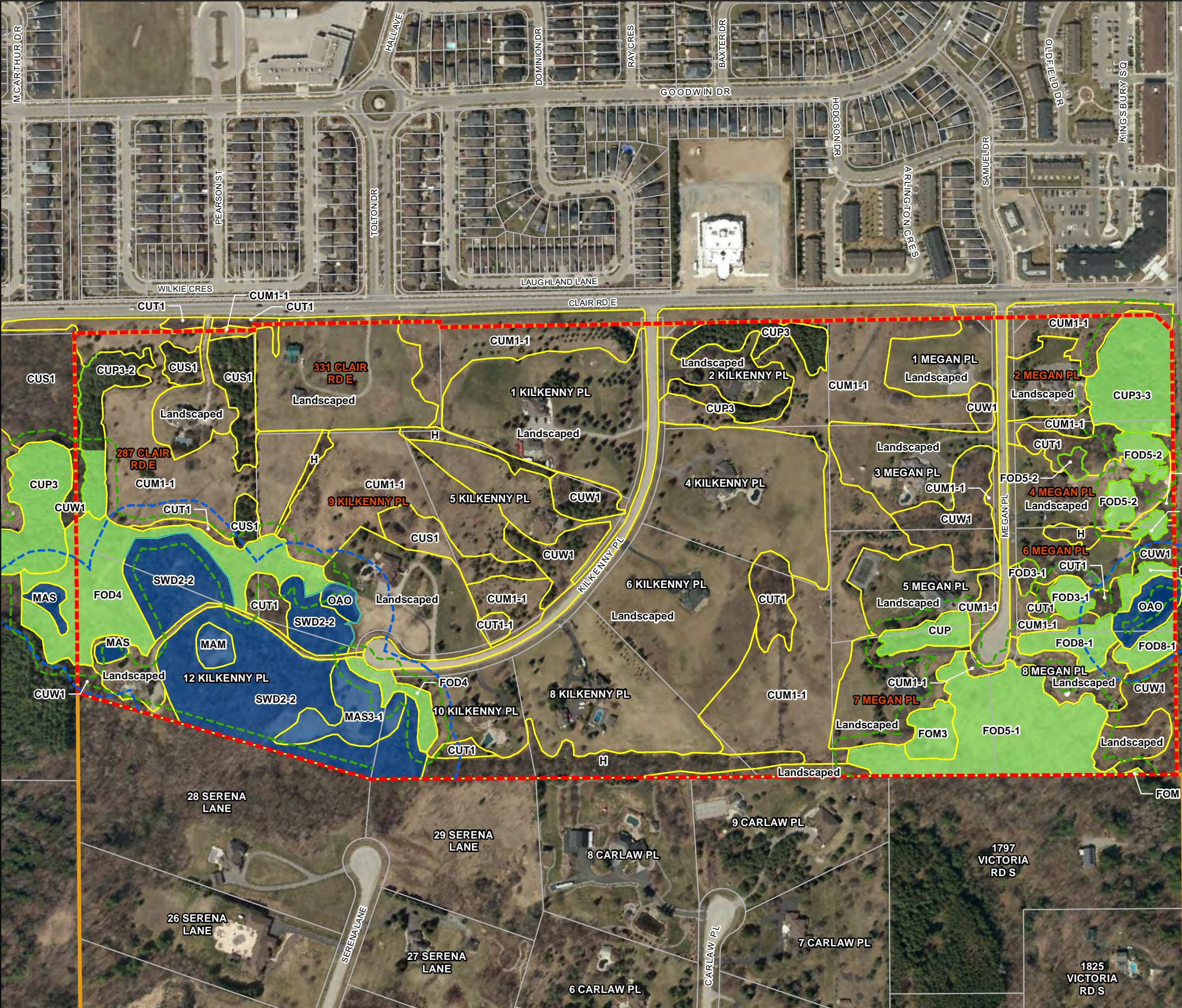
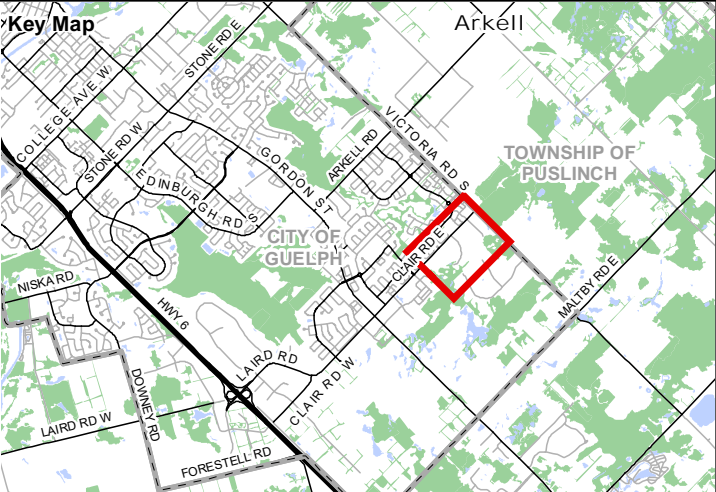
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Project: 2771 Date: March 14, 2022	NAD83 - UTM Zone 17 Size: 11x17" 1:3,500
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0 40 80 120 160 200 Metres



Rolling Hills - Area 1 Vegetation Communities



Legend

Rolling Hills

Area 1 Study Area

Significant Woodland

Significant Wetland

Surveyed Dripline (NRSI March 7, 2022)

Surveyed Wetland (NRSI March 7, 2022)

Significant Woodland Buffer (10m)

Significant Wetland Buffer (30m)

Ecological Land Classification (ELC)

(CUM1-1) Dry - Moist Old Field Meadow Type

(CUP) Plantation

(CUP3) Coniferous Plantation

(CUP3-2) White Pine Coniferous Plantation Type

(CUP3-3) Scots Pine Coniferous Plantation Type

(CUS1) Mineral Cultural Savannah Ecosite

(CUT1) Mineral Cultural Thicket Ecosite

(CUT1-1) Sumac Cultural Thicket Type

(CUW1) Mineral Cultural Woodland Ecosite

(FOD3-1) Dry - Fresh Poplar Deciduous Forest Type

(FOD4) Dry - Fresh Deciduous Forest Ecosite

(FOD5-1) Dry - Fresh Sugar Maple Deciduous Forest Type

(FOD5-2) Dry - Fresh Sugar Maple - Beech Deciduous Forest Type

(FOD5-7) Dry - Fresh Sugar Maple - Black Cherry Deciduous Forest Type

(FOD8-1) Fresh - Moist Poplar Deciduous Forest Type

(FOM) Mixed Forest

(FOM3) Dry - Fresh Hardwood - Hemlock Mixed Forest Ecosite

(H) Hedgerow

(MAM) Meadow Marsh

(MAS) Shallow Marsh

(MAS3-1) Cattail Organic Shallow Marsh Type

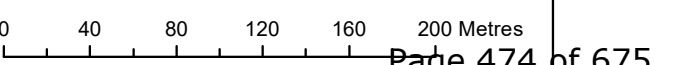
(OAO) Open Aquatic

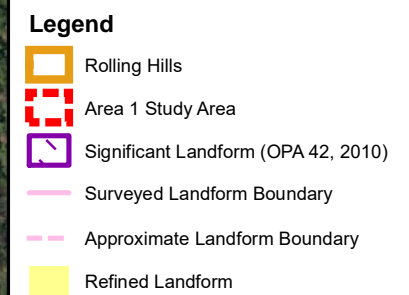
(SWD2-2) Green Ash Mineral Deciduous Swamp Type



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Project: 2771 Date: March 17, 2022	NAD83 - UTM Zone 17 Size: 11x17" 1:3,500
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NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

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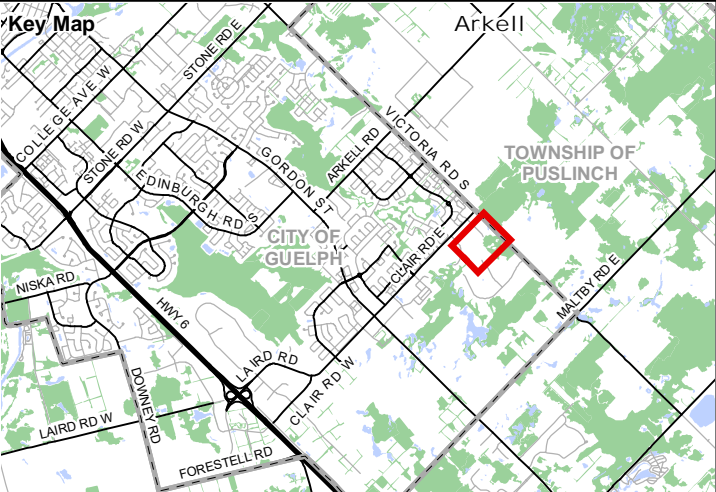
Project: 2771 Date: March 14, 2022	NAD83 - UTM Zone 17 Size: 11x17" 1:3,500
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0	40	80	120	160	200 Metres
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Page 475 of 675

Rolling Hills - Area 1

Significant Landform

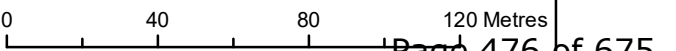


- Legend**
- Rolling Hills
 - Area 1 Study Area
 - Significant Landform (OPA 42, 2010)
 - Surveyed Landform Boundary
 - Approximate Landform Boundary
 - 0.5m Contour (MNRF Spring 2017)
- Elevation Slope Class (%) (MNRF Spring 2017)**
- <5.0
 - 5-10
 - 10-15
 - 15-20
 - >20

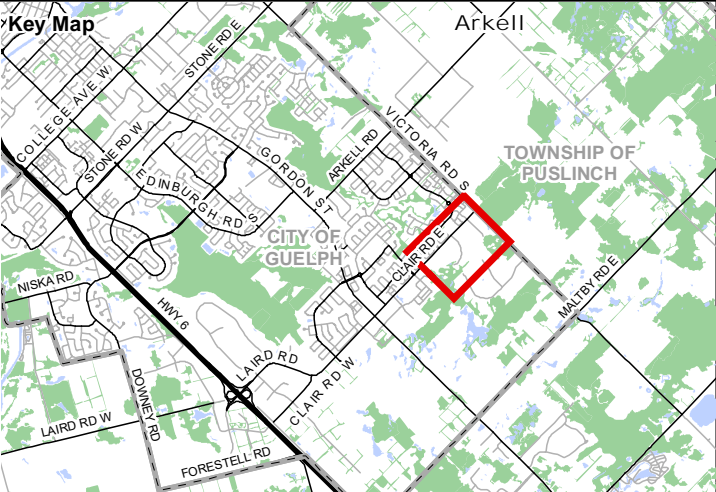


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Project: 2771 Date: March 17, 2022	NAD83 - UTM Zone 17 Size: 11x17" 1:2,000
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Rolling Hills - Area 1 Natural Heritage System Comparison

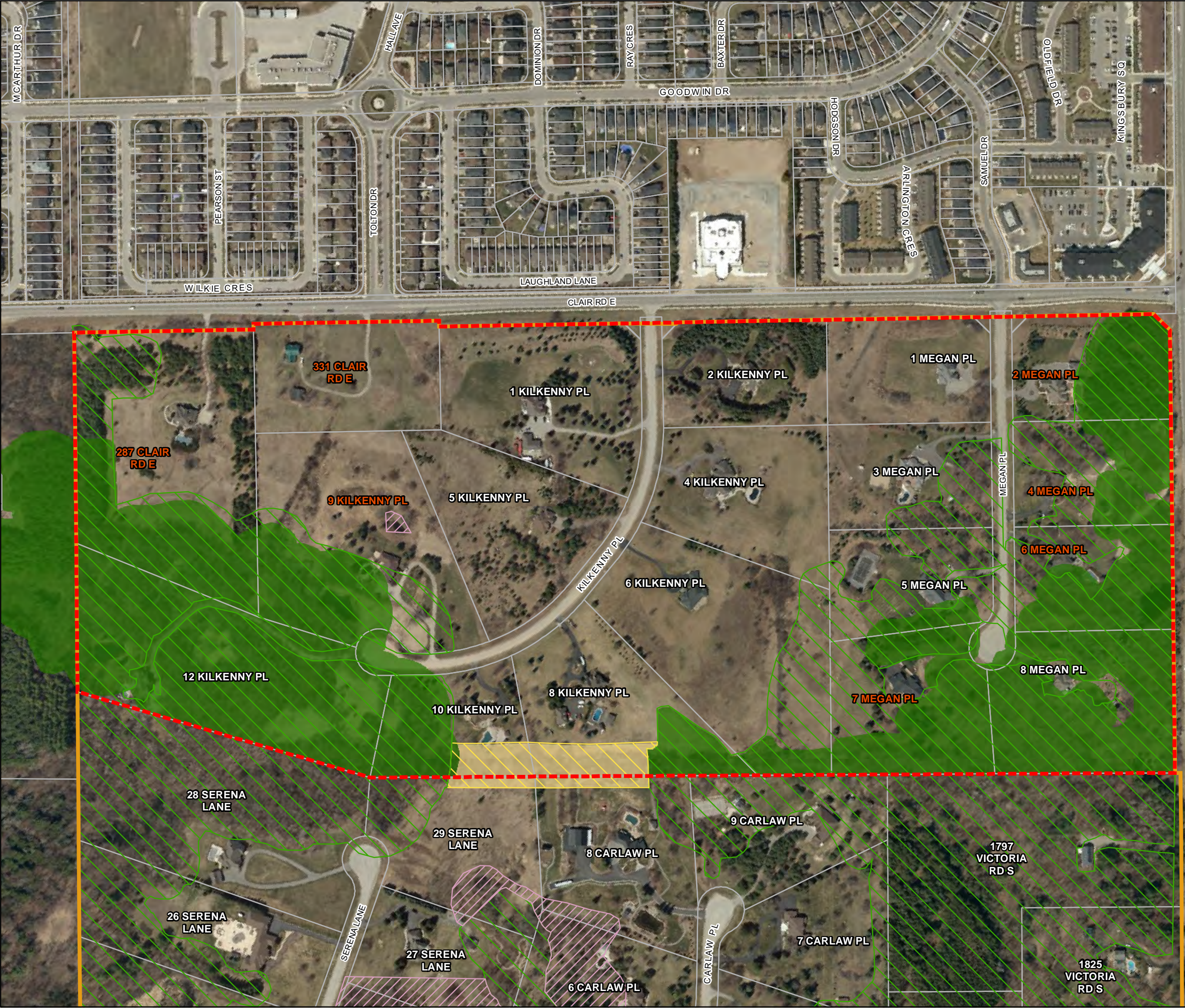
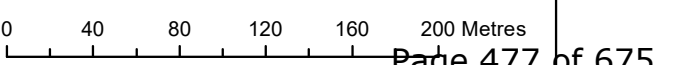


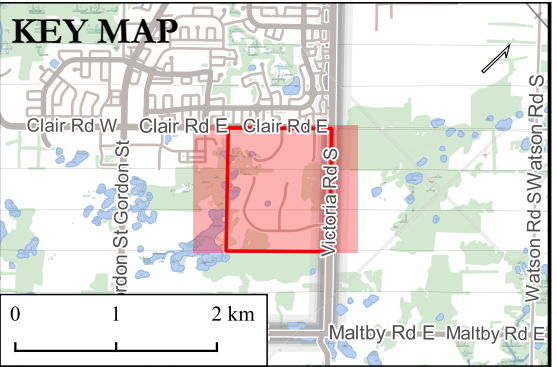
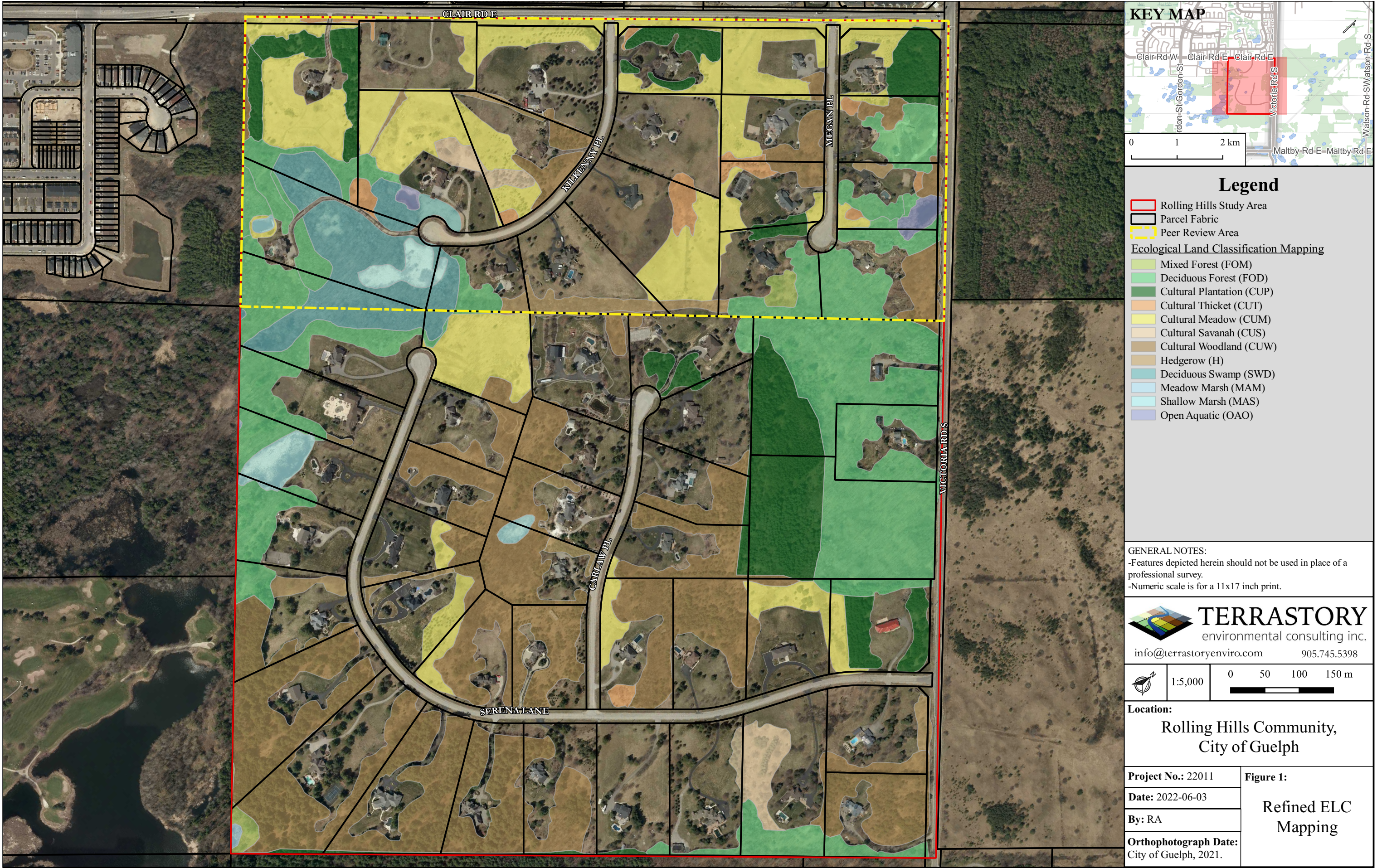
- Legend**
- Rolling Hills
 - Area 1 Study Area
 - Natural Heritage System (NRSI 2022)**
 - Significant Natural Areas
 - Ecological Linkages
 - Growth Management Strategy NHS (Feb 2021)**
 - Ecological Linkages
 - Natural Areas Overlay
 - Significant Natural Areas and Natural Areas



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Project: 2771 Date: March 15, 2022	NAD83 - UTM Zone 17 Size: 11x17" 1:3,500
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Legend

- Rolling Hills Study Area
- Parcel Fabric
- Peer Review Area


Ecological Land Classification Mapping

- Mixed Forest (FOM)
- Deciduous Forest (FOD)
- Cultural Plantation (CUP)
- Cultural Thicket (CUT)
- Cultural Meadow (CUM)
- Cultural Savannah (CUS)
- Cultural Woodland (CUW)
- Hedgerow (H)
- Deciduous Swamp (SWD)
- Meadow Marsh (MAM)
- Shallow Marsh (MAS)
- Open Aquatic (OAO)

GENERAL NOTES:
-Features depicted herein should not be used in place of a professional survey.
-Numeric scale is for a 11x17 inch print.



TERRASTORY
environmental consulting inc.
info@terrastoryenviro.com 905.745.5398

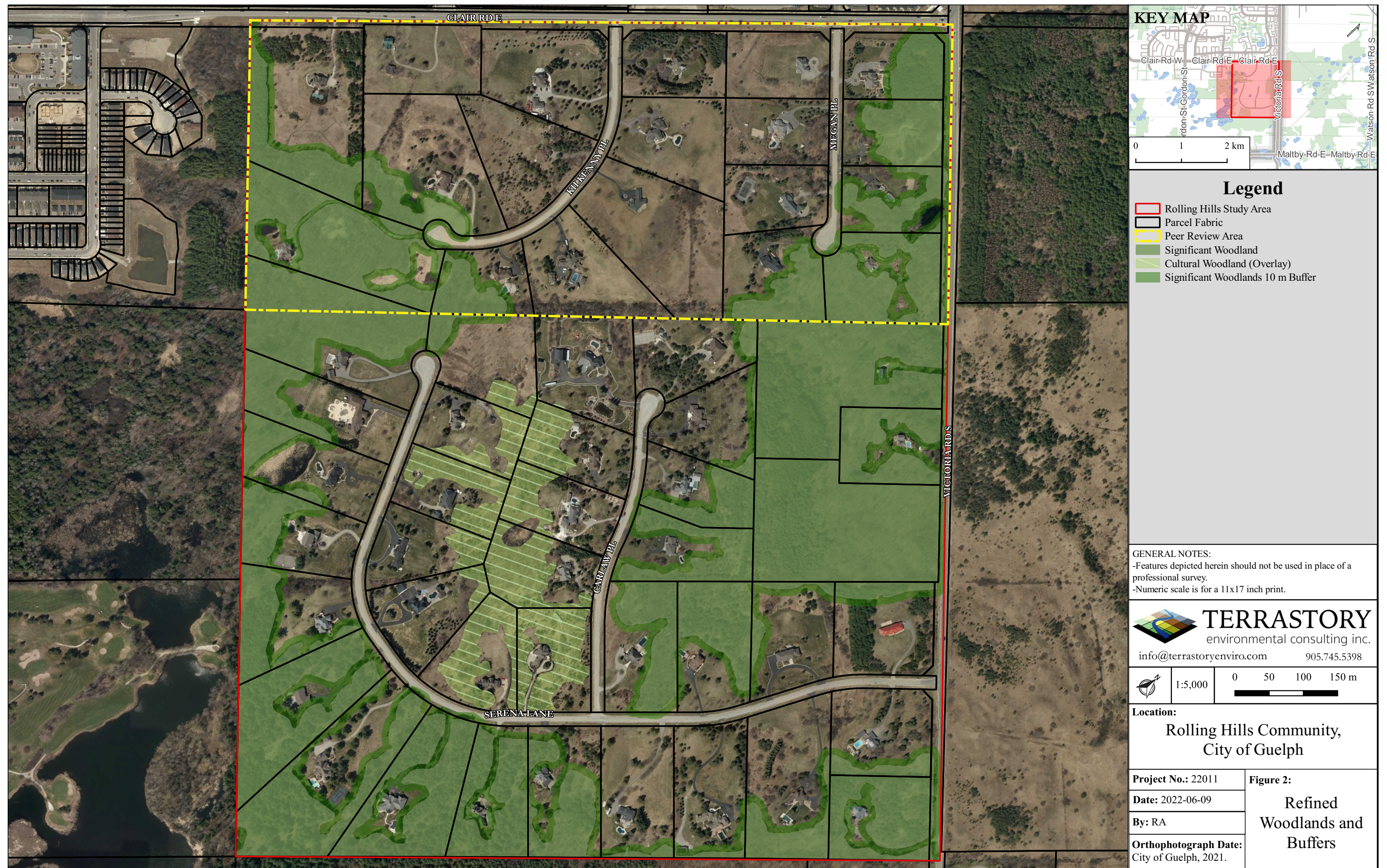


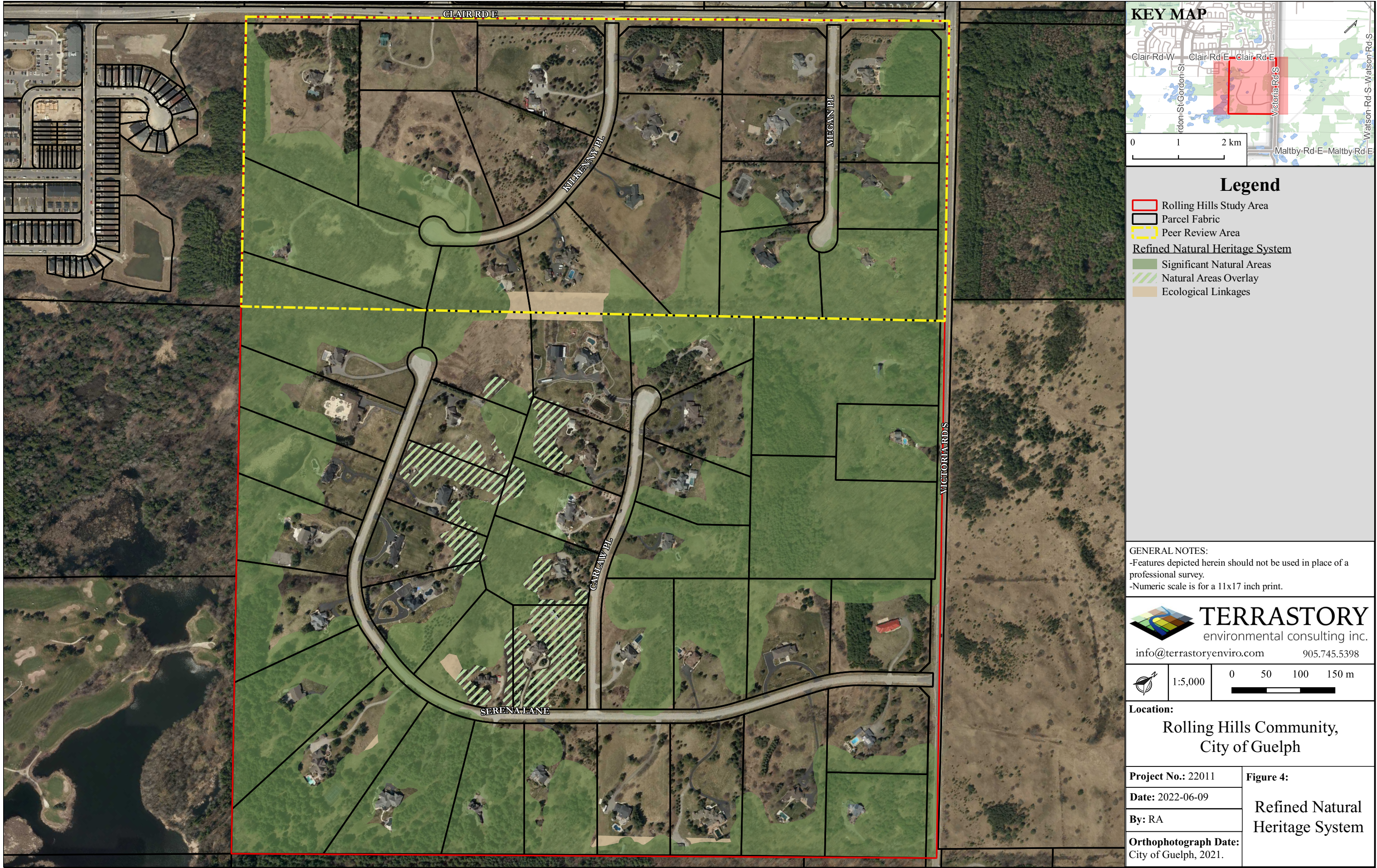
1:5,000

0 50 100 150 m

Location:
**Rolling Hills Community,
City of Guelph**

Project No.: 22011	Figure 1: Refined ELC Mapping
Date: 2022-06-03	
By: RA	
Orthophotograph Date: City of Guelph, 2021.	





195 Dufferin Street
Guelph, ON N1H 4B3

2022 July 6

Mayor Guthrie and City Councillors,

Re: 41-45 George St. Zoning Designation

We are taking this opportunity to express our concern re the rezoning of 41-45 George Street and ask council to consider zoning this property medium density rather than staff's suggested high density designation.

From what we understand, this particular piece of property does not meet the strict criteria for high density, with many other parcels of land much better suited to the high density designation, e.g., Clair Maltby/Dolime quarry.

The most glaring issue is traffic flow – this neighbourhood has small side streets with only 2 having a straight path to this property – Earl Street and Clarence Street, and both would require major work in order to support the added vehicle load.

Before staff insinuates that this is a NIMBY issue, we can assure you that even though our neighbourhood isn't thrilled with this redevelopment – it is inevitable – so we need to work to make sure it ends up being a good fit for our established single family home neighbourhood.

We are respectfully asking council to rezone 41-45 George St. to medium density, understanding that this is no guarantee we end up with 100 units per hectare. Attaching a high density designation seems to be making it easy for the landowner and potential developers to push for much more than what is even allowed for high density – rather than supporting our neighbourhood by attaching a more appropriate designation and working from there.

Regards,

Shane and Bonnie Swantek

Good day,

My name is Janet Chevalier and I live on [REDACTED], just meters away from the Armtec Factory site. Last evening our neighbourhood had a meeting to hear about the city's preliminary plans for high density housing in that location should the property be sold and development be proposed.

I strenuously object to the high density designation, regardless of the city planning recommendations. I am curious if anyone from the committees involved has visited the site in question and the city street access to that site. I expect it could be enlightening for all concerned.

My biggest concern is regarding traffic and safety. We who live adjacent to that property experience difficulty exiting our streets to get to Woolwich currently. The streets are narrow and busy with motor vehicle traffic, cyclists accessing the trans Canada trail, children on bicycles, in strollers, parents walking children to and from school and seniors, myself included, who walk frequently. I can't envision how traffic could possibly move safely and effectively in and out of any residential development at that site. As one of my neighbours suggested (quite ingeniously) perhaps the only reasonable solution is to designate that area for residents who don't own vehicles, unless disabled. I suppose there are other ways to develop the property in the future, perhaps medium density makes more sense.

Other areas of concern are contamination at the site and an environmental assessment regarding the river and watershed. None of these issues are easily remedied. Given concern for the environment, reduction of green house gases for example, any residential development should have those issues front of mind. And how can that be done with a high density structure.

And I pay a hefty little tax bill here in Guelph every year. I expect prudent and informed decisions to be made on my behalf and that of my neighbours and friends. High density housing plan for the Armtec site seems out of step with all the city government proposes for our future.

Please document convey my objections to this high density designation for this property at the council meeting scheduled for July 11th.

thank you

Janet Chevalier

[REDACTED]

Guelph, [REDACTED]

Hello,

I urge the city to remove the 'high density' zoning for future development of the Armtec George Street lands. Please see my comments below.

Reasons to remove the high density designation:

- A high density designation puts additional pressure on riverlands/watersheds, something that is already a problem in many parts of this city (and province). It would put pressure on the existing wildlife that lives in the spaces adjacent to the property. It would encourage the further pollution (instead of continued remediation) of our river systems.
- The location does not lend itself to high density development. It is not an arterial/collector roadway. It is at the end of narrow and dead-end streets (one which has a very steep hill). There is insufficient road connectivity to manage a significant increase in population density and traffic in the area. There's also no way to increase road width/capacity in the area without appropriating existing properties.

This property should be medium-density at most, and natural heritage land at best. Medium-density offers the opportunity to build housing while creating some green space within the property, helping to maintain a healthier watershed.

Of course, if the city was willing to be bold and proactive in terms of our deepening climate crisis, then a natural heritage designation would be the best step here. Naturalizing this area would also create the opportunity for plantings that would encourage butterfly and bee populations (for example, native milkweed varieties could be nurtured in parts of the space; there's also a great opportunity to plant threatened native species trees like Kentucky Coffee-trees, or the endangered Cucumber Tree, which likes moist areas), while building a contiguous, green corridor for wildlife and for people to enjoy.

Thank you,

Beth Finnis



Dr. Sam Mossaed

Founder and CEO

Doctors Choice Rehabilitation

To whom it may concern,

In the fall of 2021, my family and I moved to the beautiful city of Guelph. Prior to the move my wife and I had spent a great deal of time researching communities in Ontario that would be suitable for us to live and raise our son. We looked at factors such as affordability, safety, and quality of life as indicators in our decision-making process. We were also looking at accessibility to parks, forests and an overall environmental sensitivity of the community. I was raised in Mississauga and later moved to Milton. In both cases I witnessed a rapid transformation of cities with plenty of natural space, low crime rate, low congestion and a community feel to that of fast-growing densely populated, crime-ridden, traffic congested larger urban centres. During this urbanization process I witnessed firsthand how over-ambitious development of communities had a negative impact on not only the quality of life of the residents but the environment as well.

We narrowed our search to a handful of communities including the city of Guelph where there was a focus on balanced growth and a high regard for the environment. During our research my wife and I were exploring the city's website and were impressed by the city's focus on maintaining environmental integrity. Some of the core values of the city as highlighted by its website were as follows:

- Water sources are protected, and our water systems are managed in harmony with the environment.
- Our food system is sustainable.
- Our natural heritage—including the urban forest and biodiversity—is nurtured, not damaged.
- Our rivers, parks and green spaces are preserved, and the tree canopy is abundant.
- Development occurs in harmony with the natural environment

I had always heard great things about the city of Guelph. I had many friends who had attended University of Guelph and lived in residence and later I had many patients who had grown up or were living in the city of Guelph. It seemed there was always a common sense of pride associated with living in Guelph and an abundant of praise towards the city and its friendly

residents. In the summer of 2021, we started looking more seriously and found a beautiful residence located at the south end of Guelph.

Not long after we had moved one of our neighbors paid us a visit and after welcoming us to the neighborhood, expressed some of the recent challenges the neighborhood was facing. We found out the very issues we were trying to get away from were in fact afflicting our new community as well. The city was moving towards building more higher density homes at the expense of destroying the homes of some of the residents along with its vast area of green space. This green space was the natural habitat of many animals and plants some endangered. My neighbor was clearly distraught and later I met other members of the community who were equally upset about this decision. I was pleasantly surprised at how the members of this community were passionately involved in influencing the decision-making processes at the municipal level. Their involvement was a source of inspiration for me, and at this point, I genuinely wanted to become more involved in understanding this matter better. As a result, I found myself reading the community news, reviewing the provincial mandates influencing city's decision-making process, and researching urbanization trends not only at the province level but nationally as well. I found some interesting and disturbing facts:

From an environmental perspective, apart from the obvious negative effects of cutting down the trees and taking away the natural habitat of some of the animals, green spaces have been shown to reduce what is called urban heat islands – bubbles of high temperature around cities. Heat islands can help cause human health problems such as respiratory failure or heat stroke, a problem worsened in heat waves such as that experienced last summer over much of Western Canada. Governments have been starting to recognize the issue and were making it tougher to cut down trees for the sake of development.

From a financial perspective, I discovered that the city of Guelph has acknowledged that it would be taking on a large debt to develop the supporting infrastructure for the redevelopment. In order to recover this debt the city would require to raise municipal taxes.

Public relation wise this redevelopment plan has been a disaster as well. Neighborhoods were to be destroyed and established communities torn down to make space for the new development. Many residents who had been living in the community for many years even decades have to relocate, and they are not happy. Houses they had invested time and resource to make into family homes are to going to be in effect taken away from them.

I cannot stop wondering why does a city that prides itself, according to its website, on preserving its green space, natural heritage, rivers and parks and water quality is aggressively moving towards destroying an already established community that has the perfect residential/environmental balance. This action completely disregards the statement 'development occurs in harmony with the natural environment'.

Furthermore, not long ago, the neighboring community of Puslinch township being concerned about the negative impact on its water source had launched an appeal, challenging the decision of Guelph council in its drive to redevelop the south part of the city. Apparently, the City of

Guelph "has shown no commitment to implement meaningful long-term monitoring to protect water quality" for Puslinch residents. "The city relies on clean groundwater as do all the residents in the township, however, the terrain of the Clair-Maltby Secondary Plan area, the proposed density, the lack of overflow storm water outlets to streams (particularly in the Mill Creek subwatershed) will result in the contamination of groundwater". It seems the neighboring communities have maintained their sense of responsibility to the environment and to the wellbeing of their own residents.

I do understand of the housing shortage, and the provincial government asking or mandating regional governments to create more affordable housing zones to accommodate this shortage. I am far from being a city planner but simply from an observer's perspective there seems to be many industrial and even commercial buildings closer to the city centre which are completely vacant. These building are located on major roadways within the core of the city which already have access to public transportation routes. The infrastructure already exists which would make redeveloping less expensive thereby saving the city and taxpayers money. Would it not make sense that these buildings be the natural starting point where rebuilding and rezoning starts? Also is there such a shortage of land that the city cannot afford to have a balanced mix of not only low and medium density homes in the area but also be able to preserve the already existing estate homes in this specific neighborhood?

In summary, the city is in effect cutting its trees, destroying the natural habitat of many animals and plants, upsetting the residents of an established community and its neighboring township. Not to mention the eventual raising of municipal taxes and imposing a bigger financial burden on the residents of the city.

All of the above factors inspired me to write this letter. My wife and I both love the city and our neighborhood. However, we are also very concerned that the values that have shaped this city are now becoming compromised. The same values stated in the website. From my perspective the current priorities driving the city's decision-making process are not as stated in its website. Rapid, aggressive urban development is becoming more of a priority at the expense of non-preservation of rivers, parks and green space, to the detriment of the overall wellbeing of the existing and future residents. I hope that the city counsellors consider whether the vote they are giving truly reflects the real values of this beautiful city. Once the bulldozers arrive and the shovels hit the ground there will be no turning back.

A handwritten signature in blue ink, appearing to read 'Sam Mossaед', with a stylized flourish at the end.

Dr. Sam Mossaед, BSc. DC

Founder and CEO, Doctors Choice Rehabilitation

June 20, 2022

Project No. 21116

City of Guelph
Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Melissa Aldunate
Manager, Policy Planning

Dear Ms. Aldunate:

**Re: Official Plan Amendment 80 (OPA 80)
41 George Street, Guelph
Armtec Canada Inc.**

GSP Group represents the owner of 41 George Street (the “Site”) related to land use planner matters. The Site is owned by Armtec Canada Inc. (“Armtec”).

The majority of the Armtec Site is on east side of the Guelph Junction Railway at the terminus of George Street and Earl Street. This portion of the Site is designated High Density Residential and Significant Natural Areas and Natural Areas in the Guelph Official Plan. There is additional land on the west side of the railway line which is designated Medium Density Residential.

We monitored the virtual public meeting on March 30, 2022 related to OPA 80. We noted the discussion surrounding the possible “down designation” of a portion of the Site designated High Density Residential.

The current Armtec industrial operation and offices are located with the High Density Residential area. It has long been the desire to see this area transition from heavy industrial to residential use. In fact, the Site is currently for sale and is being marketed as a residential development site.

The Site would be considered a brownfield site given its historic heavy industrial use. It is also a complex redevelopment site given it is adjacent to the Guelph Junction Railway and the Speed River and its associated natural heritage area. We further recognize that

this Site lies within an established neighbourhood and will require a balanced approach to all land use considerations for redevelopment.

Accordingly, in our opinion the High Density Residential and Medium Density Residential designations on the Site will provide the appropriate policy framework for the full and timely redevelopment of the Site. With that in mind, we would request no changes be made to the High Density Residential or Medium Density Residential designations related to the Site.

I would appreciate if this letter could be included in the public record for the upcoming Council meeting on July 11, 2022 and that I would be added to the notification list for any future decision on this matter.

If you have any questions or would like to discuss further, please do not hesitate to contact me in our Kitchener office by phone at 226-243-7296 or by email at hhandy@gspgroup.ca.

Yours very truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is stylized with a large, looped "H" and a trailing flourish.

Hugh Handy, MCIP, RPP
Vice President

cc Curtis Farmer, Vice President, WGI Westman Group

I oppose the rezoning of the Armtec property to high density.

High density housing is inconsistent with the existing neighbourhood and would result in drastic unwanted changes to the neighbourhood

The Dufferin St neighbourhood has a wonderful small village community vibe and adding high density would destroy this. Increased traffic, increase noise, increase in population such that we no longer know our neighbours.

Our river space is a wonderful resource in Guelph and it is very important to maintain the river spaces for all to enjoy. Not block it off visually and physically.

Low to medium density housing would be more appropriate and accepted by the community.

I strongly oppose staffs saying that developers would only be interested in high density in order to justify the costs of remediation . We don't change the Official Plan to accommodate developers' profits do we????

Surely, we make decisions that first take the community interests into consideration as the priority.

The developers' profits cannot be a valid justification to make changes to the Official Plan.

Lynn Chidwick and Terry Petrie

Dear Mayor, City Councillors and Staff,

Re: Shaping Guelph Official Plan (OPA 80) Council Decision Meeting

Thank you for the opportunity to comment on our Official Plan (OP) that is to guide the community's development for the next 30 years. This Plan has significant implications to the quality of life for existing residents. I have followed along the amendment review process over the past several years. I offer a succinct summary comment here related to implementation action of the OP. At this end point in the review process, I am hoping that Council will be able to provide direction to the planning staff 'for future consideration.'

My principal comment is associated with the Plan's implementation policies, specifically to the proposal to pre-zone designated higher density development sites that are deemed by the planning officials to be 'under-performing'. In the current era of implementing the provincial government's Toronto-centred plan for Guelph, there is a strong push to streamline the development review process for higher-density infill projects. The OP's Strategic Growth Areas, comprising higher density development sites, are intended to be zoned in the Comprehensive Zoning By-law (CZB) to allow the maximum development opportunities of the OP in terms of uses, density and height. In my opinion this is a mistake as infill proposals need to be carefully considered through a development review process that is publicly transparent and considered by all stakeholders (this includes neighbours to a particular development site). I'm making my comments here from a recent lived experience of planning for change in my neighbourhood that abuts a portion of the Gordon Street South Intensification Corridor.

My illustration below comes from the CZB that incorrectly illustrates the implementation of OP policy as it is associated with the Reid's development site at 1373-1389 Gordon. The 'blunt' proposal of the CZB is to zone the subject lands in accordance with the OP Land Use Schedule 2 lines without considering the need to zone Natural Heritage System (NHS) adjacency lands in a no-development protected zone. This is a mistake and illustrative of the permissive mindset that planning staff are instituting to bring new development lands on stream without full consideration of all planning applicable planning policy. The pre-zoning of land, as in this instance does not permit the consideration of fit, compatibility and appropriateness for neighbours, i.e., natural or human communities.

Excerpt of CZB that Illustrates Maximum Development Potential from the OP for 1373-1389 Gordon



Why is there no adjacent land zoning here on the 1373-1389 Gordon development site?– this CZB proposal maxs-out development without consideration of the adjacent NHS area

As council is aware, the OP is a policy document that is intended to lay out general directional aspects of growth and non-growth land use areas in the City. City planning staff are intending to take the general policies and applying the maximum development allowances available on underutilized lands. The imposition of these maximum development permissions from the OP is not appropriate. Neighbouring property owners will be excluded from the development review process, and errors/omissions may occur.

The proposal from the CZB concerning the Armtec lands – 41 George Street is another example of the proposed planning insensitivity of imposing a massive new development adjacent to NHS lands and into an existing lower density residential neighbourhood. The as-of-right maximum development permissions from the OP to the CZB (10 storey development at 150 units/ha) while accommodating new growth will also be a destabilizing force that undermines the long term desirability and functioning of the neighbourhood. In addition, the blunt imposition of the OP policy on to the land base does not provide adequate adjacency protections to the neighbouring NHS lands along the Speed River. Where are the provisions for riverfront trails and potential enhancements to the NHS system via the current CZB proposal? Matters of compatibility, appropriateness and impact on neighbouring NHS and lower density residential areas will not be considered with the staffs' pre-zoning permissive maximum development allowance approach.

In summary, I would encourage Council and staff to enact a precautionary principle for change to the land base of Guelph – not a propositioned so-called 'bold new' direction that is derived from the Torontocentric Places to Grow plan. The City faces a multitude of uncertainties impacting land use that you are all aware of – climate change impacts, fiscal uncertainties, available infrastructure (water supply), on-going changing provincial government pronouncements, outdated City administrative rules, e.g., urban forest tree canopy protection. The impacts of these various elements and others create much uncertainty in the planning system; it is not appropriate to lock-in massive development infill permissions via the current OP/CZB propositions (for the next 3 decades and beyond).

I would urge Council members and all of us to remember the moral from one of my favourite Aesop fables – The Tortoise and the Hare - slow and steady wins the race. This story lesson should be our guiding philosophic base as we venture forth in future community land use change for our city.

All the best in your deliberations and decision-making,

Dr. Paul Kraehling MCIP OPPI (Ret.)

Dear Cam Guthrie and City Councillors,

Ahead of probably the most important meeting in the lives of Rolling Hills residents on Monday July 11th I wanted to mention a few things.

I have attended numerous meetings with planners and they portray that this RE-development will occur in the distant future with their 2051 marketing (even their email address uses it) and they side step questions with answers like 'the city has no intention to bring services to the area' to make some feel there is no threat to their community, at least not in many of our lifetimes. However, in reality a developer who assembles properties would front end the infrastructure costs and move the project forward long before the 2051 timeline, in fact they can start applying for zoning changes immediately if the plan is approved by council. This is the true agenda of developers and exactly what will happen if city council votes to move forward with including Rolling Hills in this plan. We already have homeowners requesting amendments to the Natural Heritage System when they saw the planner's maps, we have seen a homeowner fill in all the wetland at the front of his property on Kilkenny and we have witnessed clear-cutting behind Serena Rd. This is what early movement by the developers does to our environment and community.

By voting for this plan you will instantly set in motion the destruction of our neighbourhood for the financial benefit of a few along Clair Rd. Forget about the fact that there are massive areas still yet to be built on throughout Guelph like the Innovation District and the Lafarge lands. However for some reason your planning department keeps coming after Rolling Hills like they are a necessity to be developed, even though according to the NHS mapping, much less than half is developable. I drive down Maltby Rd daily and there is SO MUCH LAND there alone, ready and willing to be developed, properly, respecting the moraine. Even ignoring everything else in Guelph there is probably 25 years+ of building in the remaining Clair-Maltby block, EXCLUDING Rolling Hills, but for absolutely no sensible reason whatsoever the city planners and developers are trying to talk you into destroying our neighbourhood right now!

What I can't get my head around is the way that city planners keep coming after almost all of Rolling Hills when Guelph has ample lands yet to develop. When something is so illogic there are reasons behind it. How closely do city planners work with developers and how tight knit is their relationship? Are there city staff that investigates conflicts of interest? Is there a whistleblower policy? For instance, how on earth is it not a red flag that after the city announced the acquisition of the Dolime Lands (230 acres!) for future development, the planning department immediately amended the city's population target higher, over and above the province's guidance? Who made that decision and why? When they didn't at the

time even complete impact studies on our ground water for instance! It seems apparent the move was made so Rolling Hills couldn't use that as excuse to leave us alone, at least for now... because it's a really good reason to not destroy a neighbourhood!

It's obvious that the developers are the main driving force behind this, seeking to cash in on some of the most valuable land in the city, not people like us who want the best for Guelph long term. Tack on the fact that this important vote is set during one of the busiest travel times when many of us are on vacation and now the timing is mid-day when most the rest of us are confined at work unable to attend. Go figure, it's almost laughable. The pro-developers however are happy and will be there because it is just another day on the job trying to talk city council into approving their agenda. Everything seems setup for the regular homeowner to fail.

To conclude, there are no illusions here, this will end our community in the city and it would be a travesty to put these wheels in motion unnecessarily... for the environment, for the water, for the shrinking tree canopy, for the wildlife and for the residents that purchased our properties in good faith, ready to pass this housing segment down to the next family in Guelph. At the very minimum, at this point in time, we know this is all for nothing. It's insane.

Ten years ago such a scenario would seem preposterous. I can't believe we have to fight for a community that every city should protect and be proud of, not feeding it to the wolves.

I want to thank the Mayor and City Councillors for their most careful consideration as I know it is your job to look out for the best interests of Guelph and its citizens both in the present and long run.

Hello there,

I was not able to attend the town hall meeting about the property for sale known as the 'Armtech site' (41-45 George Street). This letter is in support of downgrading the density to medium density from the current high density residential zoning.

I moved to Guelph in 2004 and plan to call it home for the foreseeable future. We are a family of 4 with 2 young kids and a dog. We moved to this neighborhood because it is so family friendly, walkable, and because of our access to the river/hikes along the trails. Our home is a very modest size with a very small yard so proximity to the river was a big draw for us.

My main concerns with a high density development are mostly around an increase in vehicular traffic (the current infrastructure can barely handle the traffic in the area as it is.... narrow streets with parking on one side that are already at maximum capacity most of the time). Delivery trucks can barely make it through and turn around to exit. Adding a significant increase in residential units and vehicles to the mix would be a disaster (let alone, the building/construction process). Our safe and walkable neighborhood would change drastically were it to be filled with cars. Increased traffic along Woolwich would also negatively impact flow in and out of the downtown core.

Another concern I have is of the river and trails and natural areas which run along the site. We have seen some ecologically significant waterfowl and birds of prey in the area. Construction in this area can be damaging as can high density users to the area.

I hope my comments in support of the zoning change will be considered.

Warm regards:

Thea Steele.

 , Guelph, ON.

July 6, 2022

Melissa Aldunate
Manager, Policy Planning and Urban Design
Planning and Building Services
City of Guelph

Dear Ms. Aldunate,

RE: City of Guelph OPA 80 – Silver Creek Parkway North Mixed Use Corridor

MHBC has been retained by Armel Corporation to review and advise on the City of Guelph's Official Plan review and Official Plan Amendment 80. Armel Corporation has significant land holdings throughout the City and as long term developers with over 65 years of history in the City, they play a direct role in achievement of the City's planning and development objectives. The comments in this letter are specific to Armel's property at 240-258 Silver Creek Parkway.

The subject lands are located on the north side of Speedvale Avenue and the west side of Silver Creek Parkway. The Hanlon Expressway borders the lands on the west side. The lands contain two one storey commercial plazas and associated surface parking. The northerly portion of the lands is vacant.


The lands are currently designated as Mixed Use Corridor in the City's existing official plan. **Armel's concern is that OPA 80 proposes to remove the lands from the Mixed Use Corridor designation. With OPA 80 the lands would be designated Service Commercial.** Armel opposes this and Armel requests that the City retain the subject lands within the Mixed Use Corridor 1 designation.

The impact of the change is that the current mixed-Use and higher density forms of development would no longer be permitted. This has impact on both Armel's development potential and the City's ability to achieve its growth and intensification objectives. Our detailed comments and rationale for the lands remaining Mixed-Use Corridor are described in detail in our previous submission which is attached.

In conclusion, I ask that Council reconsider the land-use designation for the lands that is proposed for the reasons stated in our correspondence dated March 2022 attached.

Yours truly,

MHBC



Dan Currie, MA, MCIP, RPP
Partner

cc. Mandy Scully, Armel Corp.

July 8, 2022

City Clerk,
City of Guelph,
1 Carden Street,
GUELPH ON N1H 3A1

**SUBJECT: SHAPING GUELPH: OFFICIAL PLAN
AMENDMENT NO 80**

I am retained by the Families For Rolling Hills Group ("FFRHG"). This community lives and owns their homes within the Rolling Hills Area located in Southeast Guelph. On several occasions during the official plan process, these residents and owners have provided their positions regarding this unique residential community. My written submission, dated March 24, 2022, made to Council at the statutory public meeting provided several suggested modifications to the first version of Official Plan Amendment No. 80 ("OPA80").

I have read and reviewed the entire July 11, 2022 version of OPA80 and I have discussed this with the representatives of FFRHG. I have read and reviewed the various appendices that indicate how the City of Guelph engaged with the community throughout the planning process.

On behalf of FFRHG, I submit the following opinions for consideration of Council and staff:

1. The FFRHG is satisfied and thankful that this final version of OPA80 supports the "Rolling Hills Estate Residential" designation as illustrated on Schedule 2. This is acceptable and welcomed.
2. The FFRHG accepts the amended version of the "Natural Heritage System" and "Natural Areas" as identified on Schedules 2, 3, 4, 4A, 4B, 4C, 4D and 4E. This version adds important areas from the mapping in the existing Guelph Official Plan. This will maintain the integrity of the natural heritage system and the natural areas within the entire Rolling Hills Area.
3. The FFRHG does not support the proposed designations of "Medium Density Residential" and "Mixed Office/Commercial" on the Rolling Hills properties fronting Clair Road East. FFRHG is disappointed that these designations do not maintain the integrity of the Rolling Hills Area.
4. The FFRHG does not support the proposed designations of "Low Density Residential" on the remaining lots fronting on Kilkenny Place and Megan Place. FFRHG is disappointed that these designations do not maintain the integrity of the Rolling Hills Area.
5. In my opinion, the proposed Item 67 that adds new section 9.3.6 setting out policies for the "Rolling Hills Estate Residential" designation is acceptable.

It is very clear that, in the future, OPA80 policies anticipate that there could be new development opportunities within the Rolling Hills Area. The Official Plan generalizes the likely changes that may occur in the planned thirty years to 2051 without providing any provision for further planning within the Rolling Hills Area.


In my professional opinion, there is no provision in the Rolling Hills Area for comprehensive community planning that will maintain the integrity of the natural heritage system and the existing housing. If the policy is silent, the City of Guelph and the residents will be confronted with piecemeal development proposals that are out of context and that may cause conflicts and incompatibility between property owners and residents. This is a significant gap in this proposed OPA80 policy. Accordingly, I recommend that the following policy should be added to OPA80 as an amendment to Section 10.2 Implementation:

Within the entire Rolling Hills Area as identified on Schedule 2, the City of Guelph will undertake the preparation of the "Rolling Hills Area Secondary Plan." This Secondary Plan sets out the parameters for future development and change. In addition to the criteria set out in section 10.2.4, this Plan shall require comprehensive public engagement during the City's consideration of all development applications.

This proposed policy is intended to apply to all of the designations in whatever form these are imposed in this Official Plan.

I will be pleased to further explain this submission with Council and staff prior to the adoption of OPA80 by Council.

Yours truly,



Mark L. Dorfman, F.C.I.P., R.P.P.

Copy to: Plan2051@guelph.ca
Families For Rolling Hills Group

This response will also serve to provide comments to council.

Rodrigo, James, and LeeAnne, I was unable to attend this meeting due to illness.

I have listened to the recording. Thanks.

I am disturbed by the mental model the city is taking on this matter, and would request a number of steps be taken to address what is effectively a planning failure.

First of all I think there is consensus on the need for some kind of proper restoration and nice development of this property, and I do appreciate your time on this discussion.

I totally disagree on assumptions made by city staff on how this should be done. When listening to the session, no one responded to Beth's question /statement that the property may not be worth the asking price given the need for cleanup. When selling a house, it is worth less if it needs work. This should not be the city's / community's problem to facilitate an outcome for a company that used and polluted a property over years by approving a zoning / development that by all measures is out of line for this area.

I totally disagree with city staff regarding how significant this area is for parkland, trails, wildlife, floodplain, etc. This is a rare opportunity to have a development in line with the river in the inner city rather than line it with concrete. These criteria appear to be ad hoc, arbitrary, but mostly short sighted. Do you think 50 years from now our kids will think we protected enough green space?

We bought our house in 1990 when my job took us here. The neighborhoods rallied against excessive density in development of the piano factory and ancillary property. The result was a much better reasonable outcome.

Regarding the mid 2000's zoning changes, I note that councillor Leanne Caron observed there was no way to even tell what was changed without individuals doing a side by side analysis. (Which no one was even made aware of). Clearly if residents had been made aware, concerns would have been raised. This was either sloppily rushed, or staff knew it would be unpopular, so best kept under the radar. I also wonder what involvement ArmTec had in that process Either way, the rezoning process was clearly flawed, should be reversed to the original vision, and potentially redone with a proper process.

I also disagree that questions of infrastructure needs should only dealt with when proposals are made. That may be true for some details, but there needs to be a reasonable assessment of what is feasible or desired during zoning. There is no

way of dealing with that many people without totally wrecking the local community experience. This neighborhood is single family homes with a couple low impact industrial businesses.... I'm sure you would be opposed to towers blocking sunlight, looking down into your yards near any of your houses.

A development without cars is also not remotely realistic to the needs of working families. I believe this to be self evident. There are neither the road accesses or space for that many cars let alone visitors. Dufferin and side streets are already jammed with cars. This will have a huge impact to current homeowners.

While Morgan spoke in favour of her experience in Burlington, I would say that is not comparing apples to apples. People knew what they were moving into and made that choice. This is changing what we bought into.

I suggest:

1. Reverse the flawed zoning decision that was done without any consultation of those impacted.
2. Figure out what an appropriate development scale may be...park, low or medium density. Armtec should be responsible for cleanup either directly before sale or indirectly through a lower property evaluation. If the property becomes abandoned, Armtec should be heavily taxed.

Randy Jackiw

Dear Mayor Guthrie and Council:

I cannot attend the July 11 meeting so I have a few comments regarding Shaping Guelph Official Plan Amendment 80 as it pertains to Armtec lands that are currently for sale:

- High Density (HD) designation should be changed to be part of natural heritage system (NHS). This is a “once in a lifetime” opportunity to make for continuous riverside parkland from Cardigan/Norwich to Victoria. It would also substantially reduce neighbourhood noise and traffic impacts due to many years of construction.
- If NHS designation is ignored, HD designation should be reduced to Medium Density (MD) to fit in with existing neighbourhood on west side of Speed River as well as 5-storey apartments on east side.
- Existing road infrastructure on Earl Street and George Street cannot handle HD or MD designation if current parking minimums are applied. Therefore, this development must be “car free” with a few parking exceptions for disabled persons. For inspiration, Guelph should use the Vauban neighbourhood in Freiburg, Germany as a model for cutting-edge development – see <https://www.smartcitiesdive.com/ex/sustainablecitiescollective/words-most-successful-model-sustainable-urban-development/229316>. (It is interesting to note that Freiburg’s population was 200,000 when Vauban residential units were first available for purchase – almost the same population that Guelph will be at in 2051.)
- Guelph Junction Railway should provide a commuter rail service when Armtec site is fully built out.
- Given its location beside the river, Trans-Canada Trail and less than 2 km from downtown Guelph, a future thinking developer will have no problem profiting from creating a “car-free” community like Vauban – even after taking into account brownfield remediation.

Sincerely,

Martin Collier, MES (Pl.)



Petition:

The following petition has been submitted to the City Clerks office and was signed by a 263 individuals and submitted by Ed Ross.

Opt-in (I, signing by email, petition Guelph City Council as follows: On July 11, 2022, Guelph City Council will make a landmark decision on how much more crowded they want our city to be. Their plan is to increase our population by more than 60,000 people. Our roads are already congested, yet they want more high rises. Their scheme to develop all of the green areas in Clair Maltby comes with NO PLAN to improve Victoria Rd. The plan that Council is being asked to approve on July 11 calls for developing large swaths of the Paris Galt moraine, a key water recharge source. Guelph is one of the few cities that depends almost entirely on underground water to feed its wells and supply water to our homes - why are they destroying these natural areas? The planned development will also mean killing thousands of mature trees and eliminating the natural habitat for wildlife. The community in Rolling Hills was established in the late 1980's when it was part of Puslinch. It sits on the Paris Galt moraine with substantial areas designated as Natural Heritage to protect the woods, wildlife and the City's drinking water. Much of it cannot be developed, yet the City wants to permit the destruction of the neighbourhood and give the green light to developers to tear down our homes. No other established residential subdivision in Guelph is being targeted for such whole sale "intensification". We are asking that the City of Guelph maintain our neighbourhood, protect our water supply, and conserve the natural heritage by designating its land use to be consistent with what it currently is and not to assign for intensification. Please join us in protecting our environment and our water supply. By providing my information I have provided my support to this petition and its request of our City Council to not change the land use designation of Rolling Hills and to maintain its environment.----- Collection of personal information: Personal information is being collected

The Corporation of the City of Guelph

By-law Number (2022) - 70321

A by-law to adopt Official Plan Amendment 80 to update the City of Guelph Official Plan in accordance with the municipal comprehensive review for conformity with A Place to Grow and for consistency with the Provincial Policy Statement 2020 and the Planning Act.

Whereas Section 26 of the Planning Act requires Council to revise the Official Plan, as required to ensure that it conforms with provincial plans, has regard for matters of provincial interest and is consistent with policy statements;

Whereas in accordance with the provisions of Section 17 and 21 of the Planning Act, the Council of a municipality may adopt amendments to an Official Plan; and

Whereas the Council of the Corporation of the City of Guelph is satisfied that Official Plan Amendment 80 is suitable for adoption;

The Council of the Corporation of the City of Guelph enacts as follows:

1. Official Plan Amendment 80 to the Official Plan for the City of Guelph consisting of the text and mapping contained within Schedule 1 attached to and forming part of this By-law is hereby adopted.

Passed this Eleventh day of July, 2022.

Schedules:

Schedule 1: Official Plan Amendment 80: Shaping Guelph

Cam Guthrie, Mayor

Dylan McMahon, Deputy City Clerk



Shaping Guelph: Official Plan Amendment 80

By-law (2022)-20731

July 11, 2022

guelph.ca/officialplan



Amendment Number 80 to the Official Plan for the Corporation of the City of Guelph: Shaping Guelph

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The Amendment

City of Guelph Official Plan Amendment 80

PART A – THE PREAMBLE

Title and Components

This document is entitled 'Shaping Guelph Official Plan Review' and will be referred to as 'Amendment 80 or OPA 80'.

Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment, summary of changes to the Official Plan and public participation but does not form part of this amendment.

Part B – The Amendment forms Amendment 80 to the Official Plan for the City of Guelph and contains a comprehensive expression of the new, deleted and amended policy.

Purpose

The purpose of Amendment 80 is to revise the Official Plan's vision, urban structure, population and employment figures, density and intensification targets and associated policies and land use designations as part of the City's municipal comprehensive review for conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe. This amendment also revises the Official Plan for conformity and consistency with:

- Recent amendments to the Planning Act
- Recent amendments to the Clean Water Act, and
- The Provincial Policy Statement (2020).

Amendments to improve clarity for implementation or to address City-approved plans, procedures or Council decisions are also included along with housekeeping changes related to such things as, for example, names of Provincial ministries, to update municipal address references or to correct policy numbering references. OPA 80 also includes revisions to implement the recommendations of the [York/Elizabeth Land Use study](#).

Background

City Council held a [Special Meeting](#) to initiate the Official Plan Review on November 9, 2020.

The [Official Plan Review Policy Paper](#), was received by the Committee of the Whole on May 3, 2021 and City Council on May 31. The policy paper provided an overview of provincial legislation and the municipal comprehensive review, Shaping Guelph, and discussed proposed changes to the Official Plan to address Provincial conformity as well as changes to respond to city approved plans, procedures, or Council decisions.

The Shaping Guelph municipal comprehensive review including the following background studies that were prepared throughout 2020 and 2021.

- Vision and principles for growth to the horizon of the Growth Plan (draft endorsed by Council in June 2020)
- Employment Lands Strategy, November 2020
- Residential Intensification Analysis, February 2021
- Housing Analysis and Strategy, February 2021
- Growth Scenario Technical Brief, March 2021
- Urban Structure Technical Brief, March 2021

The Shaping Guelph Growth Management Strategy and Land Needs Assessment was presented to City Council at their meeting of January 17, 2022. This report included recommendations for Official Plan policy and land use amendments.

Location

Amendment 80 applies to all land within the municipal boundaries of the City of Guelph including the Dolime Quarry annexed lands.

Basis of the Amendment

Amendment 80 updates the existing Official Plan and addresses the necessary changes to ensure that the City's policies and mapping are consistent with the 2020 Provincial Policy Statement, conform with A Place to Grow: the Growth Plan for the Greater Golden Horseshoe, and have regard to matters of provincial interest. Amendment 80 forms part of the City's requirements under Section 26 of the Planning Act. The Minister of Municipal Affairs and Housing is the approval authority.

Policy and mapping amendments were recommended through the Shaping Guelph municipal comprehensive review, the Council approved York/Elizabeth Land Use Study, and the Grand River Source Protection Plan.

Summary of Changes

The following provides a summary of the proposed amendments to the Official Plan by chapter and topic area.

Chapter 1 Introduction:

Revisions to the description of the Official Plan to update the planning horizon from 2031 to 2051 and to add a reference to climate change resiliency.

Chapter 2 Strategic Directions:

Updates to Chapter 2 include a new vision for the Official Plan and a new section on connection to Indigenous history and a commitment to engagement with Indigenous governments and communities. The strategic goals are updated for consistency with provincial plans and policies and the City's growth management strategy.

Chapter 3 Planning Complete and Healthy Communities:

Chapter 3 is revised for consistency with A Place to Grow, the Provincial Policy Statement and the City's growth management strategy. This includes population and employment figures for 2051 and density targets; policies for the urban

structure including the delineated built-up area, the designated greenfield area, the urban growth centre, major transit station area, strategic growth areas and employment areas; and related policies to support the growth and development of the city to 2051.

Chapter 4 Protecting What is Valuable:

The natural heritage system policies in Chapter 4 are revised for consistency with the Provincial Policy Statement and other Provincial plans, legislation and policies. The policies for general permitted uses are modified to provide clarity with respect to Environmental Assessments. Policies in Section 4.1.3.3 are amended to rename the section as Habitat of Endangered Species and Threatened Species and update references to align with provincial legislation. Policies for fish habitat and surface water are updated to align with Provincial legislation. The urban forest policies are modified to clarify alignment with the City's Private Tree Protection bylaw. Policies for the water resource system are added to the Official Plan and the source protection policies are updated. A new section is added to address hazardous forest types for wildland fire as required by the Provincial Policy Statement. All references to former advisory committees have been deleted. The climate change policies are updated for consistency with terminology in the Provincial Policy Statement and the City's Community Energy Initiative and to address city targets for a net zero carbon community. Policies for archaeological resources are updated for consistency with the Provincial Policy Statement.

Chapter 6 Municipal Services and Infrastructure:

The policies that require municipal servicing for development are modified for consistency in wording with the Provincial Policy Statement. The objectives and policies in section 6.4 Stormwater Management are amended for consistency with Provincial policy and the Grand River Source Protection Plan and to improve clarity.

Chapter 8 Urban Design:

An urban design objective is modified to provide a reference to Indigenous heritage with respect to the lands along the rivers. A policy is modified to include a reference to the water resource system.

Chapter 9 Land Use:

Land use designations, permissions and policies are amended to implement the City's growth management strategy in conformity with A Place to Grow. Details of land use designation changes for properties are provided with the Schedule 2 revisions outlined in the Amendment.

All references to height and density bonusing are deleted for conformity with the Planning Act.

The low density greenfield residential land use designation is combined with the low density residential designation with amendments to height and densities.

The Mixed-use Corridor designation is divided into Mixed-use Corridor 1 and Mixed-use Corridor 2 with associated policy amendments.

The Reserve Lands designation is deleted from the Official Plan and lands within that designation are placed into appropriate land use designations except for the Clair-Maltby Secondary Plan area which is being amended through the secondary plan. The Rolling Hills Estate Residential designation is created for properties in the south-east area of the City south of Clair Road where residential uses exist and municipal services are not anticipated to be extended.

Land uses within Strategic Growth Areas are amended to implement the City's growth management strategy which includes amendments to height and density as detailed in OPA 80.

Dolime Quarry annexed lands: The quarry lands are placed in a Special Study Area designation to implement the Minister's Zoning Order. All schedules are updated to include the annexed lands within the City's boundary.

York Road/Elizabeth Street Land Use Study: The land use designations for properties within this area are amended and the Mixed Business land use designation policies and permissions are updated to implement the recommendations of the York Road/Elizabeth Street Land Use Study.

Chapter 10 Implementation:

Chapter 10 is amended to delete Section 10.7 Height and Density Bonusing to conform with the Planning Act. Policies for complete application requirements are modified to update requirements with respect to natural heritage for consistency with Provincial policy and the Grand River Source Protection Plan.

Chapter 11 Secondary Plans:

Downtown Secondary Plan – Policies that reference population and employment targets and the density target for the urban growth centre are updated for consistency with the City's growth management strategy. References to a former general residential land use designation have been updated to reference the Low Density Residential land use designation. Policies for height and density bonusing are deleted in accordance with the Planning Act. Schedule D Minimum and Maximum Building Heights has been revised for consistency with the City's growth management strategy.

Guelph Innovation District Secondary Plan – Policies that reference the plan horizon are updated. Policies for height and density bonusing are deleted in accordance with the Planning Act. The land use schedule is modified to recognize the approved Official Plan Amendment 69 Commercial Policy Review designations for properties within the secondary plan as designated on Schedule 2 of the current Official Plan.

Chapter 12 Glossary:

Defined terms have been revised for consistency with A Place to Grow and Provincial Policy Statement. Terms that were introduced in A Place to Grow and the Provincial Policy Statement have been added. The term "non-settlement area" has been deleted as it is no longer an element of the city's urban structure.

Schedules

All schedules are revised to reflect the city's new corporate boundary which includes the Dolime Quarry annexed area.

Schedule 1 Growth Plan Elements is deleted and replaced with a new Schedule 1a with the updated urban structure for the city including the strategic growth areas, major transit station area and a new Schedule 1b that delineates employment areas.

Schedule 2 Land Use is revised to implement the recommendations of the City's growth management strategy for consistency with A Place to Grow. Within the south-east area of the City at Clair Road and Victoria Road South, the natural heritage system has been refined. These refinements are incorporated on the Natural Heritage System schedules (Schedules 4, 4A – 4E). The schedule also includes land use changes to implement the York Road/Elizabeth Street Land Use Study. Details about the designation changes for specific areas of the city are set out in the schedule section of Attachment 2.

Schedule 4B is amended to change its title and update the legend to align with changes in terminology.

Schedule 7 Wellhead Protection Areas is deleted and replaced with a new Schedule 7a Wellhead Protection Areas and a new Schedule 7b Source Water Protection – Issue Contributing Areas is added to the plan in accordance with the Grand River Source Protection Plan.

Consultation Summary

Consultation on Shaping Guelph

Community engagement for Shaping Guelph began in early 2020 with discussions to inform a draft vision and principles for growth. In August and September 2020, the project team sought feedback on where and how Guelph should grow over the next 20 to 30 years. In November 2020, the project team sought feedback on one way that Guelph could grow to 2051 and asked for input on other growth options that should be explored. Between November 2020 and February 2021, background studies on employment lands and housing supply were released for information and input. In April and May 2021, the project team presented the proposed growth scenario evaluation framework, three growth scenarios, and proposed urban structure for community and stakeholder comments.

Consultation on growth scenarios and urban structure included:

City Council workshop was held on April 21, 2021.

On April 15, 2021, the City of Guelph held a virtual town hall.

On April 20, 2021, the City of Guelph hosted a virtual roundtable discussion with identified stakeholders to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure.

On April 20, 2021, the City of Guelph hosted a virtual community roundtable discussion with residents and property owners of the Rolling Hills area to receive feedback on the three growth scenarios and proposed urban structure.

On April 28, 2021, the City of Guelph hosted a virtual roundtable discussion with stakeholders in the planning and development industry to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure.

The Planning Advisory Committee was consulted on April 27, 2021.

On May 5, 2021, an Indigenous Community Sharing Meeting regarding Guelph's Growth Management Strategy and Official Plan Review was held.

On May 17, June 2, and June 3, 2021, the City of Guelph hosted virtual workshops with Bishop Macdonell High School, Centennial Public School, and John F. Ross Collegiate students to collect feedback on the future growth of Guelph.

Consultations with Indigenous governments were held as follows:

Mississaugas of the Credit First Nation meeting on May 11, 2021.

Grand River Metis Council meeting on May 13, 2021.

Six Nations of the Grand River meeting on May 25, 2021.

Consultation on Policy Paper

The Official Plan Review Policy Paper was presented to and received by the Committee of the Whole on May 3, 2021.

On May 5, 2021, an Indigenous Community Sharing Meeting was held regarding Guelph's Growth Management Strategy and Official Plan Review.

Community feedback was sought through an online questionnaire hosted on the project's Have Your Say website. The online questionnaire was available from June 1, 2021, to June 27, 2021.

On June 1, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for climate change.

On June 3, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for the natural heritage system and water resources.

The Natural Heritage Advisory Committee was consulted at their meeting of May 13, 2021.

The Planning Advisory Committee was consulted at their meeting of May 25, 2021.

The Heritage Guelph advisory committee was consulted at their meeting of June 14, 2021.

Consultation on Amendment 80

The notice of open house and statutory public meeting was advertised in the Guelph Tribune on February 24 and March 3, 2022. The notice was also mailed/emailed to local boards and agencies, Indigenous governments,

neighbouring municipalities, City service areas, the Shaping Guelph project mailing list and the York Road/Elizabeth Street Land Use Study project mailing list.

The official plan amendment document was released and posted to the City's website on February 23, 2022.

The statutory open house was held virtually on March 22, 2022.

The statutory public meeting of City Council was held on March 30, 2022.

An online comment form was available on haveyoursay.guelph.ca from March 22 to April 20, 2022.

Consultations with Indigenous governments were held as follows:

Mississaugas of the Credit First Nation meeting on April 5, 2022.

Six Nations of the Grand River meeting on April 12, 2022.

Metis First Nation Region 9 meeting on April 19, 2022.

A virtual open house for Rolling Hills area landowners was held on May 2, 2022.

The Planning Advisory Committee was consulted at their meeting of April 7, 2022.

The Natural Heritage Advisory Committee was consulted at their meeting of March 14, 2022.

The Heritage Guelph Committee was provided with an update at their meeting of April 11, 2022.

PART B – THE AMENDMENT

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. Item 3 also deletes Section 2.2 which references the 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 and work. 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, 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 First Nations for thousands of years. Guelph is located on the lands of the Between the Lakes Treaty No. 3 territory signed between the Crown and the Mississaugas of the Credit First Nation in 1792. The City also acknowledges that Guelph is located on the traditional territory of the Huron-Wendat and Haudenosaunee people.

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 people now and in the future

The City of Guelph is committed to working closely with Indigenous people. As treaty people we have a shared responsibility to act as stewards of the lands, waters and resources that make up Guelph today. We continue to build relationships in an effort to deepen our understanding and engagement with Indigenous people as well as advance efforts toward reconciliation.

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 **support 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) 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 **Downtown** ~~the City's Urban Growth Centre~~ 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 Downtown 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 Downtown: the Urban Growth Centre and Protected Major Transit Station Area

1. The City's *Urban Growth Centre* and protected *Major Transit Station Area* share the same boundary and are identified on

Schedule 1a. The *Urban Growth Centre* and protected *Major Transit Station Area* are 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 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 Downtown Secondary Plan land use designations and policies for permitted land uses, densities and heights 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 Downtown. *Strategic Growth Areas*, other than Downtown, are classified as community mixed-use nodes or intensification 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 at build-out:

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 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

- 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 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. *Provincially significant employment zones* have been identified by the Province for the purpose of long-term planning for job creation and economic development. The Province may provide specific direction for planning in these areas to be implemented through appropriate official plan policies and designations and economic development strategies.
 4. Employment areas are planned to achieve an overall density target of 40 jobs per hectare by the year 2051.
 5. To achieve the overall density target, 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
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6. 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.
7. 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.
8. *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, 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 communityies~~.
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 or limit *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 Section 3.15:

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 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</i> <i>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> ii. <i>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
<i>Surface Water and Fish Habitat</i> i. Cold/cool water <i>Fish Habitat</i> ii. Warm water <i>Fish Habitat</i> , permanent and intermittent streams and undetermined <i>Fish Habitat</i>	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. Ecological Linkages	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>	<i>No 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>	<i>No 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>)	<i>No 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 ~~Ffederal~~ 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.

4011. 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.

4412. *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 (ANSIs)* 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 *ANSIs* within the City through education and stewardship.

Criteria for Designation

- 1. Provincially Significant Earth Science *ANSIs* as identified by the ~~MNR~~ **provincial government**;
- 2. Provincially Significant Life Science *ANSIs* as identified by the ~~MNR~~ **provincial government**;
- 3. Regionally Significant Earth Science *ANSIs* as identified by the ~~MNR~~ **provincial government**; and
- 4. Regionally Significant Life Science *ANSIs* 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 **Species** 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 revise a 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 4.1.3.8.4 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**~~F-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**~~F-MNR~~ where appropriate, with consideration for the **MNDMNR'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 **MNDMNR'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 **MNDMNR'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 ~~MNDMNR'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

- ~~1.~~ 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 **MNDMNRF-MNR**.
- 4.1.7.2.2. The City in consultation with the **MNDMNRF-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 delete Section 4.3 Watershed Planning and Water Resources and replace it with 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.

Section 4.3 Watershed Planning and Water Resources is hereby deleted and replaced by the following new Section 4.2 entitled Water Resource System and Watershed Planning.

4.2 Water Resource System and Watershed Planning

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 Resource 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 ~~GEP~~ **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) ~~GEP~~ **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 ~~GEP~~**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/or 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~~ **applicable Subwatershed Study** or Stormwater Management Master Plans, ~~as approved by the City for the subject area~~;

- iii) includes geotechnical and hydrogeologic information to identify soil infiltration rates, depths to the seasonally high water table and deeper regional *aquifers* beneath the site and in the surrounding area;
 - iv) provides an assessment ~~information on the~~ of potential **impacts to the water resource system that may result from the** ~~in terms of quality and quantity of any proposed stormwater management techniques on the City's groundwater resources~~ **design**; and
 - v) ~~demonstrates~~ that pre-development stormwater flows from the site match post-development stormwater flows for a given design storm events; **and,**
 - vi) **demonstrates how new development will be based on best management practices for salt management and snow storage including the provision of designated snow storage areas and the management of associated melt water.**
4. The City will require ~~appropriate~~ **the** use of on-site infiltration measures, **as appropriate**, within the stormwater management design.
 5. The City encourages the use of ~~landscape-based stormwater management planning and practices (also referred to as Low Impact Development)~~, **including such as** rainwater harvesting, green roofs, bioretention, permeable pavement, infiltration facilities and vegetated swales, **and green infrastructure** in the design and construction of new *development* where site conditions and other relevant technical considerations are suitable.
 6. The City encourages approaches to stormwater management that include a combination of lot level, conveyance and end-of-pipe stormwater controls to maintain the natural hydrologic cycle, protect **the quality and quantity of water** ~~water quality and quantity~~ and minimize erosion and ~~site alteration~~ and flooding impacts.
 7. All *development* shall be required to ~~adhere to any approved City policies, guidelines and standards including~~ **demonstrate consistency with the requirements of this Plan**, the Stormwater Management Master Plan (2014~~2~~) **and the Stormwater Management Planning and Design Manual (2003)**, or successor thereto, and the Design Principles for Stormwater Management (1996). These plans and guidelines are intended to augment the Ontario Ministry of the Environment's Stormwater Management Practices

~~Planning & Design Manual, as amended from time to time~~
~~and are intended to achieve 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 within the horizon of this Plan.

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.
3. Where municipal sewage and municipal water services are extended and are available, the permitted uses and policies of the Low Density Residential designation, Section 9.3.2 of this Plan, shall apply.

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.

~~1112.~~ 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 for freestanding residential and residential within mixed-use buildings,
- ii. the minimum *net density* is 100 units per hectare for freestanding residential and residential within mixed-use buildings, 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;
 - ~~iii)~~ **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~~ **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** ~~for 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 comprehensive planning process such as or similar to a secondary plan process including an environmental impact study are required to be completed prior to *development* within the Dolime Quarry annexed lands. The comprehensive planning process such as or similar to a secondary plan process will confirm the specific residential designations appropriate for the lands. The requirements for**

Planning Act applications will be identified and confirmed through the comprehensive planning process such as or similar to a secondary plan process.

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

6. **240-258 Silvercreek Parkway North**

In addition to the permitted uses and policies of the Service Commercial designation, the permitted uses and policies of the Industrial designation apply to property located at 240-258 Silvercreek Parkway North.

9.1312.3 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 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.~~

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.

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 **MNDMNR** ~~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 to revise the corporate boundary and remove the County of Wellington's Greenland System.

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, to reflect the refinements to the natural heritage system in the Rolling Hills area, 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 in accordance with the area specific maps attached hereto and to update the legend with the revised land use designation names.

- ITEM 104:** The purpose of Item 104 is to amend Schedule 3 to modify the natural heritage system within the Rolling Hills area in accordance with the area specific map attached hereto.

Schedule 3 Development Constraints is hereby amended to refine the natural heritage system within the Rolling Hills area.

- ITEM 105:** The purpose of Item 105 is to amend Schedule 4 to update the natural heritage system to reflect the refinements within the Rolling Hills area.

Schedule 4 is hereby amended for the Rolling Hills area.

- ITEM 106:** The purpose of Item 106 is to amend Schedule 4A to update the natural heritage system to reflect the refinements within the Rolling Hills area and to update the significant wetland boundary and buffers for 1291 Gordon Street in accordance with the limits of the approved development application for this site.

Schedule 4A is hereby amended for the Rolling Hills area and for 1291 Gordon Street.

- ITEM 107:** The purpose of Item 107 is to modify the title of Schedule 4B, to update terminology in the legend, and to reflect the refinements to the natural heritage system within the Rolling Hills area.

The title and legend terminology of Schedule 4B are hereby amended as attached hereto and the natural heritage system within the Rolling Hills area is hereby amended.

- ITEM 108:** The purpose of Item 108 is to amend Schedule 4C to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4C is hereby amended for the Rolling Hills area.

- ITEM 109:** The purpose of Item 109 is to amend Schedule 4D to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4D is hereby amended for the Rolling Hills area.

- ITEM 110:** The purpose of Item 110 is to amend Schedule 4E to reflect the refinements to the natural heritage system for the Rolling Hills area.

Schedule 4E is hereby amended for the Rolling Hills area.

- ITEM 111:** The purpose of Item 111 is to amend Schedule 6 to modify the Open Space and Parks layer to reflect the designation for the property at 1291 Gordon Street in accordance with the site specific mapping attached hereto.

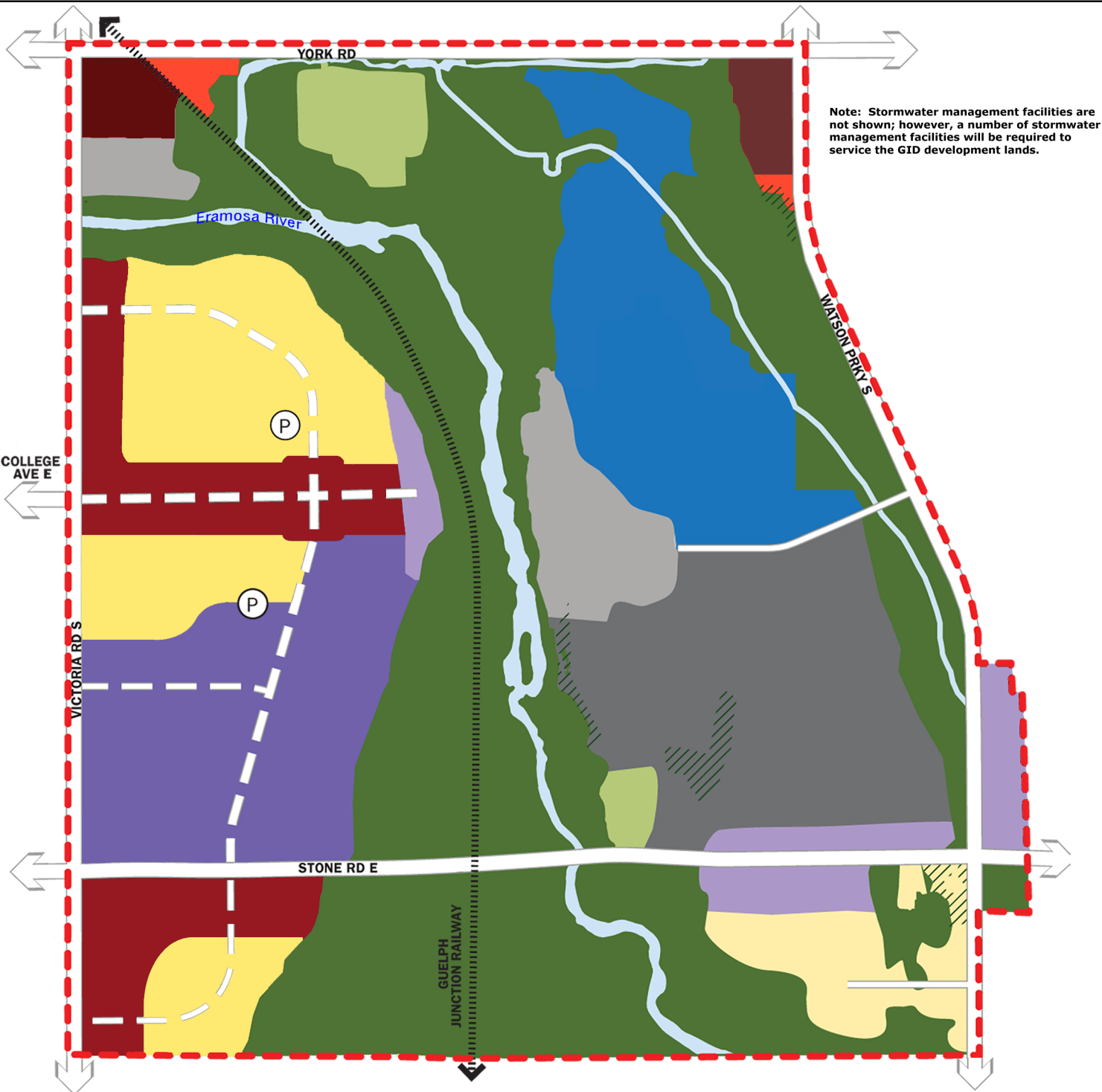
Schedule 6 is hereby amended for 1291 Gordon Street.

- ITEM 112:** The purpose of Item 112 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 113:** The purpose of Item 113 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.



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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

--- Secondary Plan Boundary

Infrastructural Framework

- City Streets
- Future City Streets
- Existing Rail
- Waterbody
- Proposed Park

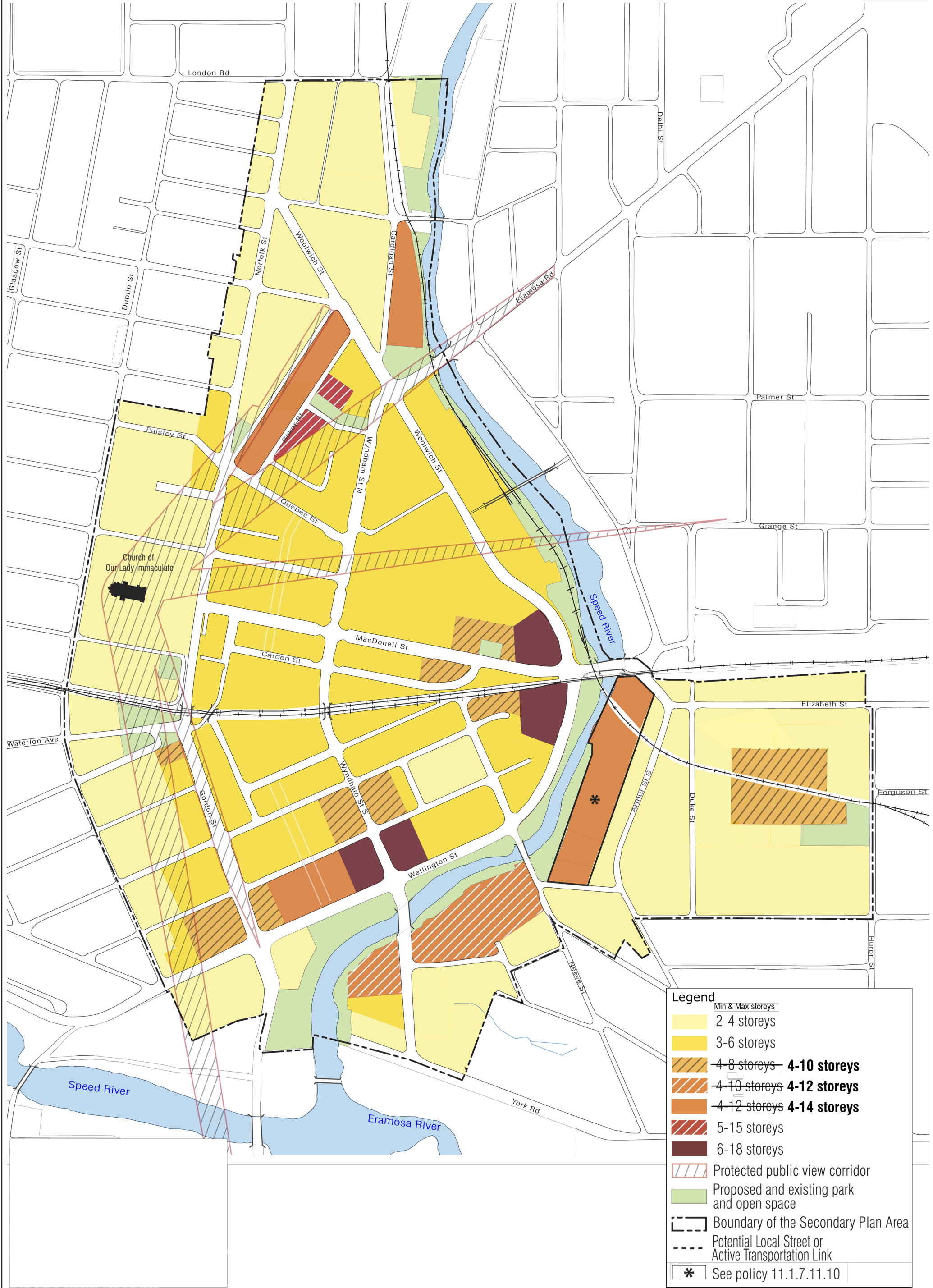


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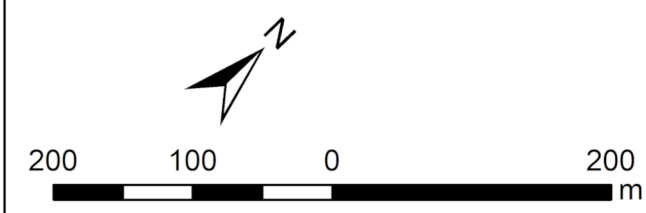
CITY OF GUELPH OFFICIAL PLAN SCHEDULE B: GUELPH INNOVATION DISTRICT SECONDARY PLAN LAND USE





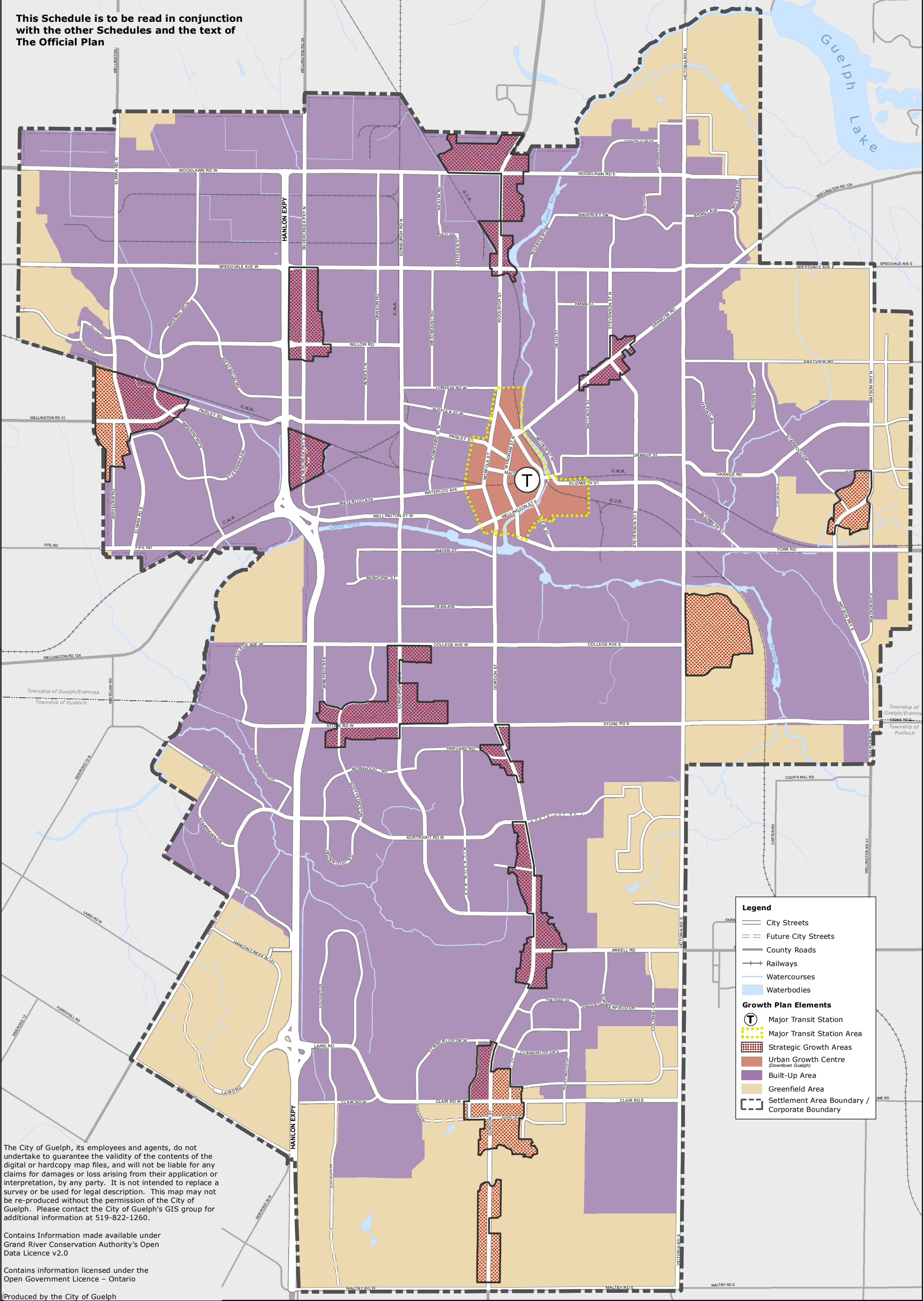
Legend

Min & Max storeys	
	2-4 storeys
	3-6 storeys
	4-8 storeys 4-10 storeys
	4-10 storeys 4-12 storeys
	4-12 storeys 4-14 storeys
	5-15 storeys
	6-18 storeys
	Protected public view corridor
	Proposed and existing park and open space
	Boundary of the Secondary Plan Area
	Potential Local Street or Active Transportation Link
	See policy 11.1.7.11.10



**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE D:
DOWNTOWN SECONDARY PLAN
MAXIMUM & MINIMUM BUILDING HEIGHTS**

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

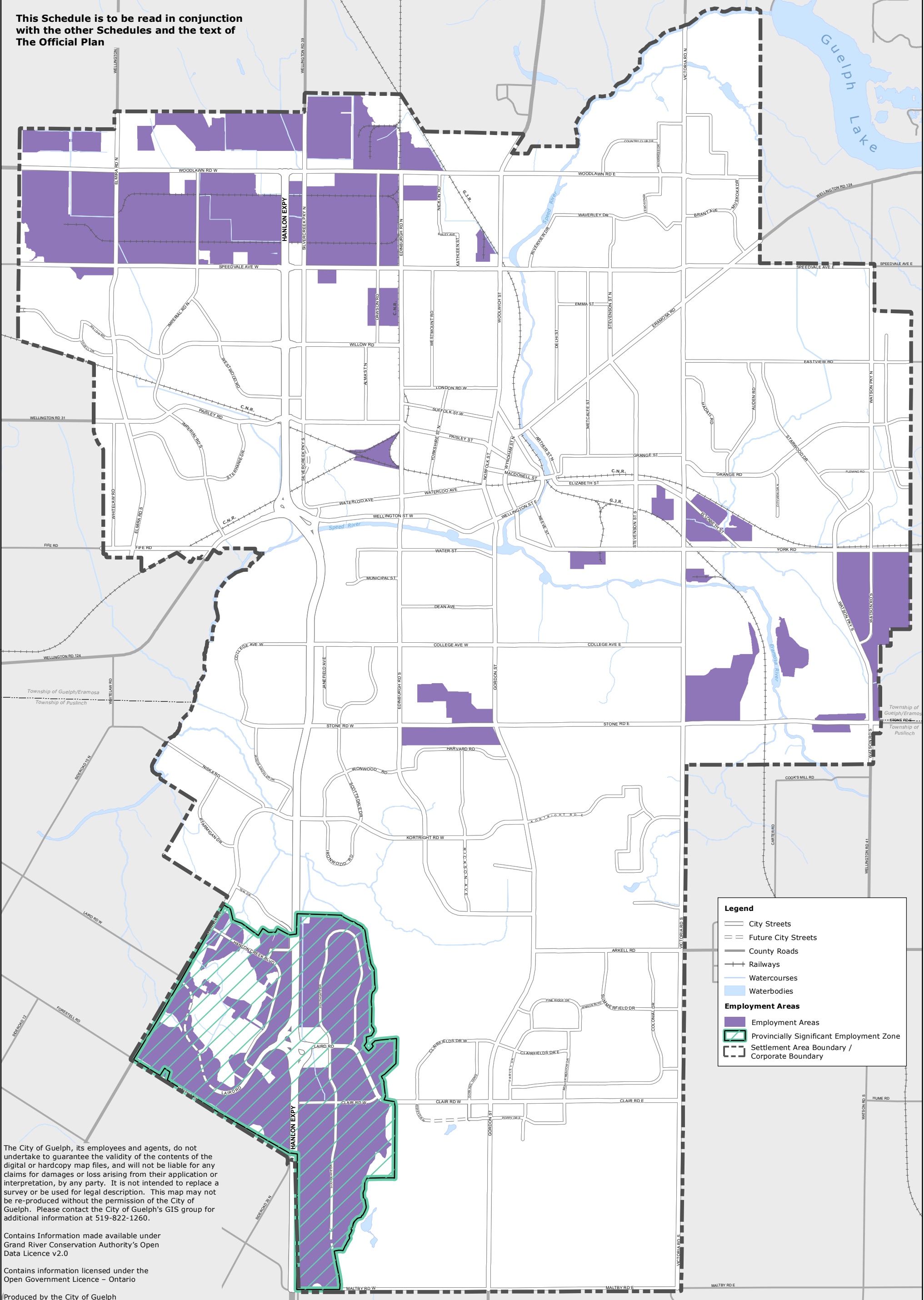


CITY OF GUELPH OFFICIAL PLAN SCHEDULE 1a: URBAN STRUCTURE



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July 2022

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Legend

City Streets

Future City Streets

County Roads

Railways

Watercourses

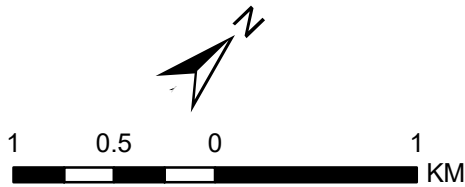
Waterbodies

Employment Areas

Employment Areas

Provincially Significant Employment Zone

Settlement Area Boundary / Corporate Boundary



Projection: UTM 17N NAD83
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July 2022

CITY OF GUELPH

OFFICIAL PLAN

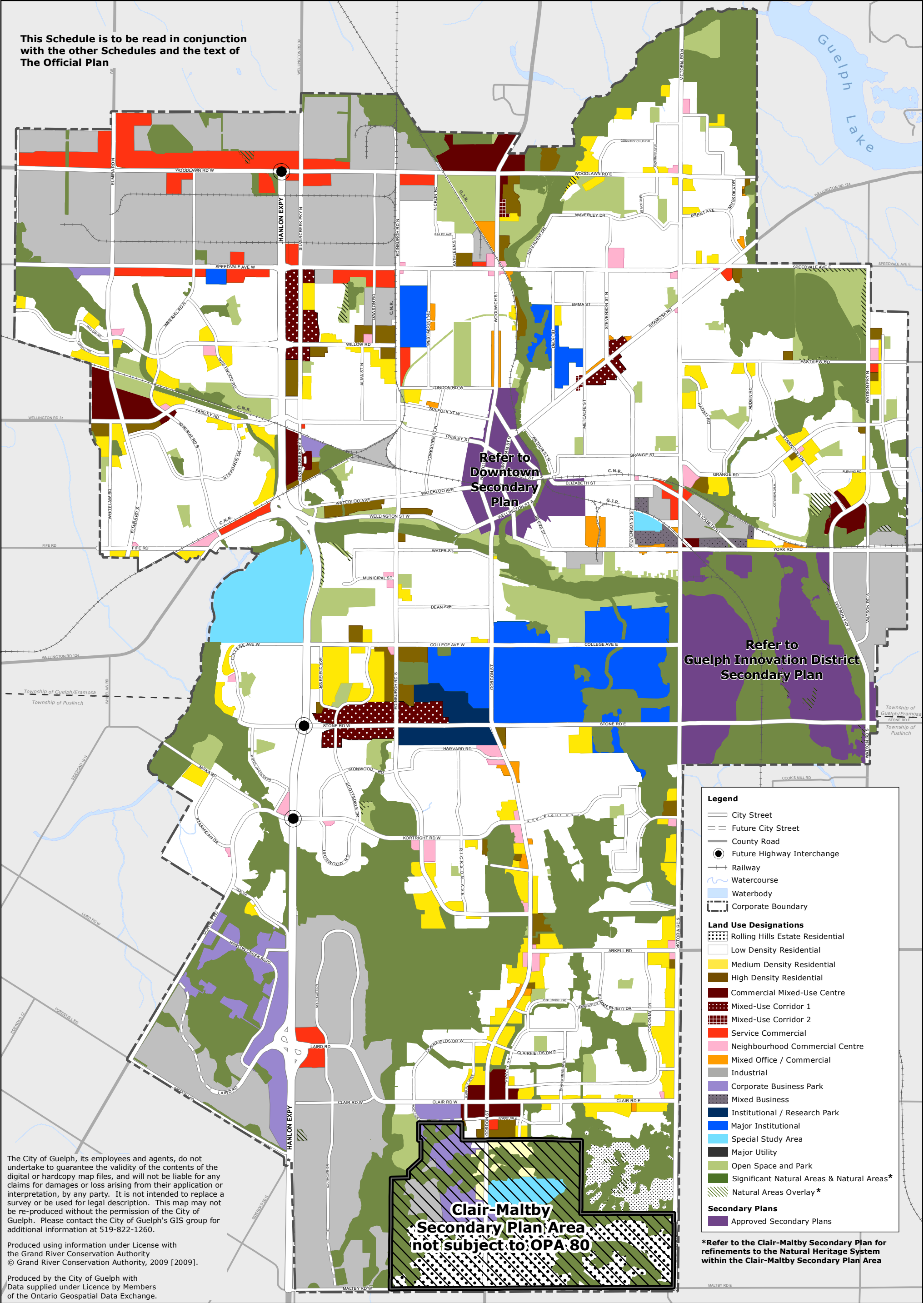
DRAFT SCHEDULE 1b:

STRUCTURE

Employment Areas



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- Legend**
- City Street
 - Future City Street
 - County Road
 - Future Highway Interchange
 - Railway
 - Watercourse
 - Waterbody
 - Corporate Boundary
- Land Use Designations**
- Rolling Hills Estate Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial Mixed-Use Centre
 - Mixed-Use Corridor 1
 - Mixed-Use Corridor 2
 - Service Commercial
 - Neighbourhood Commercial Centre
 - Mixed Office / Commercial
 - Industrial
 - Corporate Business Park
 - Mixed Business
 - Institutional / Research Park
 - Major Institutional
 - Special Study Area
 - Major Utility
 - Open Space and Park
 - Significant Natural Areas & Natural Areas*
 - Natural Areas Overlay*
- Secondary Plans**
- Approved Secondary Plans

*Refer to the Clair-Maltby Secondary Plan for refinements to the Natural Heritage System within the Clair-Maltby Secondary Plan Area



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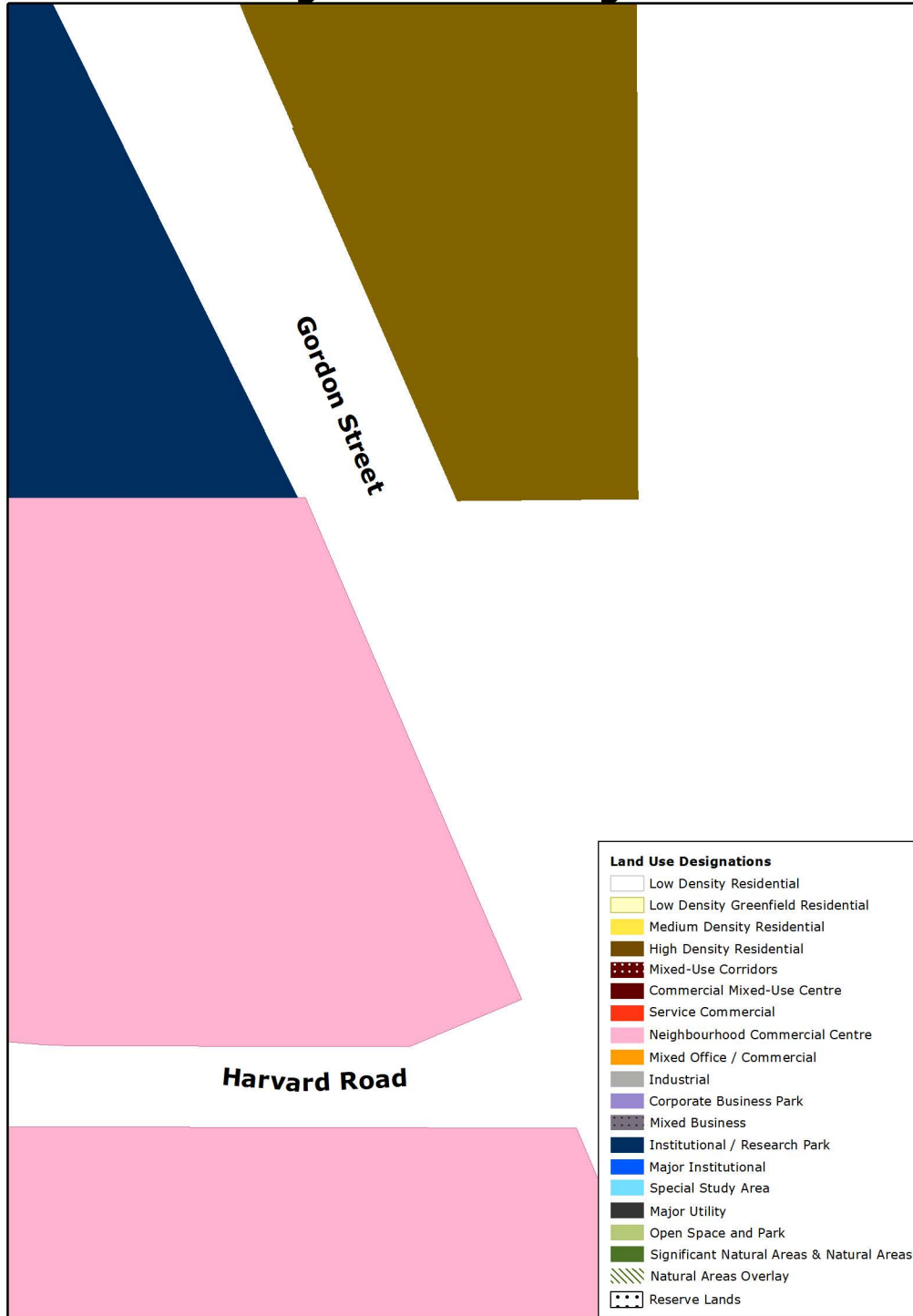
CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 2: LAND USE PLAN

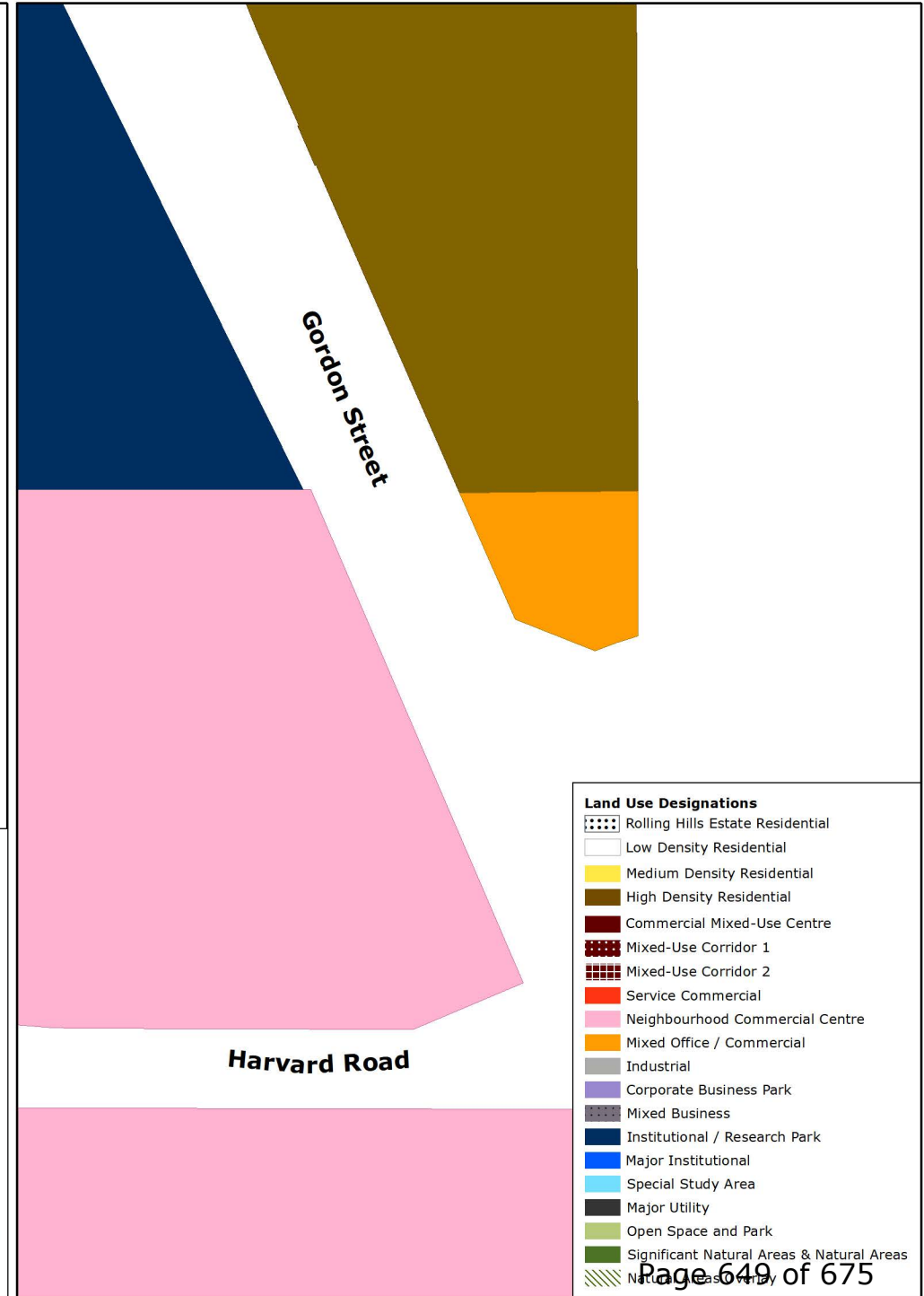


750 Gordon Street

Existing Land Use Designations

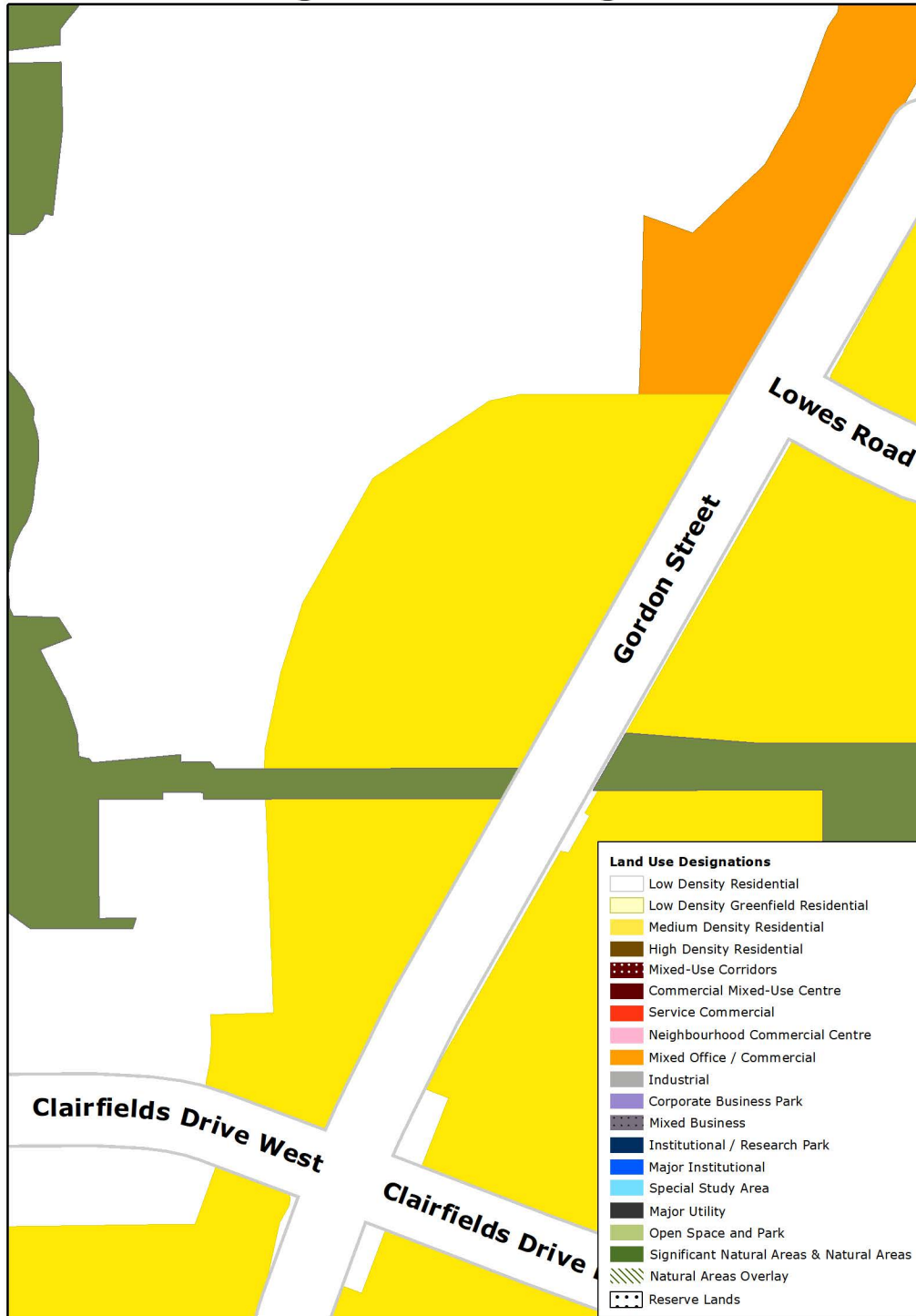


Amended Land Use Designations

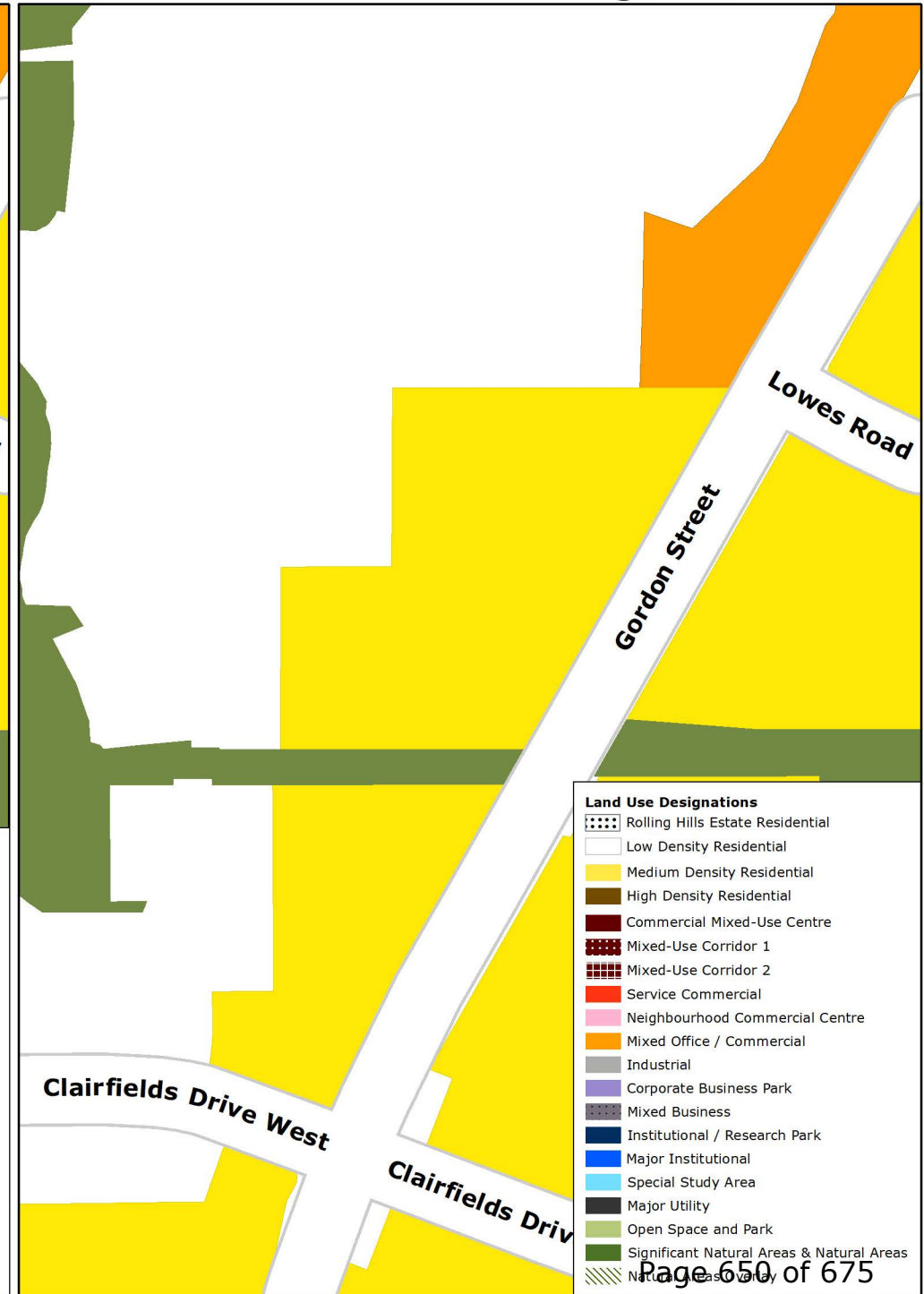


Dawn Avenue and Lowes Road West

Existing Land Use Designations

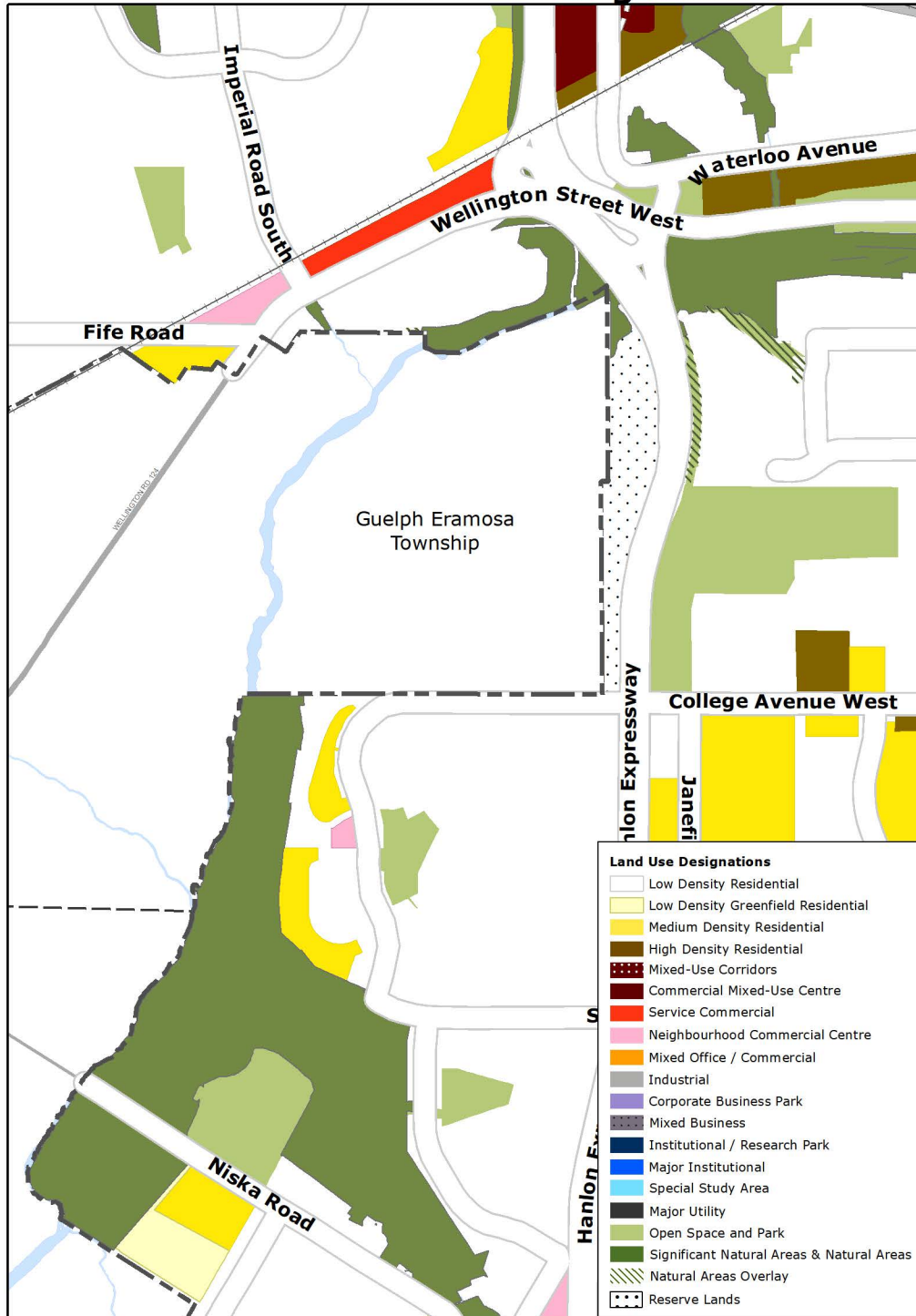


Amended Land Use Designations

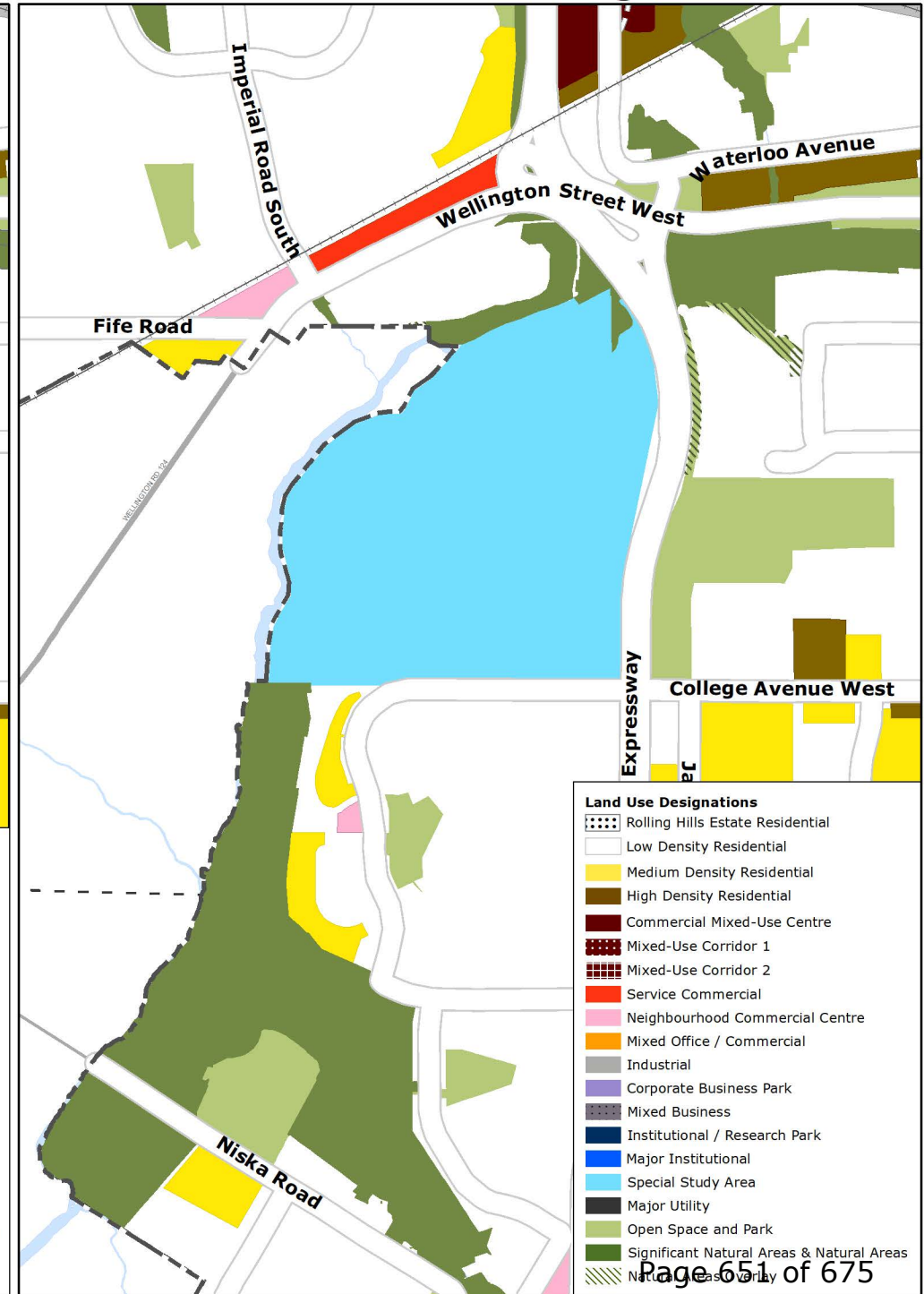


Dolime Quarry Lands

Previous Land Use Designations



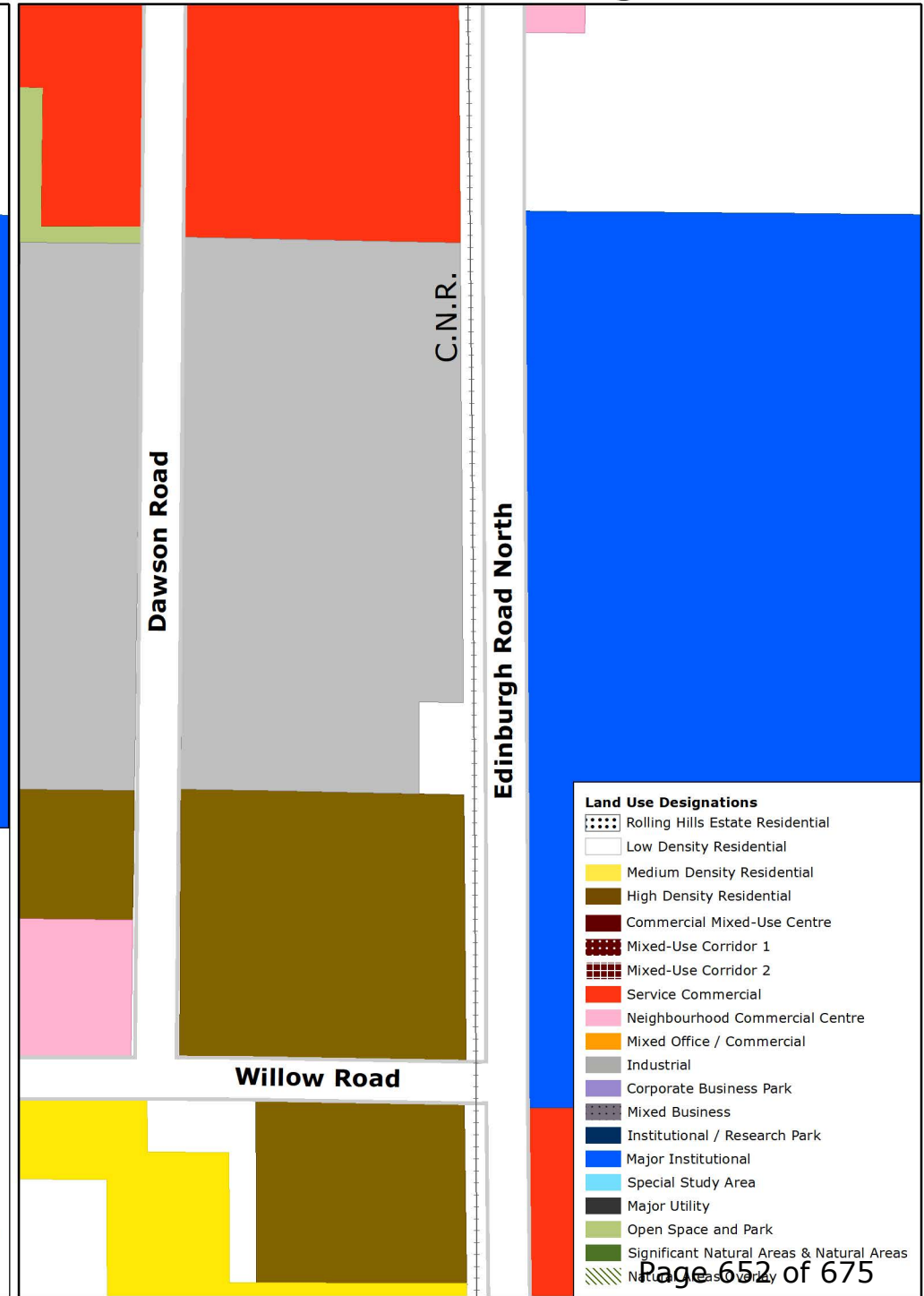
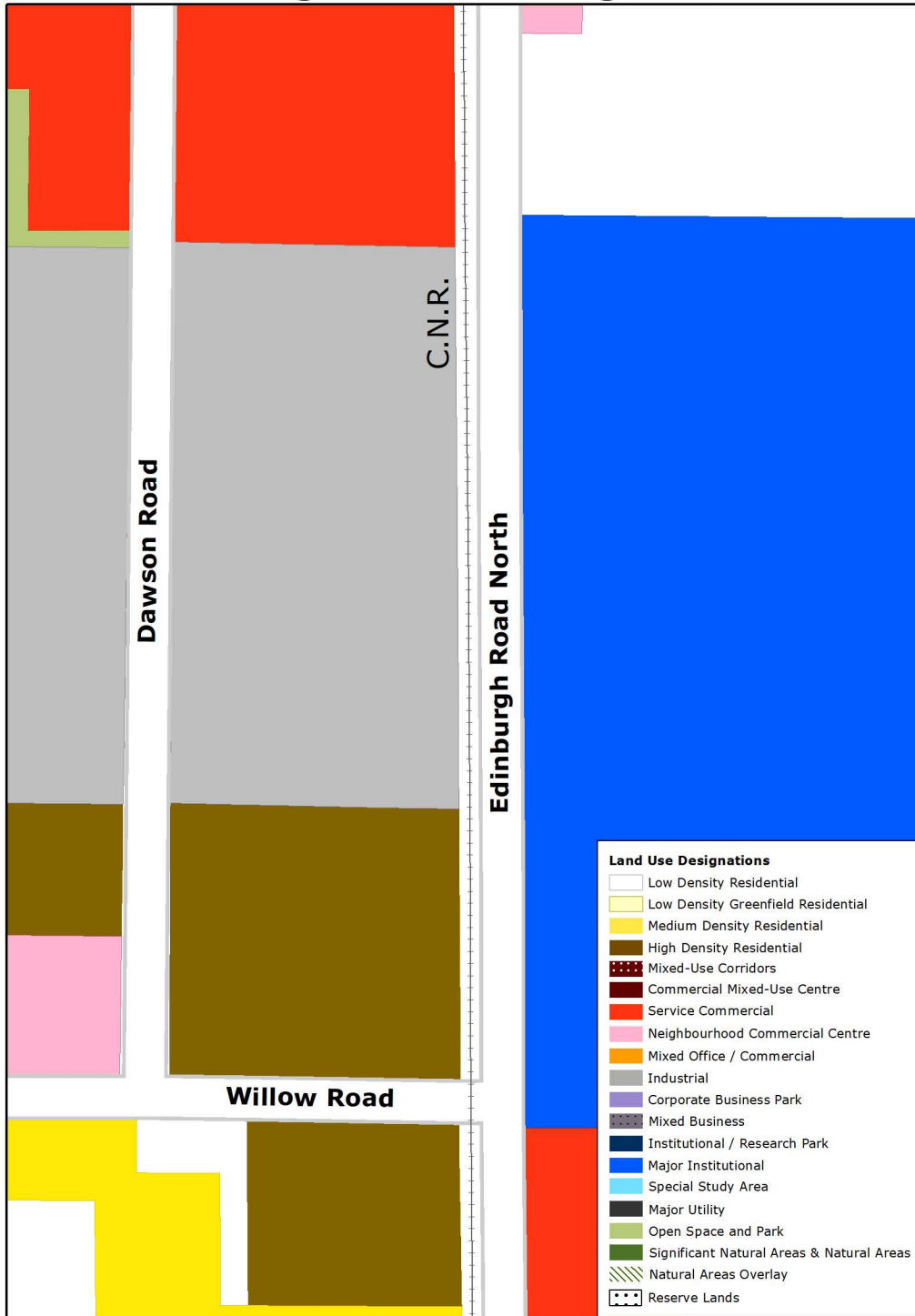
Amended Land Use Designations



310 & 314 Edinburgh Road North

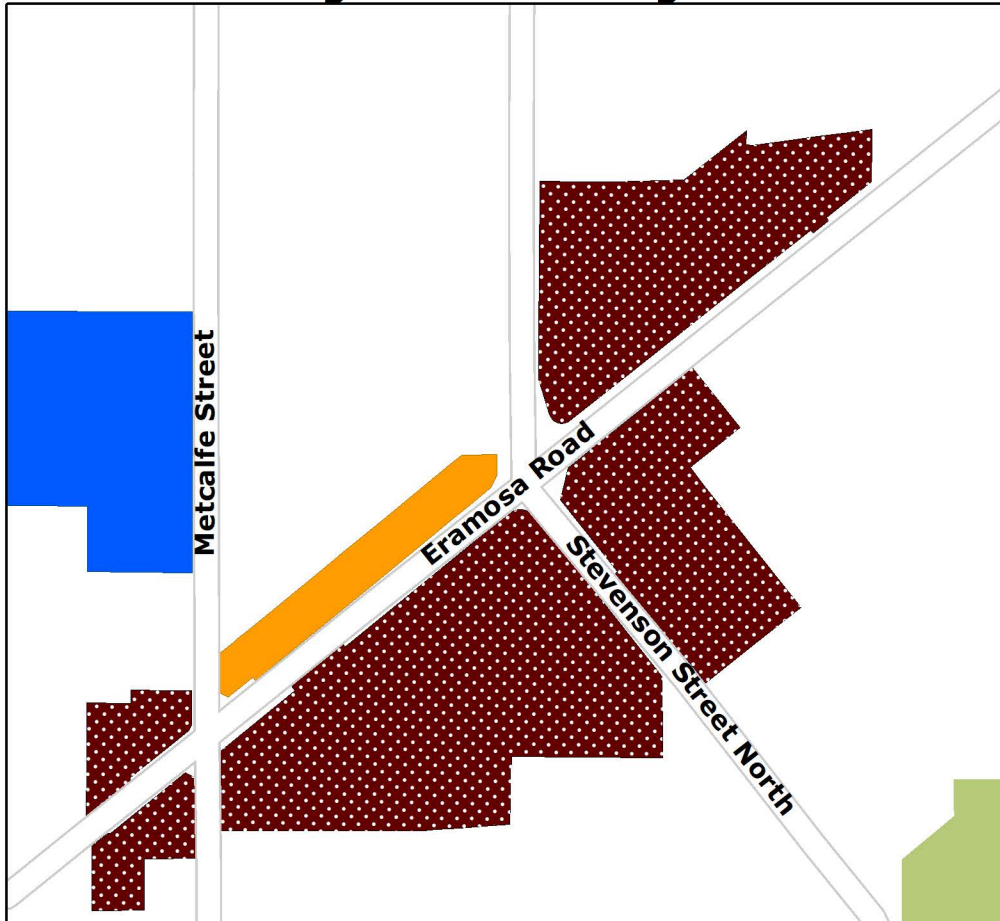
Existing Land Use Designations

Amended Land Use Designations



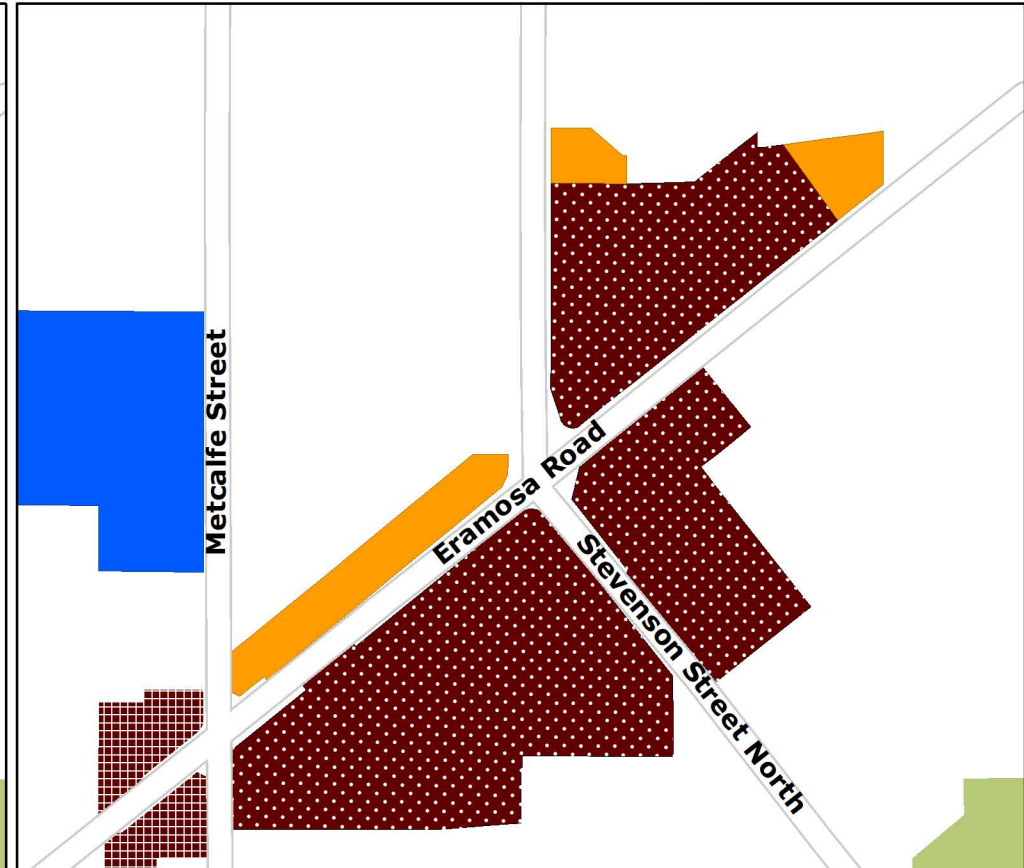
Eramosa Road Corridor

Existing Land Use Designations



Land Use Designations	
	Low Density Residential
	Low Density Greenfield Residential
	Medium Density Residential
	High Density Residential
	Mixed-Use Corridors
	Commercial Mixed-Use Centre
	Service Commercial
	Neighbourhood Commercial Centre
	Mixed Office / Commercial
	Industrial
	Corporate Business Park
	Mixed Business
	Institutional / Research Park
	Major Institutional
	Special Study Area
	Major Utility
	Open Space and Park
	Significant Natural Areas & Natural Areas
	Natural Areas Overlay
	Reserve Lands

Amended Land Use Designations

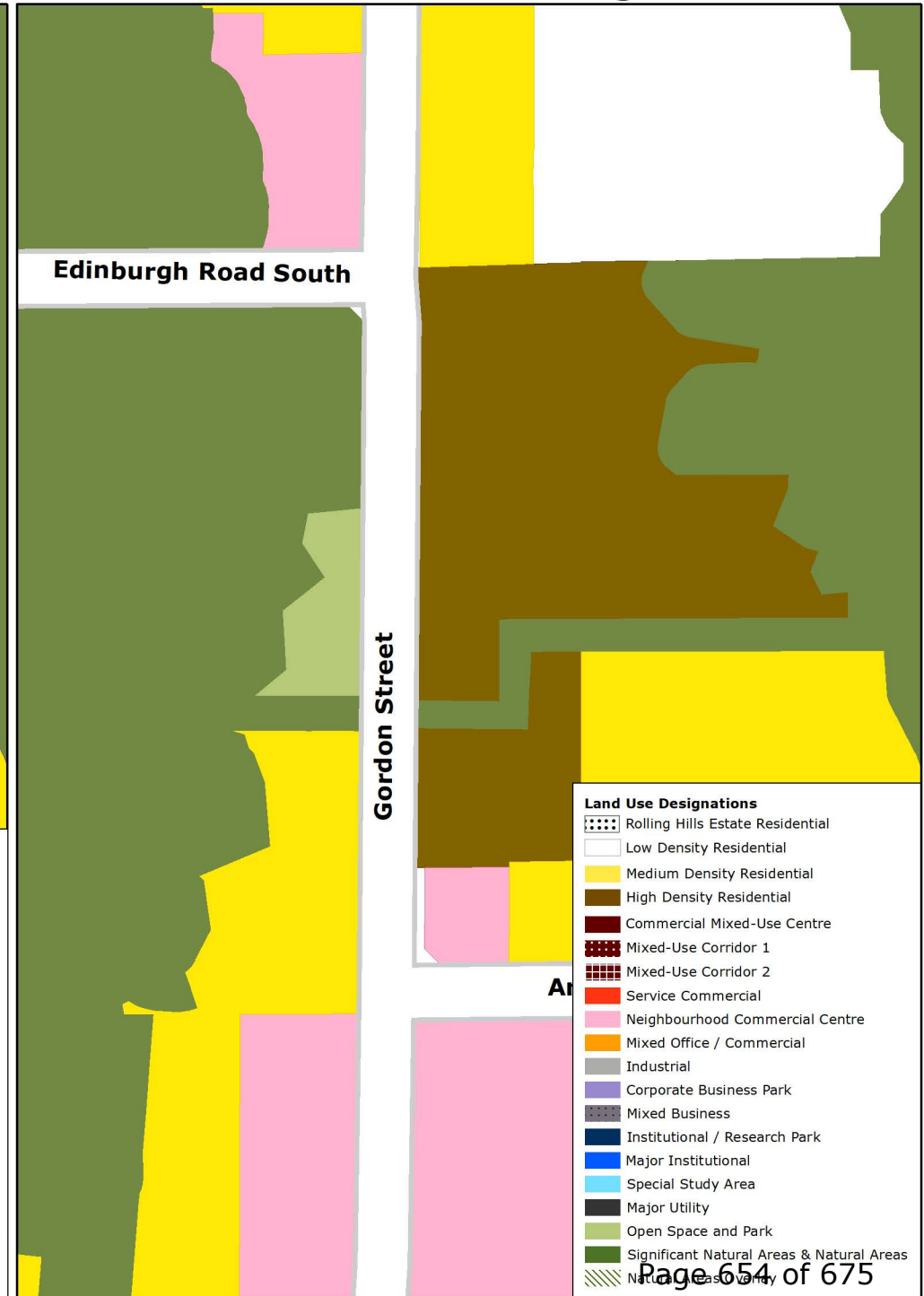
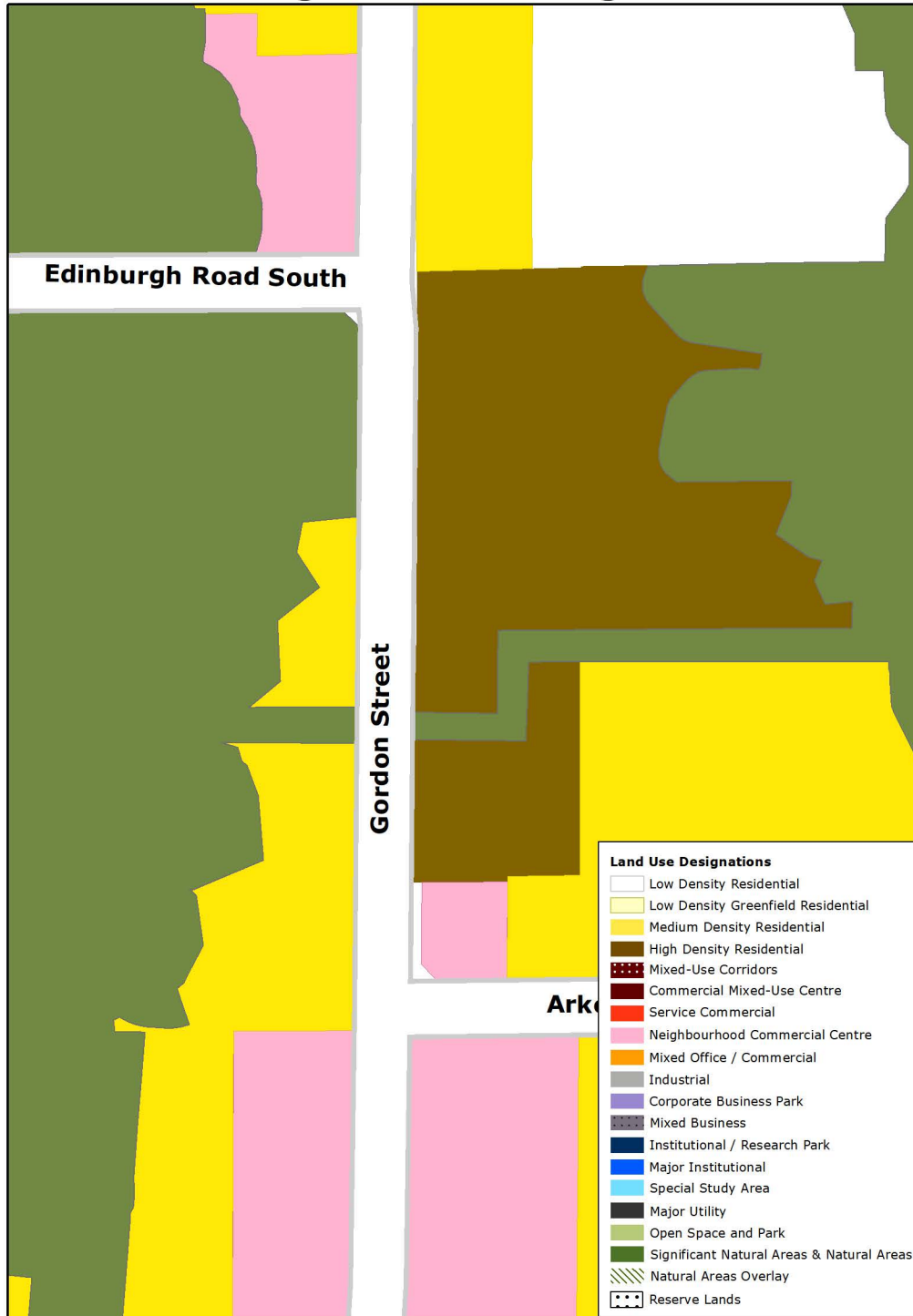


Land Use Designations	
	Rolling Hills Estate Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Commercial Mixed-Use Centre
	Mixed-Use Corridor 1
	Mixed-Use Corridor 2
	Service Commercial
	Neighbourhood Commercial Centre
	Mixed Office / Commercial
	Industrial
	Corporate Business Park
	Mixed Business
	Institutional / Research Park
	Major Institutional
	Special Study Area
	Major Utility
	Open Space and Park
	Significant Natural Areas & Natural Areas
	Natural Areas Overlay

1291 Gordon Street

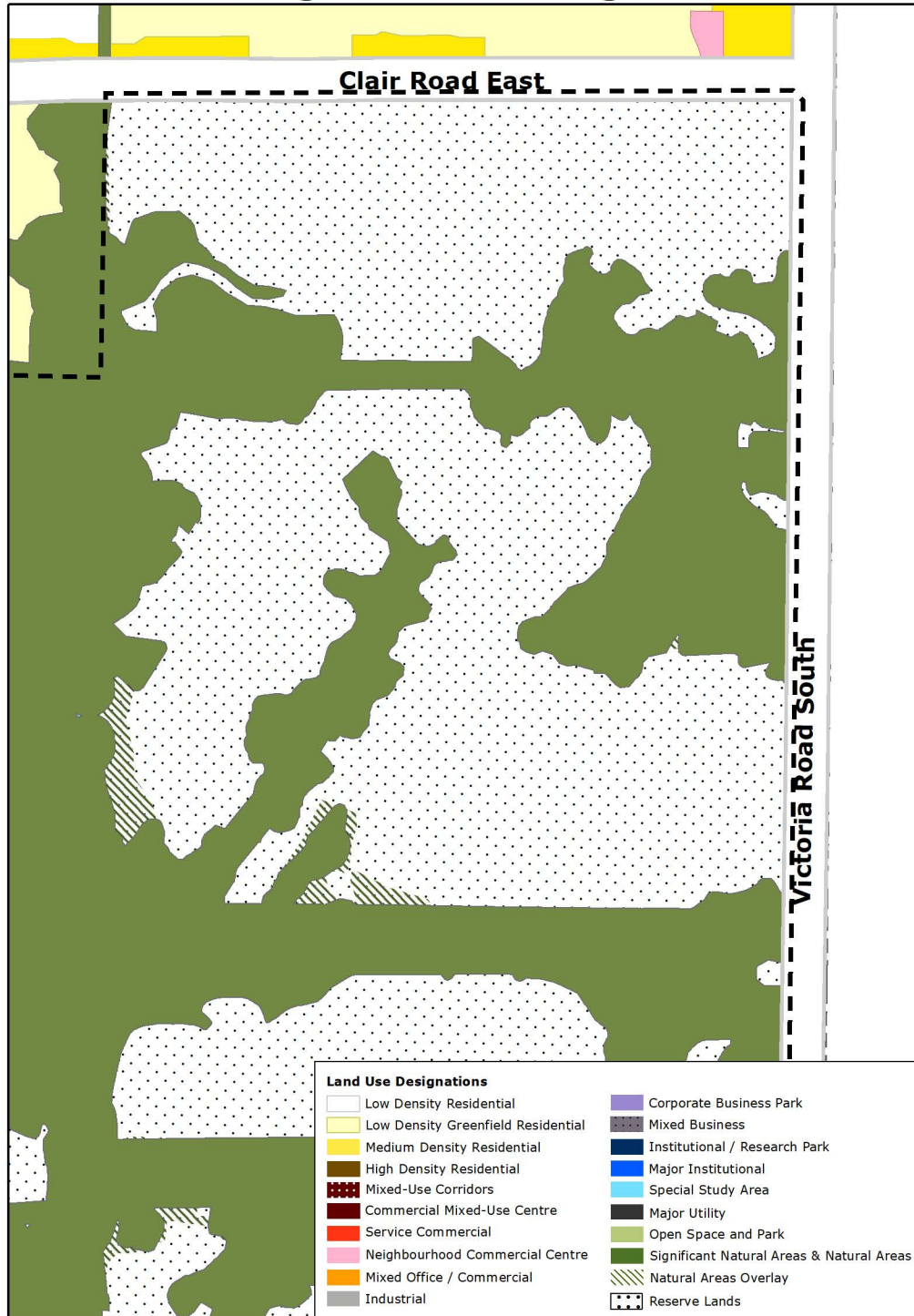
Existing Land Use Designations

Amended Land Use Designations

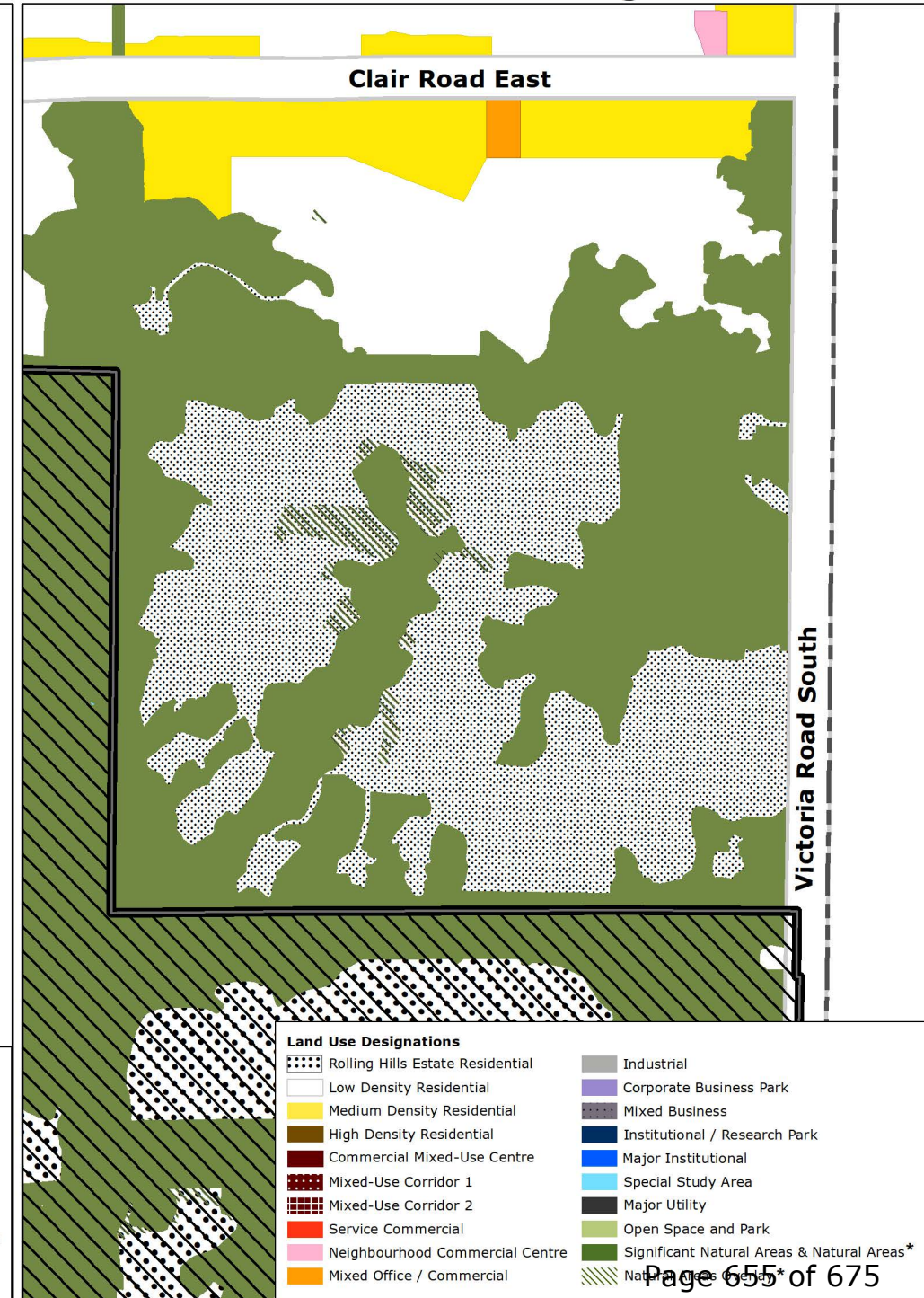


Rolling Hills

Existing Land Use Designations



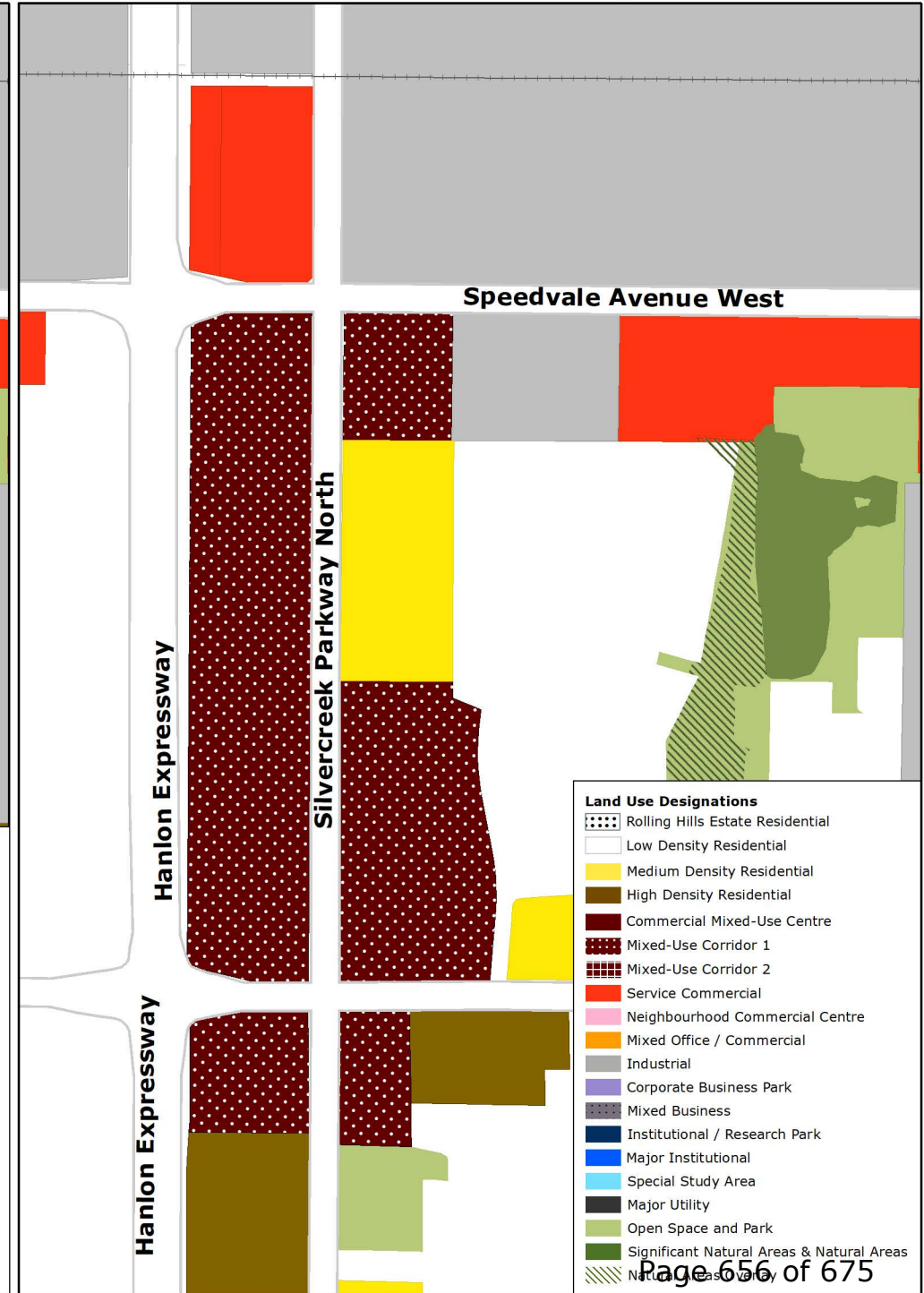
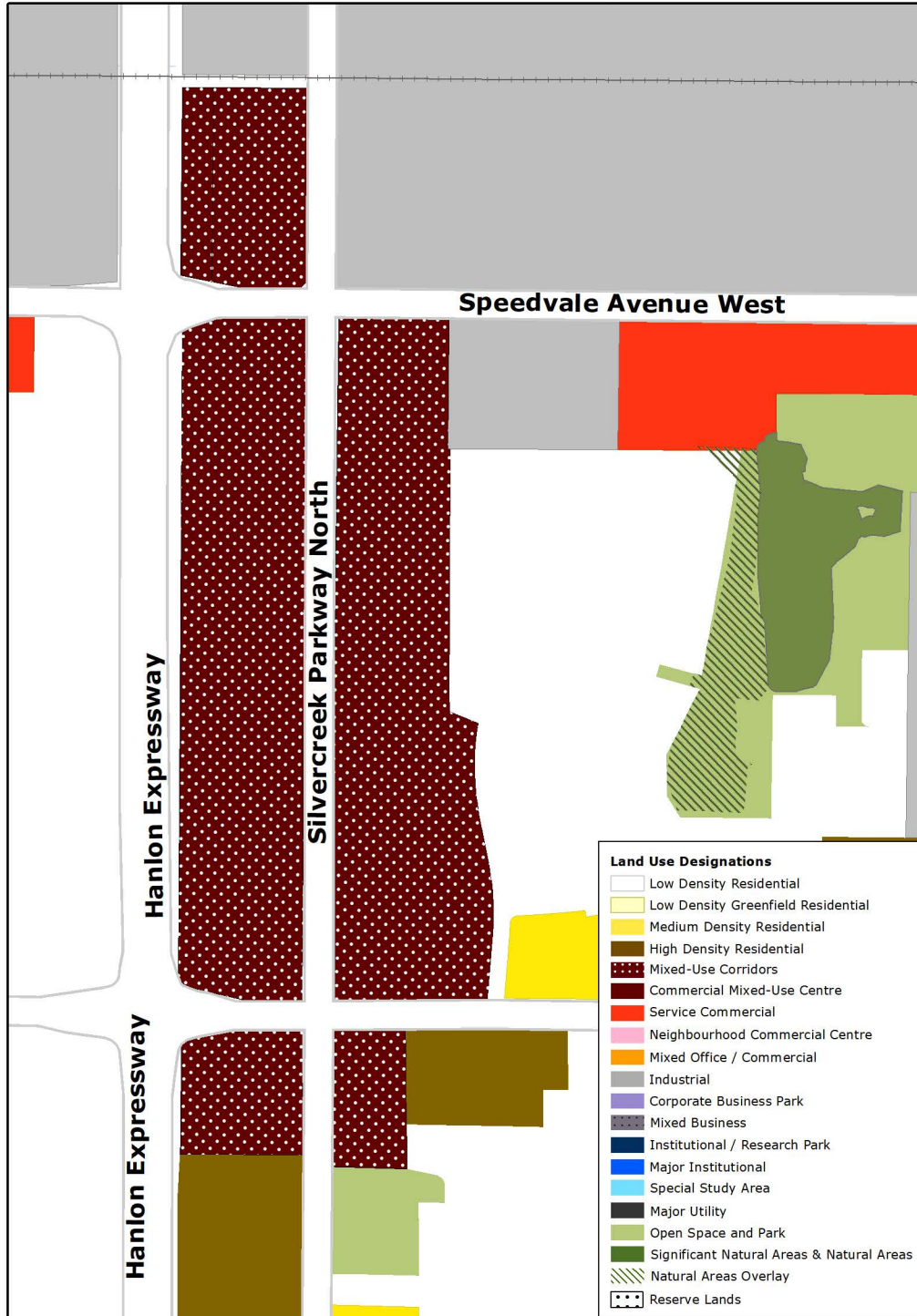
Amended Land Use Designations



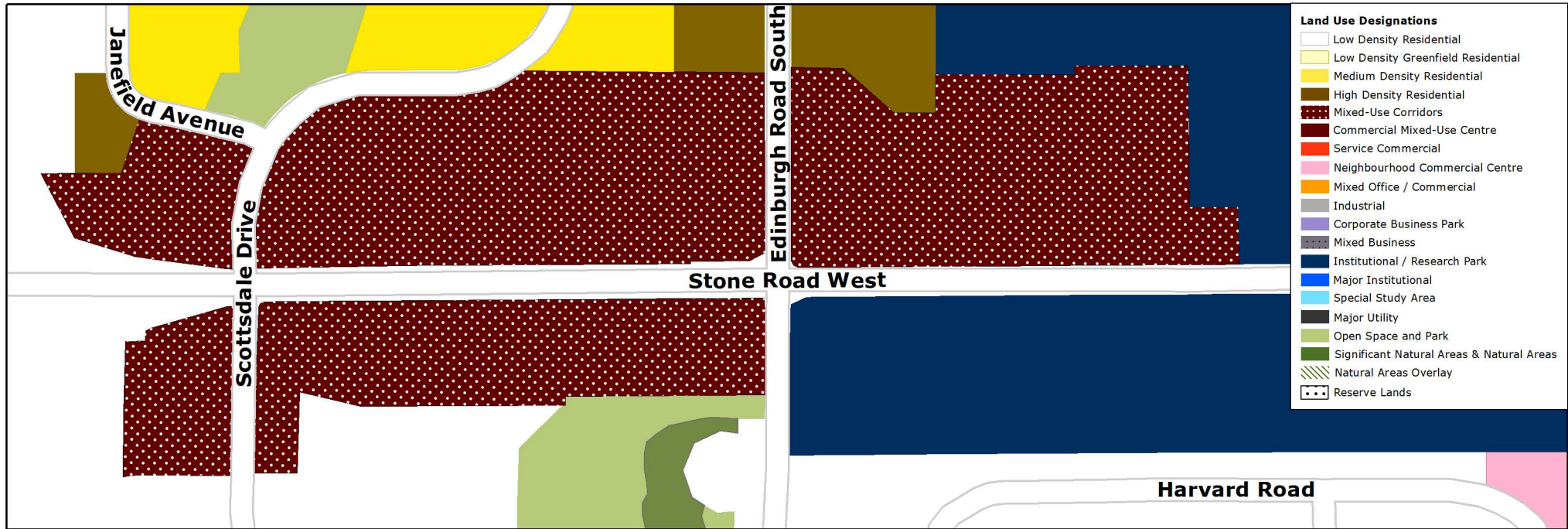
Silvercreek Parkway North Corridor

Existing Land Use Designations

Amended Land Use Designations



Stone Road Corridor Existing Land Use Designations



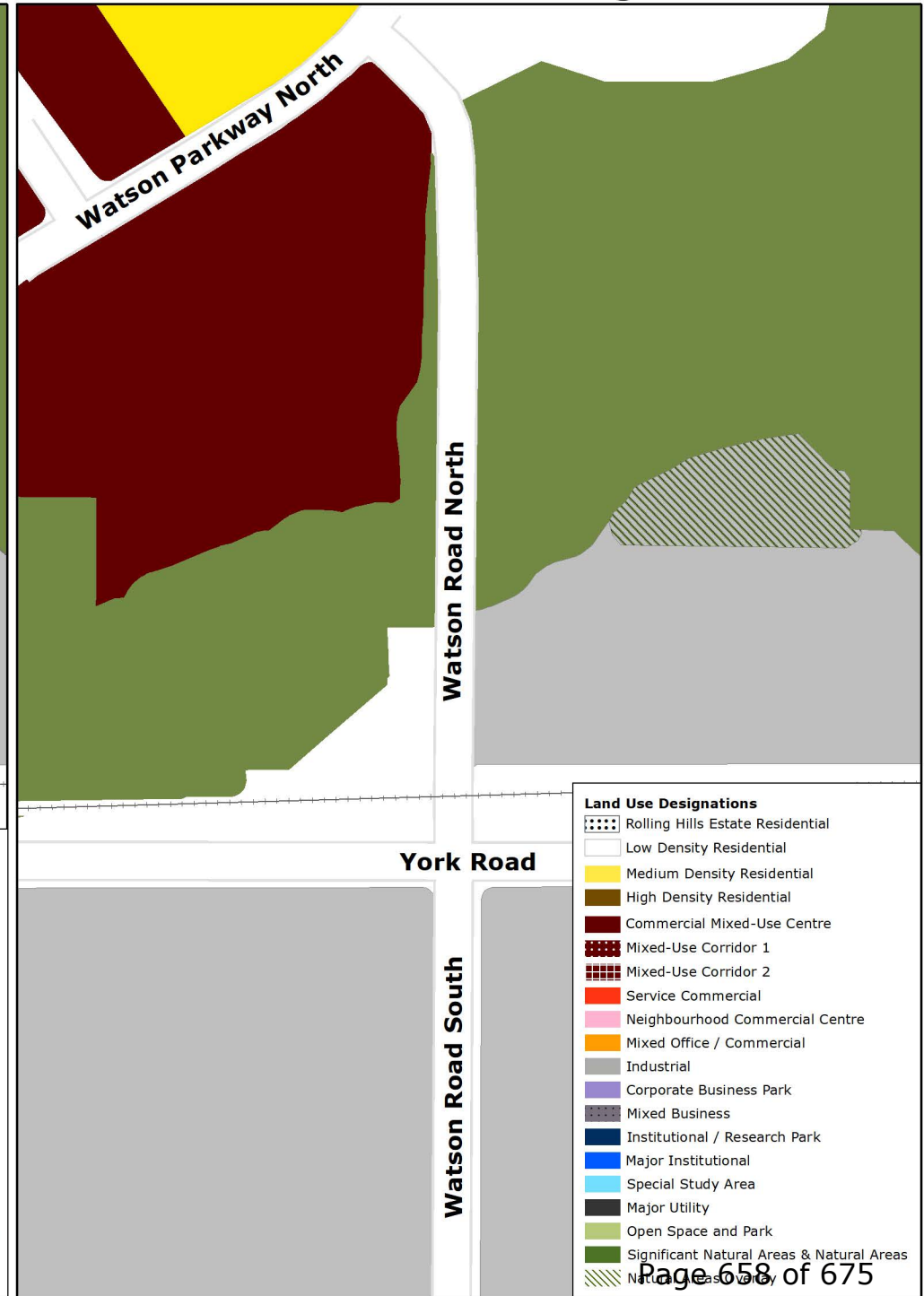
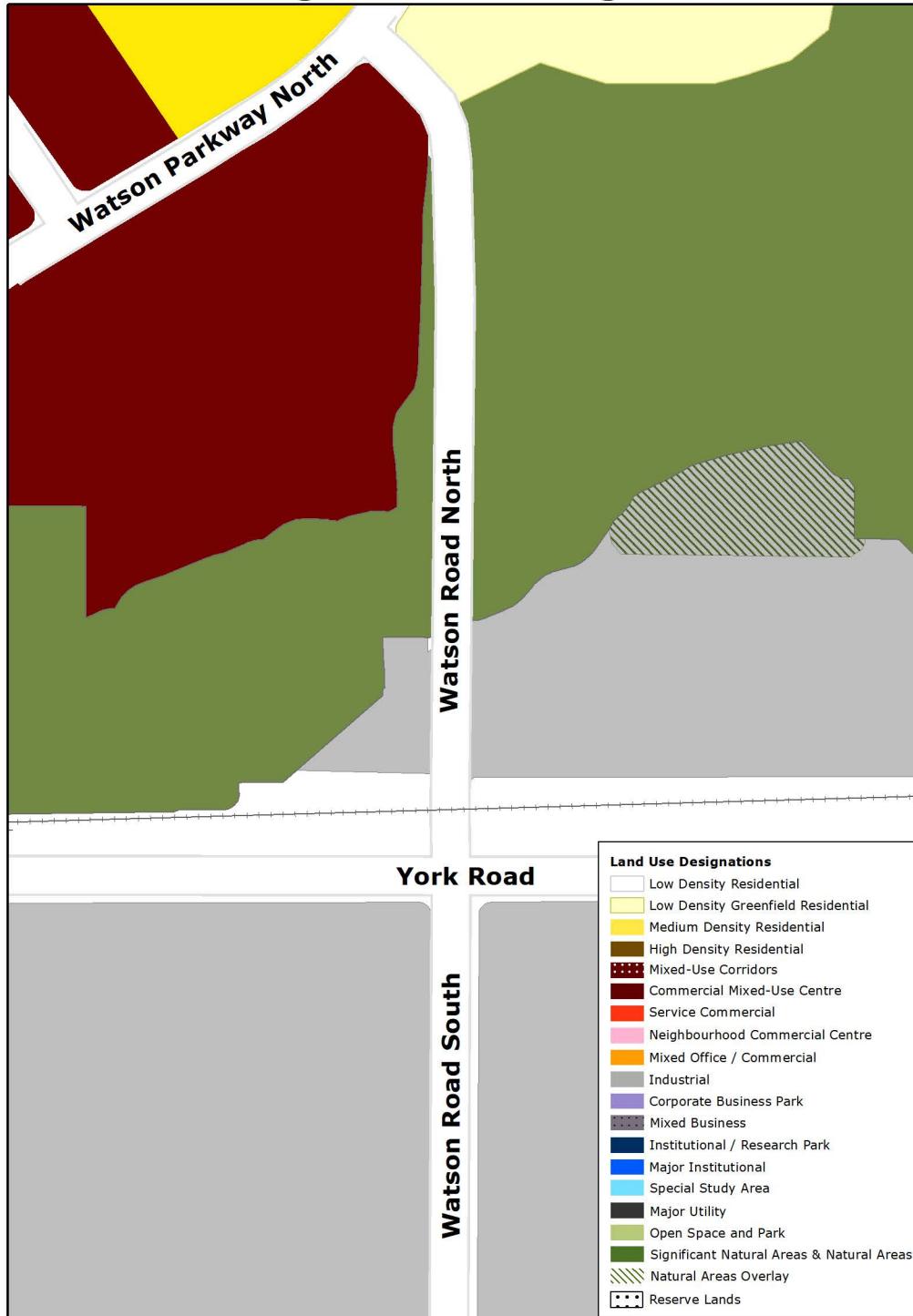
Amended Land Use Designations



18 and 24 Watson Road North

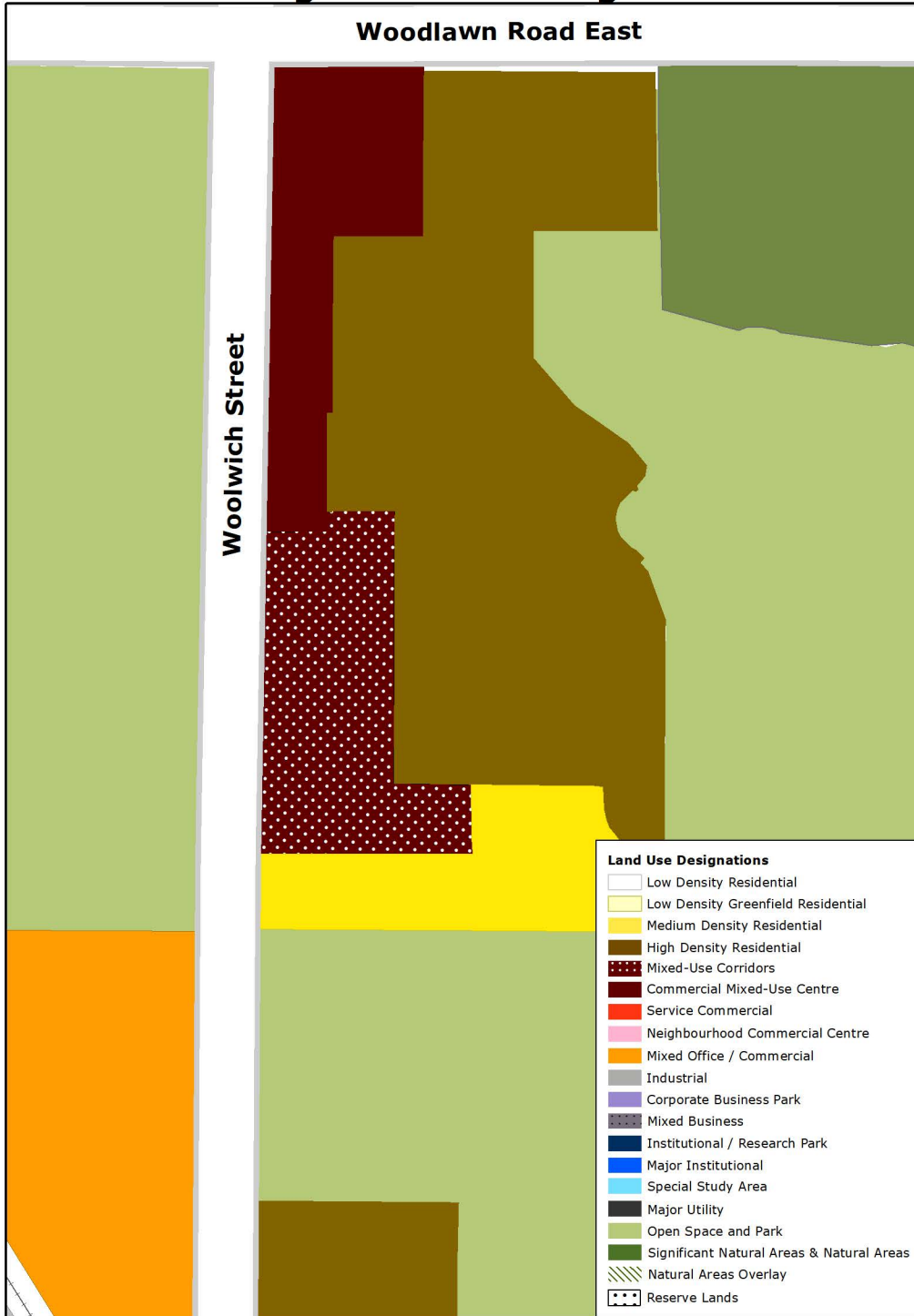
Existing Land Use Designations

Amended Land Use Designations

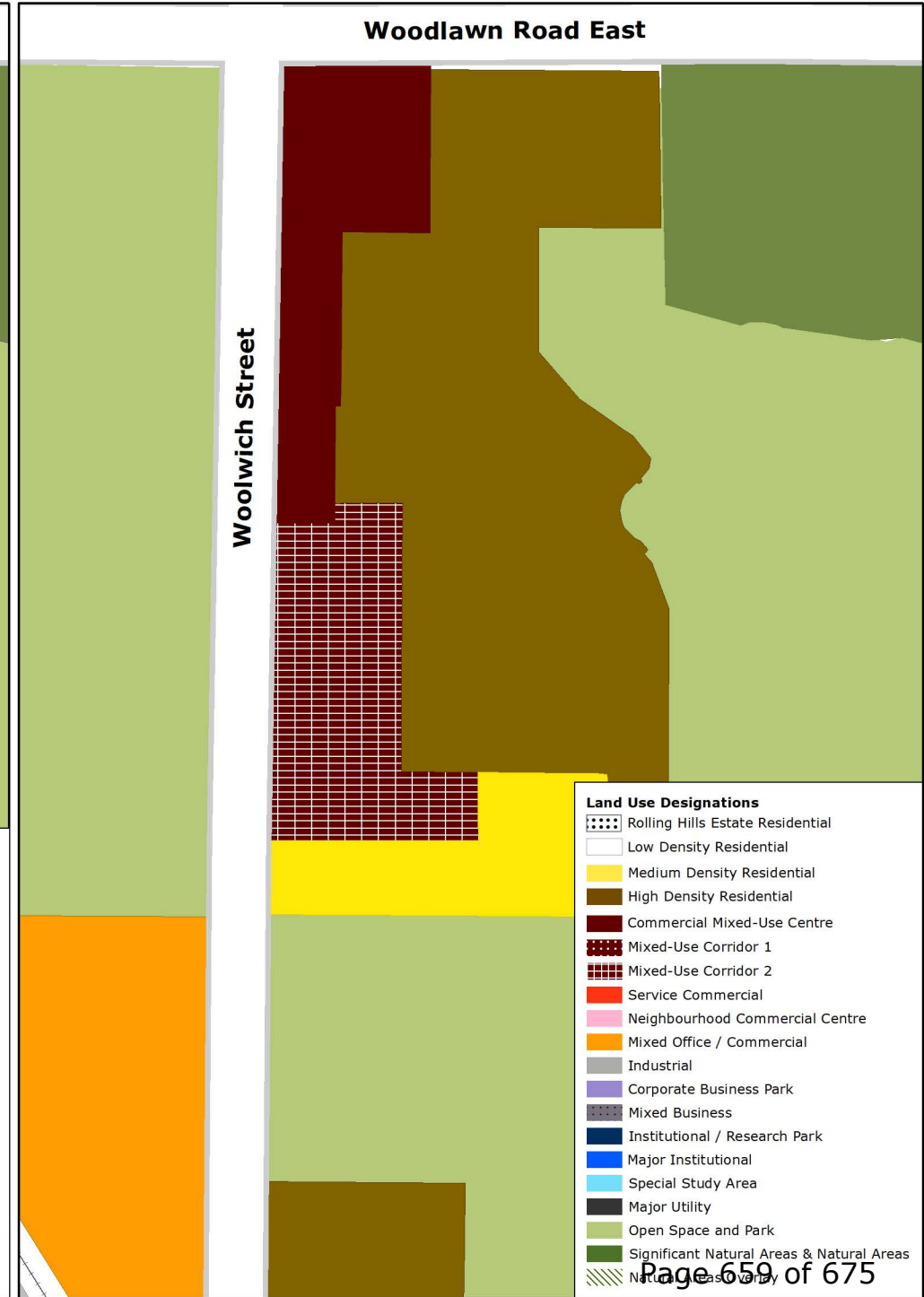


Woolwich Street Corridor

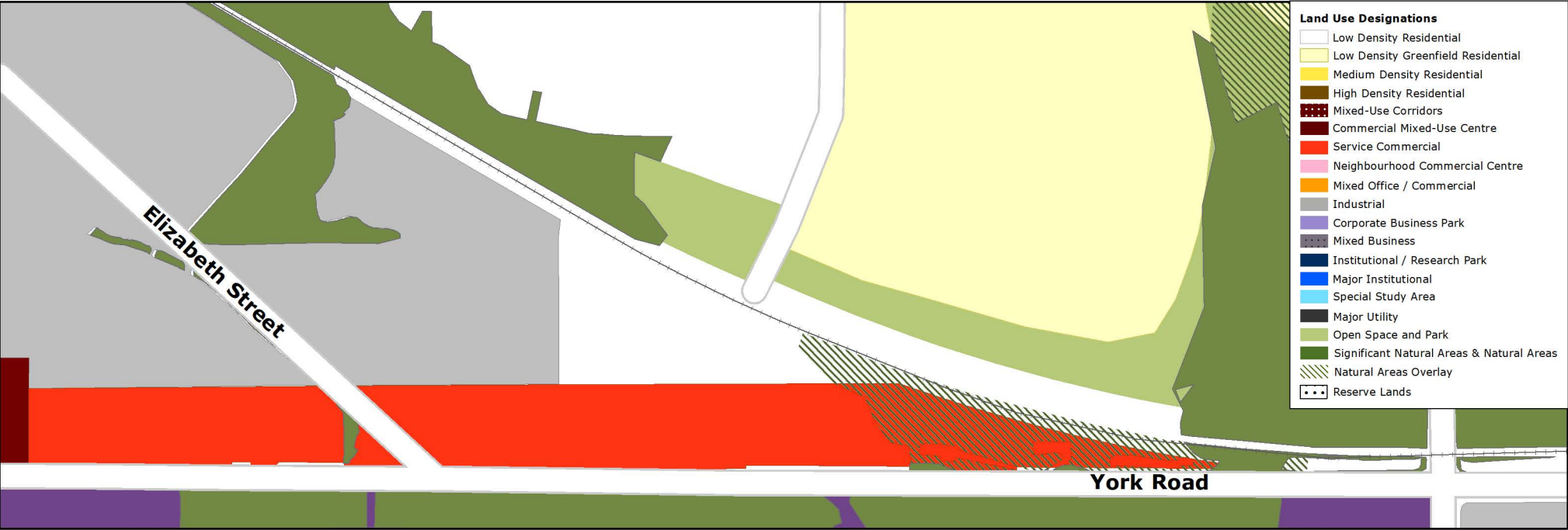
Existing Land Use Designations



Amended Land Use Designations



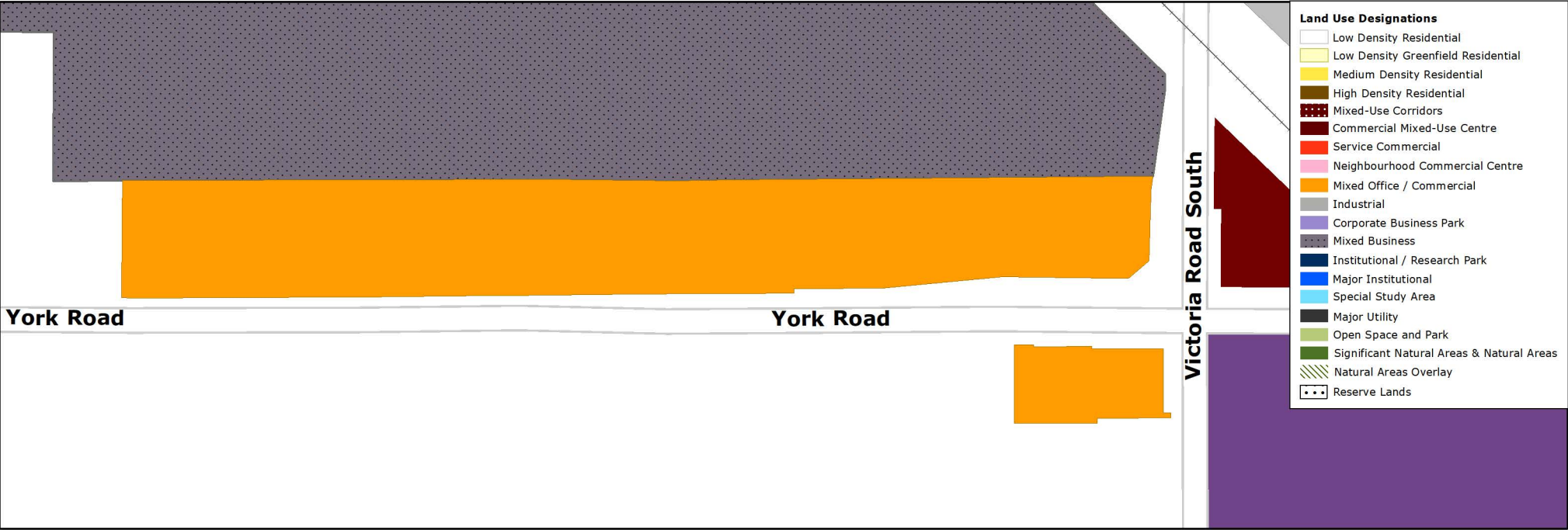
York Road Corridor (east)
Existing Land Use Designations



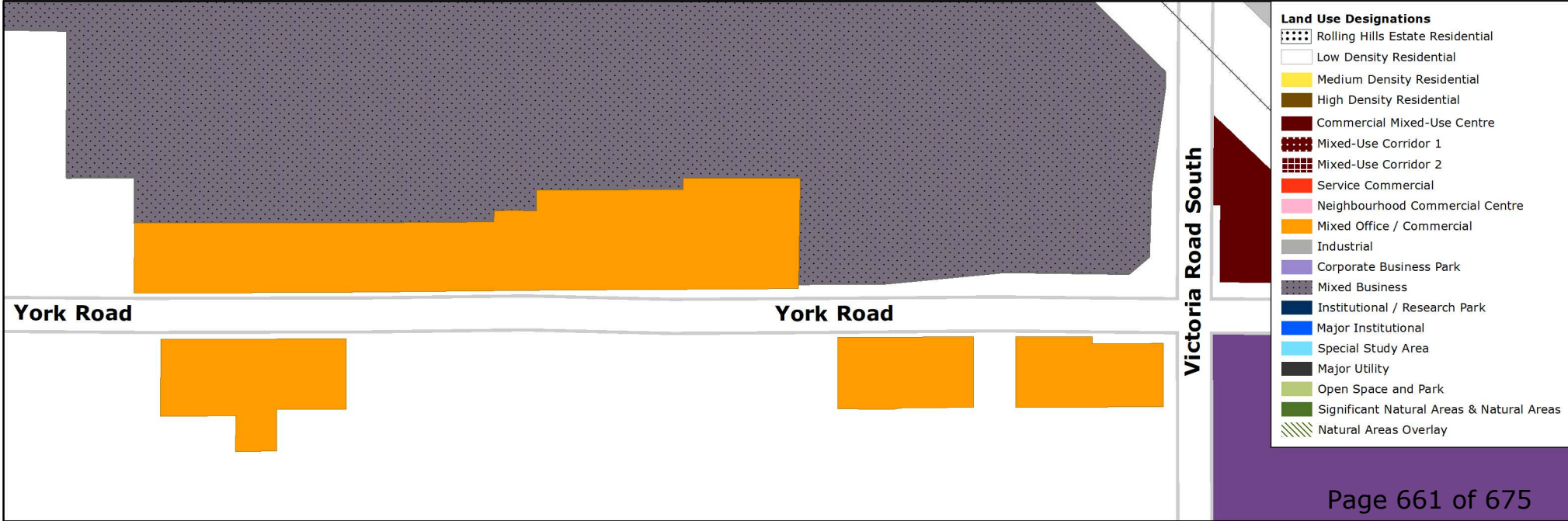
Amended Land Use Designations



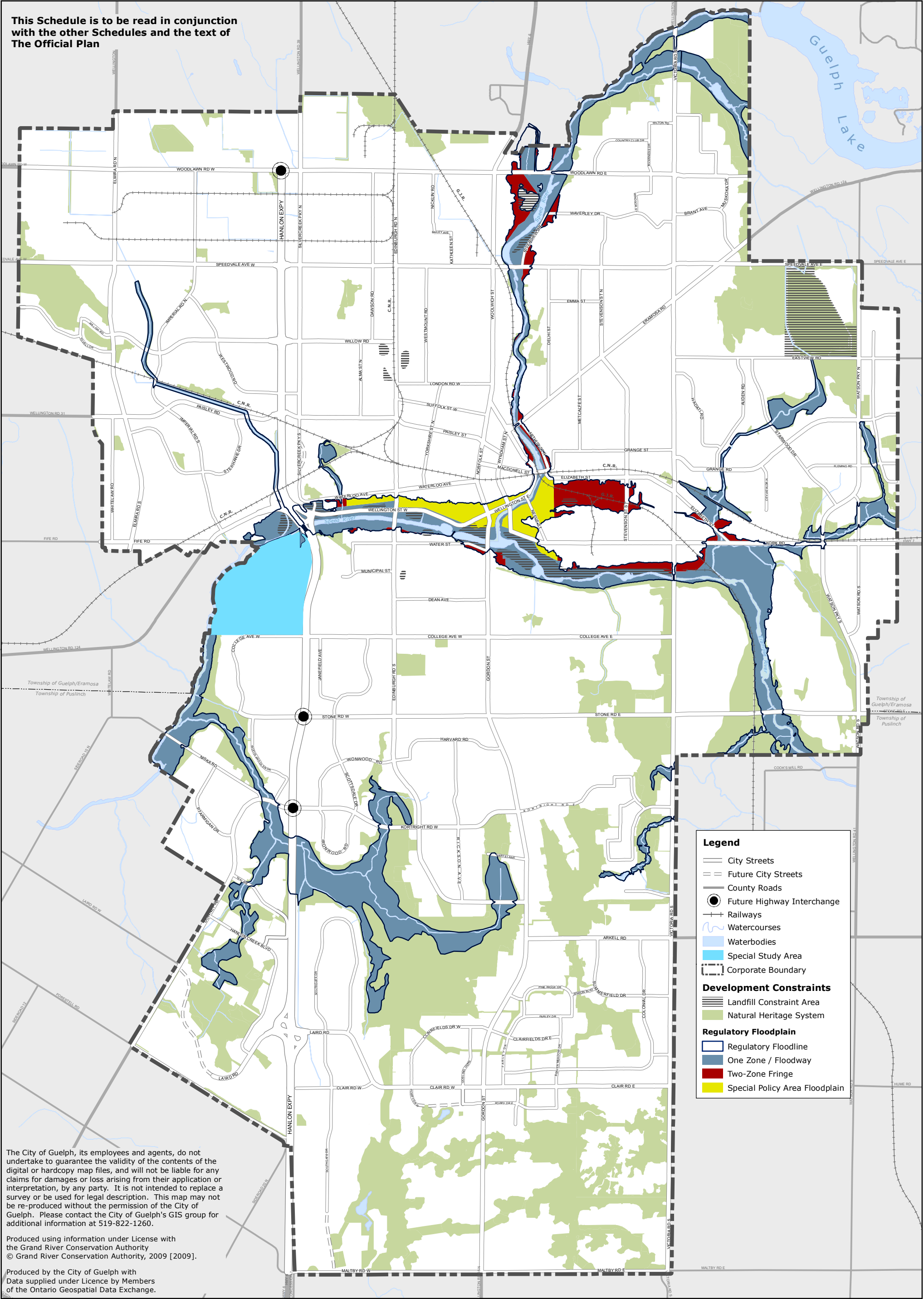
York Road Corridor (west) Existing Land Use Designations



Amended Land Use Designations



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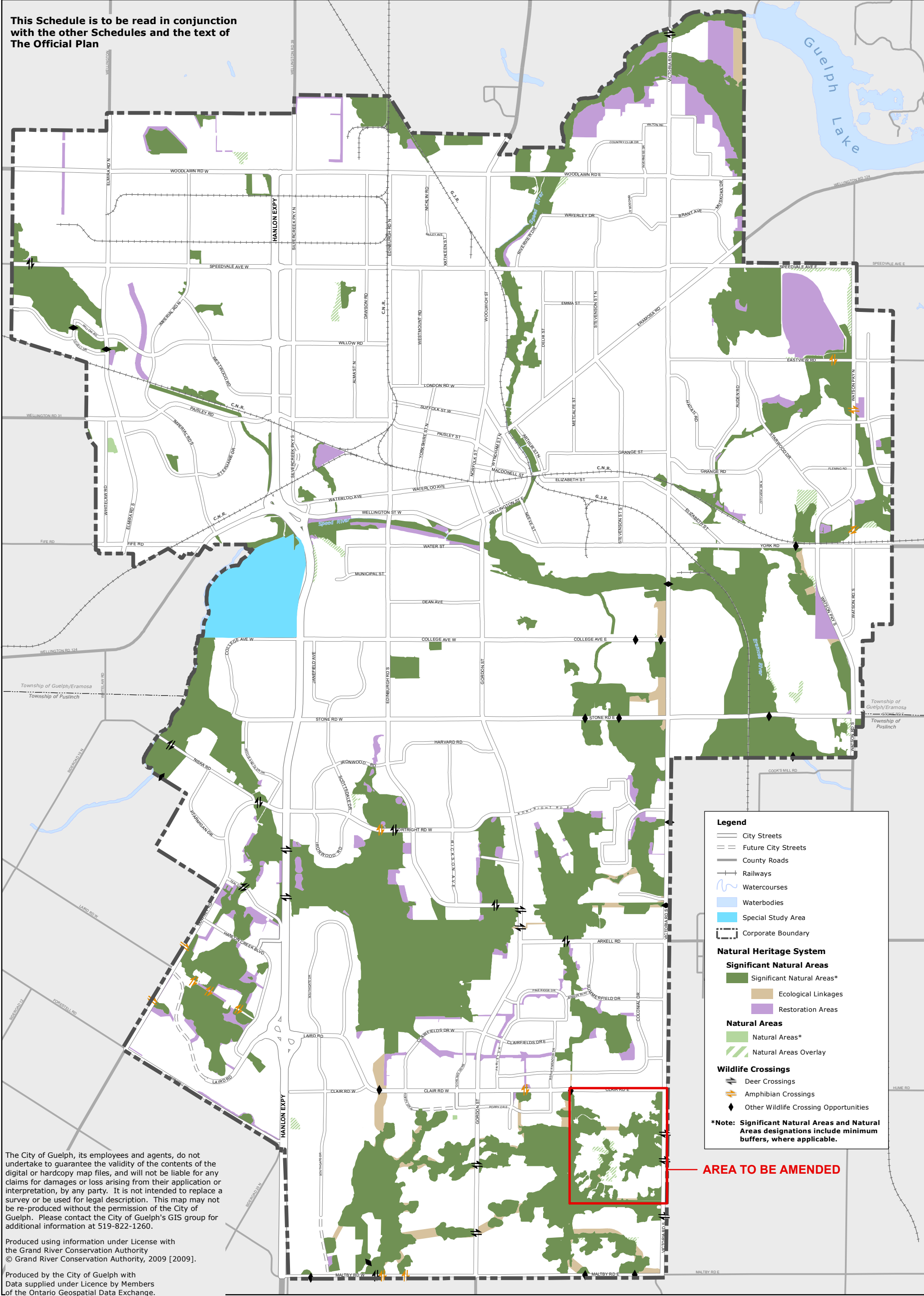
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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 3: DEVELOPMENT CONSTRAINTS



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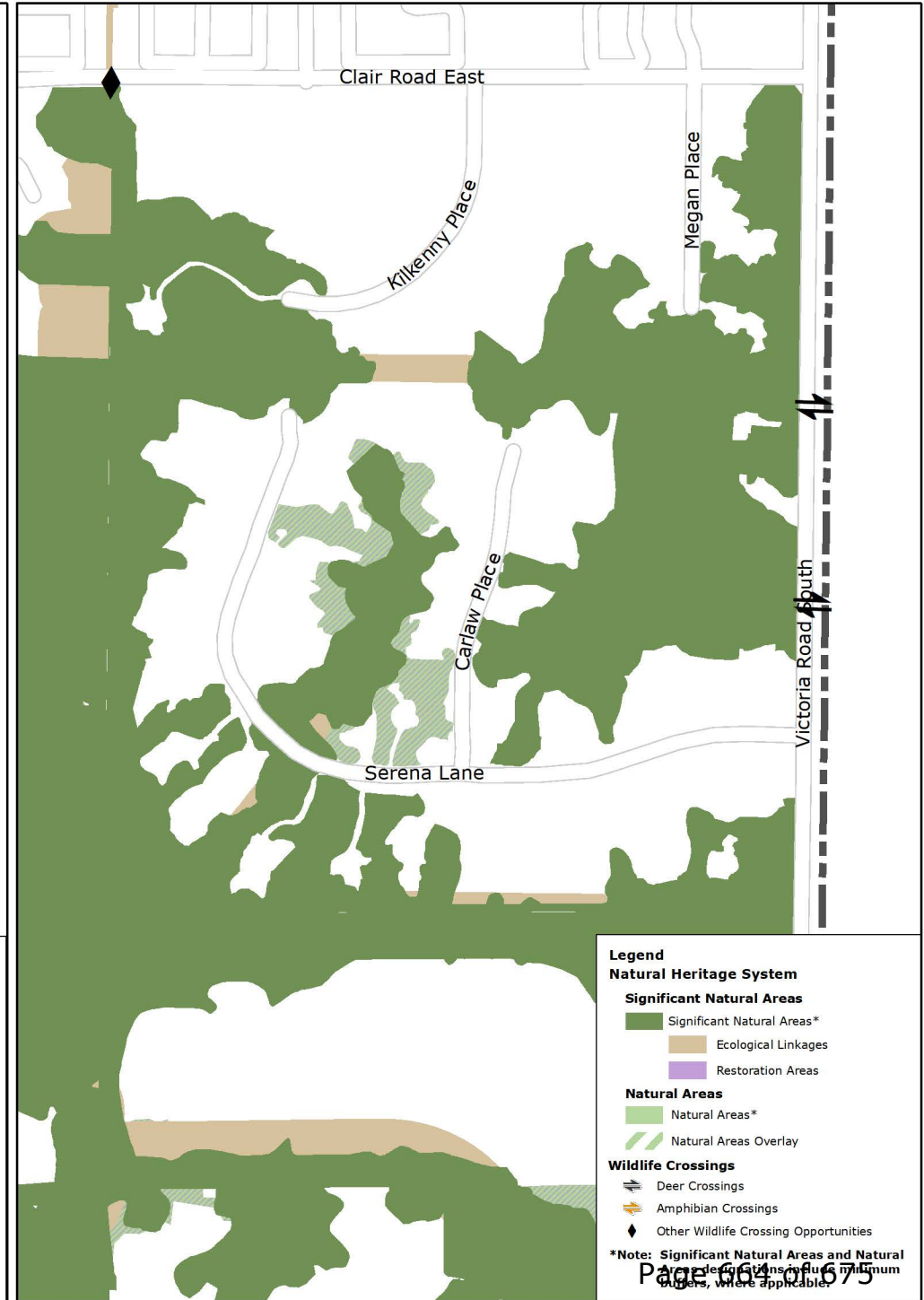
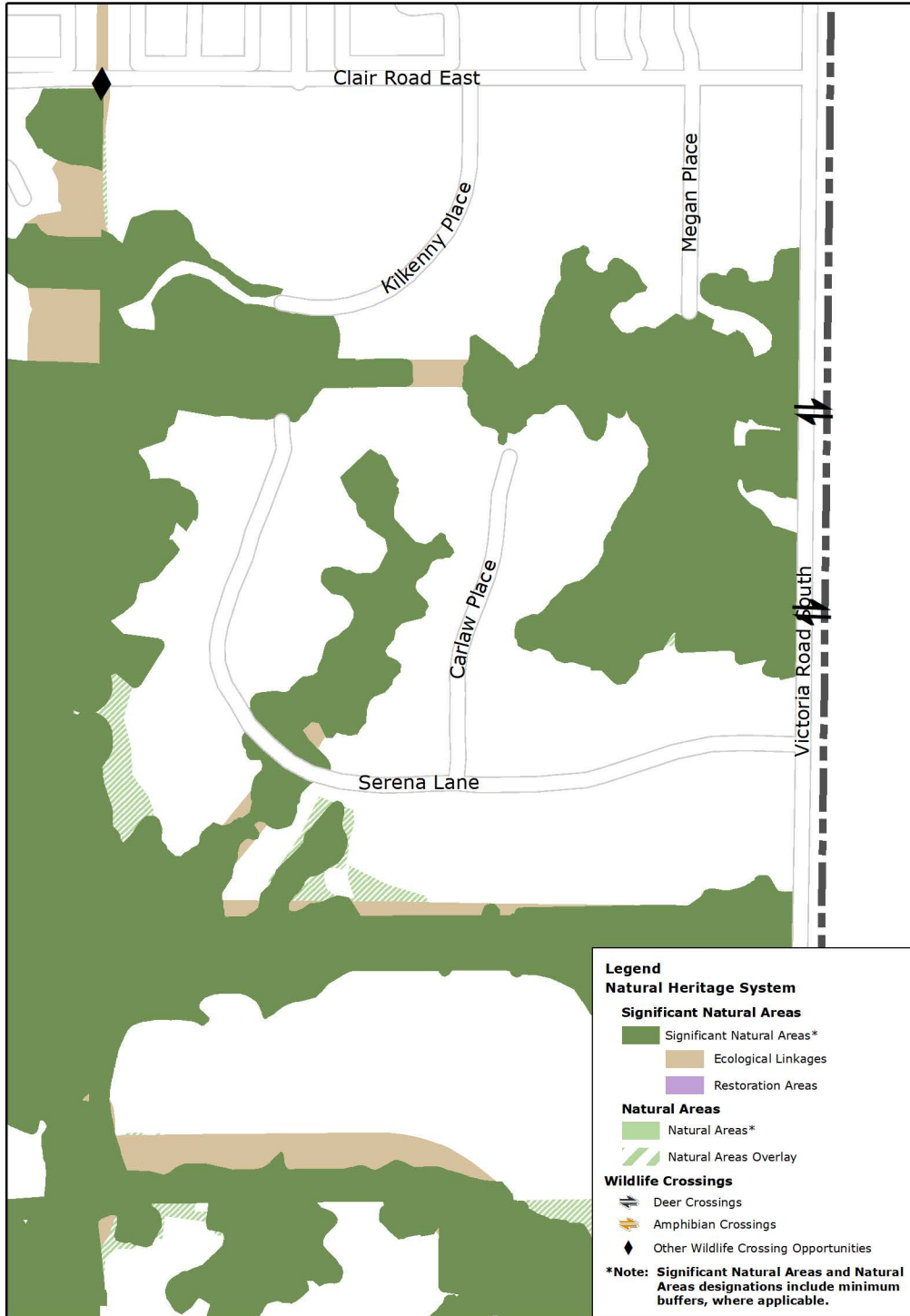
CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4: NATURAL HERITAGE SYSTEM Natural Heritage System



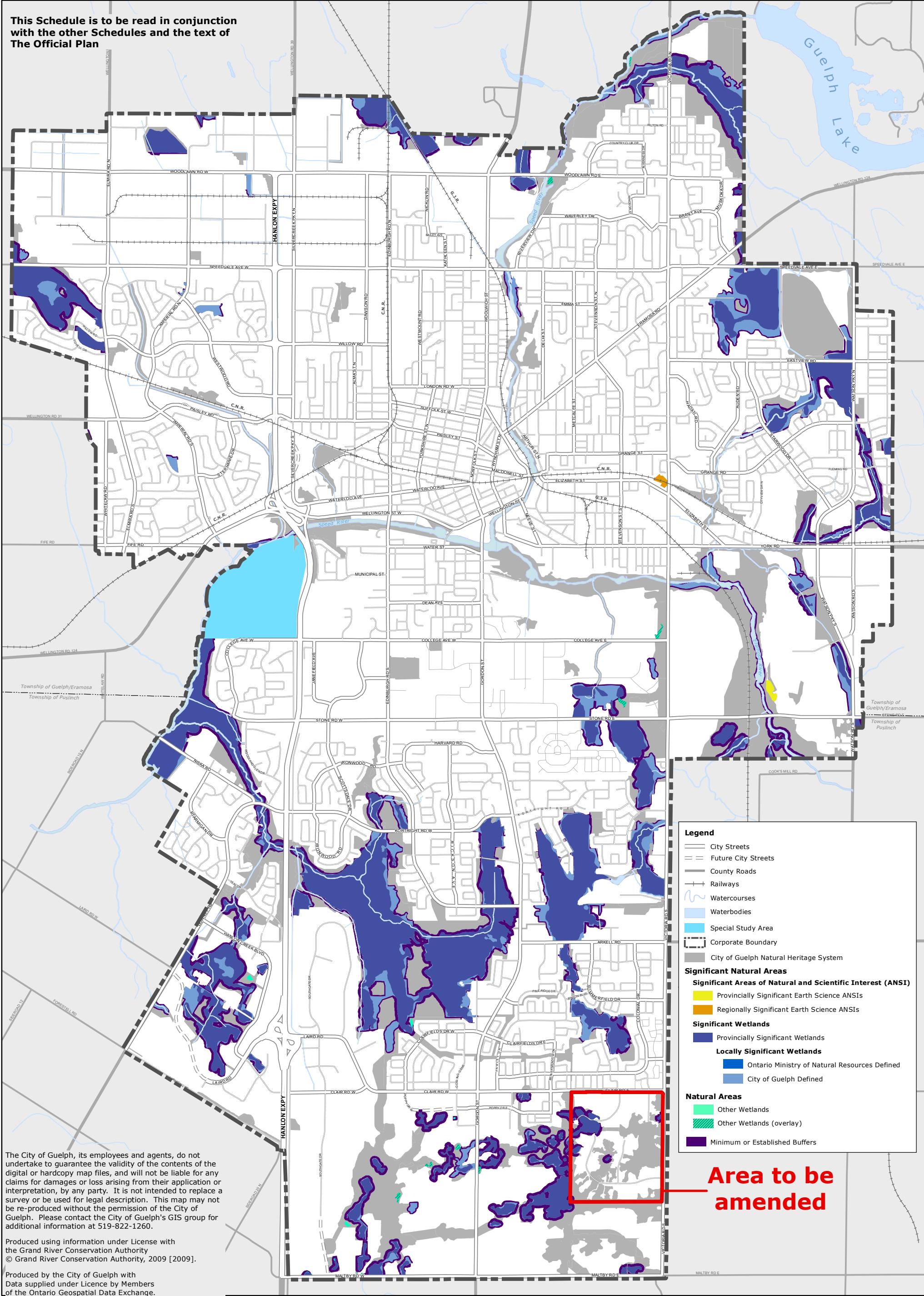
Rolling Hills

Existing Natural Heritage System

Amended Natural Heritage System



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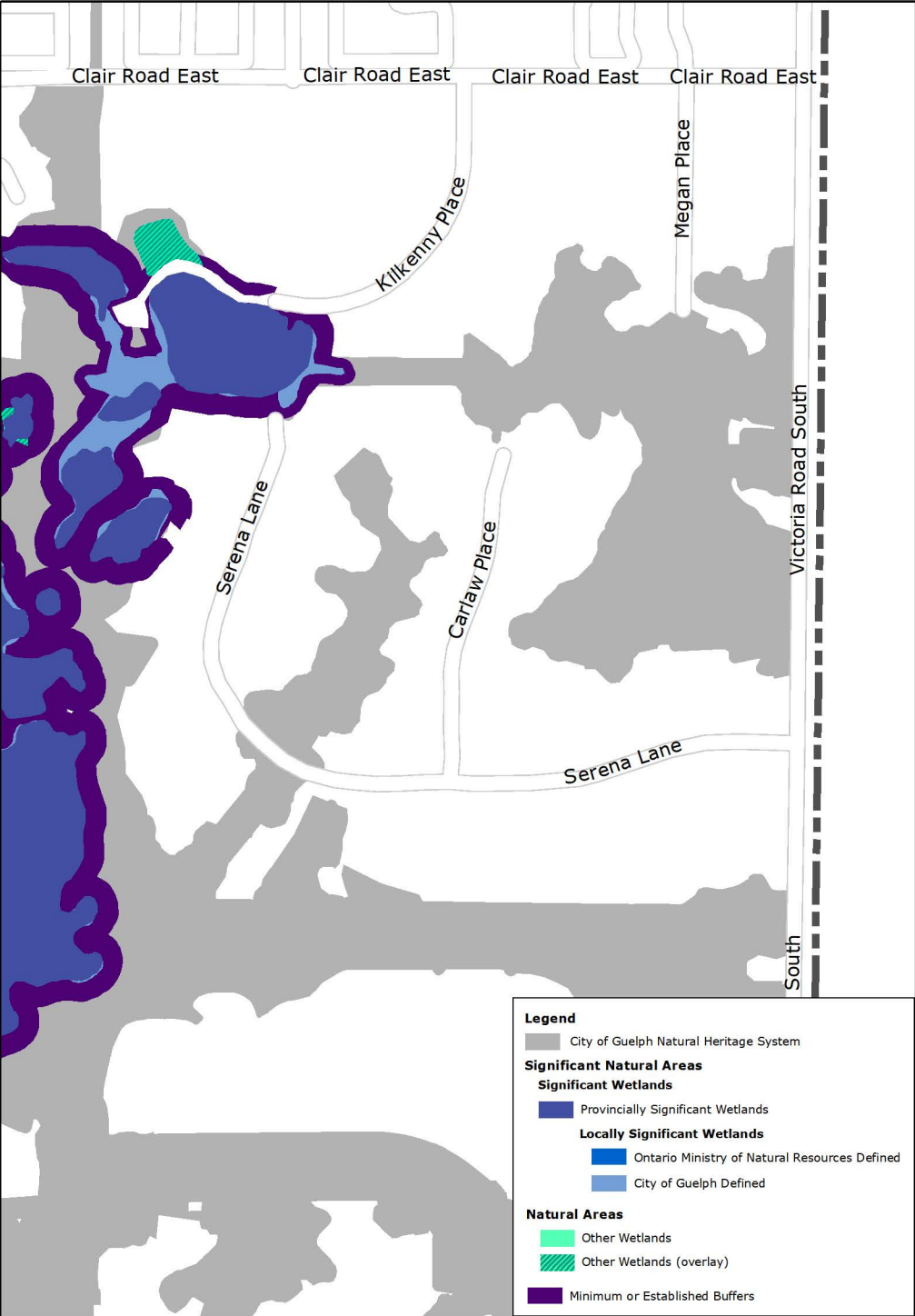
CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4A: NATURAL HERITAGE SYSTEM ANSIs and Wetlands



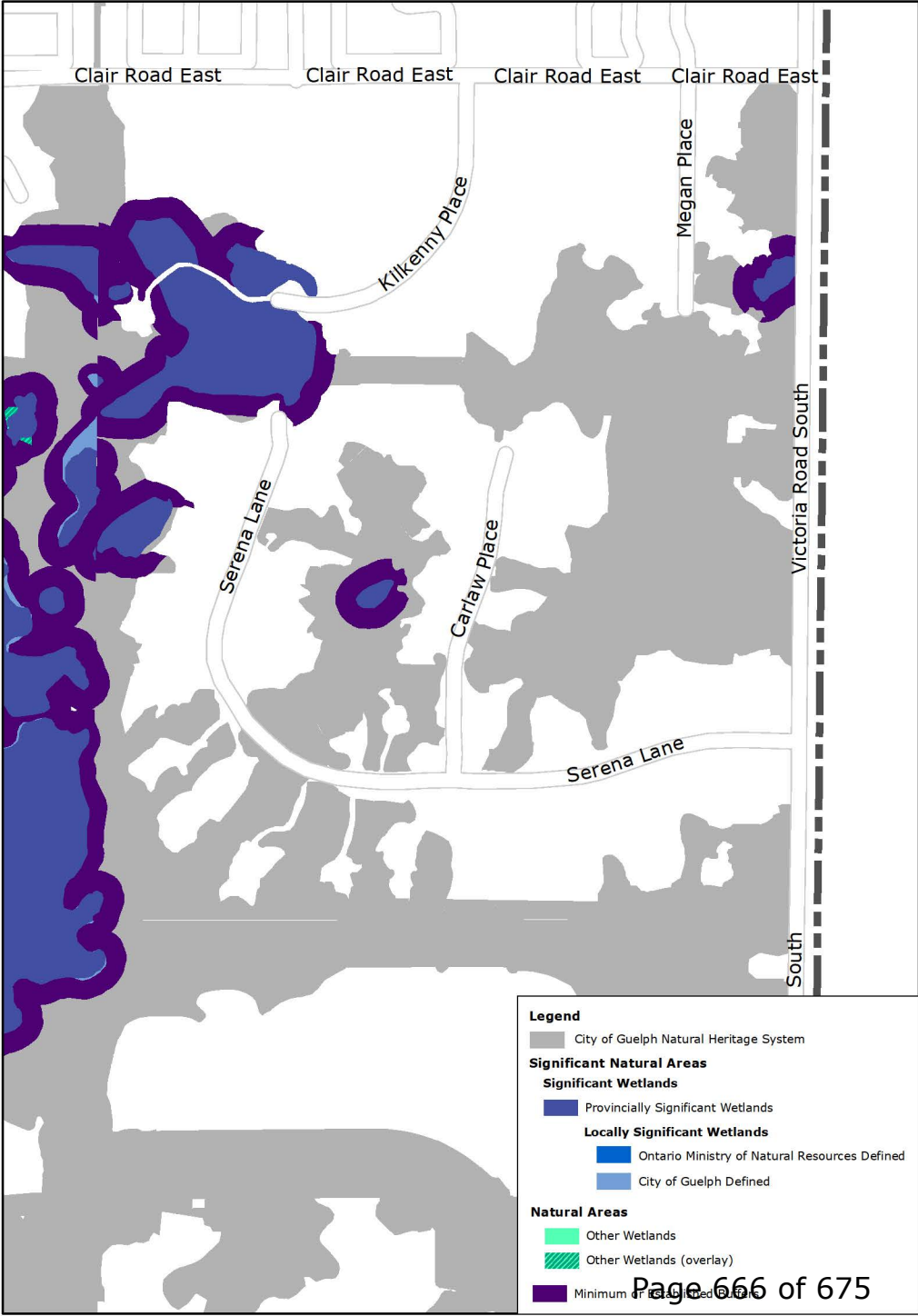
Projection: UTM 17N NAD83
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Planning Services
July 2022

Rolling Hills

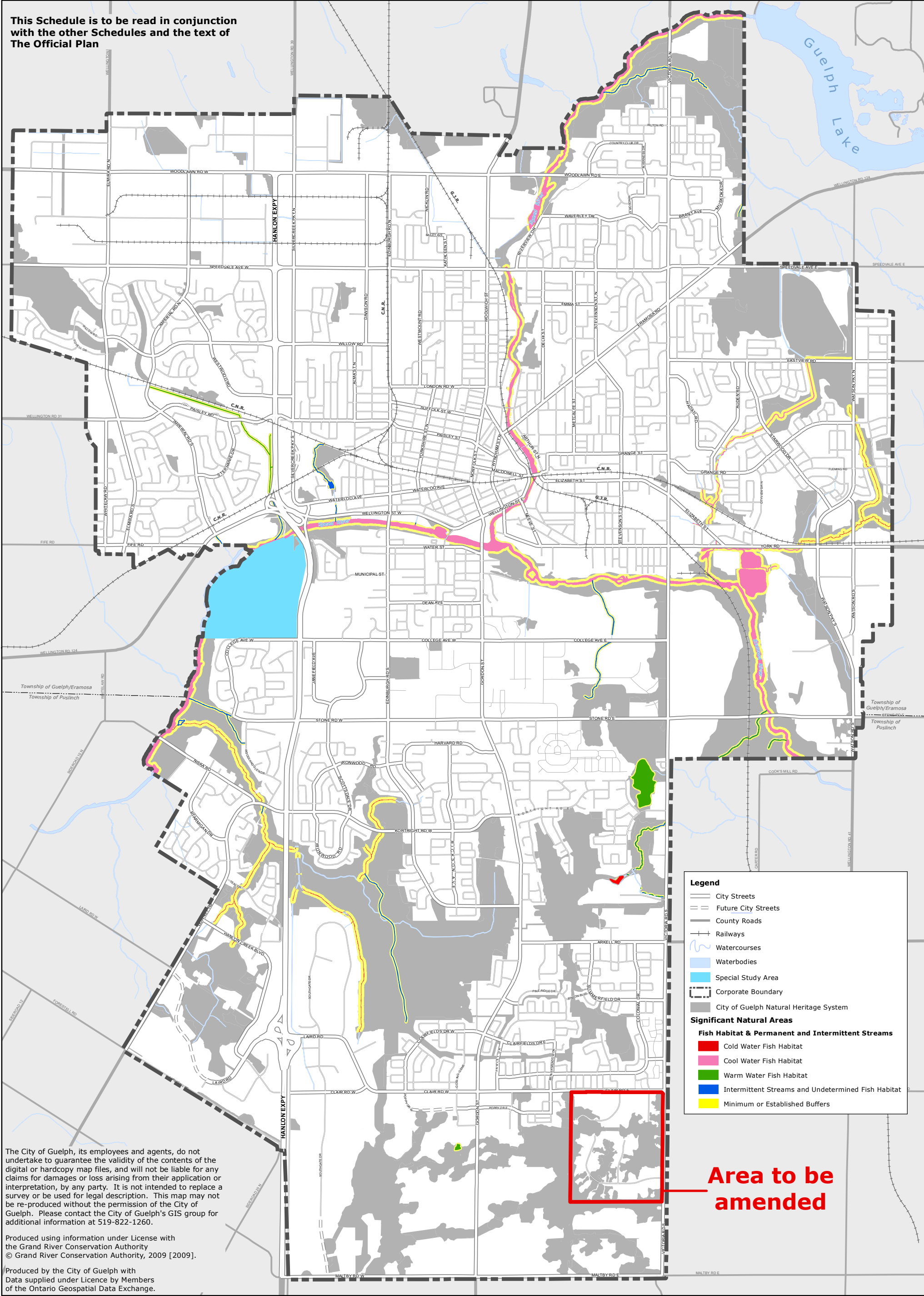
Existing Significant Wetlands



Amended Significant Wetlands



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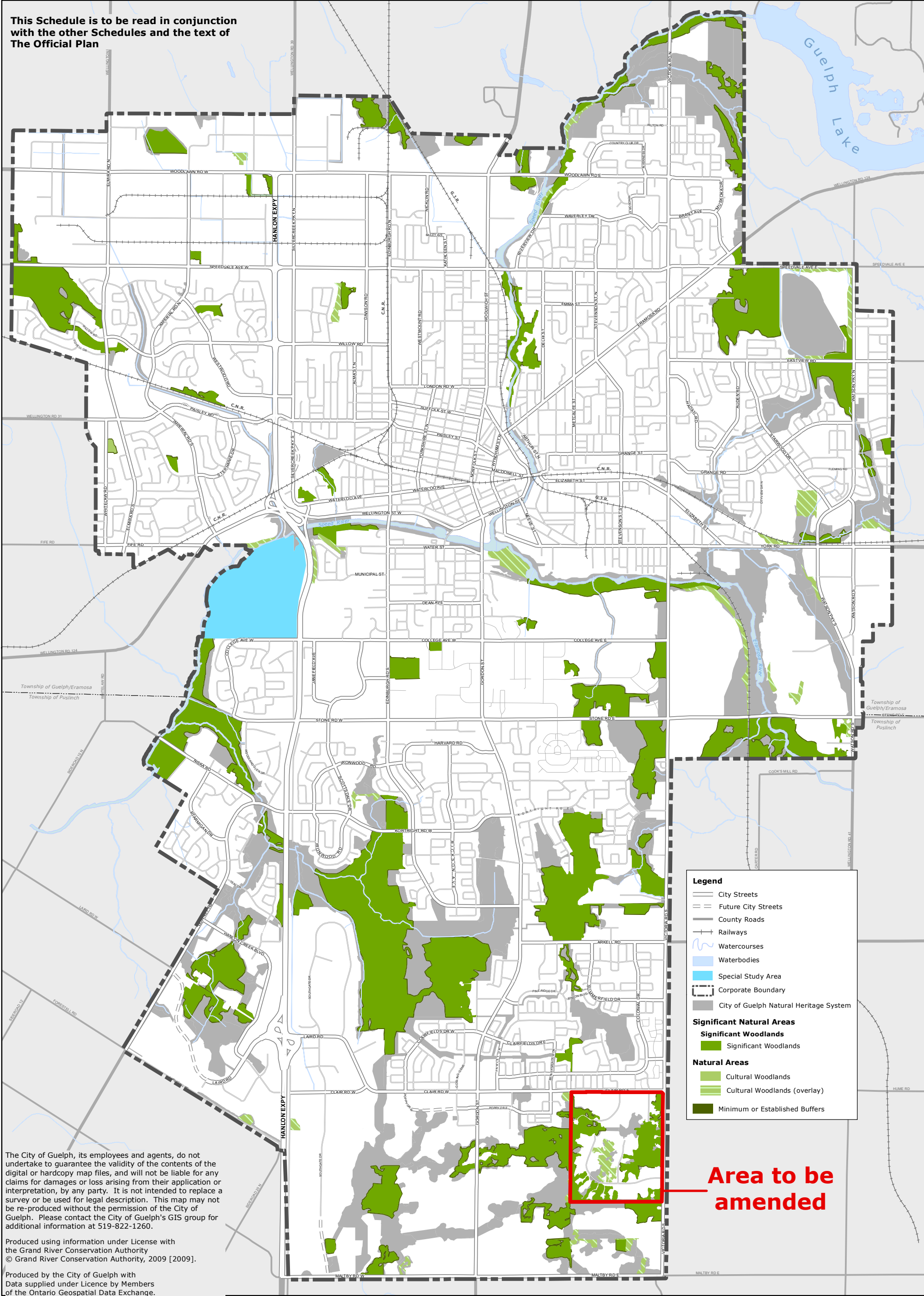
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Planning Services
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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4B: NATURAL HERITAGE SYSTEM

Fish Habitat and Permanent and Intermittent Streams



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

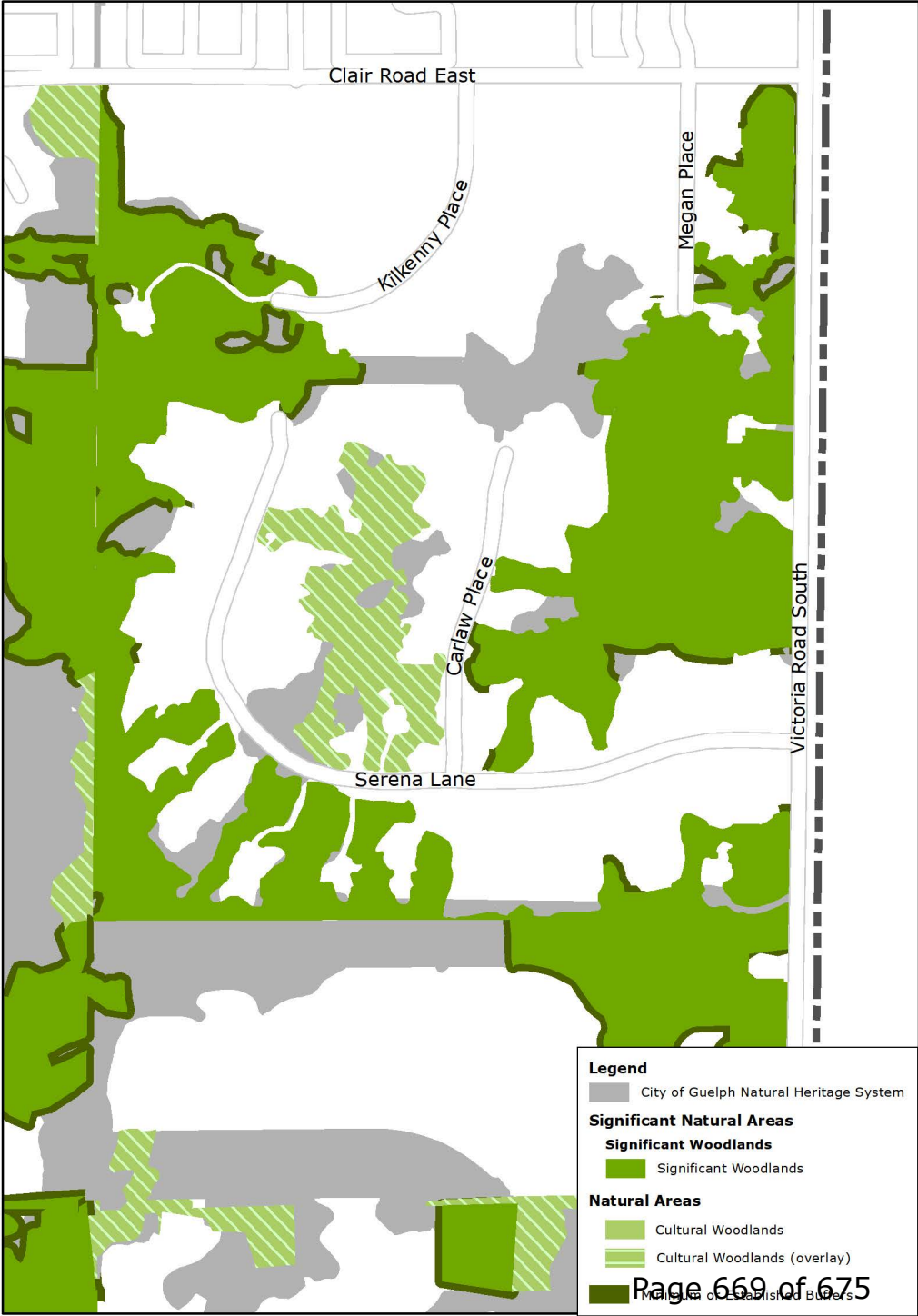


Rolling Hills

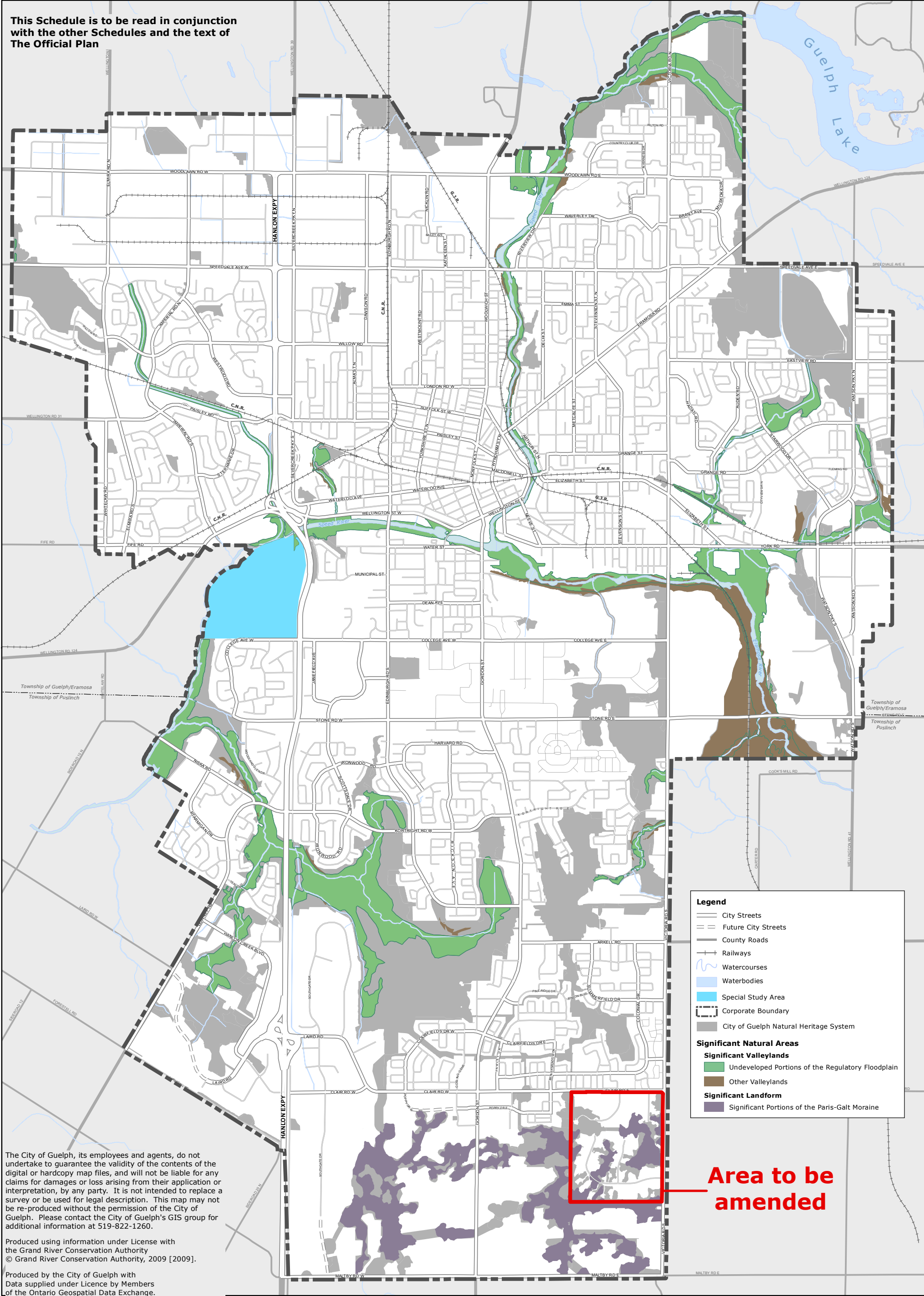
Existing Significant Woodlands



Amended Significant Woodlands



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



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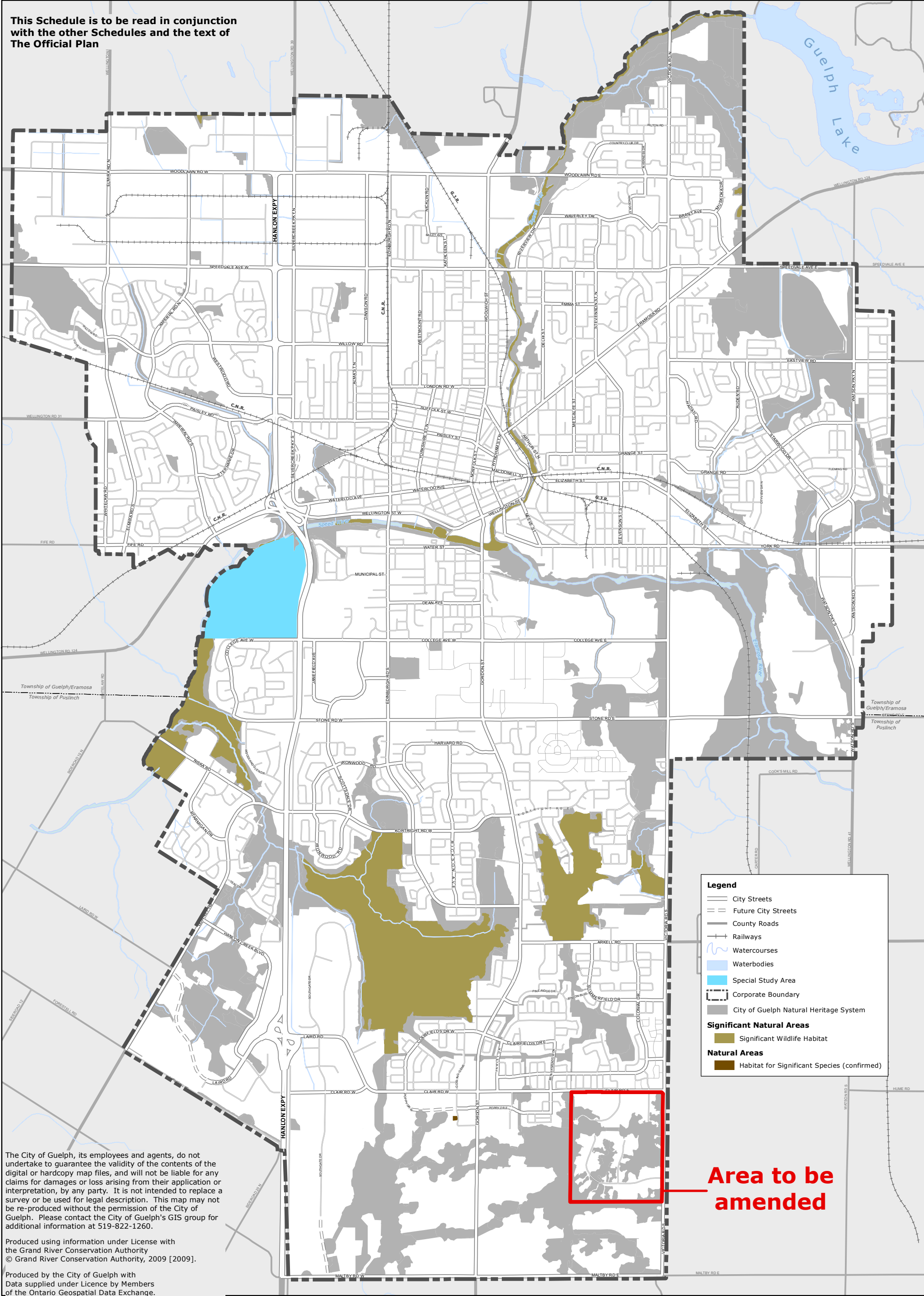
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Projection: UTM 17N NAD83
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Planning Services
July 2022

CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4D: NATURAL HERITAGE SYSTEM Significant Valleylands & Significant Landform



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Area to be amended



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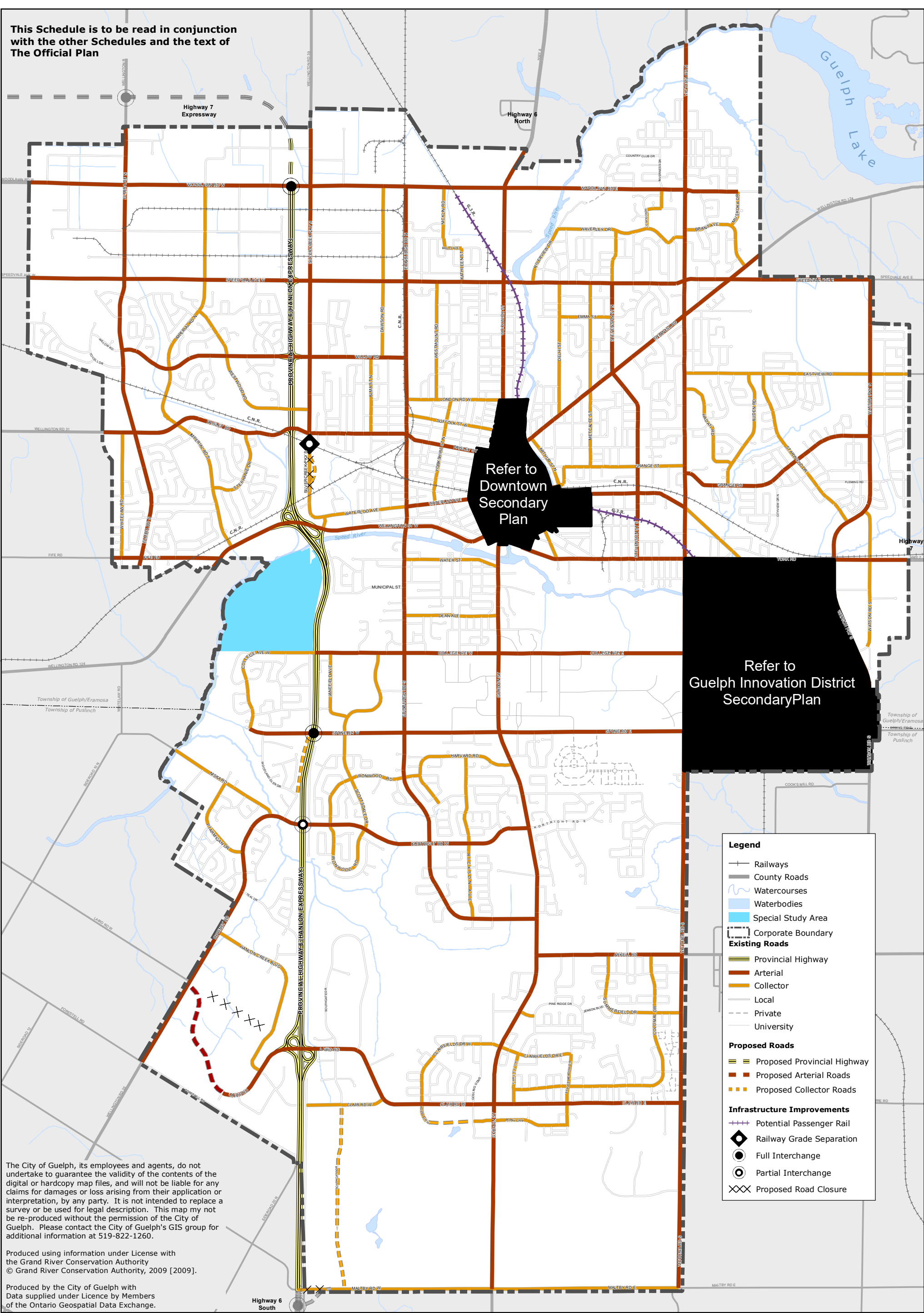
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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4E: NATURAL HERITAGE SYSTEM

Significant Wildlife Habitat & Habitat for Significant Species



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



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

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

GORBA Trails developed and maintained under special agreement with the Grand River Conservation Authority.

GUELPH LAKE CONSERVATION AREA

Refer to Downtown Secondary Plan

Continue to explore trail connections with the University of Guelph

Refer to Guelph Innovation District Secondary Plan

Potential Connection to Guelph Radial Line Trail and Starkey Hill Trail

Trail routing in the new section of the Hanlon Business Park is based on the Draft Plan of Subdivision.

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General note for all future development areas: It is imperative that the City Wide Trail Master Plan be referenced in conjunction with this schedule as supporting documentation. Trail routing is to be provided as part of the development planning process and will be consistent with the goals, objectives and guiding principles of the GTMP.

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

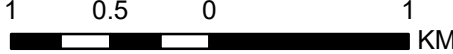
Legend

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

Trail Network

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

*Shown for context only



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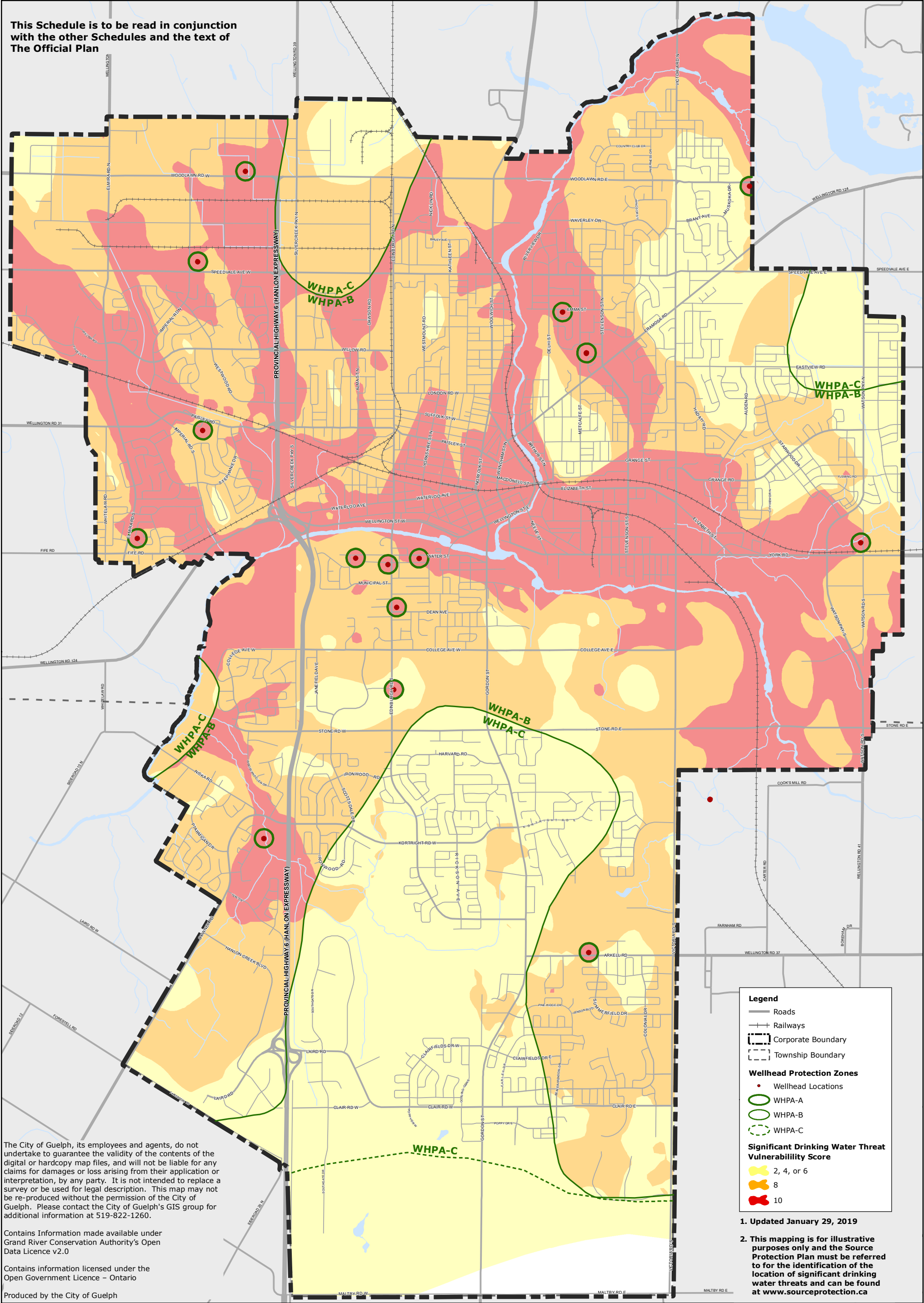
CITY OF GUELPH
OFFICIAL PLAN

SCHEDULE 6:

OPEN SPACE SYSTEM: TRAIL NETWORK



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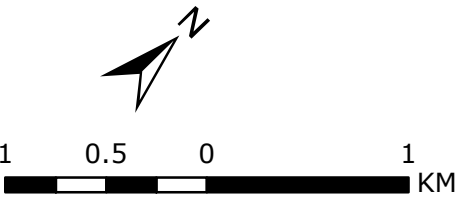


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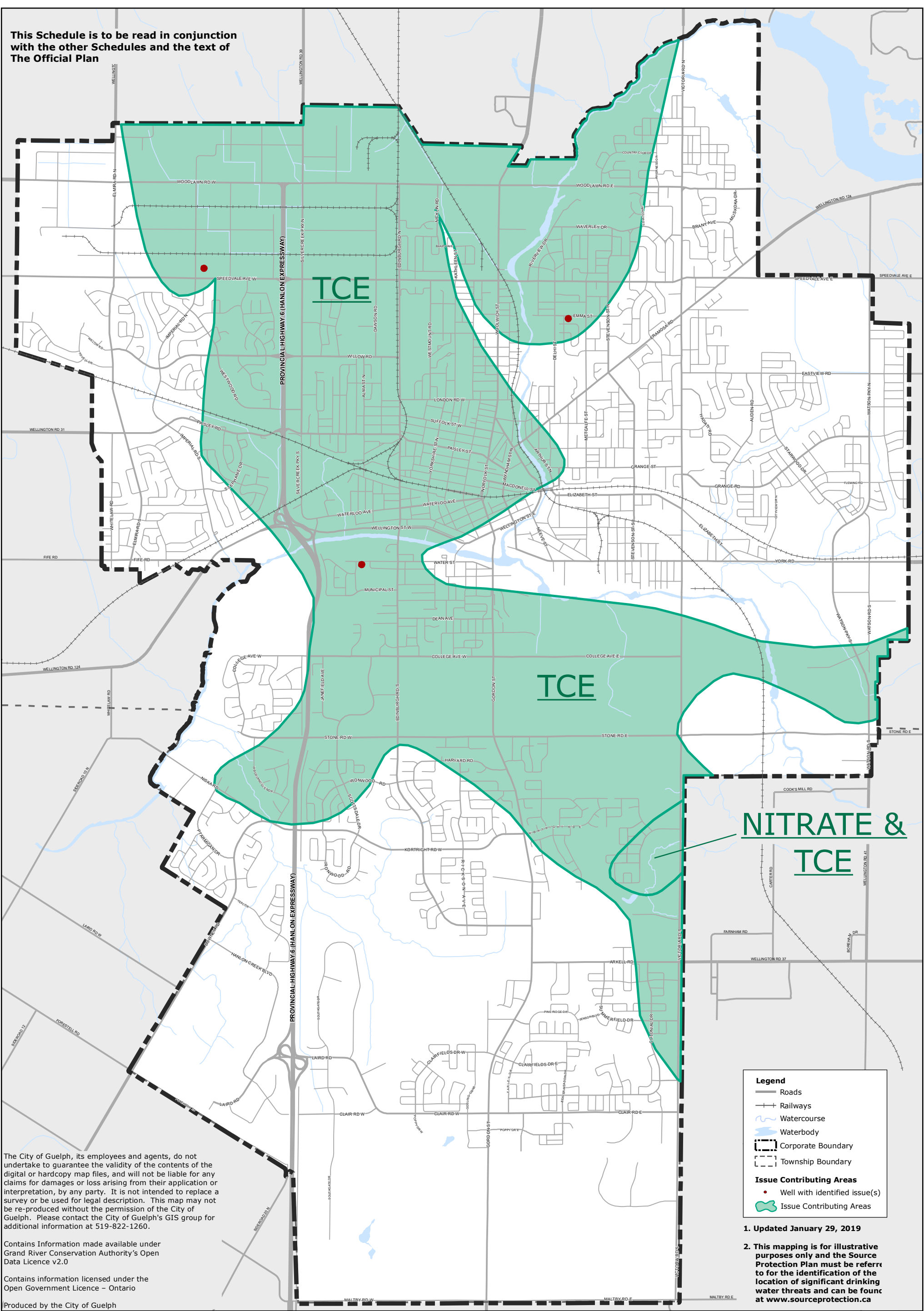
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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 7a: SOURCE WATER PROTECTION Wellhead Protection Areas

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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 7b: SOURCE WATER PROTECTION Issue Contributing Areas

