

Shaping Guelph

Five-year
Review of the
Official Plan

Committee of
the Whole

May 3, 2021



Why review the Official Plan?

- Last comprehensive review of the OP was completed in three phases with final approval in 2017
- The Planning Act requires the City to review its OP every 5 years
- Recommended that the current OP review be scoped to focus on Section 26 requirements in order to meet legislated timelines – July 1, 2022

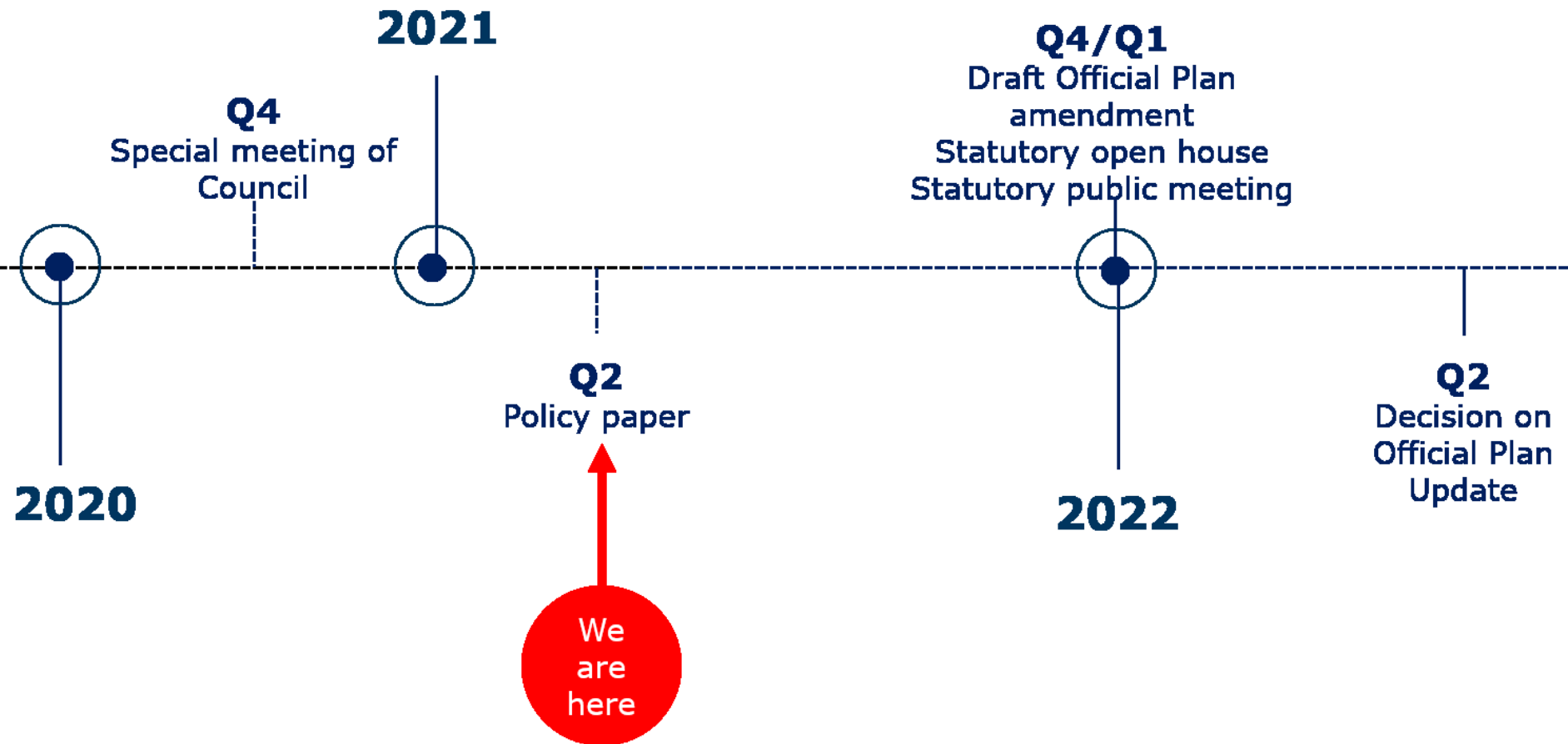


Scope of the OP review

- Planning Act
- Ontario Heritage Act
- Clean Water Act and Grand River Source Protection Plan
- Provincial Policy Statement 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe



Official Plan Review process



Engagement on the policy paper

- Community and stakeholder engagement
- Indigenous engagement
- Advisory committees
 - Planning Advisory Committee
 - Heritage Guelph
 - Natural Heritage Advisory Committee



Planning Act changes

- Bill 139, Bill 108 amendments as well as the introduction of new regulations
- Some of the changes require updates to the OP to:
 - Add new policies for additional residential dwelling units (complete)
 - Remove existing height and density bonusing policies
 - Undertake a staged approach to inclusionary zoning beginning with the identification of a protected MTSA



A Place to Grow

- APTG requires Guelph to plan for a:
 - population of 203,000 and an employment base of 116,000 jobs in 2051
 - minimum intensification target of 50% within the built-up area
 - minimum greenfield density target of 50 persons and jobs per hectare
 - minimum downtown density target of 150 persons and jobs per hectare to 2031
- The MCR will determine where and how Guelph will grow to 2051 through the Shaping Guelph project
- Shaping Guelph will be incorporated into the OPR official plan amendment



Provincial Policy Statement changes and policy directions

- Enhanced engagement with Indigenous communities
- Residential intensification and increased housing options*
- Protection of employment lands*
- Planning for the impacts of a changing climate*
- Identification of a water resource system*
- NHS policies related to surface water and fish habitat, and habitat for endangered and threatened species
- Natural and human-made hazard policies
- Flexibility related to municipal servicing
- Archaeological management plans
- Definitions

* identifies changes from both the PPS and APTG



Grand River Source Protection Plan

- Policies in effect as of July 1, 2016
- The Source Protection Plan fulfills requirements under the Clean Water Act
- Identifies wellhead protection areas and vulnerabilities to protect the quality of our drinking water supply
- Some policies must be implemented through updates to the Official Plan
- Further work is ongoing for the protection of water quantity as it relates to our drinking water supply



Ontario Heritage Act changes and policy directions

Some of the changes require updates to the OP to:

- List principles for Council to consider when deciding to designate a property or district
- Include complete application requirements for applications to alter, demolish or remove buildings/structures on a designated property
- Add general policy for designated properties where relocation of a building or structure is proposed
- Address changes that enable property owners to object to their property being listed on the heritage register



Other municipal and legislative changes/policy directions

Additional changes proposed include:

- Providing clarity as to when essential municipal infrastructure, subject to an environmental assessment, is a permitted use when located in certain natural heritage features, areas and buffers
- Removing references to the roles and responsibilities of advisory committees that are governed by the City's procedural bylaw and/or terms of reference
- Providing clarity on the integration and implementation between the Official Plan and the City's tree bylaw.



Next Steps

- May/June 2021
 - Indigenous engagement on the OPR and policy paper
 - Community and stakeholder engagement on the OPR policy paper
- Q3 2021 to Q1 2022 – release of draft Official Plan policies and Official Plan amendment for engagement
- Q2 2022 – recommended Official Plan amendment to be brought forward for Council decision

