



**Shaping** Guelph

**Official Plan  
Review  
Community  
Engagement  
Summary  
Report**

June 2022

[guelph.ca/officialplan](http://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

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

<b>Engagement or communication method</b>	<b>Outreach completed</b>	<b>Number of participants/ people reached</b>	<b>Purpose- promote engagement</b>	<b>Purpose - provide information</b>	<b>Purpose - receive feedback</b>
	statutory open house				
<b>Mailouts to all Rolling Hills Area property owners</b>	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,
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- The Provincial Policy Statement (2020), and
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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.

<b>Engagement tool</b>	<b>Reach</b>
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"><li>○ 11 engaged</li><li>○ 205 aware</li><li>○ 122 informed</li><li>○ 58 downloads of the Draft OPA 80 document</li></ul>
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 Bomberry, 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, Nbisiing 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](mailto: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 30<sup>th</sup> to 60<sup>th</sup> 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 1<sup>st</sup>, 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 *A 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 Bomberry, 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.

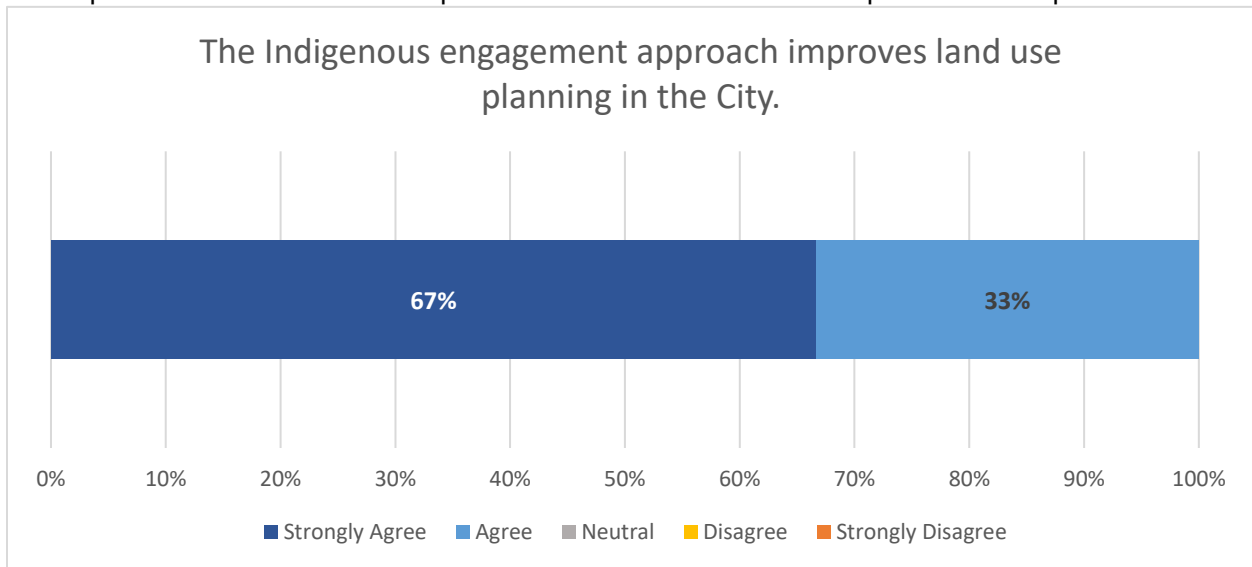


Figure 1: Participants' response to "The Indigenous engagement approach improves land use planning in the City."

### 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.

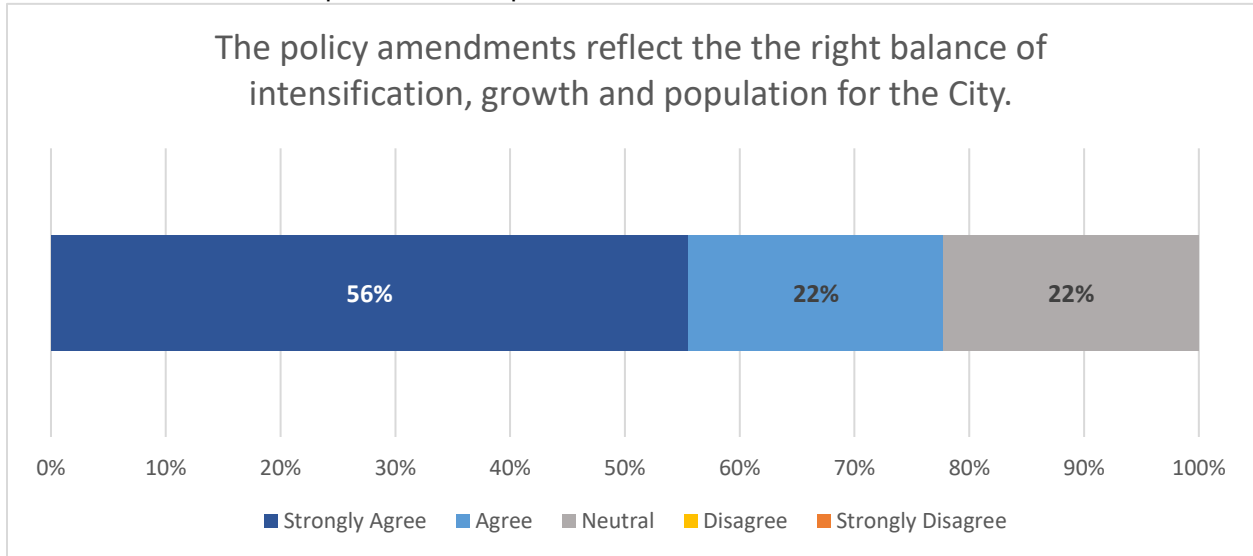


Figure 2: Participants' response to "The policy amendments reflect the right balance of intensification, growth and population for the City."

### 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.

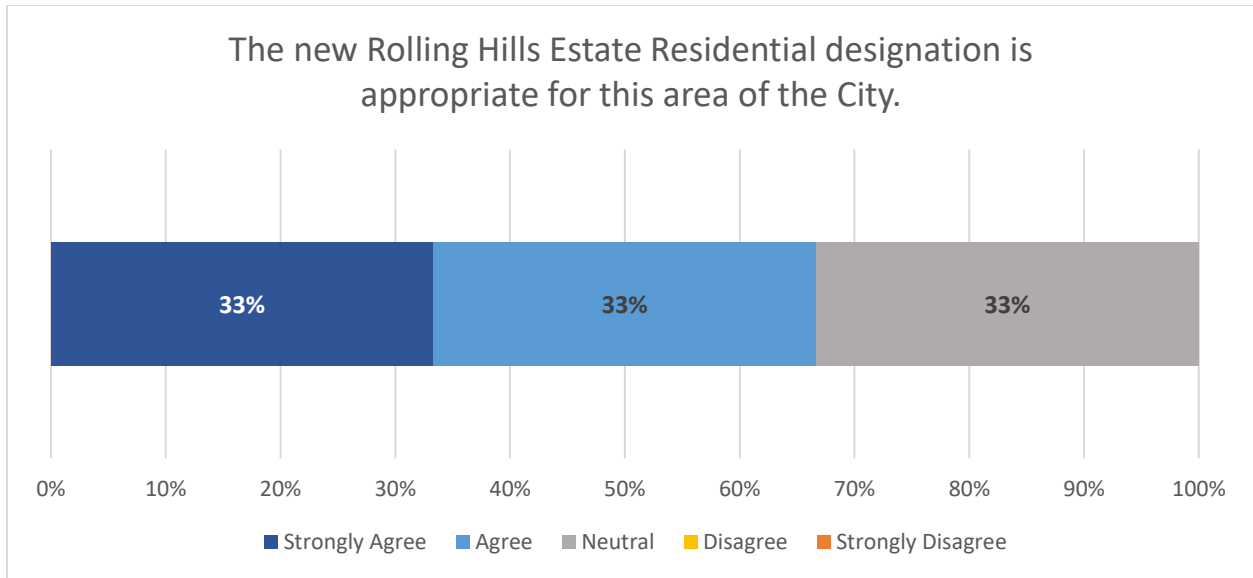


Figure 3: Participants' response to "The new Rolling Hills Estate Residential designation is appropriate for this area of the City."

*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.

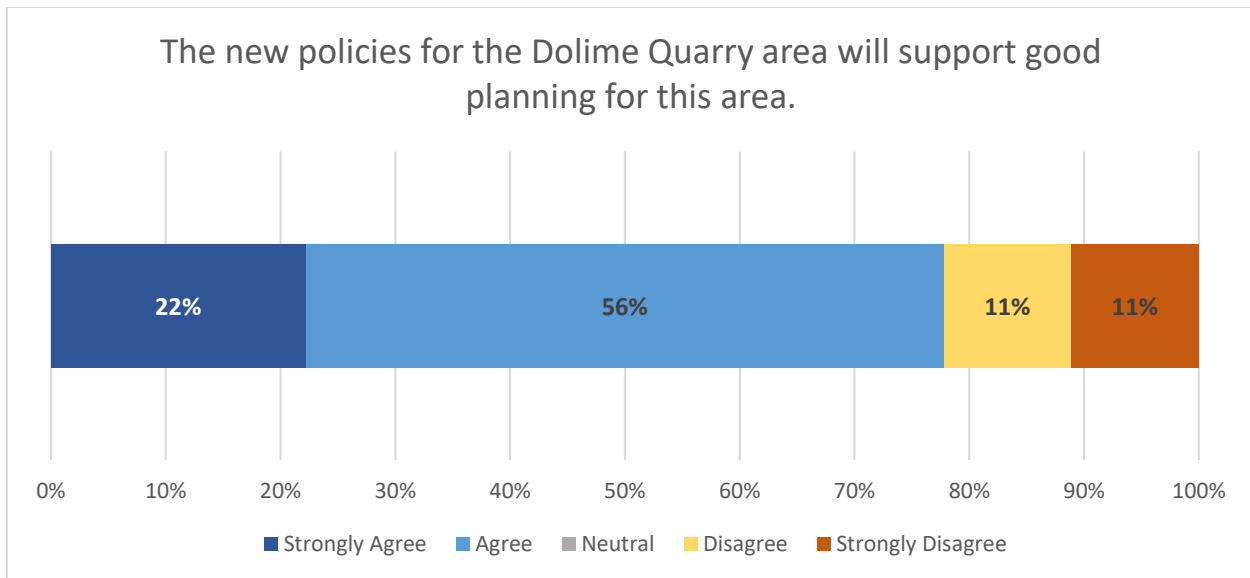


Figure 4: Participants' response to "The new policies for the Dolime Quarry area will support good planning for this area."

#### 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 polices?**

- 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 Amendment? 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.