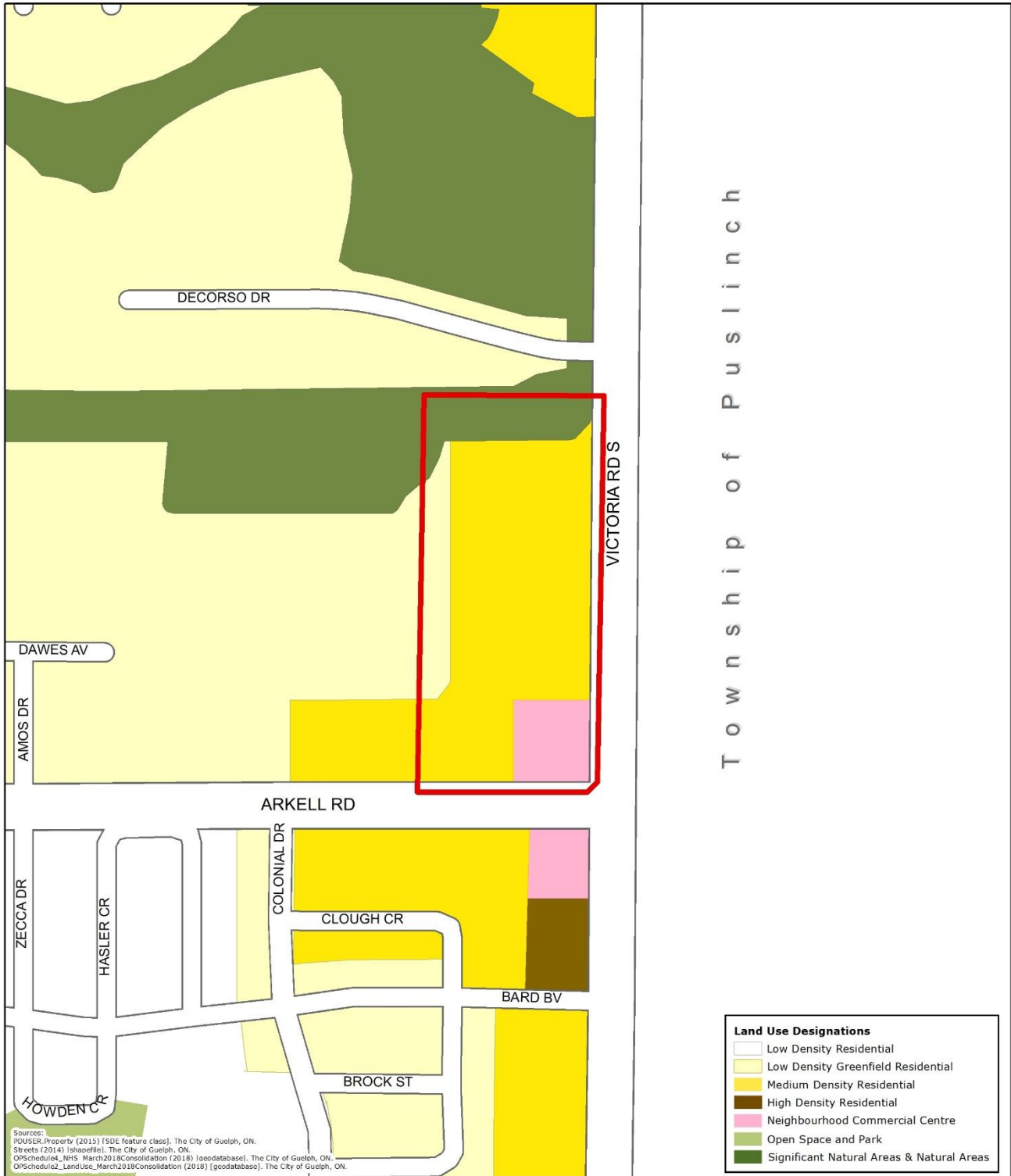
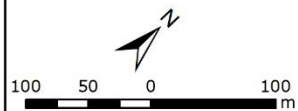


# Attachment-6 Official Plan Amendment 48 Land Use Designations and Policies



Township of Puslinch



## 2001 OFFICIAL PLAN MARCH 2018 CONSOLIDATION LAND USE DESIGNATIONS 388 Arkell Road



Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
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## **Attachment-6 Official Plan Amendment 48 Land Use Designations and Policies (continued)**

### **9.3.3 Low Density Greenfield Residential**

This designation applies to residential areas within the greenfield area of the city. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

#### **Permitted Uses**

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

#### **Height and Density**

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

### **9.3.4 Medium Density Residential**

The use of land within the Medium Density Residential Designation will be medium density housing forms.

#### **Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  1. multiple unit residential buildings, such as townhouses and apartments.

#### **Height and Density**

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
3. The maximum net density is 100 units per hectare and not less than a minimum net density of 35 units per hectare.

#### **9.3.1.2 Non-Residential Uses in Residential Designations**

1. Within the residential designations of this Plan, a variety of small-scale non-residential uses may be permitted that are complementary to and serve the needs of residential neighbourhoods. Such non-residential uses include:
  - i) schools;
  - ii) places of worship;
  - iii) child care centres;
  - iv) municipal open space, parks, trails and recreation facilities; and

- v) *convenience commercial* uses limited to a maximum *gross floor area* of 400 square metres on a property.
2. Non-residential uses shall be developed in a manner that is *compatible* with adjoining residential properties and which preserves the amenities of the residential neighbourhood.
  3. In addition to the Urban Design policies of this Plan, non-residential uses shall:
    - vi) be located on an arterial or collector road;
    - vii) be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
    - viii) have adequate landscaping and screening to promote *compatibility* with adjacent activities;
    - ix) have sufficient off-street parking, circulation and access points; and
    - x) have adequate municipal services.

#### **9.4.5 Neighbourhood Commercial Centre**

Neighbourhood Commercial Centres are identified on Schedule 2 of this Plan.

##### **Objectives**

- a) To establish local convenience and neighbourhood commercial uses within a convenient walking distance of residential areas.
- b) To ensure Neighbourhood Commercial Centres are developed in a cohesive and coordinated manner that is *compatible* with the surrounding residential neighbourhood.
- c) To primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts.
- d) To be connected to surrounding neighbourhoods through the City's pedestrian trails, walkways and by transit.

##### **Policies**

1. The Neighbourhood Commercial Centre designations on Schedule 2 recognize the existing centres within the city and identify the general location of new Neighbourhood Commercial Centres.
2. To prevent the creation of strip commercial development comprising a series of Neighbourhood Commercial Centres located adjacent to one another along a major street, it is the general requirement of this Plan that designated Neighbourhood Commercial Centres have a minimum distance separation from one another of 500 metres.
3. A Neighbourhood Commercial Centre shall have a maximum total commercial *gross floor area* of 6,500 square metres (70,000 square feet) of *gross floor area*.
4. Notwithstanding policy 9.4.5.3, the existing Neighbourhood Commercial Centres listed below will be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of commercial *gross floor area*:
  - Speedvale Avenue at Stevenson Street

- Victoria Road at Grange Street
  - Kortright Road at Edinburgh Road
  - Harvard Road at Gordon Street
  - Kortright Road at Gordon Street
  - Wellington Street at Imperial Road.
5. A Neighbourhood Commercial Centre shall only be extended or enlarged to provide more than the permitted maximum commercial *gross floor area* by amendment to this Plan and shall require a Market Impact Study.
  6. The maximum *gross floor area* of an individual retail use within a Neighbourhood Commercial Centre shall be 3,250 square metres (35,000 square feet).
  7. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines, and will incorporate measures into the approval of *Zoning By-laws* and Site Plans to ensure conformity.
  8. Where new *development* occurs within a Neighbourhood Commercial Centre, adjacent lands will be integrated in terms of internal access roads, entrances from public streets, access to common parking areas, open space, urban squares, grading and stormwater management systems.
  9. *Development* within the Neighbourhood Commercial Centre designation will be designed to be connected to the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near transit facilities.
  10. Applications for the purpose of establishing or expanding a Neighbourhood Commercial Centre designation will be required to satisfy the following criteria:
    - xi) located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;
    - xii) the location will contribute to the creation of a compact, well-defined node oriented to a major intersection and does not promote the creation of 'strip commercial' development along a major street;
    - xiii) designed in a manner that is *compatible* with the building design and use of surrounding properties;
    - xiv) the location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
    - xv) adequate site area will be provided for parking, loading and all other required facilities; and
    - xvi) adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties.
  11. Development proposals that would decrease the existing commercial *gross floor area* within a Neighbourhood Commercial Centre by more than 25 per cent or that would provide commercial *gross floor area* at less than .15 FSI will require a Commercial Function Study in accordance with the policies of this Plan.

## **Permitted Uses**

12. The following uses may be permitted in Neighbourhood Commercial Centres, subject to the applicable provisions of this Plan:
  - i) commercial, retail and service uses;
  - ii) small-scale offices;
  - iii) community services and facilities;
  - iv) live/work;
  - v) multiple unit residential within mixed-use buildings; and
  - vi) urban squares.