

## Attachment 14 - Planning Analysis

### Demonstration of How the City of Guelph Comprehensive Zoning By-law (“CZBL”) Conforms to the Planning Act, 1990

The Planning Act, 1990 (“the Act”) is provincial legislation that sets out the legal requirements for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Act provides the basis for considering provincial interests.

Section	Policies	Conformity with the Section of the Act
<p><b>2 Provincial Interest</b></p>	<p>The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,</p> <ul style="list-style-type: none"> <li>(a) The protection of ecological systems, including natural areas, features and functions;</li> <li>(b) The protection of the agricultural resources of the Province;</li> <li>(c) The conservation and management of natural resources and the mineral resource base;</li> <li>(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</li> <li>(e) The supply, efficient use and conservation of energy and water;</li> <li>(f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</li> <li>(g) The minimization of waste;</li> <li>(h) The orderly development of safe and healthy communities;</li> </ul>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL zones the City of Guelph’s Natural Heritage System to protect natural areas, recognize their role as natural assets, and to better prepare the City of Guelph for a changing climate.</li> <li>• The City of Guelph CZBL proposed to establish ‘Schedule B-2 Brooklyn and College Hill Heritage Conservation District Overlay’ to appropriately regulate the conservation of significant built heritage resources and significant cultural heritage landscapes in this area.</li> <li>• The City of Guelph CZBL incorporates results from City of Guelph Master Plans and Action Plans that incorporate planned infrastructure and make efficient use of existing infrastructure for the efficient supply of groundwater.</li> <li>• The City of Guelph CZBL has included provisions to regulate the appropriate location and screening of waste and recycling areas associated with development.</li> <li>• The City of Guelph CZBL has regulations for accessible parking, accessible driveways and supportive housing to ensure that accessibility for persons with disabilities can be maintained.</li> </ul>

Section	Policies	Conformity with the Section of the Act
	<p>(h) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</p> <p>(i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;</p> <p>(j) The adequate provision of a full range of housing, including affordable housing;</p> <p>(k) The adequate provision of employment opportunities;</p> <p>(l) The protection of the financial and economic well-being of the Province and its municipalities;</p> <p>(m) The co-ordination of planning activities of public bodies;</p> <p>(n) The resolution of planning conflicts involving public and private interests;</p> <p>(o) The protection of public health and safety;</p> <p>(p) The appropriate location of growth and development;</p> <p>(q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</p> <p>(r) The promotion of built form that,</p> <ol style="list-style-type: none"> <li>a. Is well-designed,</li> <li>b. Encourages a sense of place, and</li> <li>c. Provides for public spaces that are of high quality, safe,</li> </ol>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL will permit a full range of housing, including affordable housing, in low-, medium-, and high-density zones to support appropriate growth.</li> <li>• This includes eliminating exclusionary zoning, in line with O.Reg 299/19.</li> <li>• The City of Guelph CZBL encourages steady and diverse economic growth by identifying a broad range of permitted uses within the commercial and employment zones. The definitions of these permitted uses have been updated to reflect modern employment sectors. These uses and the provisions for each zone will also ensure compatibility with surrounding uses.</li> <li>• The City of Guelph CZBL has undergone extensive community consultation and co-ordination with members of the public, stakeholders, agencies and boards and the final draft reflects feedback received in an appropriate manner.</li> <li>• The City of Guelph CZBL proposes to establish 'Schedule B-8 Floodplain Overlay' and 'Schedule B-9 Special Policy Area Overlay' to appropriately regulate or prohibit development within these hazard areas.</li> <li>• The City of Guelph CZBL has established zones that align with and add further policy provisions for the City of Guelph's Strategic Growth Areas which are the appropriate location of growth and development.</li> <li>• The City of Guelph CZBL has developed appropriate provisions to facilitate appropriate forms of development intended</li> </ul>

Section	Policies	Conformity with the Section of the Act
	<p style="text-align: center;">accessible, attractive and vibrant;</p> <p>(s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.</p>	<p>to be compatible with and reflective of the existing built form.</p> <ul style="list-style-type: none"> <li>• This includes appropriate setbacks, step backs, angular planes, and minimum open space requirements.</li> <li>• The City of Guelph CZBL updates parking rates and adds bicycle parking and electric vehicle parking requirements that support forms of active transportation and transit, and encourage pedestrian oriented neighbourhoods, that will reduce the environmental impact of future growth.</li> <li>• These regulations will, in time, help to improve air quality, reduce greenhouse gas emissions, and promote a compact built form throughout the City of Guelph.</li> </ul>

**Demonstration of How the City of Guelph Comprehensive Zoning By-law (“CZBL”) is Consistent with the Provincial Policy Statement, 2020**

The Provincial Policy Statement, 2020 (“the PPS”) is issued under Section 3 of the Planning Act, 1990 and came into effect on February 28, 2020. The PPS establishes a policy framework for land use in Ontario and provides policy direction on matters of provincial interest related to land use planning as stated under Section 2 of the Planning Act, 2020.

Section	Policies	Consistency with the Policy Section
<p><b>1.0 Building Strong Healthy Communities</b></p>	<p>Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL establishes appropriate provisions, regulations, and land uses to implement the land use framework of the City of Guelph Official Plan.</li> <li>• The City of Guelph CZBL will eliminate exclusionary residential zoning and introduce a range of residential uses,</li> </ul>

Section	Policies	Consistency with the Policy Section
	<p>patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.</p> <p><b>Key Policy Headings:</b></p> <p>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</p> <p>1.1.3 Settlement Areas</p> <p>1.2 Coordination</p> <p>1.2.6 Land Use Compatibility</p> <p>1.3 Employment</p> <p>1.3.2 Employment Areas</p> <p>1.4 Housing</p> <p>1.5 Public Spaces, Recreation, Parks, Trails and Open Space</p> <p>1.6 Infrastructure and Public Service Facilities</p> <p>1.6.6 Sewage, Water and Stormwater</p> <p>1.6.7 Transportation Systems</p> <p>1.6.8 Transportation and Infrastructure Corridors</p>	<p>including supportive housing, to make more efficient use of underutilized lands.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL will allow for a range of housing options, including additional residential units, in all residential zones.</li> <li>• The City of Guelph CZBL will also permit a range of housing densities, including low-, medium-, and high-density housing in areas that can support appropriate growth.</li> <li>• The City of Guelph CZBL establishes mixed-use zones that permit a range of uses within intensification areas. These areas provide opportunities for intensification and redevelopment, with a range of housing options and minimum intensification targets in transit-supportive areas.</li> <li>• The City of Guelph CZBL will allow a range of employment, institutional, and industrial uses to meet long-term employment needs of the City.</li> <li>• The City of Guelph CZBL also implements the City's Official Plan policies protecting Employment Lands from sensitive uses by applying appropriate provisions for Employment Zones which do not permit sensitive uses.</li> <li>• The entirety of the City of Guelph is located within a Settlement Area as defined by the PPS. Therefore, growth and development will be on full municipal servicing.</li> <li>• The City of Guelph CZBL implements the Official Plan framework as it relates to the</li> </ul>

Section	Policies	Consistency with the Policy Section
	<p>1.6.10 Waste Management</p> <p>1.6.11 Energy Supply</p> <p>1.7 Long-Term Economic Prosperity</p> <p>1.8 Energy Conservation, Air Quality and Climate Change</p>	<p>focus of growth and development within the City's urban boundary.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL incorporates results from City of Guelph Master Plans and Action Plans that incorporated planned infrastructure and make efficient use of existing infrastructure.</li> <li>• Holding symbols have been included in the new CZBL, where appropriate, to ensure infrastructure and public service facilities are available to meet current and projected needs.</li> <li>• The City of Guelph CZBL updates parking rates and adds bicycle parking and electric vehicle parking requirements that support forms of active transportation and transit, and encourage pedestrian oriented neighbourhoods, that will reduce the environmental impact of future growth.</li> <li>• These regulations will, in time, help to improve air quality, reduce greenhouse gas emissions, and promote a compact built form throughout the City of Guelph.</li> <li>• The City of Guelph CZBL implements the City of Guelph Official Plan which has identified appropriate locations for growth, including our Downtown, intensification nodes and corridors.</li> <li>• The City of Guelph CZBL has pre-zoned currently underutilized lands to attract intensification and redevelopment of these areas with appropriate development standards.</li> <li>• The City of Guelph CZBL also zones the City of Guelph's Natural Heritage System to</li> </ul>

Section	Policies	Consistency with the Policy Section
		<p>protect Natural Heritage Features from development, recognize their role as natural assets, and to better prepare the City of Guelph for a changing climate.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL proposes to establish 'Schedule B-8 Floodplain Overlay' and 'Schedule B-9 Special Policy Area Overlay' to appropriately regulate or prohibit development within these hazard areas.</li> <li>• The City of Guelph CZBL establishes park land and open space zones.</li> <li>• The CZBL promotes the establishment of green infrastructure by requiring minimum landscaped open space, buffer strips, provisions for green roofs and limits the amount of impervious surfaces in order to provide greenspace that will support stormwater management, street trees and permeable surfaces.</li> <li>• The CZBL proposed built form standards that promote well-designed built form.</li> <li>• The City of Guelph CZBL proposes to establish 'Schedule B-2 Brooklyn and College Hill Heritage Conservation District Overlay' to conserve certain features of the cultural heritage landscape.</li> </ul>
<p><b>Section 2.0 Wise Use and Management of Resources</b></p>	<p>Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL will implement the environmental and natural heritage system policies of Chapter 4 of the City of Guelph Official Plan through the Natural Heritage System (NHS) zone.</li> <li>• The City of Guelph CZBL zones the City of Guelph's Natural Heritage System to protect these lands from development and to better</li> </ul>

Section	Policies	Consistency with the Policy Section
	<p><b>Key Policy Headings:</b></p> <p>2.1 Natural Heritage</p> <p>2.2 Water</p> <p>2.6 Cultural Heritage and Archaeology</p>	<p>prepare the City of Guelph for a changing climate.</p> <ul style="list-style-type: none"> <li>• Development will be directed away from natural heritage features and areas including areas of natural and scientific interest (ANSIs), fish habitat, provincially significant wetlands, locally significant wetlands, rivers, streams and inland lake systems and riparian corridors.</li> <li>• The City of Guelph CZBL proposes to establish 'Schedule B-11 Wellhead Protection Area Overlay' to protect existing and future sources of municipal drinking water.</li> <li>• The City of Guelph CZBL proposed to establish 'Schedule B-2 Brooklyn and College Hill Heritage Conservation District Overlay' to appropriately regulate the conservation of significant built heritage resources and significant cultural heritage landscapes in this area.</li> </ul>
<p><b>Section 3.0 Protecting Public Health and Safety</b></p>	<p>Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards.</p> <p>Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p> <p>Mitigating potential risk to public health or safety or of property damage from natural</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL proposes to establish 'Schedule B-8 Floodplain Overlay' and 'Schedule B-9 Special Policy Area Overlay.'</li> <li>• The City of Guelph CZBL does not permit development within the Floodway portion of the floodplain.</li> <li>• The CZBL proposes to limit permitted uses within the flood fringe portion of the floodplain overlay and the special policy area overlay.</li> </ul>

Section	Policies	Consistency with the Policy Section
	<p>hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together.</p> <p><b>Key Policy Headings:</b></p> <p>3.1 Natural Hazards</p>	
<p><b>Section 4.0 Implementation and Interpretation</b></p>	<p>4.4 This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.</p> <p>4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.</p> <p>In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL has regulations for accessible parking, accessible driveways and supportive housing in a manner that is consistent with the Accessibility for Ontarians with Disabilities Act and the Ontario Human Rights Code.</li> <li>• The City of Guelph CZBL and proposed Official Plan Amendment are consistent with the Provincial Policy Statement, 2020 as an integrated policy framework.</li> </ul>

**Demonstration of How the City of Guelph Comprehensive Zoning By-law (“CZBL”) Conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020**



A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) was prepared and approved under the Places to Grow Act, 2005 and updated on August 28, 2020. The Growth Plan establishes a planning framework for growth and development in the Greater Golden Horseshoe. The Growth Plan sets out population and employment forecasts for land use planning in the Greater Golden Horseshoe to 2051. The Planning Act requires that decisions affecting a planning matter in the Greater Golden Horseshoe conform with the Growth Plan.

Section	Policies	Conformity with the Policy Section
<p><b>2 Where and How to Grow</b></p>	<p>The infrastructure framework in this Plan requires that municipalities undertake an integrated approach to land use planning, infrastructure investments, and environmental protection to achieve the outcomes of the Plan. Co-ordination of these different dimensions of planning allows municipalities to identify the most cost-effective options for sustainably accommodating forecasted growth to the horizon of this Plan to support the achievement of complete communities.</p> <p><b>Key Policy Headings:</b></p> <p>2.2.1 Managing Growth</p> <p>2.2.2 Delineated Built-up Areas</p> <p>2.2.3 Urban Growth Centres</p> <p>2.2.4 Transit Corridors and Station Areas</p> <p>2.2.5 Employment</p> <p>2.2.6 Housing</p> <p>2.2.7 Designated Greenfield Areas</p>	<ul style="list-style-type: none"> <li>• In accordance with Section 2 of the Growth Plan, the City of Guelph CZBL will focus growth in the delineated built-up area, strategic growth areas, and locations with existing or planned transit, all within the settlement area boundary.</li> <li>• Increased height and density permissions, in accordance with the City of Guelph Official Plan, in strategic growth areas will optimize municipal infrastructure. Holding symbols are used in strategic locations to ensure that municipal infrastructure is adequate to support the developments permitted.</li> <li>• The City of Guelph CZBL will permit a diverse mix of land uses, including various residential, mixed-use and employment uses. This will include a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate the needs of all household sizes and incomes. This also includes supportive housing so that people across the housing continuum have a safe housing option. This will support the achievement of complete communities.</li> <li>• The City of Guelph CZBL implements the urban design policies of the City of Guelph Official Plan through a number of urban design provisions to promote a high quality compact built form in various forms of uses. This includes angular plane requirements, landscaped open space requirements, length of building requirements, etc.</li> </ul>

Section	Policies	Conformity with the Policy Section
		<ul style="list-style-type: none"> <li>• The City of Guelph CZBL will help to ensure that the City of Guelph meets its minimum intensification target by eliminating exclusionary zoning and supporting gentle density in existing neighbourhoods.</li> <li>• The City of Guelph CZBL also “pre-zones” land within our existing urban boundary to allow for various intensification projects.</li> <li>• The City of Guelph CZBL proposes to establish ‘Schedule B-8 Floodplain Overlay’ and ‘Schedule B-9 Special Policy Area Overlay’ where development is directed away from hazardous lands.</li> <li>• The CZBL proposes to permit urban agriculture in all zones, except within the natural heritage system.</li> <li>• The CZBL proposes to establish ‘Schedule B-13 Low Density Greenfield Residential Overlay’ which implements the Official Plan designation, permitting additional height and density.</li> </ul>
<b>3 Infrastructure to Support Growth</b>	<p>The infrastructure framework in this Plan requires that municipalities undertake an integrated approach to land use planning, infrastructure investments, and environmental protection to achieve the outcomes of the Plan. Co-ordination of these different dimensions of planning allows municipalities to identify the most cost-effective options for sustainably accommodating forecasted growth to the horizon of this Plan to support the achievement of complete communities. It is estimated that over 30 per cent of infrastructure capital costs, and 15 per cent of operating costs, could be saved by moving</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL will assist in the efficient utilization of existing municipal services by zoning for growth in appropriate areas of the City of Guelph. The City of Guelph CZBL uses holding symbols in part to ensure that municipal infrastructure is adequate and available prior to development occurring.</li> <li>• The City of Guelph CZBL supports a balance of transportation choices, including active transportation by introducing provisions for bicycle parking. The City of Guelph CZBL also revises parking provisions to ensure an oversupply of parking is not being provided, particularly within defined intensification nodes and corridors, and reduce reliance on the automobile, promote transit,</li> </ul>

Section	Policies	Conformity with the Policy Section
	<p>from unmanaged growth to a more compact built form.</p> <p><b>Key Policy Headings:</b></p> <p>3.2.1 Integrated Planning</p> <p>3.2.2 Transportation – General</p> <p>3.2.3 Moving People</p> <p>3.2.6 Water and Wastewater Systems</p> <p>3.2.7 Stormwater Management</p> <p>3.2.8 Public Service Facilities</p>	<p>create pedestrian oriented neighbourhoods, and reduce greenhouse gas emissions.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL implements the transportation demand management policies established in the City’s Official Plan and Transportation Master Plan.</li> <li>• The City of Guelph CZBL proposes increased height and density permissions within the Official Plan identified nodes and intensification corridors which align with existing and planned high transit service levels</li> <li>• The City of Guelph CZBL permits infrastructure where required, and zones for major utility to recognize utility uses that are operated by the City or under agreement with the City, and serve a city-wide function.</li> <li>• The CZBL promotes the establishment of green infrastructure by requiring minimum landscaped open space, buffer strips, provisions for green roofs and limits the amount of impervious surfaces in order to provide greenspace that will support stormwater management, street trees and permeable surfaces.</li> <li>• The City of Guelph CZBL enables public service facilities by permitting community centres and specialized regional attractions in the Community Park zone and Regional Park zone respectively.</li> <li>• The institutional zone permits hospitals and schools as appropriate.</li> </ul>
<p><b>4 Protecting What is Valuable</b></p>	<p>The GGH contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources. These lands, features</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL zones the City of Guelph’s Natural Heritage System to protect these lands from development, recognize their role as natural assets, and to better prepare the City of Guelph for a changing climate.</li> </ul>

Section	Policies	Conformity with the Policy Section
	<p>and resources are essential for the long-term quality of life, economic prosperity, environmental health, and ecological integrity of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.</p> <p><b>Key Policy Headings:</b></p> <p>4.2.1 Water Resource Systems</p> <p>4.2.2 Natural Heritage System</p> <p>4.2.3 Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features</p> <p>4.2.4 Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features</p> <p>4.2.5 Public Open Space</p> <p>4.2.7 Cultural Heritage Resources</p> <p>4.2.10 Climate Change</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL proposes to establish ‘Schedule B-8 Floodplain Overlay’ and ‘Schedule B-9 Special Policy Area Overlay’ to appropriate regulate or prohibit development within these hazard areas.</li> <li>• The City of Guelph CZBL proposes to establish park land and open space zones.</li> <li>• The City of Guelph CZBL proposes to establish ‘Schedule B-2 Brooklyn and College Hill Heritage Conservation District Overlay’ to appropriately regulate the conservation of significant built heritage resources and significant cultural heritage landscapes in this area.</li> <li>• The City of Guelph CZBL updates parking rates and adds bicycle parking and electric vehicle parking requirements that support forms of active transportation and transit, and encourage pedestrian oriented neighbourhoods, that will reduce the environmental impact of future growth.</li> <li>• The City of Guelph CZBL introduces mixed-use zones that permit a range of uses within established intensification areas. These areas provide opportunities for intensification and redevelopment, with a range of housing options and minimum intensification targets in transit-supportive areas.</li> <li>• These regulations will, in time, help to improve air quality, reduce greenhouse gas emissions, and promote a compact built form throughout the City of Guelph.</li> <li>• The CZBL will permit urban agriculture in all zones, except within the natural heritage system. This will provide opportunities to contribute to the local food system.</li> </ul>

Section	Policies	Conformity with the Policy Section
		<ul style="list-style-type: none"> <li>The CZBL promotes the establishment of green infrastructure by requiring minimum landscaped open space, buffer strips, provisions for green roofs and limits the amount of impervious surfaces in order to provide greenspace that will support stormwater management, street trees and permeable surfaces.</li> </ul>
<b>5 Implementation and Interpretation</b>	Where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of the decision as it relates to the policies of this Plan which require comprehensive municipal implementation.	<ul style="list-style-type: none"> <li>The City of Guelph CZBL is consistent with and conforms to the integrated policy framework, including the Provincial Policy Statement, the Growth Plan, and the City of Guelph Official Plan.</li> </ul>

**Demonstration of How the City of Guelph Comprehensive Zoning By-law (“CZBL”) Conforms to the City of Guelph Official Plan**

The City of Guelph’s Official Plan (Office Consolidation February 2022) is a statement of goals, objectives and policies that guide the City of Guelph’s growth and development to 2031. The City of Guelph’s Official Plan has been prepared and enacted in accordance with the provisions of the Planning Act.

Chapter	Key Objectives	Conformity with the Chapter
<b>2 Strategic Directions</b>	<b>1. Planning a Complete and Healthy Community</b>  a) Utilize an interdisciplinary approach to planning whereby decisions are made with an understanding of the ecological, social, cultural and economic interrelationships and	<ul style="list-style-type: none"> <li>The City of Guelph CZBL implements the City of Guelph Official Plan to focus growth within the urban boundary.</li> <li>The City of Guelph CZBL has established zones that align with and complement the broad community structure of the municipality shown on Schedule 2 of the City of Guelph Official Plan.</li> <li>The City of Guelph CZBL will implement an appropriate range and mix of uses, including a</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>implications for any particular course of action.</p> <p>b) Ensure an appropriate range and mix of employment opportunities, local services, community infrastructure, housing including affordable housing and other land uses are provided to meet current and projected needs to the year 2031.</p> <p>c) Provide for urban growth and land use patterns that ensures efficient use of public expenditures and municipal financial sustainability over the long term.</p> <p>d) Ensure that development is planned to meet the goals, objectives and policies of this Plan.</p> <p>e) Encourage steady and diverse economic growth while striving to achieve a balanced tax assessment ratio and a wide range of employment opportunities.</p> <p>f) Promote opportunities for employment in the emerging high-tech “knowledge based” sectors including environmental management and technology and agri-food technology.</p> <p>g) Foster sustainable local food systems.</p> <p>h) Preserve and enhance a safe, liveable and healthy community.</p> <p><b>2. Protecting what is Valuable</b></p>	<p>range of housing options and commercial, industrial, institutional, and open space uses to be provided in areas that will optimize the use of land, resources and public investment in infrastructure and public service facilities to meet long-term needs.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL promotes the efficient use of municipal infrastructure by permitting an appropriate range and mixture of uses where municipal infrastructure can support and establishing minimum lot frontages, lot areas, or density requirements where appropriate. The City of Guelph CZBL also uses holding symbols, in appropriate areas, to facilitate the development of municipal infrastructure upgrades.</li> <li>• The CZBL will permit urban agriculture in all zones, except within the natural heritage system. This will provide opportunities to contribute to the local food system.</li> <li>• The CZBL updated the definition of manufacturing to allow for innovative indoor agricultural based manufacturing uses.</li> <li>• The City of Guelph CZBL will protect the Natural Heritage System by appropriating zoning Natural Heritage Features and generally not permitting development in Natural Heritage Features.</li> <li>• The CZBL promotes the establishment of green infrastructure by requiring minimum landscaped open space, buffer strips, provisions for green roofs and limits the amount of impervious surfaces in order to provide greenspace that will support stormwater management, street trees and permeable surfaces.</li> <li>• The City of Guelph CZBL encourages steady and diverse economic growth by identifying a broad</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<ul style="list-style-type: none"> <li>a) Ensure that land use planning provides for a diverse and inclusive city.</li> <li>b) Protect, maintain, enhance and restore natural heritage features and functions and biodiversity of the City's Natural Heritage System to the greatest extent possible and support linkages between and among such systems and features within the city and beyond.</li> <li>c) Enhance the visual identity of the city through protecting and celebrating the City's cultural heritage resources.</li> <li>d) Establish and implement policies and actions that will contribute to achieving the targets of the City's Community Energy Plan.</li> <li>e) Support an integrated approach to meeting the energy needs of the community by designing places and buildings in a way that minimizes consumption of energy and water and production of waste whereby supporting an increasingly low carbon footprint.</li> <li>f) Promote opportunities for the use and generation of renewable and alternative energy systems.</li> <li>g) Decouple energy consumption from population growth.</li> <li>h) Advance innovation by building on the synergies between infrastructure, built form and climate change imperatives.</li> </ul>	<p>range of permitted uses within the commercial and employment zones. The definitions of these permitted uses have been updated to reflect modern employment sectors. These uses and the provisions for each zone will also ensure compatibility with surrounding uses.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL promotes varied transportation choices, especially active transportation, by introducing provisions for bicycle parking. Shift to a more sustainable form of automobile travel is also supported with requirements for electric vehicle parking.</li> <li>• Parking requirements have also been reduced within intensification areas to recognize the variety of transportation options available and encourage more active transportation and transit use.</li> <li>• The City of Guelph CZBL has undergone extensive community consultation with members of the public, stakeholders, agencies and committees and the final draft reflects feedback received.</li> <li>• The City of Guelph zoning bylaw (1995)-14864, was amended in 2017 to implement the Downtown Secondary Plan. The City of Guelph CZBL continues to implement the Downtown Secondary Plan through uses, regulations, and appropriate performance standards.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p><b>3. Transportation</b></p> <p>a) Develop a safe, efficient, convenient and sustainable transportation system that provides for all modes of travel including cycling and walking to support sustainable land use patterns.</p> <p><b>4. Municipal Services</b></p> <p>a) Direct development to those areas where full municipal services and related infrastructure are existing or can be made available, while considering existing land uses, natural heritage systems, development constraints, fiscal sustainability, development costs and related factors.</p> <p>b) Protect, maintain, enhance and sustainably manage the finite groundwater and surface water resources that are needed to support the City's existing and planned growth and natural systems.</p> <p>c) Promote the effective management of waste to ensure protection of the natural and built environment.</p> <p><b>5. Community Infrastructure</b></p> <p>a) Ensure an accessible, connected open space, park and trail system and sustainable network of</p>	



Chapter	Key Objectives	Conformity with the Chapter
	<p>recreational facilities necessary to promote a physically active and healthy community that meets resident needs for active and passive recreation activities.</p> <ul style="list-style-type: none"> <li>b) Provide an appropriate supply and distribution of community facilities to meet the social, health and education needs of existing and future residents in a manner that maximizes accessibility.</li> <li>c) Recognize the Speed and Eramosa Rivers as a vibrant and dynamic component of the city, along with their designation as a Canadian Heritage River which highlights their cultural and recreational opportunities.</li> <li>d) Ensure that an adequate supply, range and geographic distribution of housing types including affordable housing, special needs housing and supporting amenities are provided to satisfy the needs of the community.</li> </ul> <p><b>6. Urban Design</b></p> <ul style="list-style-type: none"> <li>a) Preserve, enhance and protect the distinct character of the city and the sense of a community of neighbourhoods.</li> <li>b) Build a compact, mixed-use and transit-supportive community.</li> <li>c) Plan and design an attractive urban landscape that reinforces and enhances Guelph's sense of place</li> </ul>	

Chapter	Key Objectives	Conformity with the Chapter
	<p>and identity while encouraging innovative design and development opportunities.</p> <p>d) Encourage intensification and redevelopment of existing urban areas that is compatible with existing built form.</p> <p><b>7. Downtown</b></p> <p>a) Strengthen the role of the Downtown as a major area for investment, employment and residential uses such that it functions as a vibrant focus of the city.</p> <p><b>8. Implementation</b></p> <p>a) Promote informed public involvement and engagement in a user-friendly planning and development process.</p>	
<p><b>3 Planning a Complete and Healthy Community</b></p>	<p>The City aims to build a compact, vibrant, and complete community for current and future generations that meets the following objectives:</p> <p>A) To provide for a sufficient supply of land within the City's settlement area boundary to accommodate projected growth to the year 2031.</p> <p>B) To direct growth to locations within the built-up area where the capacity exists to best accommodate the expected population and employment growth.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL has established zones that align with the broad structural elements and land use organization of the City of Guelph as shown on Schedule 2 of the Official Plan.</li> <li>• The City of Guelph CZBL supports growth within the settlement area boundary of the municipality.</li> <li>• The City of Guelph CZBL will assist in the direction of growth to locations within the built-up area by eliminating exclusionary zoning, allowing for a range of housing options, including additional residential units, and commercial, industrial, institutional, and open space uses to be provided in areas that will optimize the use of land, resources</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>C) To plan the greenfield area to provide for a diverse mix of land uses at transit-supportive densities.</p> <p>D) To maintain a healthy mix of residential and employment land uses at approximately 57 jobs per 100 residents;</p> <p>E) To maintain a strong and competitive economy by preserving existing employment areas and identifying areas for future employment uses.</p> <p>F) To support a multi-modal transportation network and efficient public transit that links the City's Urban Growth Centre to the rest of the community and surrounding municipalities.</p> <p>G) To reduce overall energy demand with an integrated approach to planning.</p> <p>H) To plan for community infrastructure to support growth in a compact and efficient form.</p> <p>I) To ensure that sustainable energy, water and wastewater services are available to support existing development and future growth.</p> <p>J) To promote protection and enhancement of the City's Natural Heritage System.</p> <p>K) To support the protection and/or conservation of water, energy, air quality and cultural heritage resources, as well as innovative approaches to waste management.</p>	<p>and public investment in infrastructure and public service facilities to meet long-term growth.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL promotes efficient use and planning of municipal infrastructure by permitting an appropriate range and mixture of uses and establishing minimum lot frontage, lot area or density requirements.</li> <li>• The City of Guelph CZBL implements the City of Guelph Official Plan land use compatibility policies when identifying permitted uses and appropriate performance standards within Employment Zones.</li> <li>• The City of Guelph CZBL has also updated commercial and employment zone use definitions to reflect modern employment sectors and to broaden the activities contemplated within each defined use.</li> <li>• The City of Guelph CZBL includes the Natural Heritage System to protect the identified features.</li> <li>• The City of Guelph CZBL promotes varied transportation choices, especially active transportation, by introducing provisions for bicycle parking. Shift to a more sustainable form of automobile travel is also supported with requirements for electric vehicle parking.</li> <li>• Parking requirements have also been reduced within intensification areas to recognize the variety of transportation options available and encourage more active transportation and transit use.</li> <li>• The CZBL will permit urban agriculture in all zones, except within the natural heritage system. This will provide opportunities to contribute to the local food system.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>L) To support transit, walking and cycling for everyday activities.</p> <p>M) To promote opportunities to increase movement of goods by rail.</p> <p>N) To support urban agriculture in appropriate locations throughout the city as a means of encouraging local food production and distribution, reducing transportation needs and fostering community spirit.</p>	
<p><b>4 Protecting What is Valuable</b></p>	<p><b>Key Policy Headings:</b></p> <p>4.1 Natural Heritage System Objectives:</p> <p>a) To implement a systems approach that ensures that the diversity and connectivity of natural features in the city, and the long-term ecological function and biodiversity of the Natural Heritage System is maintained, restored or, where possible improved, recognizing linkages between and among natural heritage features and areas, surface water features, and groundwater features.</p> <p>b) To identify Significant Natural Areas (including Ecological Linkages) for long term protection.</p> <p>c) To identify Natural Areas for further study to determine whether long term protection is warranted.</p> <p>d) To protect endangered and threatened species and their significant habitats.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL implements Natural Hazard policies by establishing ‘Schedule B-8 Floodplain Overlay’ to appropriately regulate or prohibit development within these hazard areas.</li> <li>• The City of Guelph CZBL prohibits most forms of development within the NHS and OS zone which protects Natural Heritage Features from development and recognizes their role as natural assets, in accordance with the Official Plan.</li> <li>• The City of Guelph CZBL will also implement appropriate regulations for electrical vehicles and their infrastructure, the requirement for bicycle parking, and the requirement for landscape open space.</li> <li>• The City of Guelph CZBL proposes to establish ‘Schedule B-8 Floodplain Overlay’ and ‘Schedule B-9 Special Policy Area Overlay.’</li> <li>• The City of Guelph CZBL does not permit development within the Floodway portion of the floodplain.</li> <li>• The CZBL proposes to limit permitted uses within the flood fringe portion of the floodplain overlay and the special policy area overlay.</li> <li>• The City of Guelph CZBL proposed to establish ‘Schedule B-2 Brooklyn and College Hill Heritage</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<ul style="list-style-type: none"> <li>e) To recognize that the Natural Heritage System contributes to important ecosystem services that benefit current and future generations</li> <li>f) To protect, maintain, enhance and restore the Natural Heritage System to the greatest extent possible, while providing for compatible development and activities as identified that do not negatively impact the natural heritage features and areas, and their ecological or hydrologic functions now and in the long term.</li> <li>g) To protect and enhance tree canopy cover while providing for meadow habitat at appropriate locations to support biodiversity.</li> <li>h) To protect significant portions of the Paris Galt Moraine identified by the City in recognition of its role in contributing to wildlife habitat and ecological linkages continuity of the Natural Heritage System, surface water features and groundwater features, biodiversity, aesthetic value in the landscape, and local geologic uniqueness.</li> <li>i) To ensure that the criteria identifying the Natural Heritage System are applied in a transparent and consistent manner.</li> <li>j) To implement an ecosystem based approach on a watershed and subwatershed basis.</li> </ul>	<p>Conservation District Overlay' to appropriately regulate the conservation of significant built heritage resources and significant cultural heritage landscapes in this area.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL does not hinder City of Guelph Official Plan policies to recognize, protect, and conserve archaeological resources within the City of Guelph.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<ul style="list-style-type: none"> <li>k) To provide clear mechanisms for assessing the potential immediate and long term impacts of development, site alteration and other activities on the Natural Heritage System.</li> <li>l) To recognize that natural heritage features and areas in urban settings are subject to a variety of impacts and stresses, and seek to identify opportunities to mitigate against these influences through ongoing stewardship, monitoring and ecological management.</li> <li>m) To foster appreciation and local stewardship of the Natural Heritage System.</li> <li>n) To support the ongoing monitoring and management of the City's Natural Heritage System to ensure its long-term sustainability and resilience in relation to the impacts and stresses associated with being in an urban context, as well as other factors, such as climate change.</li> </ul> <p>4.3 Watershed Planning and Water Resources Objectives:</p> <ul style="list-style-type: none"> <li>a) To use a watershed/subwatershed planning systems approach to inform the identification, evaluation and protection of the natural environment.</li> <li>b) To protect, improve or restore the quality and quantity of the City's</li> </ul>	

Chapter	Key Objectives	Conformity with the Chapter
	<p>surface water and groundwater resources through municipal initiatives and community stewardship.</p> <ul style="list-style-type: none"> <li>c) To practice and encourage effective management of stormwater drainage in order to maintain or enhance the water resources of the city.</li> <li>d) To use stormwater management to assist in regulating the quantity and quality of stormwater run-off to receiving natural watercourses, wetlands and recharge facilities.</li> <li>e) To work with the Grand River Conservation Authority and Lake Erie Source Protection Committee to develop a Source Protection Plan.</li> </ul> <p>4.4 Public Health and Safety: Natural and human made hazards may result in constraints to development on affected and adjacent lands. Precautionary and proactive policy that directs and manages development within or adjacent to these areas is intended to ensure safety and prevent loss of life, reduce property damage, limit social disruption and minimize public and private expenditures.</p> <p>4.6 Climate Change Objectives:</p> <ul style="list-style-type: none"> <li>a) To increase community resiliency to climate change.</li> </ul> <p>4.8 Cultural Heritage Resources Objectives:</p>	

Chapter	Key Objectives	Conformity with the Chapter
	<ul style="list-style-type: none"> <li>a) To maintain and celebrate the heritage character of the city, including built heritage resources, cultural heritage landscapes and archaeological resources.</li> <li>b) To identify, evaluate, list, conserve and protect cultural heritage resources through the adoption and implementation of policies and programs including partnerships amongst various public and private agencies and organizations.</li> <li>c) To enhance the culture of conservation city-wide by promoting cultural heritage initiatives as part of a comprehensive environmental, economic and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous city.</li> <li>d) To ensure that all new development, site alteration, building alteration and additions are contextually appropriate and maintain the integrity of all in situ cultural heritage resource or adjacent protected heritage property.</li> <li>e) To promote and foster the preservation, rehabilitation and adaptive re-use or restoration of built heritage resources and cultural heritage landscapes so that they remain in active use.</li> <li>f) To promote public and private awareness, appreciation and</li> </ul>	



Chapter	Key Objectives	Conformity with the Chapter
	<p>enjoyment of the City’s cultural heritage resources through public programs and activities, heritage tourism and guidance on appropriate conservation practices.</p> <p>g) To maintain a municipal register of properties of cultural heritage value or interest in accordance with the Ontario Heritage Act.</p> <p>h) To identify, designate and conserve built heritage resources and cultural heritage landscapes in accordance with Part IV of the Ontario Heritage Act.</p> <p>i) To identify, designate and conserve Heritage Conservation Districts under Part V of the Ontario Heritage Act.</p> <p>j) To identify, evaluate and conserve heritage trees which satisfy the criteria for determining cultural heritage value or interest as prescribed by regulation under the Ontario Heritage Act.</p> <p>k) To identify, evaluate and conserve archaeological resources and areas of archaeological potential in accordance with the Ontario Heritage Act.</p>	
<p><b>5 Movement of People and Goods – An Integrated Transportation System</b></p>	<p>A) To provide a transportation system, involving all transport modes, to move people and goods safely, efficiently and economically while contributing positively to the social, cultural and natural environments of the city.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL recognizes the importance of active transportation and requires the provisions of bicycle parking spaces and related facilities in various forms of new development.</li> <li>• The City of Guelph CZBL supports more sustainable automobile travel through requirements for electric vehicle parking.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>B) To ensure that the transportation system is accessible and meets the needs of all members of the community.</p> <p>C) To ensure that the transportation system is planned, implemented and maintained in a financially sustainable manner.</p> <p>D) To encourage and support walking and cycling as healthy, safe and convenient modes of transportation all year round and ensure that the design of pedestrian and cycling networks are integrated with other modes of transportation.</p> <p>E) To place a priority on increasing the capacity of the existing transit system and facilitate its efficient expansion, where necessary and feasible, to areas that have achieved, or are planned to achieve, transit-supportive residential and employment densities.</p> <p>F) To aim to increase non-auto mode shares.</p> <p>G) To develop and maintain an appropriate hierarchy of roads to ensure the desired movement of people and goods within and through the city.</p> <p>H) To work in co-operation with Federal, Provincial and other local governments, to create a transportation system that accommodates current and</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL has also updated accessible parking standards to provide safe, convenient and comfortable transportation options for all.</li> <li>• The City of Guelph CZBL has revised vehicle parking requirements and introduces parking adjustment provisions in strategic growth areas.</li> <li>• The City of Guelph CZBL contains provisions for contemplated road widenings.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>anticipated regional transportation movements.</p> <p>l) To reduce the amount of energy used for transportation</p>	
<b>6 Municipal Services and Infrastructure</b>	<p>A) To encourage the efficient use of municipal services and utilities.</p> <p>B) To ensure full municipal services are provided for all forms of development.</p> <p>C) To ensure groundwater resources, on which Guelph's water supply is based and which sustain the area's natural environment, are respected, protected and conserved.</p> <p>D) To promote the retention, repair and upgrading of infrastructure in the older parts of the City.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL establishes several regulations to assist with stormwater management including minimum landscape open space, maximum lot coverage, minimum buffer strip, as appropriate, to promote infiltration and filtration of surface water runoff.</li> <li>• The CZBL promotes the establishment of green and blue roofs.</li> <li>• The CZBL promotes the establishment of green infrastructure by requiring minimum landscaped open space, buffer strips, provisions for green roofs and limits the amount of impervious surfaces in order to provide greenspace that will support stormwater management, street trees and permeable surfaces.</li> <li>• The City of Guelph CZBL identifies infrastructure as a generally permitted use and requires development within the urban boundary to connect to municipal services.</li> <li>• The City of Guelph CZBL has included provisions to regulate the appropriate location and screening of waste and recycling areas associated with development.</li> </ul>
<b>7 Community Infrastructure</b>	<p>7.1 Community Facilities Objectives:</p> <p>a) To promote the maintenance and development of sustainable neighbourhoods by providing community facilities that supports a high quality of life standard for all residents.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL achieves the community facilities objectives of the Official Plan by permitting community centres and specialized regional attractions in the Community Park zone and Regional Park zone respectively.</li> <li>• The City of Guelph CZBL permits a range of community uses including an art gallery,</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>7.2 Affordable Housing Objectives:</p> <ul style="list-style-type: none"> <li>a) To encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures and densities.</li> <li>b) To actively participate in, encourage and promote affordable housing opportunities funded by Provincial and/or Federal programs in conjunction with the Consolidated Municipal Service Manager (Service Manager) to ensure a supply of new affordable housing within the city.</li> <li>c) To encourage and support education and awareness programs with private, public and local community stakeholders to highlight the economic and social advantages of affordable housing.</li> <li>d) To recognize the role of existing housing and additional residential dwelling units in providing choices for a full range of housing, including affordable housing.</li> <li>e) To protect the existing supply of affordable rental housing by regulating demolitions and the conversion of existing rental properties to condominiums or co-ownership housing.</li> <li>f) To promote innovative housing types and forms to ensure affordable</li> </ul>	<p>community centre, conference and convention facility, places of worship, and emergency shelters.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL achieves the affordable housing objectives by permitting a range of affordable housing options, including supportive housing, to provide services and supports to City of Guelph residences.</li> <li>• The City of Guelph CZBL also permits a range of housing options, including supportive housing and additional residential dwelling units, throughout the residential zones and eliminates exclusionary zoning to permit more gentle density.</li> <li>• The City of Guelph CZBL has also created provisions for additional residential dwelling units to ensure that these housing types fit into established neighbourhoods.</li> <li>• The City of Guelph CZBL achieves the Open Space System objectives of the City of Guelph by implementing a range of open space and park zones based on hierarchy and size that would permit public parks and trails.</li> <li>• Community centres are permitted within Community Parks and Regional Parks in accordance with the Recreation, Parks and Culture Strategic Plan.</li> <li>• The uses permitted in the Open Space and Park Zones provide residents with exposure to green spaces while conserving and protecting these spaces.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>housing for all socio-economic groups throughout the city.</p> <ul style="list-style-type: none"> <li>g) To establish and implement minimum targets for affordable housing through new development applications.</li> <li>h) To ensure that an adequate supply, geographic distribution and range of housing types including affordable housing and supporting amenities, are provided to satisfy the needs of the community and to support an affordable lifestyle.</li> </ul> <p>7.3 Open Space System: Trails and Parks Objectives:</p> <ul style="list-style-type: none"> <li>a) To develop a connected open space system of trails and parks that provide residents with exposure to, awareness of and interaction with nature and contributes to community health and wellness.</li> <li>b) To develop a cohesive and comprehensive city-wide trail system that will connect people and places through a network that is off-road, wherever possible, and supported by on-road links where necessary.</li> <li>c) To create a hierarchy of open space, trails and parks based on size, function and population to be served.</li> <li>d) To provide a sufficient open space system of parks and trails to meet the active and passive recreational needs</li> </ul>	

Chapter	Key Objectives	Conformity with the Chapter
	<p>of residents that is accessible to all residents.</p> <p>e) To accommodate the unique and growing park and trail needs created by residential intensification with an emphasis on walkability.</p> <p>f) To reduce parkland deficiencies within City neighbourhoods.</p> <p>g) To encourage the use of the City's parks as 'living community centres' that provide animated spaces serving as activity hubs for neighbourhoods and the community at large in accordance with the Recreation, Parks and Culture Strategic Plan.</p> <p>h) To protect and enhance, trails, parks and open spaces for current and future generations.</p> <p>i) To create and promote tourism attractions in the City's open space system.</p>	
<p><b>8 Urban Design</b></p>	<p>A) To create neighbourhoods with diverse opportunities for living, working, learning and playing.</p> <p>B) To build compact neighbourhoods that use land, energy, water and infrastructure efficiently and encourage walking.</p> <p>C) To showcase natural attributes as defining features that are an integral component of the City's image and character by making them highly visible and accessible, especially lands along the Speed and Eramosa Rivers.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL has developed provisions to facilitate appropriate forms of development intended to be compatible with and reflective of the existing built form.</li> <li>• This includes appropriate setbacks, step backs, angular planes, and minimum open space requirements.</li> <li>• The City of Guelph CZBL provisions support a range of architectural styles and building forms while maintaining compatibility with existing uses.</li> <li>• The City of Guelph CZBL also has regulations to activate the street, including first storey transparency minimums, to engage in place-</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>D) To engage in “place-making” - developing infrastructure, spaces and buildings that are permanent and enduring, memorable and beautiful, adaptable and flexible, and valued.</p> <p>E) To conserve and celebrate the City’s cultural heritage resources through the reuse of built heritage and cultural heritage landscape assets and ensuring that adjacent development responds to and respects these assets.</p> <p>F) To ensure that the design of the built environment promotes excellence in urban design by respecting the character of the existing distinctive areas and neighbourhoods of the city.</p> <p>G) To create a diversity of inviting and accessible gathering places that promote a full range of social, cultural and economic interaction.</p> <p>H) To establish a pattern of interconnected streets and pedestrian networks in which buildings frame and address public spaces.</p> <p>I) To allow for a range of architectural styles and promote expressions that bring interest and diversity in urban form and architectural design while responding appropriately to the local context and achieving compatibility.</p> <p>J) To design space that is accessible to all, regardless of abilities.</p> <p>K) To improve conditions for greater personal security within publicly</p>	<p>making in areas with high numbers of active transportation users.</p> <ul style="list-style-type: none"> <li>• The CZBL promotes the establishment of green infrastructure by requiring minimum landscaped open space, buffer strips, provisions for green roofs and limits the amount of impervious surfaces in order to provide greenspace that will support stormwater management, street trees and permeable surfaces.</li> <li>• The City of Guelph CZBL supports gentle density and gentle transition in built form by ending exclusionary zoning and permitting more housing options in neighbourhoods.</li> <li>• The City of Guelph CZBL proposes to establish park land and open space zones, including an Urban Square zone as an accessible gathering place that promote a full range of social, cultural and economic interaction.</li> <li>• The City of Guelph CZBL proposes to establish ‘Schedule B-3 Protected View Area Overlay’ to implement the Official Plan policies to protect viewsheds of the Basilica of Our Lady Immaculate.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
	<p>accessible spaces by designing them to be attractive and comfortable to the public, increasing the potential for informal surveillance and reducing opportunities for crime.</p> <p>L) To preserve and enhance the identified and protected public views and public vistas of built and natural features.</p> <p>M) To design for a choice of mobility including walking, cycling, transit and driving.</p> <p>N) To require urban design that reduces energy and water demand through such measures as, but not limited to, orientation of streets and buildings and the implementation of active and passive renewable energy systems and alternative energy systems and water conservation strategies.</p>	
<b>9 Land Use</b>	<p><b>Key Policy Headings:</b></p> <ul style="list-style-type: none"> <li>• 9.1.3 Urban Agriculture</li> <li>• 9.2.2 Special Needs Housing</li> <li>• 9.2.5 Home Occupations</li> <li>• 9.3 Residential Designations including: <ul style="list-style-type: none"> <li>○ Low Density Residential</li> <li>○ Low Density Greenfield Residential</li> <li>○ Medium Density Residential</li> <li>○ High Density Residential</li> </ul> </li> <li>• 9.4 Commercial and Mixed-use Designations including: <ul style="list-style-type: none"> <li>○ Commercial Mixed-use Centre</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• In accordance with the City of Guelph Official Plan, the City of Guelph CZBL permits urban agriculture in all zones, except the NHS zone, to support a local food system.</li> <li>• The City of Guelph CZBL defines Supportive Housing as a use and permits the use in all zones that allow for residential uses. This will provide as of right permission for supportive housing projects.</li> <li>• In accordance with the City of Guelph Official Plan, the City of Guelph CZBL permits home occupations within a dwelling unit subject to appropriate provisions.</li> <li>• The City of Guelph CZBL implements the low density residential land uses and policies of the City of Guelph Official Plan by creating a series of</li> </ul>



Chapter	Key Objectives	Conformity with the Chapter
	<ul style="list-style-type: none"> <li>○ Mixed-use Corridor</li> <li>○ Neighbourhood Commercial Centre</li> <li>○ Service Commercial</li> <li>○ Mixed Office/Commercial</li> <li>● 9.5 Employment Designations including: <ul style="list-style-type: none"> <li>○ Industrial</li> <li>○ Corporate Business Park</li> <li>○ Institutional/Research Park</li> <li>○ Mixed Business</li> </ul> </li> <li>● 9.6 Major Institutional</li> <li>● 9.7 Open Space and Parks</li> <li>● 9.8 Major Utility Designation</li> <li>● 9.11 Natural Heritage System</li> </ul>	<p>Low Density Residential zones (RL.1 though RL.4) to regulate low density residential built form within the urban area. The City of Guelph CZBL project has reviewed existing regulations and proposed new regulations that are appropriate for each of these zones, which are aligned with the Low Density Residential designation of the Official Plan.</p> <ul style="list-style-type: none"> <li>● The City of Guelph CZBL establishes Schedule B-13, Low Density Greenfield Residential Overlay, to permit additional height and density within areas designated Low Density Greenfield Residential in the Official Plan</li> <li>● The City of Guelph CZBL implements the medium density residential land uses and policies of the City of Guelph Official Plan by creating a series of Medium Density Residential zones (RM.5 &amp; RM.6) to regulate medium density residential built form within the urban area. The City of Guelph CZBL project has reviewed existing regulations and proposed new regulations that are appropriate for each of these zones, which are aligned with the Medium Density designation of the Official Plan.</li> <li>● The City of Guelph CZBL implements the high-density residential land uses and policies of the City of Guelph Official Plan by creating one High Density Residential zone (RH.7) to regulate high density built form within the urban area. The City of Guelph CZBL project has reviewed existing regulations and proposed new regulations that are appropriate for this zone, which is aligned with the High Density designation of the Official Plan.</li> <li>● Commercial and Mixed-use zones implement the Commercial and Mixed-use policies of the City of Guelph Official Plan. This includes establishing the following Mixed-Use zones: Commercial Mixed-use</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
		<p>Centre (CMUC), Mixed-use Corridor (MUC), Neighbourhood Commercial Centre (NCC), and Mixed Office/Commercial (MOC). These zones permit a range of residential and non-residential uses. The difference in these zones recognize the commercial hierarchy and allocate growth appropriately to strategic growth areas and intensification corridors in the City of Guelph.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL establishes the following Commercial zones: Convenience Commercial (CC) and Service Commercial (SC). The difference in these zones is to recognize opportunities for commercial uses in neighbourhoods (Convenience Commercial) and to orient some commercial uses along arterial roads (Service Commercial). The permitted uses, lot and building requirements, and zone boundaries for these zones have been developed in accordance with the policies of the relevant Official Plan section.</li> <li>• Employment Zone uses, lot requirements, and building requirements were drafted to implement the City of Guelph Official Plan policies for Employment Designations. This includes permitting broad uses and definitions, appropriately locating these uses, and protecting Employment zones from sensitive uses.</li> <li>• The City of Guelph CZBL implements the Major Institutional policies of the Official Plan through two zones: Major Institutional 1 – General (I.1) and Major Institutional 2 – University of Guelph (I.2). The permitted uses, regulations and zone boundaries for each of these zones have been developed in accordance with the policies of the relevant Official Plan section. The I.2 zone identifies the University of Guelph as a permitted</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
		<p>use which would permit a variety uses where they are associated with the University.</p> <ul style="list-style-type: none"> <li>• The City of Guelph CZBL implements the Open Space policies of the Official Plan through six specific zones: Open Space Zone (OS), Golf Course (GC), Urban Square Zone (US), Neighbourhood Park (NP), Community Park (CP), and Regional Park (RP). The permitted uses, lot requirements, and zone boundaries for each of these zones have been developed in accordance with the policies of the relevant Official Plan section. The different zones also recognize the size, location, passive and active recreation differences of the Official Plan.</li> <li>• The City of Guelph CZBL implements the Major Utility policies of the Official Plan through the Major Utility (U) zone. This zone recognizes utility uses that are operated by the City or under agreement with the City, and serve a city-wide function. The permitted uses, lot and building requirements, and zone boundaries for this zone have been developed in accordance with the policies of the relevant Official Plan section.</li> <li>• The City of Guelph CZBL implements the Natural Heritage System policies of the Official Plan through the Natural Heritage System (NHS) zone. This zone implements the Natural Heritage System mapping of the Official Plan to protect Natural Heritage Features from development.</li> <li>• The City of Guelph CZBL proposes to establish 'Schedule B-8 Floodplain Overlay' and 'Schedule B-9 Special Policy Area Overlay.'</li> <li>• The City of Guelph CZBL does not permit development within the Floodway portion of the floodplain.</li> </ul>

Chapter	Key Objectives	Conformity with the Chapter
		<ul style="list-style-type: none"> <li>• The CZBL proposes to limit permitted uses within the flood fringe portion of the floodplain overlay and the special policy area overlay.</li> <li>• The City of Guelph CZBL proposes to establish 'Schedule B-11 Wellhead Protection Area Overlay' to protect existing and future sources of municipal drinking water.</li> </ul>
<b>10 Implementation</b>	<p>The Implementation chapter of this Plan provides a description of the tools that the City can use to achieve its vision and strategic directions and implement the provisions of this Plan. The Plan will be implemented by means of the authority given to the Municipality by the Planning Act, the Municipal Act and any other statutes, where applicable.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph CZBL has been drafted to implement existing City of Guelph Official Plan policies.</li> <li>• The City of Guelph CZBL will not hinder future updates to the Official Plan to be consistent with the Provincial Policy Statement and conform to the Growth Plan.</li> <li>• The City of Guelph CZBL was drafted with public input through a comprehensive and transparent consultation process in accordance with the Planning Act.</li> </ul>
<b>11 Secondary Plans</b>	<p><b>Downtown Secondary Plan</b></p> <p>This Secondary Plan constitutes a part of the City of Guelph Official Plan and as such is intended to guide and regulate development of the city's Downtown, as identified in the attached Schedules. Users of this plan should refer to the comprehensive Official Plan for general city-wide policies applicable to the Downtown.</p>	<ul style="list-style-type: none"> <li>• The City of Guelph zoning by-law (1995)-14864, was amended in 2017 to implement the Downtown Secondary Plan. The City of Guelph CZBL continues to implement the Downtown Secondary Plan through uses, regulations, and appropriate performance standards.</li> <li>• The City of Guelph CZBL can be amended to implement land use policy from future secondary plans.</li> </ul>