

Attachment 1 - Official Plan Amendment No. (OPA)

Format of the Amendment

This section of Amendment 88 for the Comprehensive Zoning Bylaw Review sets out additions and changes to the text and mapping in the Official Plan. Sections of the Official Plan that are proposed to be added or changed are referred to as items in the following description. Text that is proposed to be amended is listed below. Unchanged text represents existing Official Plan policy that is being carried forward that has been included for context and does not constitute part of Amendment XX. New sections that are proposed to be added to the Official Plan are shown in standard font type with titles appearing in bold. Italicized font indicates defined terms or the name of a provincial act or title of a document.

Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph and applicable legislation.

Amendment XX should be read in conjunction with the current Official Plan (February 2022 Consolidation) which is available on the City's website at www.guelph.ca or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

Item 1

The purpose of Item 1 is to amend Section 9.3.2 to clarify how the density provision is applied with respect to multi-unit residential buildings in the Low Density Residential land use designation.

Existing Policy

5. The maximum net density set out in Policy 9.3.2.3 does not apply to multiple unit residential buildings with three dwelling units or less.

Proposed Amendment

5. The maximum net density set out in Policy 9.3.2.3 does not apply to multiple unit residential buildings with four dwelling units or less.

Item 2

The purpose of Item 2 is to amend section Policy 9.3.3 to clarify how the density provision is applied with respect to multi-unit residential buildings in the Low Density Greenfield Residential land use designation.

Existing Policy

5. The maximum net density set out in Policy 9.3.3.3 does not apply to multiple unit residential buildings with three dwelling units or less.

Proposed Amendment

5. The maximum net density set out in Policy 9.3.3.3 does not apply to multiple unit residential buildings with four dwelling units or less.