

Attachment-3 Existing Official Plan Land Use Designations and Policies

Figure 1: Existing Official Plan Designation, Guelph Official Plan 2024 Consolidation

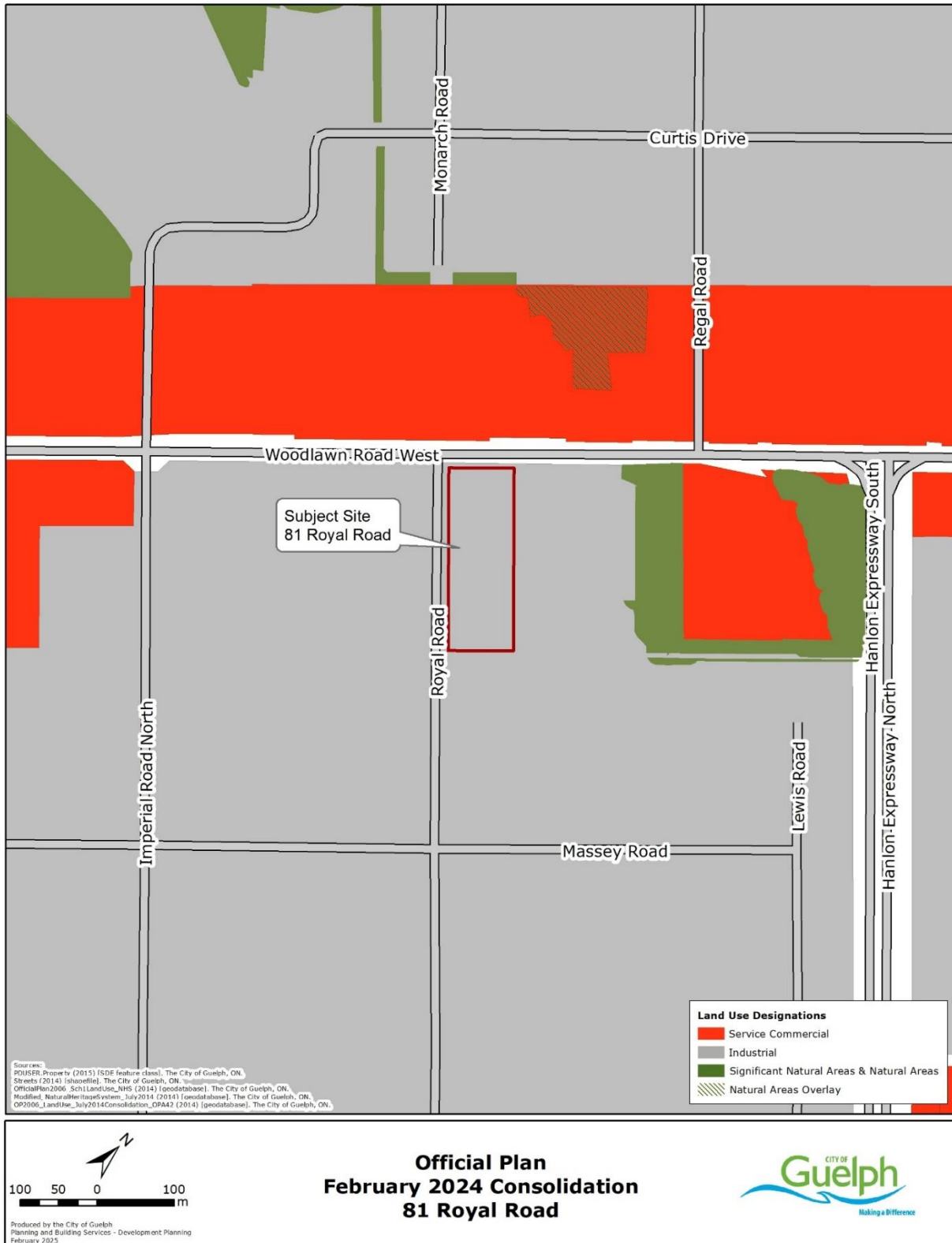
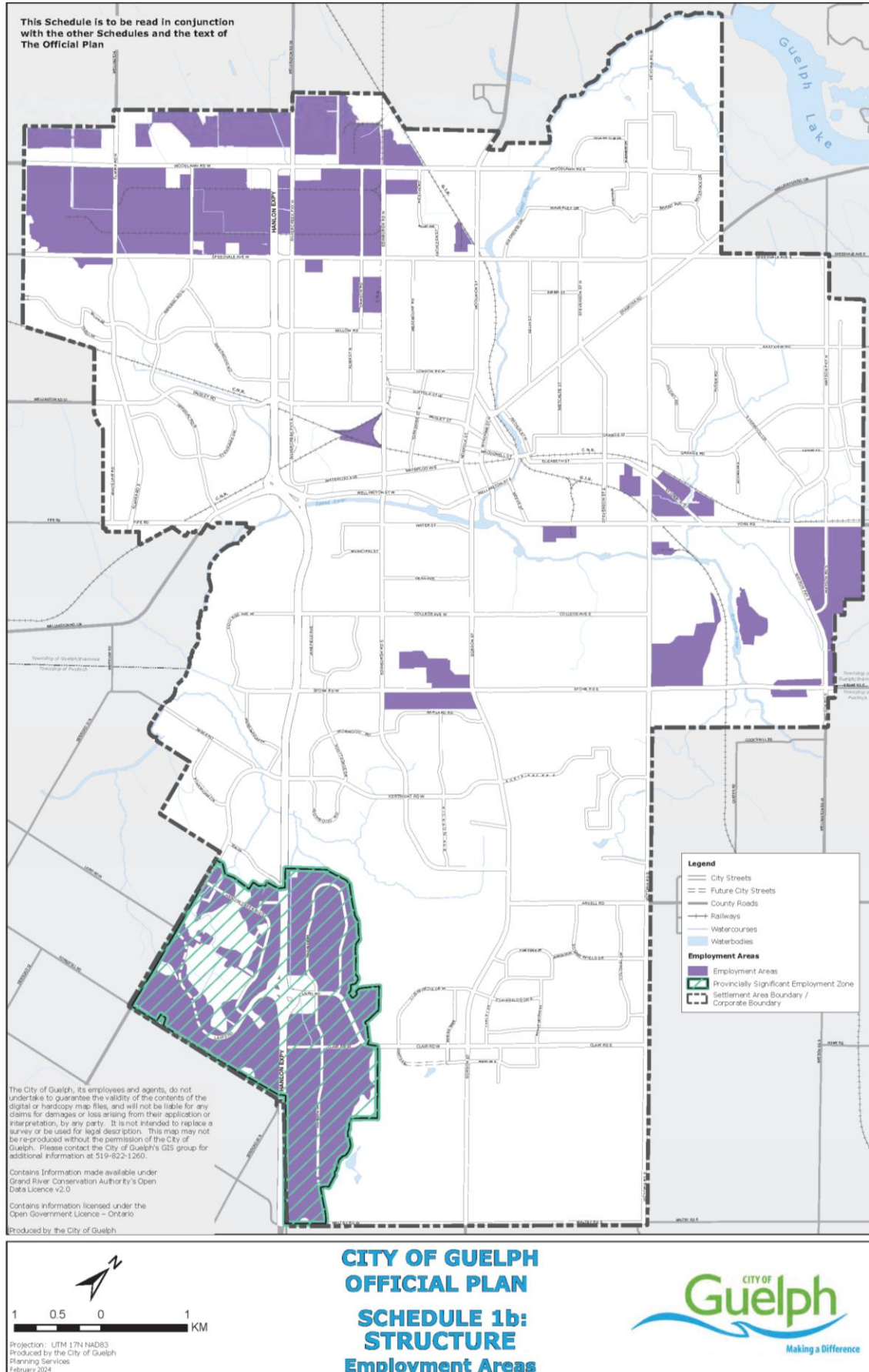


Figure 2: Schedule 1b: Employment Areas, Guelph Official Plan 2024 Consolidation



9.5.2 Industrial Objectives

- a) To promote To ensure sufficient serviced industrial land is available to attract a diversified range of industrial uses.
- b) To ensure the efficient use of existing industrial land and promote redevelopment of under-used or brownfield sites.
- c) To promote and provide for the needs of, and facilitate the establishment of small scale industries, incubator-type establishments and the expansion of existing industries.
- d) To promote and implement high urban design standards and landscaping to ensure attractive industrial developments.
- e) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment.

Policies

1. To ensure an adequate supply and variety of serviced industrial land is available to meet the requirements of industrial development the City may:
 - i) purchase, develop, and market lands for industrial use; and
 - ii) provide for industrial designations in the various geographic locations of Guelph to minimize journey to-work and crate a diversified economy.
2. To encourage the development of attractive industrial areas, and to preserve sites along arterial roads for those industries that desire or require visibility, the City will:
 - i) direct such uses as contractors' yards, repair and servicing operations, transportation terminals and utility yards to locate along local or collector roads that are not located within an *industrial park*;
 - ii) to maintain higher development standards along arterial roads or within an *industrial park* for such matters as parking, loading areas, outside storage, landscaping, buffer strips, and setback requirements; and
 - iii) recognize a variety of categories of industrial zones in the zoning by-law.
3. Land designated Industrial south of Clair Road West on Schedule 2 of this Plan shall generally be characterized by larger, free-standing industrial buildings displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses.
4. Where industrial and residential or other sensitive land uses are proposed in proximity to one another, the City shall use Ministry of the Environment guidelines to require appropriate planning/land use regulatory measures that will promote compatibility between these two land use types. Measures that can assist in creating compatible environmental conditions for these basic land uses may include but not be limited to the requirement for minimum separation distances, sound proofing measures, and odour and particulate

capture devices. n standards and sensitivity to natural setting and existing adjacent uses.

5. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use compatibility considerations. Where a development application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use compatibility:
 - i) provincial government guidelines will be applied to ensure adequate separation distances;
 - ii) a noise impact study may be required, in compliance with the provincial government and prepared by a recognized acoustical consultant. this study will be prepared to the satisfaction of the city. where appropriate, noise mitigation measures and warning clauses will be included in the recommendations;
 - iii) appropriate conditions of development approval be imposed to mitigate identified compatibility issues.
 - iv) appropriate regulations be included in the implementing *zoning by-law*. these regulations may include but are not limited to, minimum building setbacks, maximum building, heights, loading space locations requirements for buffer strips, fencing and berms; and
 - v) impose a holding zone to ensure that conditions encouraging land use compatibility are implemented.
6. Attractiveness and consistency of image are of prime importance for the built form in gateway locations which are highly visible and adjacent to the Hanlon Expressway. In this regard the City may prepare specific urban design guidelines to provide direction with respect to design principles for development in this area.
7. Generally, the following development criteria are applicable to lands designated industrial adjacent to the Hanlon Expressway:
 - i) building elements and/or landscaping should be used to screen views to parking and loading areas; and
 - ii) outdoor storage shall not be visible from the Hanlon expressway
8. Vertical warehousing, second floor offices and other related uses above the first storey are encouraged to reduce land consumption and increase employment densities.
 - i) Legally existing industrial establishments not located within areas designated Industrial on Schedule 2 of this Plan shall be recognized as legal conforming uses, subject to the zoning provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be redeveloped for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the city.

Permitted Uses

9. The following uses may be permitted in Industrial designation, subject to the applicable provisions of this Plan:
 - i) industrial uses, including the manufacturing, fabricating, processing, assembly, and packaging of goods, foods and raw materials;
 - ii) warehousing and bulk storage of goods;
 - iii) laboratories;
 - iv) computer and data processing
 - v) research facilities;
 - vi) printing, publishing and broadcasting facilities;
 - vii) repair and servicing operations;
 - viii) transportation terminals;
 - ix) contractors' yards; and
 - x) complementary uses (such as corporate offices, open space and recreation facilities, restaurants, financial, institutions, public and institutional uses and utilities) which do not detract from and are compatible with the development and operation of industrial uses.
10. Complementary uses may be permitted within the Industrial designation by a Zoning By-law amendment.
11. Commercial uses will not be permitted within the Industrial designation.
12. Factory sales outlets may be permitted as an accessory use provided only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site on which the items for sale are manufactured or assembled.