

# Official Plan Update

## Phase 1: Provincial Conformity and Heritage Policies

July 3, 2025



# Introduction

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# Agenda

1. Purpose
2. Overview of Planning in Ontario
3. Recent changes to provincial legislation, regulations, and policy
4. Guelph's Official Plan Update
5. Summary of proposed changes to Heritage Policies
6. Discussion
7. Next Steps



# Purpose of the Official Plan Update

- To bring the Official Plan into consistency and conformity with provincial changes;
- To incorporate the direction of master plans; and
- Review and update specific policies, including Cultural Heritage Policies.



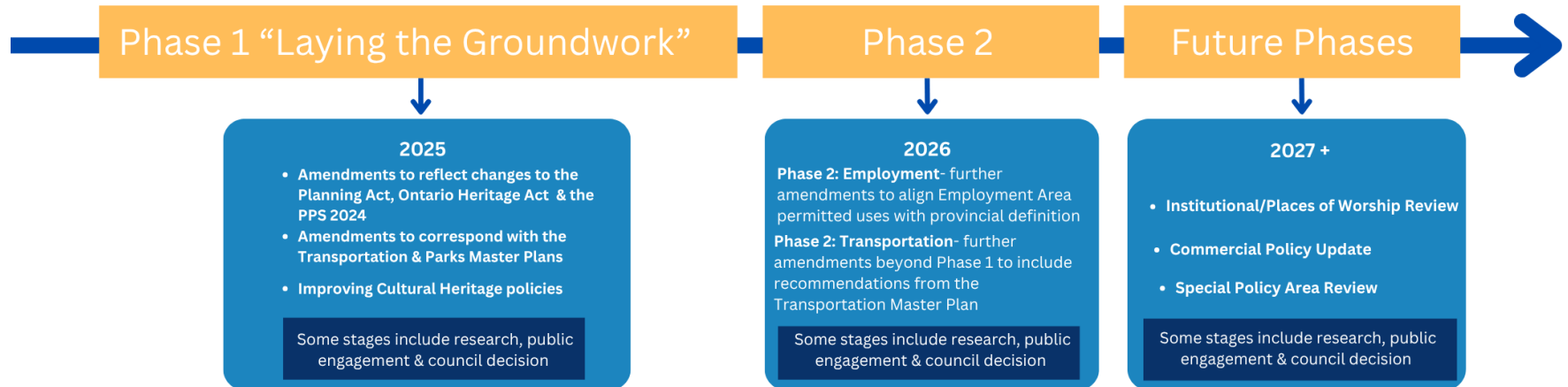
# Timeline – Phase 1



We are here

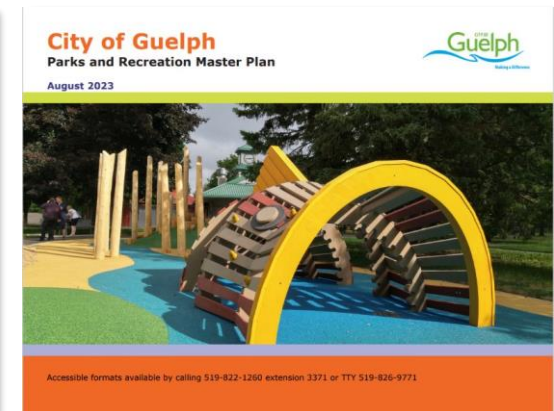
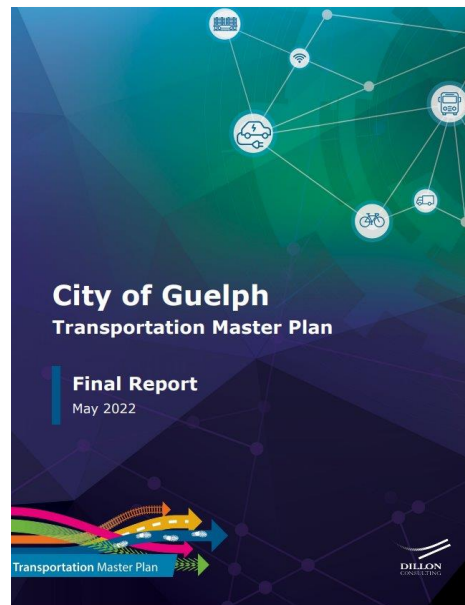
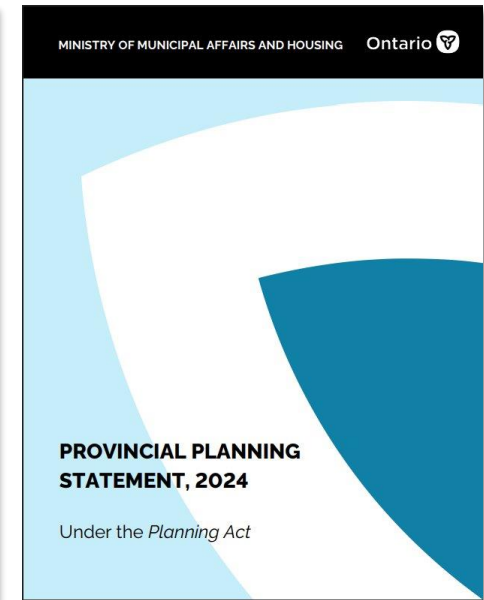
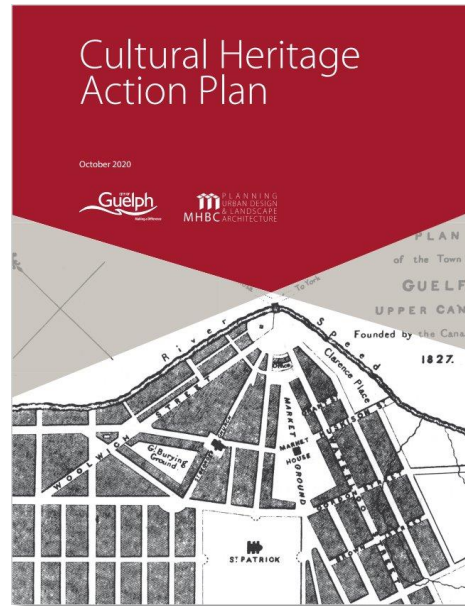
# Timeline – Phase 1 to 3

## Official Plan Updates



# Phase 1 Themes

- Cultural Heritage
- Employment
- Environment
- Complete Community
- Supporting Growth
- Transportation
- Parks

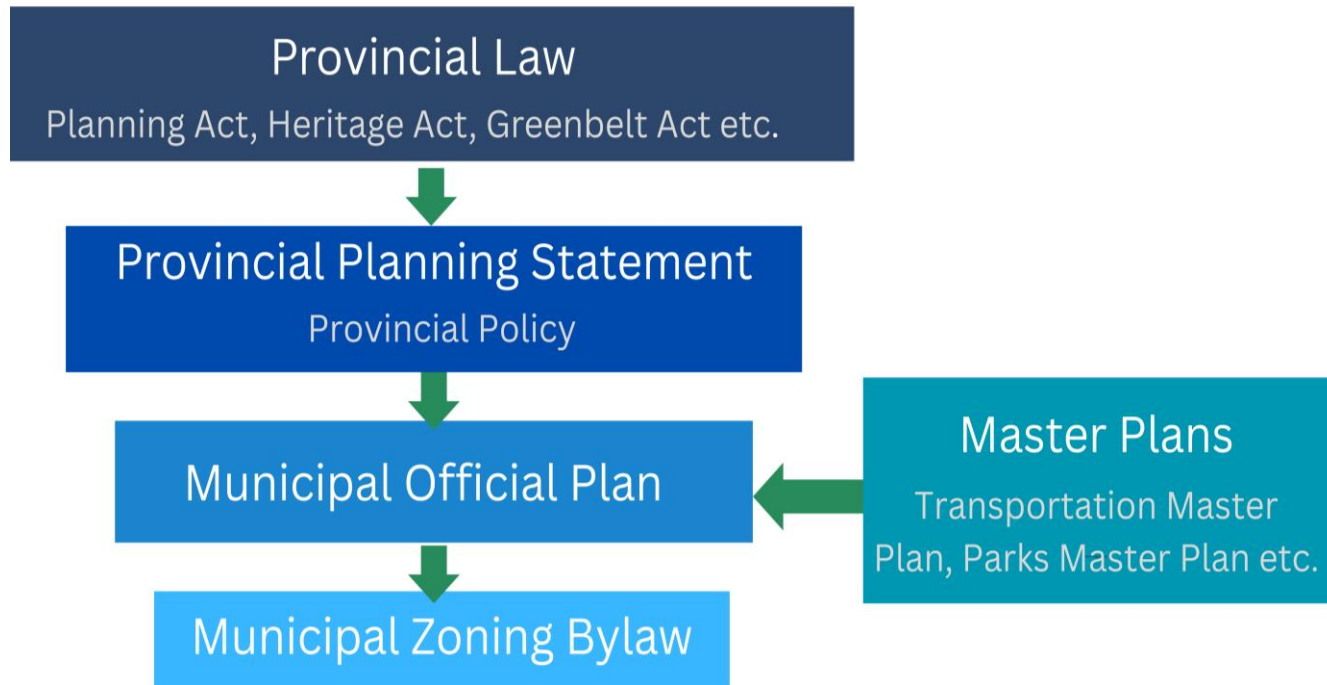


# Planning in Ontario





# Planning Hierarchy in Ontario



# The Planning Act

- Sets out a land use planning system led by provincial policy, provides for a fair planning process, integrates matters of provincial interest in municipal planning decisions, and recognizes the decision-making authority and accountability of municipal councils in planning.
- Requires municipalities to have Official Plans to regulate land uses.



# Provincial Planning Statement

- A land use guidance and policy document that provides policy direction on matters of provincial interest related to land use planning and development.
- Provides guidance for housing, infrastructure, natural heritage, cultural heritage, agriculture, among other things.
- All municipal land use planning must be consistent with the PPS 2024.



# What is an Official Plan?

- Legal document required by the Planning Act
- Sets the vision for the future of the City
- Policies that describe how land in your community should be used, such as:
  - where new housing, industry, offices and shops will be located
  - what services like roads, watermains, sewers, parks and schools will be needed and where they will be located
- When, and in what order, the City will grow



# Why do we need an Official Plan?

- Ensures that growth is conducted in an orderly manner, is coordinated, and meets the community's needs
- Helps the community understand how their land may be used now and in the future
- Provides a framework for creating municipal zoning bylaws to set regulations and standards, such as the size of lots, types of permitted buildings, or parking requirements
- local decisions must follow the plan



# Recent Changes to Provincial Legislation, Regulation, and Policy



# Why are we making changes?

Transportation Master Plan approved by City Council.

Official Plan Amendment 80 adopted by City Council.

Official Plan Amendment 80 approved by Province with modifications.

Provincial Planning Statement, 2024 comes into force.

April 2022

November 2022

October 2023

January 2022

July 2022

April 2023

October 2024

Park Plan approved by City Council.

Bill 23 amends Planning Act and Ontario Heritage Act.

Parks and Recreation Master Plan approved by City Council.



# Provincial Planning Statement 2024

- In October 2024, the Provincial Planning Statement, 2024 (PPS, 2024) was approved.
- The PPS, 2024 consolidates the policies of the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe

## 4.6 ~~2.6~~ Cultural Heritage and Archaeology

1. ~~2.6.1 Significant~~ Protected heritage property, which may contain built heritage resources ~~and significant~~ or cultural heritage landscapes, shall be conserved.
2. ~~2.6.2 Development~~ Planning authorities shall not permit development and site alteration ~~shall not be permitted~~ on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.





# Ontario Heritage Act

- The Ontario Heritage Act sets out the authority and process to protect cultural heritage properties.
- Bill 23, More Homes Built Faster Act, 2022 received Royal Assent on November 28, 2022, which amended the Ontario Heritage Act.
- Changes the way that the Heritage Register works.

Legislative  
Assembly  
of Ontario



Assemblée  
législativ  
de l'Ontario

1ST SESSION, 43RD LEGISLATURE, ONTARIO  
1 CHARLES III, 2022

## Bill 23

*(Chapter 21 of the Statutes of Ontario, 2022)*

**An Act to amend various statutes, to revoke various regulations and to enact the Supporting Growth and Housing in York and Durham Regions Act, 2022**

**The Hon. S. Clark**  
Minister of Municipal Affairs and Housing



# Ontario Heritage Act Changes

## Current Framework

- There are two tiers of property on the Heritage Register:
  - Designated Heritage Properties (under Part IV and/or V of the Heritage Act); and
  - Listed but not designated
- The City maintains a large inventory of listed properties on the Heritage Register, which provides flexibility to designate if development is proposed for that property.
- Listed properties can remain listed indefinitely.

## New Framework

- Properties that are not designated must be removed from the Heritage Register after two years.
- If a property is removed from the register, it cannot be re-listed for the following 5 years.
- If there's an application to develop or demolish a property, it may be designated only if it is listed on the Heritage Register.





# Municipal Register of Cultural Heritage Properties

The City of Guelph's Municipal Register of Cultural Heritage Properties is presented online in a table format and in a [map format](#). Both formats are intended to show the same information. Please contact [heritageplanning@guelph.ca](mailto:heritageplanning@guelph.ca) if you have questions or to confirm the heritage status of a property.

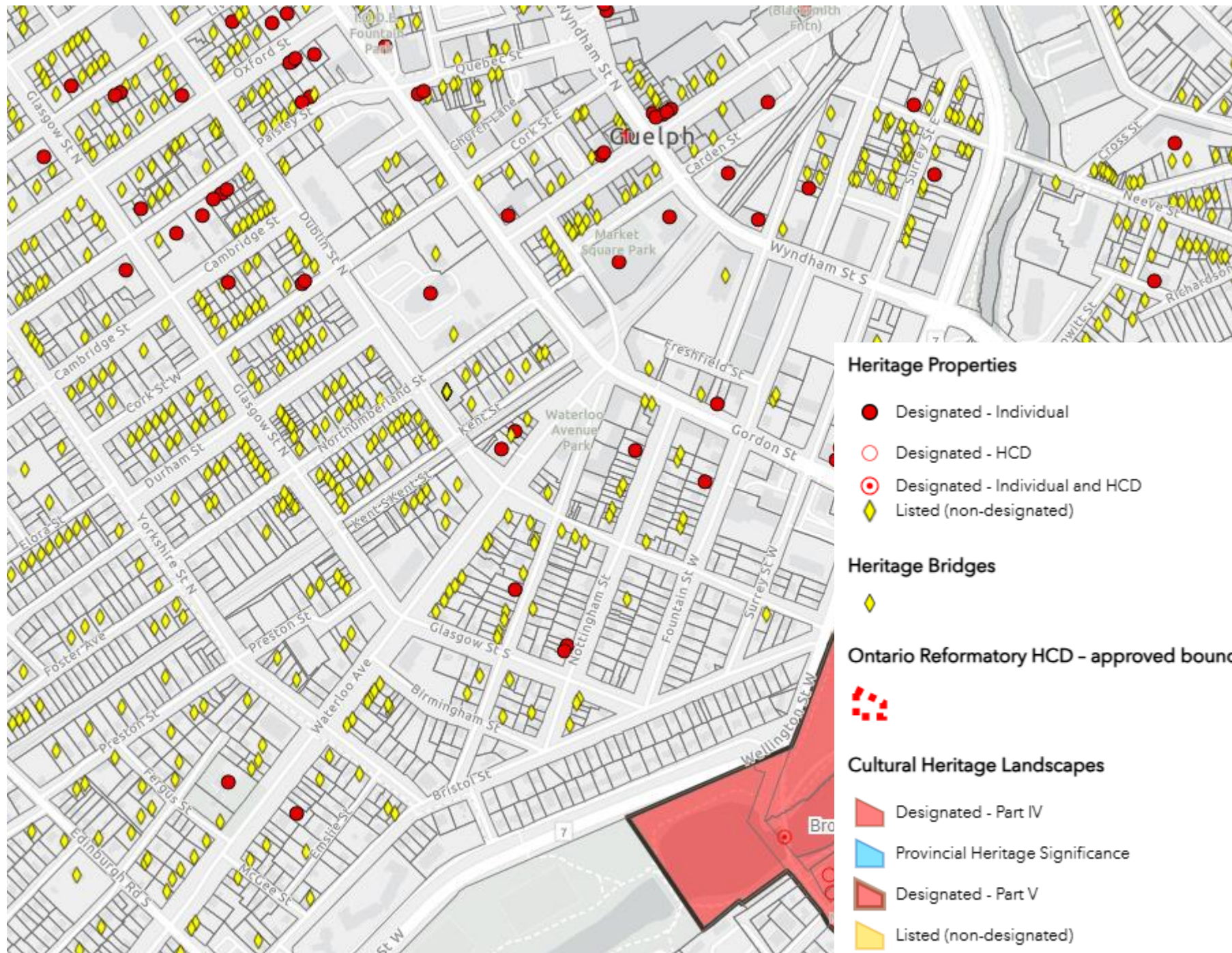
## Disclaimer

The Municipal Register of Cultural Heritage Properties is a consolidation of the register records in effect as of February 2025. It is provided for information purposes only. The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the associated data and will not be held liable for any damages or loss arising from their application or interpretation by any party.

Table 1: City of Guelph's Municipal Register of Cultural Heritage Properties

Address; Historic Name	Cultural Heritage Status	Heritage Conservation District (HCD) Cultural Heritage Landscape (CHL)	Bylaw	Council Decision
12 Aberdeen St	Listed	N/A	N/A	N/A
14 Aberdeen St	Listed	N/A	N/A	N/A
16 Aberdeen St	Listed	N/A	N/A	N/A
17 Aberdeen St	Listed	N/A	N/A	N/A
21 Aberdeen St	Listed	N/A	N/A	N/A
12 Albert St	Designated - Part V	Brooklyn and College Hill (HCD)	<a href="#">(2014)-19812</a>	<a href="#">Approval</a>
16 Albert St	Designated - Part V	Brooklyn and College Hill (HCD)	<a href="#">(2014)-19812</a>	<a href="#">Approval</a>
20 Albert St	Designated - Part V	Brooklyn and College Hill (HCD)	<a href="#">(2014)-19812</a>	<a href="#">Approval</a>
24 Albert St	Designated - Part V	Brooklyn and College Hill (HCD)	<a href="#">(2014)-19812</a>	<a href="#">Approval</a>
26 Albert St	Designated - Part V	Brooklyn and College Hill (HCD)	<a href="#">(2014)-19812</a>	<a href="#">Approval</a>





# Guelph's Official Plan Update



# Purpose of Guelph's Official Plan Update

- Conformity with:
  - Provincial Planning Statement (2024)
  - Recent amendments to the Planning Act
  - Recent amendments to the Ontario Heritage Act
- Housekeeping changes; for example, names of provincial ministries, address updates or policy numbering updates.
- Include direction from Master Plans.
- Improve readability of Cultural Heritage Policies.



# Summary of Proposed Heritage Updates



# Provincial Updates to Terminology and Definitions

- The PPS 2024 and the Ontario Heritage Act use different and sometimes overlapping words, which may or may not be specifically defined.
- Wherever possible, proposed changes use the definitions from the PPS, 2024 and the Ontario Heritage Act.
- Intent is to maximize clarity and ensure conformity.





# Proposed Terminology and Glossary Definitions

- Important Updated Terms
  - Built heritage resource
  - Candidate heritage property\*
  - Heritage conservation district
  - Protected heritage property
- Removed Terms
  - Property
  - List
  - Cultural heritage value or interest
  - Mitigation or avoidance

## **\*Proposed New Definition:**

**Candidate Heritage Property** means property that is listed under Part IV of the Ontario Heritage Act in the municipal register of cultural heritage properties, but which is not a designated heritage property.



# Example of Terminology Update

## Current Definition:

- Built Heritage Resource means: a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including Indigenous communities. **Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.**

## Proposed Definition:

- Built Heritage Resource means: a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including Indigenous communities.



# Required consultation with the Heritage Advisory Committee

- Proposed to consolidate all requirements to consult the Heritage Advisory Committee into one policy.
- Policy to conform with the requirements of the Ontario Heritage Act and the Terms of Reference for this Committee.

## Corporate Policy and Procedure



### Policy

### Category

### Authority

### Related Policies

### Approved By

### Effective Date

### Revision Date

### Terms of Reference for the Heritage Advisory Committee of Council

### Corporate

### City Clerk's Office

### Advisory Committees of Council - Meeting Procedures

### Advisory Committees of Council - Public Appointment

### Policy

### A Governance Framework for Advisory Committees of Council (Full Version)

### City Council

### March 25, 2025

### Click or tap to enter a date.

### Mandate and Purpose

The Heritage Advisory Committee contributes strategic input and advice to City Council and City staff on matters pertaining to conservation of cultural heritage resource in the City of Guelph, including identifying, protecting, conserving, and promoting cultural heritage resources in the community through designation, education, and stewardship.

Advisory Committees of Council (ACOC), while not the City's only form of community engagement, are one mechanism for residents to offer advice to City Council. Within its advisory mandate, the ACOC cannot direct City Council or City staff. However, the City of Guelph is committed to taking each ACOC's advice seriously and adhering to the mandate and legislative requirements for operating the ACOC.

Authorized by the City Council in August 1977 in compliance with the Ontario Heritage Act of 1975, the Heritage Advisory Committee brings diverse public expertise and knowledge with respect to conservation of cultural heritage resource in the City of Guelph. Their mandate includes:

- matters associated with the identification, evaluation, listing, conservation, and designation of cultural heritage resources;



# Required consultation with the Heritage Advisory Committee

## **Proposed policy**

1. The Heritage Advisory Committee is the City's municipal heritage committee, and will be consulted, as appropriate, on matters associated with the identification, evaluation, listing, conservation, restoration, protection and enhancement of cultural heritage resources. The Heritage Advisory Committee must be consulted prior to the following:
  - i. adding or removing candidate heritage properties from the Heritage Register;
  - ii. giving notice of intent to designate a property;
  - iii. giving notice of a proposed amendment to a designating by-law;
  - iv. repealing a designating by-law;
  - v. Council deciding on applications for alterations to designated heritage property;
  - vi. Council deciding on applications to demolish or remove buildings or structures on designated heritage property;
  - vii. Council passing by-laws providing for the entering into of easements or covenants for the conservation of property;
  - viii. as part of a study to designate a conservation heritage district;
  - ix. passing a by-law to adopt a heritage conservation district plan;
  - x. Council issuing permits for erecting buildings, demolition or removal of building, structure or heritage attribute on a property in a heritage conservation district;
  - xi. Council receiving or any approval for an application which has required submission of any cultural heritage technical studies, which may include cultural heritage resource impact assessments, cultural heritage review, and archaeological assessments;
  - xii. The acceptance of cultural heritage conservation plans and heritage conservation district plans; and
  - xiii. The adoption or amendment of any cultural heritage action plan, heritage master plan, archaeological master plan, or heritage guidelines.



# Policy Consolidation and Reordering

- Some policies are repeated in multiple places
- Policies are proposed to be reordered and consolidated to reduce repetition or possible different interpretations.
- For example: the two existing sections for Cultural Heritage Resource Impact Assessment (CHRIA) and the Scoped CHRIA can be consolidated into one section.



# Heritage Trees

- Clarification that Heritage Trees can be the sole heritage attribute that contributes to a Part IV designation under the Heritage Act.



# Questions or Comments?

Specific proposed changes will be published in October.



# Next Steps





# Next Steps

Thank you for attending!



- **For more information, contact the project manager:**
- Lucas Mollame
- [lucas.mollame@guelph.ca](mailto:lucas.mollame@guelph.ca)
- 519-822-1260 extension 3879



- **Key Dates**
- **October 15, 2025:** Staff will present all draft changes to City Council at a Statutory Public Meeting.
- **Late 2025:** Public will be invited to provide additional comments on draft changes.
- **January 2026:** Staff will present a report to City Council for final decision.

# Keep in Touch

For the Official Plan:  
**[guelph.ca/officialplan](https://guelph.ca/officialplan)**

For the Official Plan Update Webpage,  
visit:  
**[https://haveyoursay.guelph.ca/en/  
projects/official-plan-update](https://haveyoursay.guelph.ca/en/projects/official-plan-update)**

For more information, reach out to  
William Turman or Lucas Mollame

**[William.Turman@guelph.ca](mailto:William.Turman@guelph.ca)**

**[Lucas.Mollame@guelph.ca](mailto:Lucas.Mollame@guelph.ca)**



# Thank You

