

Guelph's Official Plan Update Phase 1 - "Laying the Groundwork"

Statutory Public Meeting – Council Presentation

October 15, 2025

Lucas Mollame, MCIP, RPP Project Manager, Policy Planning

Brittany Manley, Planner I, Policy

Guelph's Official Plan

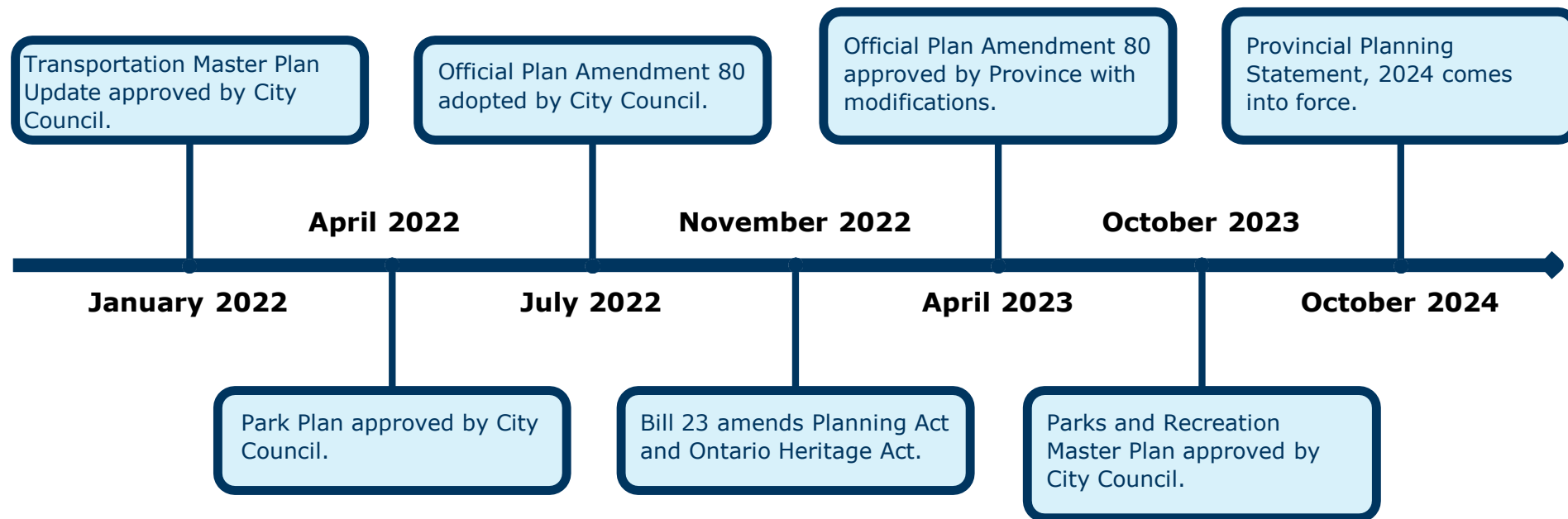
What is an Official Plan?

- Describes community land use.
- Lays out where we live, work or play.
- Is prepared with the community to ensure that future planning and development meets the community's needs and vision.
- Determines when, where, how, and in what order, the City will grow.

Why do we need an Official Plan?

- Helps ensure we can meet the needs of people and businesses as Guelph grows.
- Helps to communicate how land can be used.
- Protects important features.
- Informs our Zoning Bylaw.

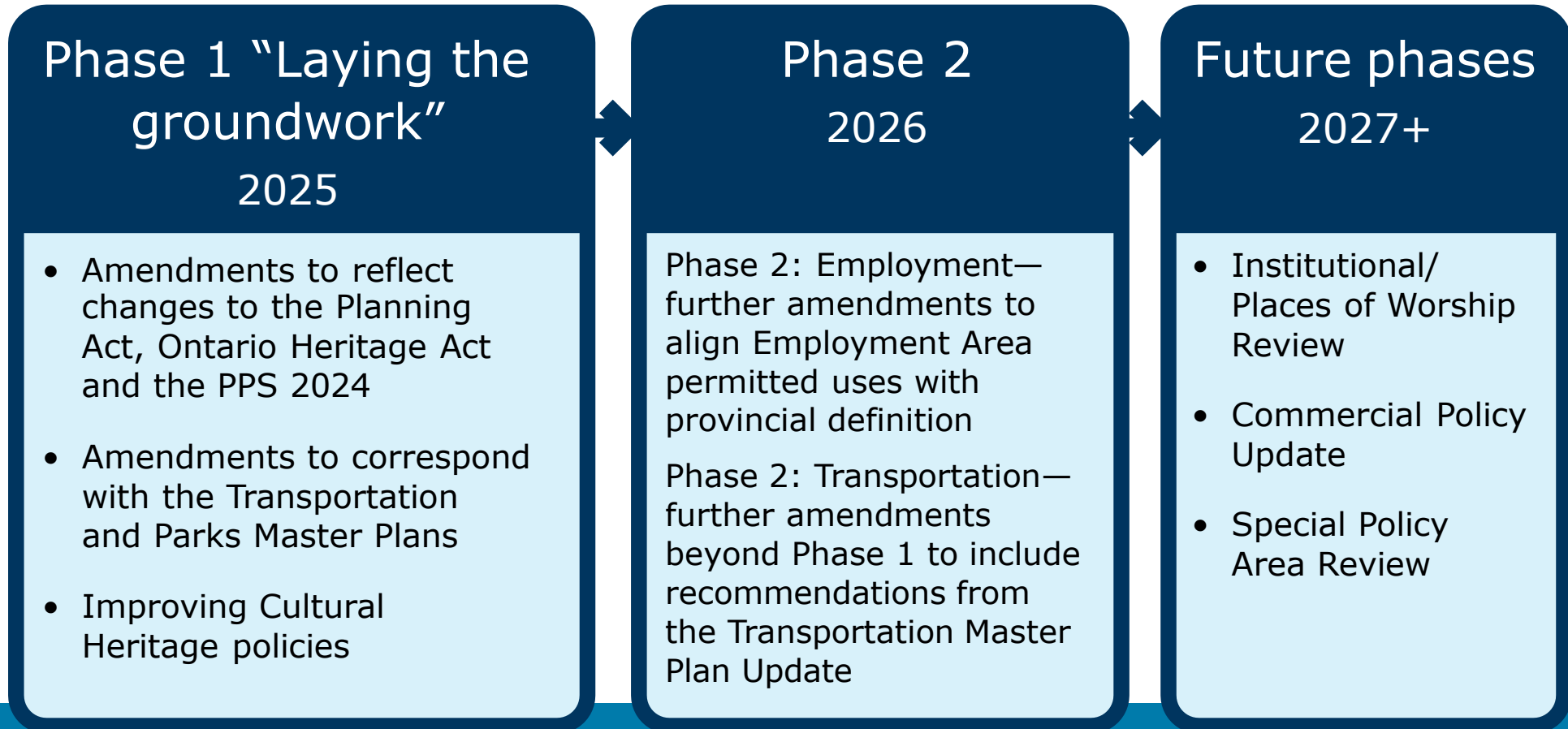
Why are we making changes?



Provincial Requirements for Planning in Ontario



Timeline – Phase 1 to 3



Some stages include research, public engagement and council decision

Official Plan Phase 1: "Laying the Groundwork"

What is included in Phase 1?

- Implementing some of the new Provincial Planning Statement, 2024 (PPS, 2024);
- Including key updates from the Transportation and Parks Master Plans;
- Improving Cultural Heritage policies; and,
- Identifying future phases.

What is not included in Phase 1?

- Large changes to where, how, or when Guelph grows;
- Changes to policies that require additional study;
- Removing Cultural Heritage protections; and,
- Creating a new Official Plan.

Timeline – Phase 1



Phase 1 Themes



Cultural Heritage



Employment



Environment



Complete
Community



Supporting
Growth



Transportation



Parks

How To Read This Amendment

- Amendment is presented in a table format.
- For accessibility purposes, text that is proposed to change has been bolded.
- 5 columns:
 - Item Number;
 - Policy Location in the Official Plan;
 - Current Policy;
 - Draft Amendment; and
 - Staff Comments
- Unchanged text is included for context and remains unbolded.
- Italics have also been removed from the tables – terms that are proposed to be defined have been noted.

Cultural Heritage

Why are our cultural heritage policies changing?

1. Implement changes in the Ontario Heritage Act;
2. Be consistent with the new Provincial Planning Statement, 2024;
3. Improve clarity, readability, and consistency of the policies;

Ontario Heritage Act Changes

Previous Framework

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

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.

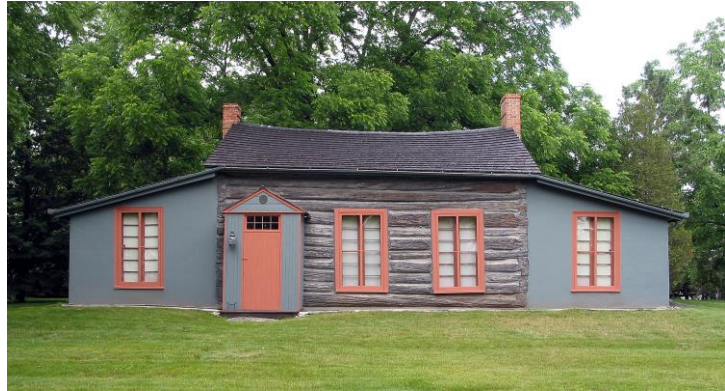
Cultural Heritage – Proposed Definition Changes

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 an Indigenous community. **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 an Indigenous community.



Why are we making this change?
 For consistency with the definition in the Provincial Planning Statement, 2024.

Cultural Heritage – Proposed Definition Changes Continued

Proposed New Definition

Listed Non-Designated 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.



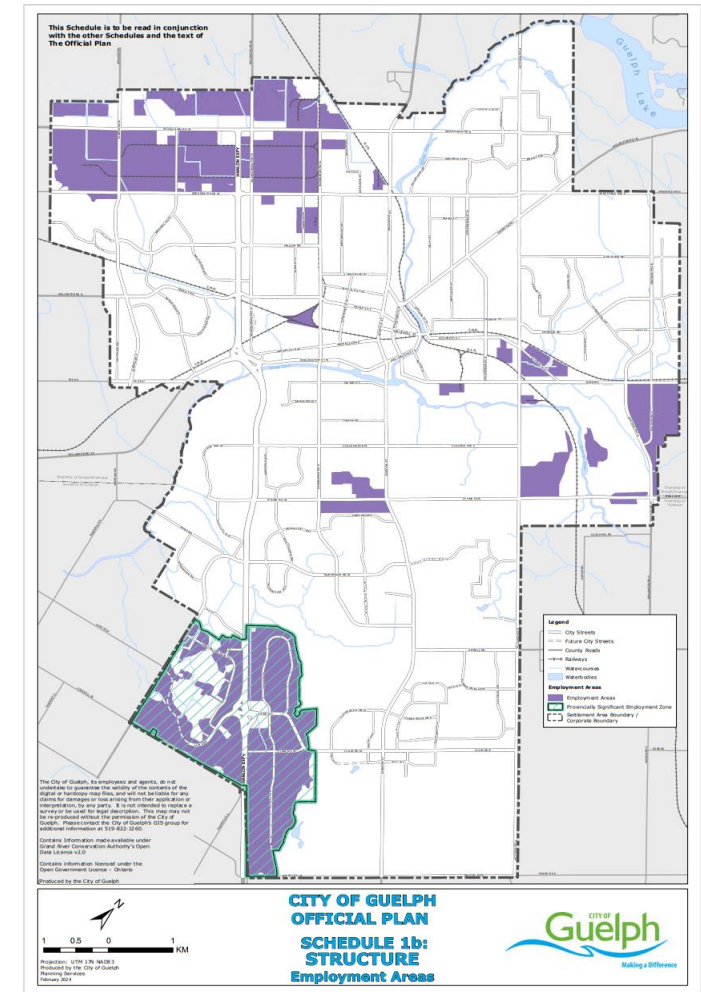
This church located at 255 Woolwich Street is an example of a Listed Non-Designated Heritage Property.

Employment

Summary & Explanation of Changes:

Updating specific policies and definitions to be consistent with the Provincial Planning Statement, 2024. In addition, the Province has made changes to allow land to convert from employment uses to non-employment uses at any time. This represents a change for Guelph and for how we're going to achieve our jobs target.

Employment is one area that will require further study and potentially more changes in the future.



Areas identified in purple are designated Employment Areas in the City of Guelph.

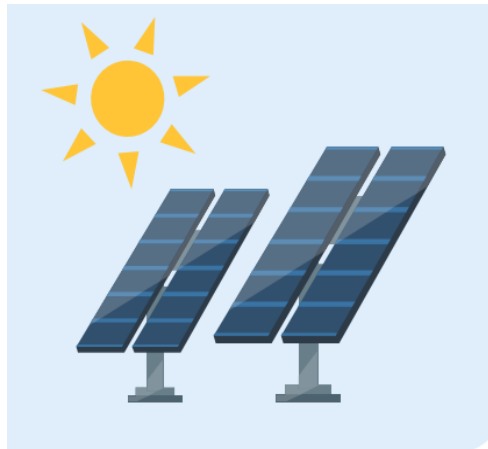
Employment – Proposed Definition Change

Current Definition	Proposed Definition
<p>Employment Area means: Those areas designated in the Official Plan for clusters of businesses and economic activities including, but not limited to:</p> <ul style="list-style-type: none"> i. manufacturing uses; ii. warehousing uses; iii.office uses; iv.retail uses that are associated with the uses mentioned in clauses i) to iii); and v. facilities that are ancillary to the uses mentioned in clauses i) to iv). 	<p>Employment Area means: Those areas designated in the Official Plan for clusters of businesses and economic activities including, but not limited to:</p> <ul style="list-style-type: none"> i. manufacturing uses; ii. warehousing uses, including uses related to the movement of goods; iii.uses related to research and development in connection with manufacturing anything; iv.retail uses and office uses that are associated with the uses mentioned in clauses i) to iii); and v. facilities that are ancillary to the uses mentioned in clauses i) to iv). <p>Employment area uses are not any of the following uses:</p> <ul style="list-style-type: none"> i. institutional uses. ii. commercial uses, including retail and office uses not referred to in clauses i) to v) above.

Environment

Summary & Explanation of Changes:

Updating policies and definitions to be consistent with the Provincial Planning Statement, 2024 which includes new language around considering climate change.



Environment – Proposed Policy Changes

Example: Current Policy	Proposed Policy
N/A - new policy.	<p>New Policy 4.6.4:</p> <p>The City will incorporate climate change considerations in planning for, and the development of, infrastructure, including, but not limited to, stormwater management systems, and public service facilities.</p>
<p>Current Policy 6.4 c)</p> <p>To ensure that planning for stormwater management includes preparing for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure.</p>	<p>New Policy 6.4 c)</p> <p>To ensure that planning for stormwater management includes preparing for the impacts of a changing climate, such as erosion and changes in water balance, through the effective management of stormwater, including the use of green infrastructure.</p>

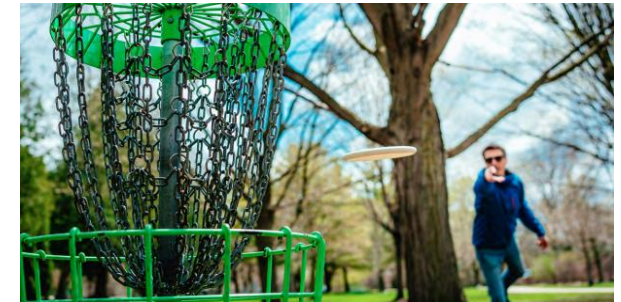
Complete Community

Summary & Explanation of Changes:

Changing language to be consistent with the Provincial Planning Statement, 2024 on complete communities throughout the Official Plan to be more inclusive of people of different ages and abilities.

Including new policy references from the Provincial Planning Statement, 2024 on the Agri-Food Network and the Agricultural System.

Including a commitment to engage early with Indigenous governments from the Vision Statement in the Provincial Planning Statement, 2024.



Complete Community – Proposed Definition Change

Example: Current Definition	Proposed Definition
<p>Complete Communities means: Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.</p>	<p>Complete Communities means: Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.</p>

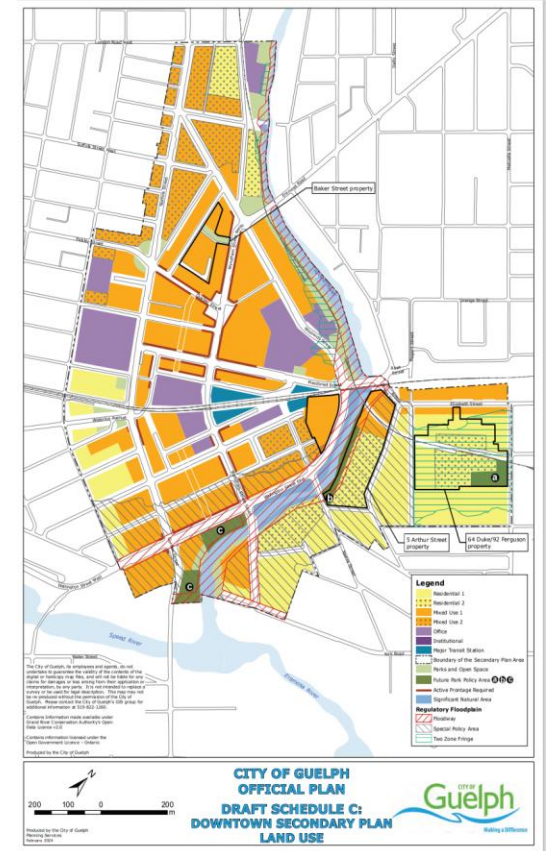
Supporting Growth

Summary & Explanation of Changes:

Updating definitions to be consistent with the Provincial Planning Statement, 2024. This amendment is not proposing changes to how we plan for growth.

Removing concepts that have been removed from provincial policy like "Urban Growth Centre", "Provincially Significant Employment Zones", and "Municipal Comprehensive Review".

Continuing to identify our Downtown as a Protected Major Transit Station Area.



Land Use Map of our Downtown Secondary Plan.

Supporting Growth – Proposed Definition Change

Example: Current Definition	Proposed Definition
<p>Intensification means: the development of a property, site or area at a higher density than currently exists through:</p> <ul style="list-style-type: none"> • redevelopment, including the reuse of brownfield sites; • the development of vacant and/or underutilized lots within previously developed areas; • infill development; and • the expansion or conversion of existing buildings. 	<p>Intensification means: the development of a property, site or area at a higher density than currently exists through:</p> <ul style="list-style-type: none"> • redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas; • the development of vacant and/or underutilized lots within previously developed areas; • infill development; and • the expansion or conversion of existing buildings.

Transportation

Summary & Explanation of Changes:

Exploring whether we need to widen arterial roads like Gordon Street, Victoria Road and Clair Road.

Adding new locations for intersection improvements

Updating targets in our Official Plan to be consistent with the targets set in our Transportation Master Plan.

Updating Schedule 5: Road & Rail Network mapping.



Local Roads -
Directly
connected to
most dwellings



Collector Roads -
connect local
roads to major
road system



Arterial Roads - main
spines of a city



Provincial Highways -
under
Provincial
jurisdiction

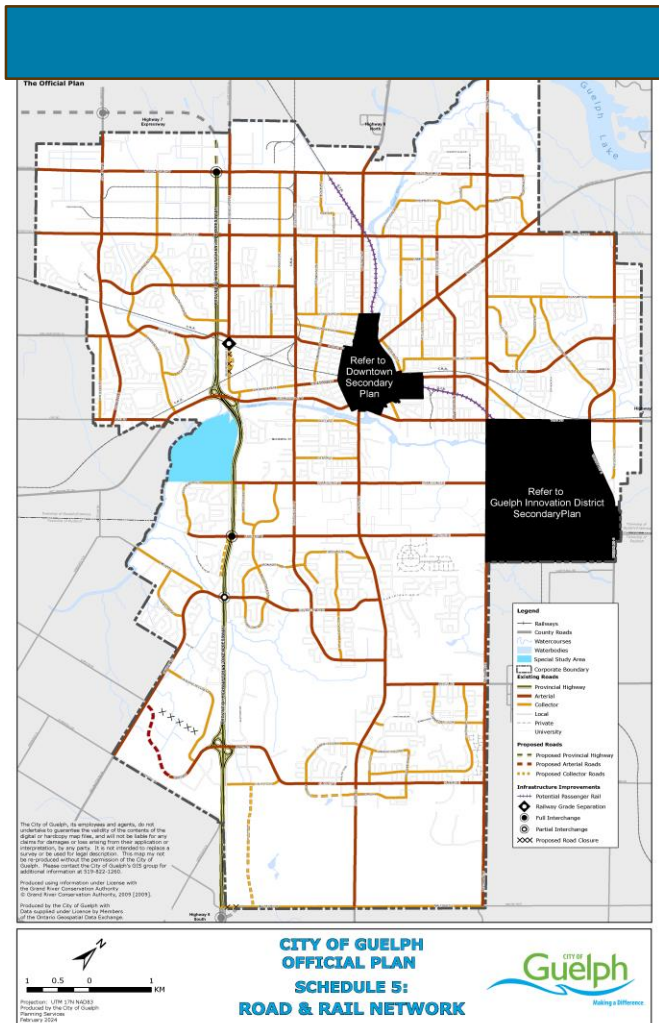
Transportation – Proposed Policy Change

Example: Current Road Widening Dedication	Proposed Road Widening Dedication
Gordon Street width from College Avenue to Stone Road: 26 metres	Gordon Street width from College Avenue to Stone Road: 32 metres

Transportation is an area that will require further study and potentially more changes in the future.



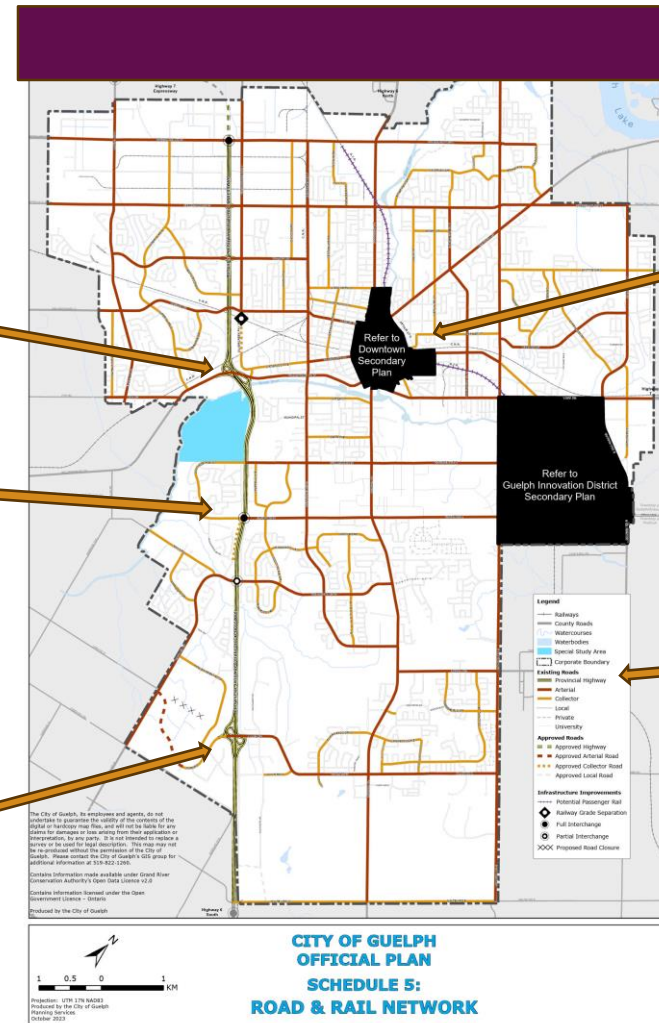
Draft Transportation Mapping Changes – Schedule 5: Road & Rail Network



Provincial highways as "approved highways"

A part of Stone Road West is now a collector road

A part of Laird Road, west of the expressway, is now a collector road



Arthur Street North, is now a local road

Changes to legend naming: i.e. "approved roads" to "proposed roads"

Parks

Summary & Explanation of Changes:

Updating park type descriptions to match the 2022 Park Plan.

Providing better certainty on what land can be accepted as parkland.

Updating Schedule 6: Open Space System mapping.



Mico Valeriotte
Park –
Neighbourhood
Park



York Road
Park –
Community
Park

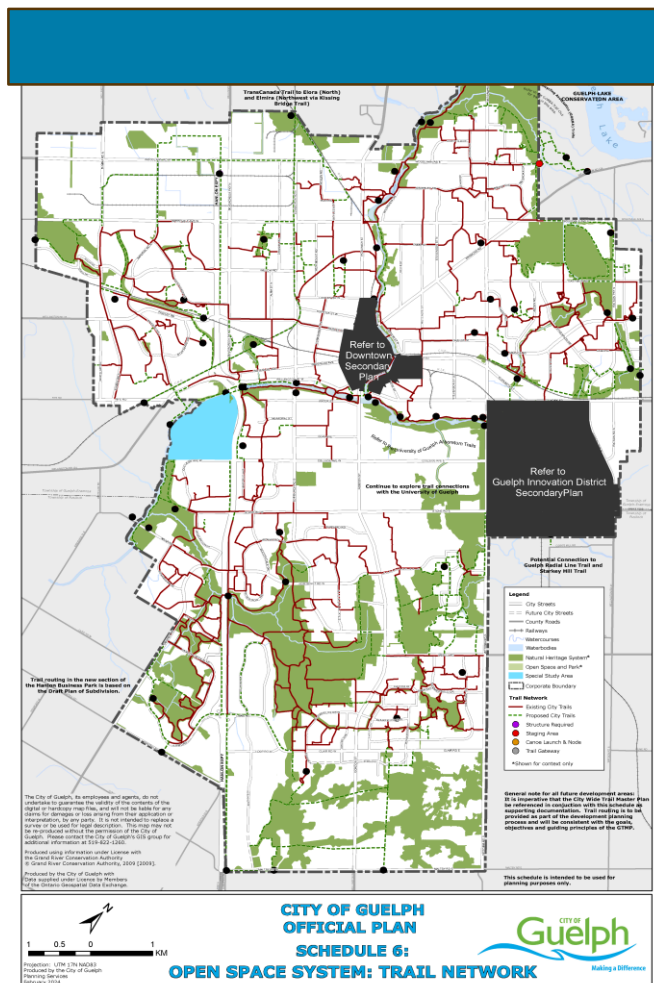


Riverside
Park –
Regional Park

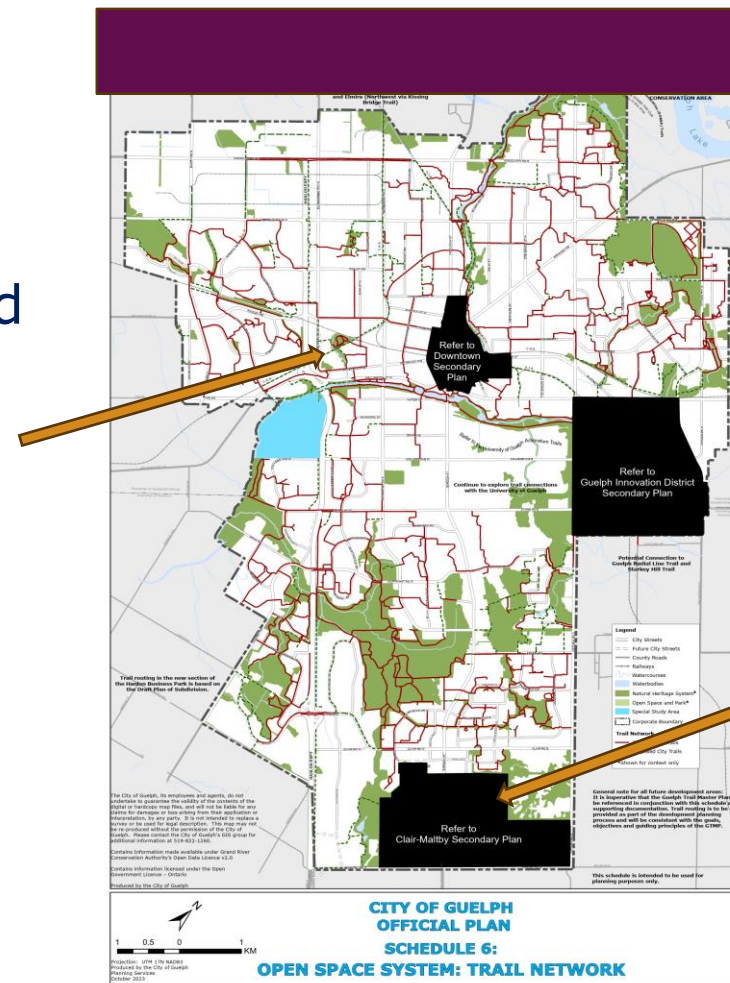
Parks – Proposed Policy Change

Example: Current Policy	Proposed Policy
<p>Neighbourhood Park:</p> <p>Neighbourhood Parks will primarily cater to the needs and interests of the residents living within its general vicinity for unorganized, unstructured and spontaneous leisure activities. Neighbourhood Parks contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas and may contain natural areas.</p>	<p>Neighbourhood Park:</p> <p>Neighbourhood parks are the building blocks of the park system. Neighbourhood parks are typically smaller, local parks that serve the needs of one neighbourhood. They include play areas, recreation amenities and green spaces that are close to people’s homes. They are meant to be easily walked to (500-800 metres walk) so people can enjoy unorganized, unstructured and spontaneous activities. They typically provide passive areas, low to intermediate sports facilities, informal and formal play areas and may contain natural areas.</p>

Draft Parks Mapping Changes – Schedule 6: Open Space System : Trail Network



Neighbourhood parks that connect with the trail network have been added



Some new trails have been added, such as in Eastview Park & Pollinator Park

Trails within the Clair-Maltby Secondary Plan Area have been removed

Next Steps



For more information, contact the project manager:

Lucas Mollame

lucas.mollame@guelph.ca

519-822-1260 extension 3879



Key Dates

- **Late 2025:** Public will be invited to provide additional comments on draft changes. Scheduled to come back to HAC & PEWAC for the November meeting.
- **January 2026:** Staff will present a report to City Council for final decision.

Recommendation

1. That the City-initiated Official Plan Amendment No. 110 to update the Official Plan be received in accordance with Attachment-1 of Report 2025-452, dated October 15, 2025.