

Attachment-3 Official Plan Modifications from Bill 162, Get It Done Act, 2024

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Table 1: Policy Text Modifications to the City of Guelph Official Plan from Bill 162, Get It Done Act, 2024:

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
1.3.1	The Plan must be read in its entirety as a comprehensive policy framework to be used in land use evaluation and decision making by Council, committees appointed by Council, Boards and Commissions having jurisdiction within the City, and by staff and the public, including the Ontario Municipal Board .	The Plan must be read in its entirety as a comprehensive policy framework to be used in land use evaluation and decision making by Council, committees appointed by Council, Boards and Commissions having jurisdiction within the City, and by staff and the public, including the Ontario Land Tribunal .
Section 12 Glossary of Acronyms	OMB Ontario Municipal Board	OLT Ontario Land Tribunal

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.1.1.7	The final width of established buffers may be greater than the minimum buffers identified on Table 4.1 and shall be established through an EIS or EA, approved by the City in consultation with the Grand River Conservation Authority (GRCA) and/or the provincial government where applicable.	The final width of established buffers may be greater than the minimum buffers identified on Table 4.1 and shall be established through an EIS or EA, approved by the City.
4.1.1.17	Boundaries of natural heritage features and areas that make up the Natural Heritage System shown on Schedules 2, 3, 4 and 4A-E and shall be delineated using the criteria for designation and the most current information, and are required to be field verified and staked as part of an EIS or EA, to the satisfaction of the City, in consultation with the provincial government and/or the Grand River Conservation Authority (GRCA), as applicable.	Boundaries of natural heritage features and areas that make up the Natural Heritage System shown on Schedules 2, 3, 4 and 4A-E and shall be delineated using the criteria for designation and the most current information, and are required to be field verified and staked as part of an EIS or EA, to the satisfaction of the City.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.1.2.4	City infrastructure, where essential and authorized under an EA, may be permitted within the Natural Heritage System, where the EA demonstrates to the satisfaction of the City, in consultation with the GRCA, the provincial government and/or the federal government, as applicable, that:	City infrastructure, where essential and authorized under an EA, may be permitted within the Natural Heritage System, where the EA demonstrates to the satisfaction of the City, in consultation with the federal government, as applicable, that:
4.1.2.5	If, through the preparation and review of a development application, it is found that natural heritage features and areas have not been adequately identified or new information has become available, the applicant may be required by the City to prepare a scoped EIS of the natural heritage features and areas, and functions in consultation with the City, and where appropriate the provincial government and the GRCA.	If, through the preparation and review of a development application, it is found that natural heritage features and areas have not been adequately identified or new information has become available, the applicant may be required by the City to prepare a scoped EIS of the natural heritage features and areas, and functions in consultation with the City.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.1.2.7	Permitted development and site alteration within and/or adjacent to natural heritage features and areas (as outlined in Sections 4.1.3 and 4.1.4) shall be required to demonstrate, through an EIS or EA to the satisfaction of the City, in consultation with the GRCA, the provincial government and/or the federal government, as applicable, that there will be no negative impacts on the natural heritage features and areas to be protected, or their ecological and hydrologic functions.	Permitted development and site alteration within and/or adjacent to natural heritage features and areas (as outlined in Sections 4.1.3 and 4.1.4) shall be required to demonstrate, through an EIS or EA to the satisfaction of the City, the federal government, as applicable, that there will be no negative impacts on the natural heritage features and areas to be protected, or their ecological and hydrologic functions.
4.1.3.2.6	Buffers to a provincially and regionally significant Earth Science ANSI will be determined through an EIS or EA to the satisfaction of the City and the provincial government.	Buffers to a provincially and regionally significant Earth Science ANSI will be determined through an EIS or EA to the satisfaction of the City.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.1.3.2.7	Development and site alteration may be permitted adjacent to a provincially and regionally Significant Earth Science ANSI where it has been demonstrated, through an EIS or EA, to the satisfaction of the City and the provincial government , that there will be no negative impacts on the geological features, or the interpretative and scientific value for which the ANSI was identified.	Development and site alteration may be permitted adjacent to a provincially and regionally Significant Earth Science ANSI where it has been demonstrated, through an EIS or EA, to the satisfaction of the City, that there will be no negative impacts on the geological features, or the interpretative and scientific value for which the ANSI was identified.
4.1.3.2.9	Buffers to provincially and regionally significant Life Science ANSI's will be determined through an EIS study to the satisfaction of the City and the provincial government.	Buffers to provincially and regionally significant Life Science ANSI's will be determined through an EIS study to the satisfaction of the City.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.1.3.2.10	Development and site alteration may be permitted adjacent to a provincially and regionally Significant Life Science ANSI where it has been demonstrated, through an EIS or EA, to the satisfaction of the City and the provincial government , that there will be no negative impacts on the natural heritage features and areas or on their ecological functions for which the ANSI was identified.	Development and site alteration may be permitted adjacent to a provincially and regionally Significant Life Science ANSI where it has been demonstrated, through an EIS or EA, to the satisfaction of the City, that there will be no negative impacts on the natural heritage features and areas or on their ecological functions for which the ANSI was identified.
4.1.3.4.6	In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within the established buffers to Significant Wetlands, subject to the requirements of 4.1.2.8, where it has been demonstrated through an EIS or EA, to the satisfaction of the City, in consultation with the GRCA and/or the provincial government , that there will be no negative impacts on the Significant Wetland or its ecological and hydrologic functions.	In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within the established buffers to Significant Wetlands, subject to the requirements of 4.1.2.8, where it has been demonstrated through an EIS or EA, to the satisfaction of the City, that there will be no negative impacts on the Significant Wetland or its ecological and hydrologic functions.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.1.4.2.2	Development and site alteration may be permitted within Other Wetlands in accordance with the underlying designation where it has been demonstrated, to the satisfaction of the City, and the GRCA and/or the provincial government where appropriate , through an EIS or EA, that the wetland does not meet one or more of the criteria in 4.1.4.2.1.	Development and site alteration may be permitted within Other Wetlands in accordance with the underlying designation where it has been demonstrated, to the satisfaction of the City, through an EIS or EA, that the wetland does not meet one or more of the criteria in 4.1.4.2.1.
4.1.4.3.2	Development and site alteration and essential linear infrastructure may be permitted in accordance with the underlying designation within all or part of a Cultural Woodland and its established buffer, subject to the requirements of 4.1.2.8 and 4.1.2.9, where it has been demonstrated through an EIS or EA, to the satisfaction of the City, in consultation with the GRCA and/or the provincial government where appropriate , that the woodland or part thereof does not meet the criteria in 4.1.4.3.1.	Development and site alteration and essential linear infrastructure may be permitted in accordance with the underlying designation within all or part of a Cultural Woodland and its established buffer, subject to the requirements of 4.1.2.8 and 4.1.2.9, where it has been demonstrated through an EIS or EA, to the satisfaction of the City, that the woodland or part thereof does not meet the criteria in 4.1.4.3.1.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.1.4.4.3	Development, site alteration and essential linear infrastructure may be permitted within all or portions of the Habitat for Significant Species and any established buffers, subject to the requirements of 4.1.2.8 and 4.1.2.9, and where it has been demonstrated through an EIS or EA, to the satisfaction of the City, and the GRCA and/or the provincial government where appropriate , that there will be no negative impacts on the habitat or its ecological functions.	Development, site alteration and essential linear infrastructure may be permitted within all or portions of the Habitat for Significant Species and any established buffers, subject to the requirements of 4.1.2.8 and 4.1.2.9, and where it has been demonstrated through an EIS or EA, to the satisfaction of the City, that there will be no negative impacts on the habitat or its ecological functions.
4.1.7.2.1	Deer wintering habitat for the safety of deer and residents, will be monitored and addressed, as appropriate, in conjunction with the MNDMNR.	Deer wintering habitat for the safety of deer and residents, will be monitored and addressed, as appropriate.
4.1.7.2.2	The City in consultation with the MNDMNR will explore the development of a deer management program.	The City will explore the development of a deer management program.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
5.9.1	The City will coordinate with the Province, Wellington County and neighbouring municipalities on the planning and design of an efficient goods movement system that minimizes community and traffic impacts.	The City will coordinate with the Province, Wellington County and neighbouring municipalities on the planning and design of an efficient goods movement system that minimizes community and traffic impacts. This includes establishing priority routes for goods movement, where feasible, to facilitate the movement of goods into and out of employment areas and other area of significant commercial activity and to provide alternate routes connecting to the provincial network.
9.1.3 b)	To support a local food system including the cultivation of food within the urban environment	To support a local food system including the cultivation of food within the urban environment and to maintain and enhance the functional and economic connections to the Agri-food Network within the Agricultural System.

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
Section 12 Glossary		<p>Agricultural System means:</p> <p>The system mapped and issued by the Province, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; 2. An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.</p>
Section 12 Glossary		<p>Agri-food Network means:</p> <p>Within the Agricultural System, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.</p>

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
Section 12 Glossary	<p>Heritage attributes means:</p> <p>In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.</p>	<p>Heritage attributes means:</p> <p>The principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).</p>

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
11.2.4.8	A Main Street has been identified on the extension of College Avenue East into the site. The Main Street will function as a transition area between the lands designated Residential to the north and the Employment Mixed-use 1 lands designated to the south. The Main Street area will accommodate a range of transportation options but should be considered a “pedestrian and transit priority street” and shall generally be designed and built in accordance with the standards outlined in Table 1 and in accordance with the Main Street policies of the Official Plan.	A Main Street has been identified on the extension of College Avenue East into the site. The Main Street area will accommodate a range of transportation options but should be considered a “pedestrian and transit priority street” and shall generally be designed and built in accordance with the standards outlined in Table 1 and in accordance with the Main Street policies of the Official Plan.
11.2.6.1.8 b)	Generally providing a single loaded local road on the table lands adjacent to the Natural Heritage System in the Mixed-use Employment area on the west side of the River to allow public access to views of the Eramosa River.	Generally providing a single loaded local road on the table lands adjacent to the Natural Heritage System to allow public access to views of the Eramosa River.
11.2.6.3.2.4 e)	Building heights shall contribute to a continuous street wall that has a minimum height of four storeys as shown on Schedule C.	Building heights shall contribute to a continuous street wall that has a minimum height of 3 storeys as shown on Schedule C.

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9.13.3.13		<p>13. 384 Crawley Road</p> <p>Notwithstanding the policies of the Industrial designation, the maximum gross floor area shall be 160,000 square metres and the maximum building height shall be 46 metres.</p> <p>Nothing in this Plan shall prevent the construction of industrial buildings and ancillary buildings, landscaping and any related works, including without limitation:</p> <p>Policies 4.1.2.5, 4.1.3.3, 4.1.3.4, 4.1.3.6, 4.1.3.8, 4.1.3.9, 4.1.4.4, and 4.1.6.1.</p> <p>The alignment of the future planned public road shall be determined by the City in consultation with the proponent. The conveyance of the future planned public road may be secured through a site plan agreement or consent agreement.</p>

Policy Location in the Official Plan	Current Policy, as approved through Bill 150 (words in strong style are proposed for removal)	Approved and in-force modification from Bill 162 (words in strong style are proposed for removal)
4.4.1.37		Within the Special Policy Area as identified on Schedule 3 and Schedule C of this Plan, any change or modification to policies, land use designations or boundaries applying to the Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the City approving such changes or modifications.

Table 2: Mapping Modifications to the City of Guelph Official Plan from Bill 162, Get It Done Act, 2024:

Schedule	Description of Change	Staff Comments
Schedule 1b: Structure Employment Areas	Adjustment of Employment Area designation on the Guelph Innovation District.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use of the GID Secondary Plan, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council. Therefore, lands now in a Residential designation cannot be considered as defined Employment Areas. Schedule 1b is also proposed to be modified through OPA 110, so it is not included as part of Attachment-3.

Schedule	Description of Change	Staff Comments
Schedule 2: Land Use Plan	Modified in accordance with the area specific land use map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.
Schedule 3: Development Constraints	Modified in accordance with the area specific Schedule 3 map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.

Schedule	Description of Change	Staff Comments
Schedule 4: Natural Heritage System	Modified in accordance with the area specific Schedule 4 map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.
Schedule 4a: Natural Heritage System ANSIs and Wetlands	Modified in accordance with the area specific Schedule 4a map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.

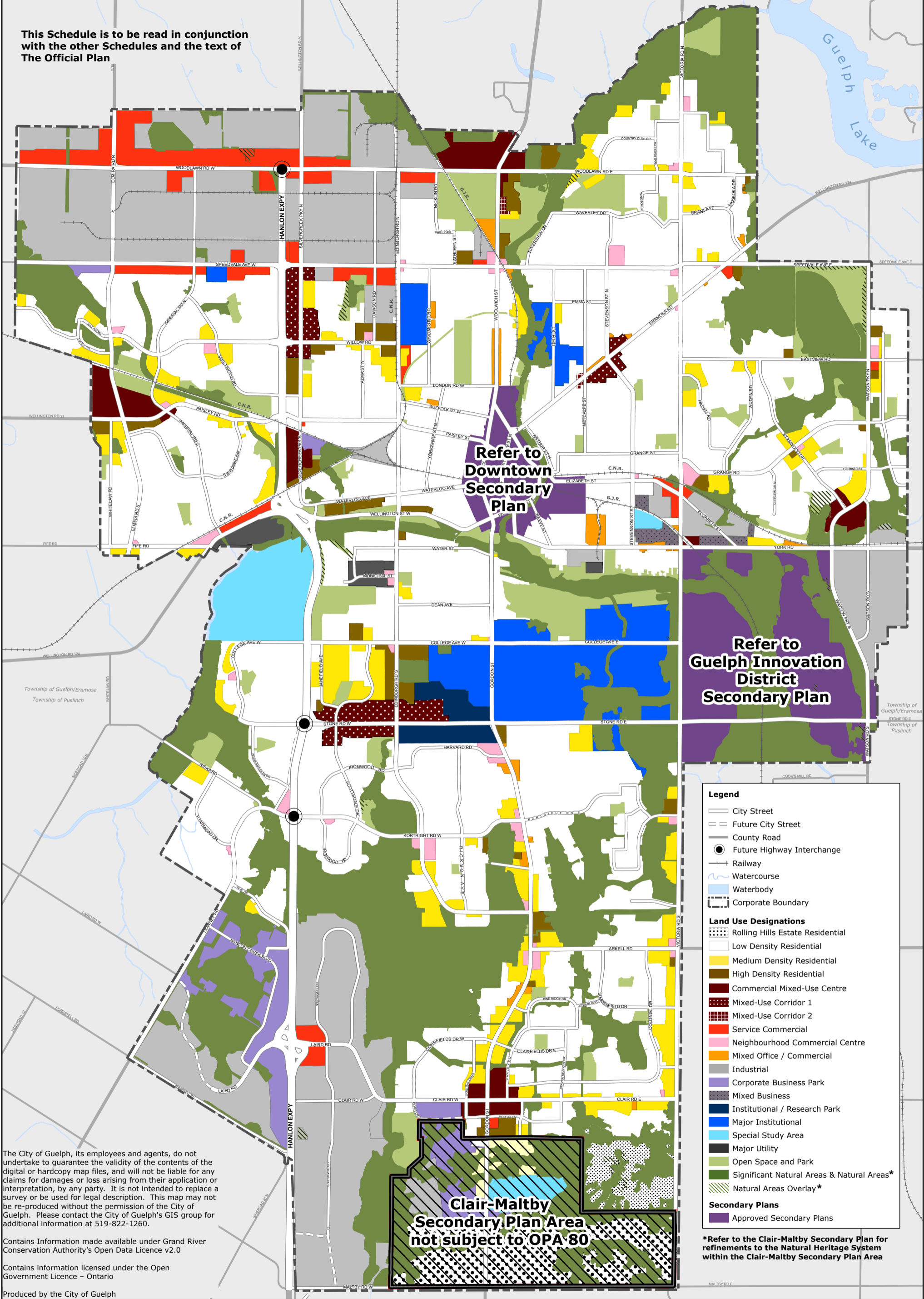
Schedule	Description of Change	Staff Comments
Schedule 4b: Natural Heritage System Fish Habitat and Permanent & Intermittent Streams	Modified in accordance with the area specific Schedule 4b map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.
Schedule 4c: Natural Heritage System Significant Woodlands	Modified in accordance with the area specific Schedule 4c map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.

Schedule	Description of Change	Staff Comments
Schedule 4d: Natural Heritage System Significant Valleylands & Significant Landform	Modified in accordance with the area specific Schedule 4d map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.
Schedule 4e: Natural Heritage System Significant Wildlife Habitat & Habitat for Significant Species	Modified in accordance with the area specific Schedule 4e map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.

Schedule	Description of Change	Staff Comments
Schedule 6: Open Space System: Trail Network	Modified in accordance with the area specific Schedule 6 map for 384 Crawley Road included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use and mapping for 384 Crawley Road, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council. As Schedule 6 is also proposed to be modified through OPA 110, so it is not included as part of Attachment-3.
City of Guelph Official Plan Schedule B: Guelph Innovation District Secondary Plan Land Use	Modified in accordance with the modified Schedule B included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the land use of the GID Secondary Plan, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.

Schedule	Description of Change	Staff Comments
City of Guelph Official Plan Schedule C: Guelph Innovation District Secondary Plan Built Form Elements	Modified in accordance with the modified Schedule C included as part of the Ministry of Municipal Affairs and Housing Decision on Guelph Official Plan Amendment 80.	Mapping changes approved through Bill 162, Get It Done Act, 2024 which approved modifications to the built form elements and permitted heights of the GID Secondary Plan, consistent with Council direction provided to the Ministry of Municipal Affairs of Housing from the December 5, 2023 Special Meeting of Council.

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



Legend

- City Street
- - - Future City Street
- County Road
- Future Highway Interchange
- Railway
- ~ Watercourse
- Waterbody
- Corporate Boundary

Land Use Designations

- Rolling Hills Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Mixed-Use Centre
- Mixed-Use Corridor 1
- Mixed-Use Corridor 2
- Service Commercial
- Neighbourhood Commercial Centre
- Mixed Office / Commercial
- Industrial
- Corporate Business Park
- Mixed Business
- Institutional / Research Park
- Major Institutional
- Special Study Area
- Major Utility
- Open Space and Park
- Significant Natural Areas & Natural Areas*
- Natural Areas Overlay*

Secondary Plans

- Approved Secondary Plans

*Refer to the Clair-Maltby Secondary Plan for refinements to the Natural Heritage System within the Clair-Maltby Secondary Plan Area

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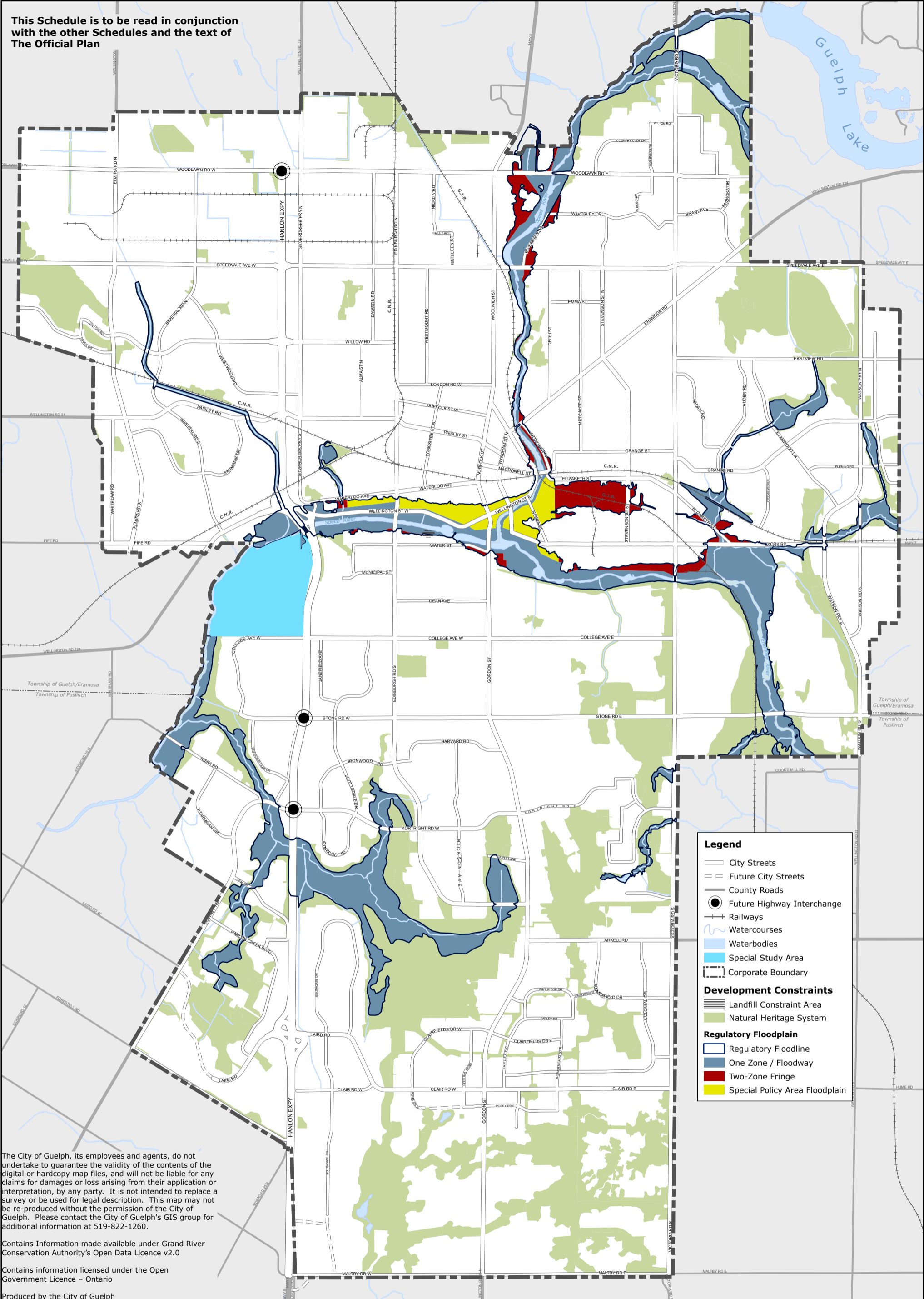
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 January 2026

CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 2: LAND USE PLAN



This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



Legend

- City Streets
- Future City Streets
- County Roads
- Future Highway Interchange
- Railways
- Watercourses
- Waterbodies
- Special Study Area
- Corporate Boundary

Development Constraints

- Landfill Constraint Area
- Natural Heritage System

Regulatory Floodplain

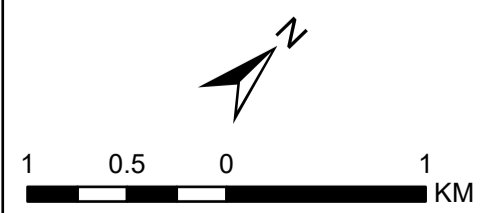
- Regulatory Floodline
- One Zone / Floodway
- Two-Zone Fringe
- Special Policy Area Floodplain

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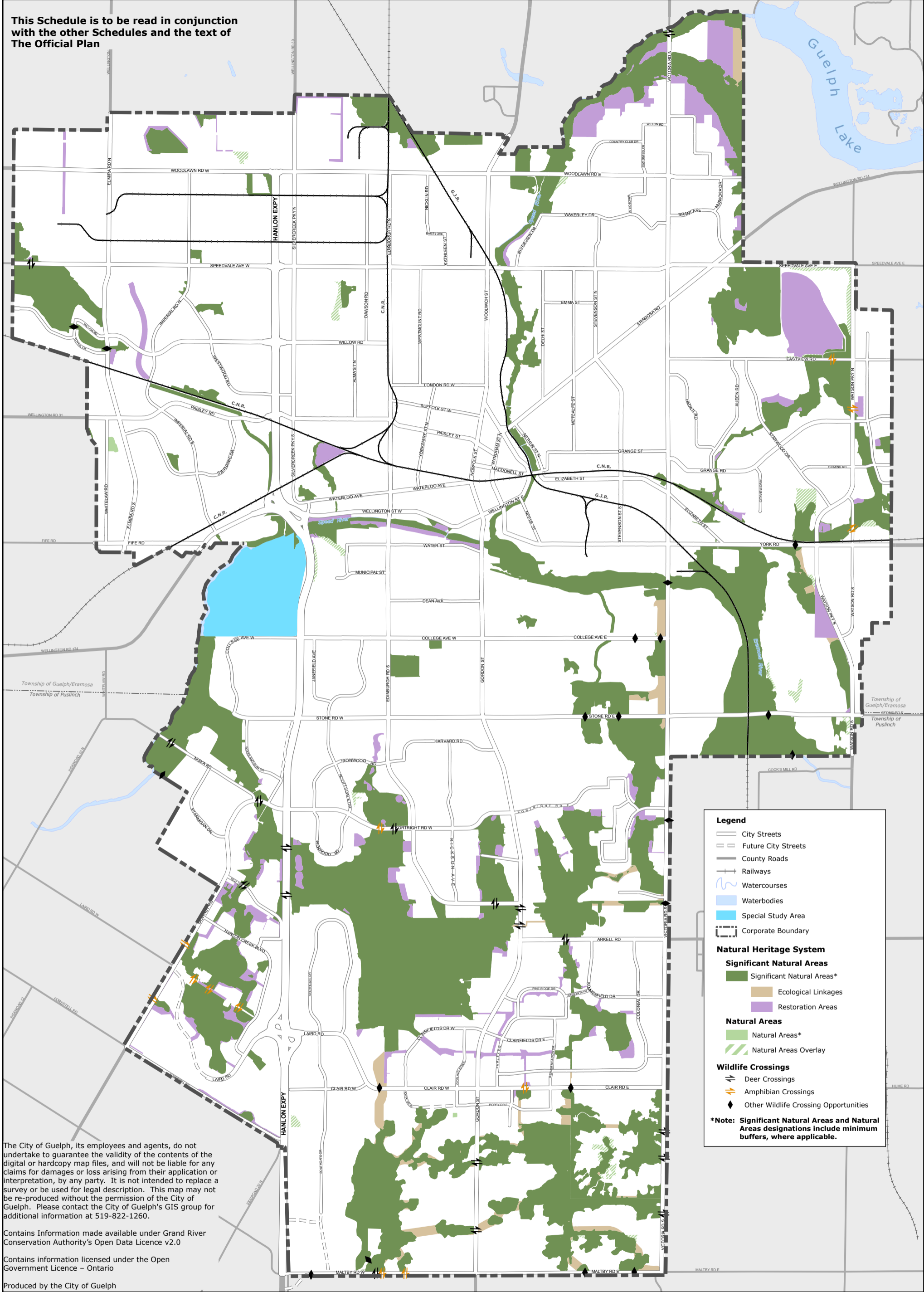
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SCHEDULE 3: DEVELOPMENT CONSTRAINTS



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Legend

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Special Study Area
- Corporate Boundary

Natural Heritage System

Significant Natural Areas

- Significant Natural Areas*
- Ecological Linkages
- Restoration Areas

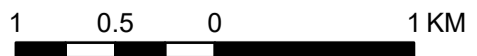
Natural Areas

- Natural Areas*
- Natural Areas Overlay

Wildlife Crossings

- Deer Crossings
- Amphibian Crossings
- Other Wildlife Crossing Opportunities

***Note: Significant Natural Areas and Natural Areas designations include minimum buffers, where applicable.**



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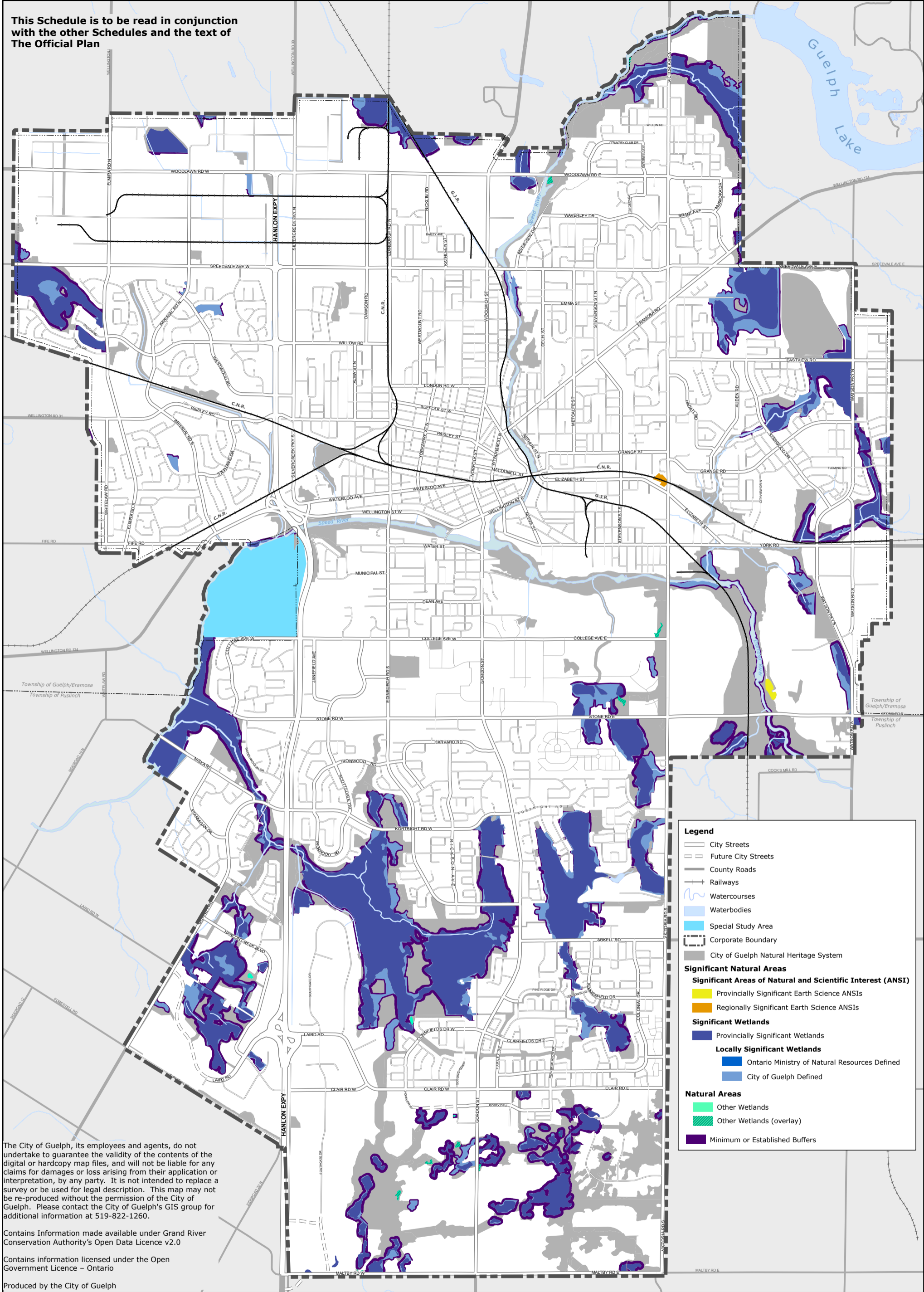
CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 4: NATURAL HERITAGE SYSTEM

Natural Heritage System



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Legend

- City Streets
- Future City Streets
- County Roads
- Railways
- Watercourses
- Waterbodies
- Special Study Area
- Corporate Boundary
- City of Guelph Natural Heritage System

Significant Natural Areas

Significant Areas of Natural and Scientific Interest (ANSI)

- Provincially Significant Earth Science ANSIs
- Regionally Significant Earth Science ANSIs

Significant Wetlands

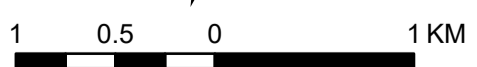
- Provincially Significant Wetlands

Locally Significant Wetlands

- Ontario Ministry of Natural Resources Defined
- City of Guelph Defined

Natural Areas

- Other Wetlands
- Other Wetlands (overlay)
- Minimum or Established Buffers

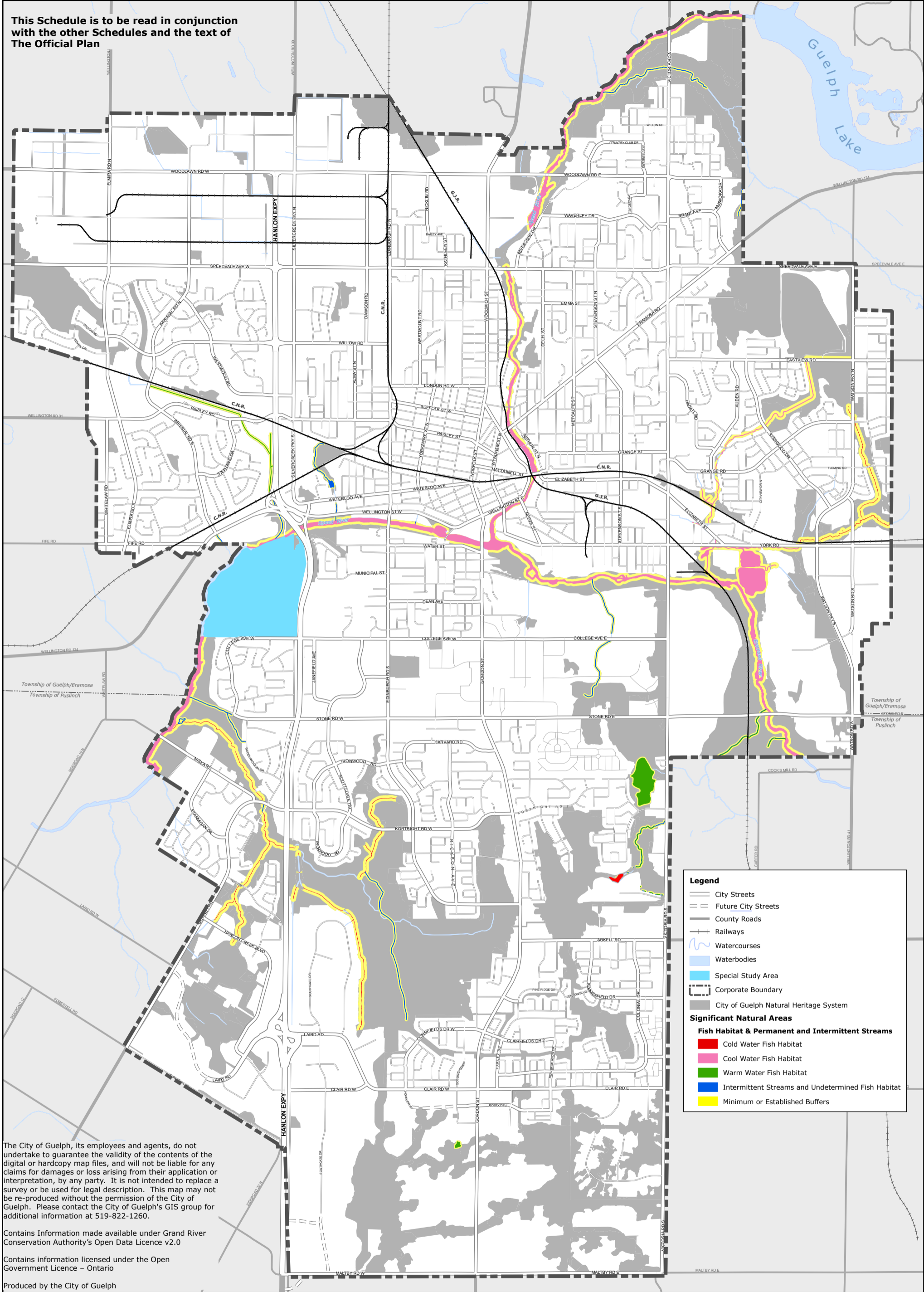


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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4A: NATURAL HERITAGE SYSTEM ANSIs and Wetlands



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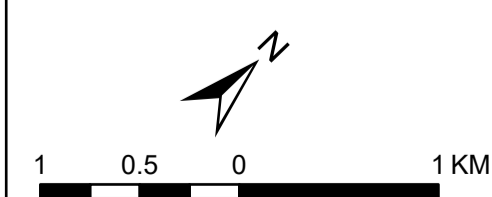


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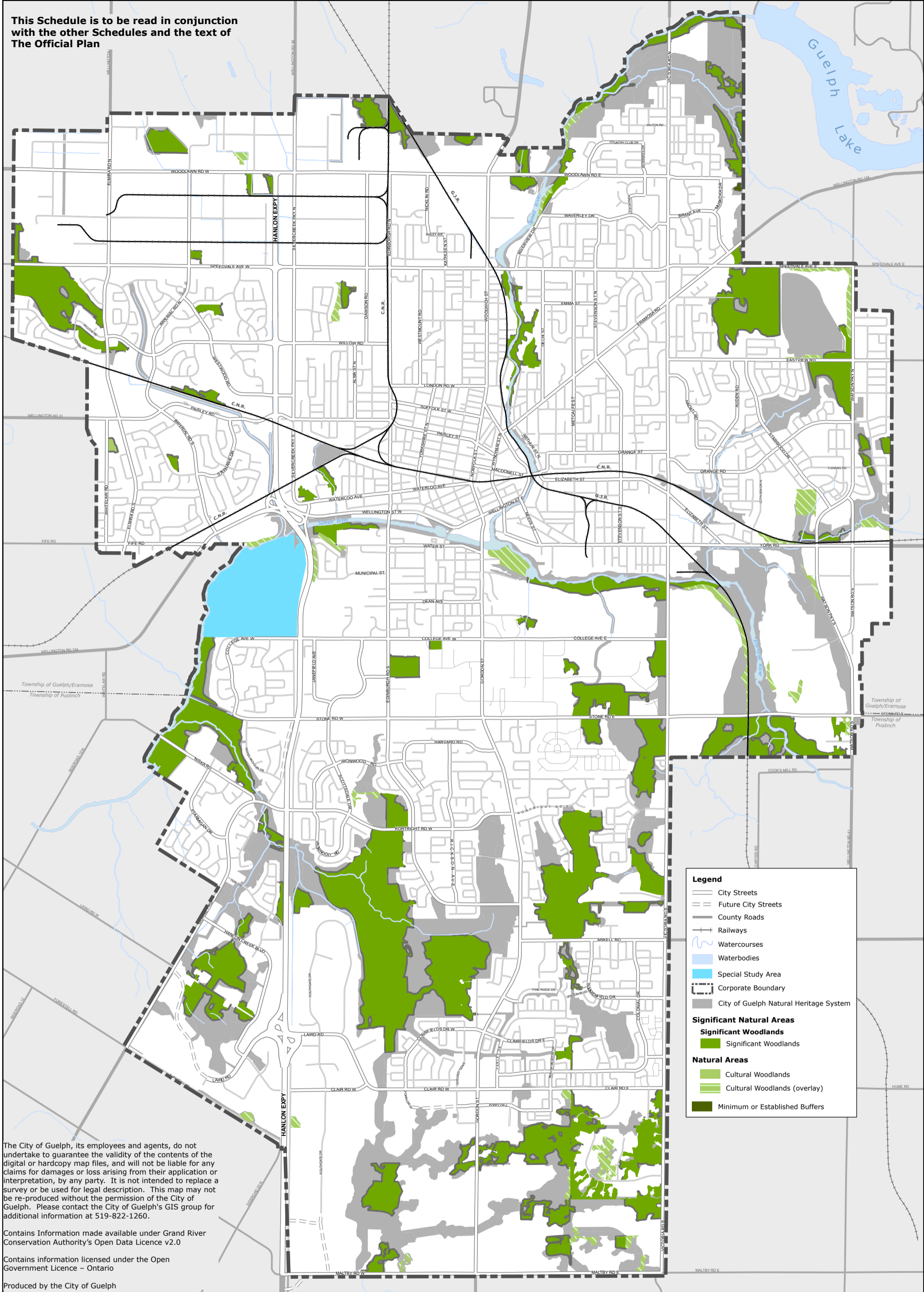
CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4B: NATURAL HERITAGE SYSTEM



Projection: UTM 17N NAD83
Produced by the City of Guelph
Planning Services
January 2026

Fish Habitat and Permanent and Intermittent Streams

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan



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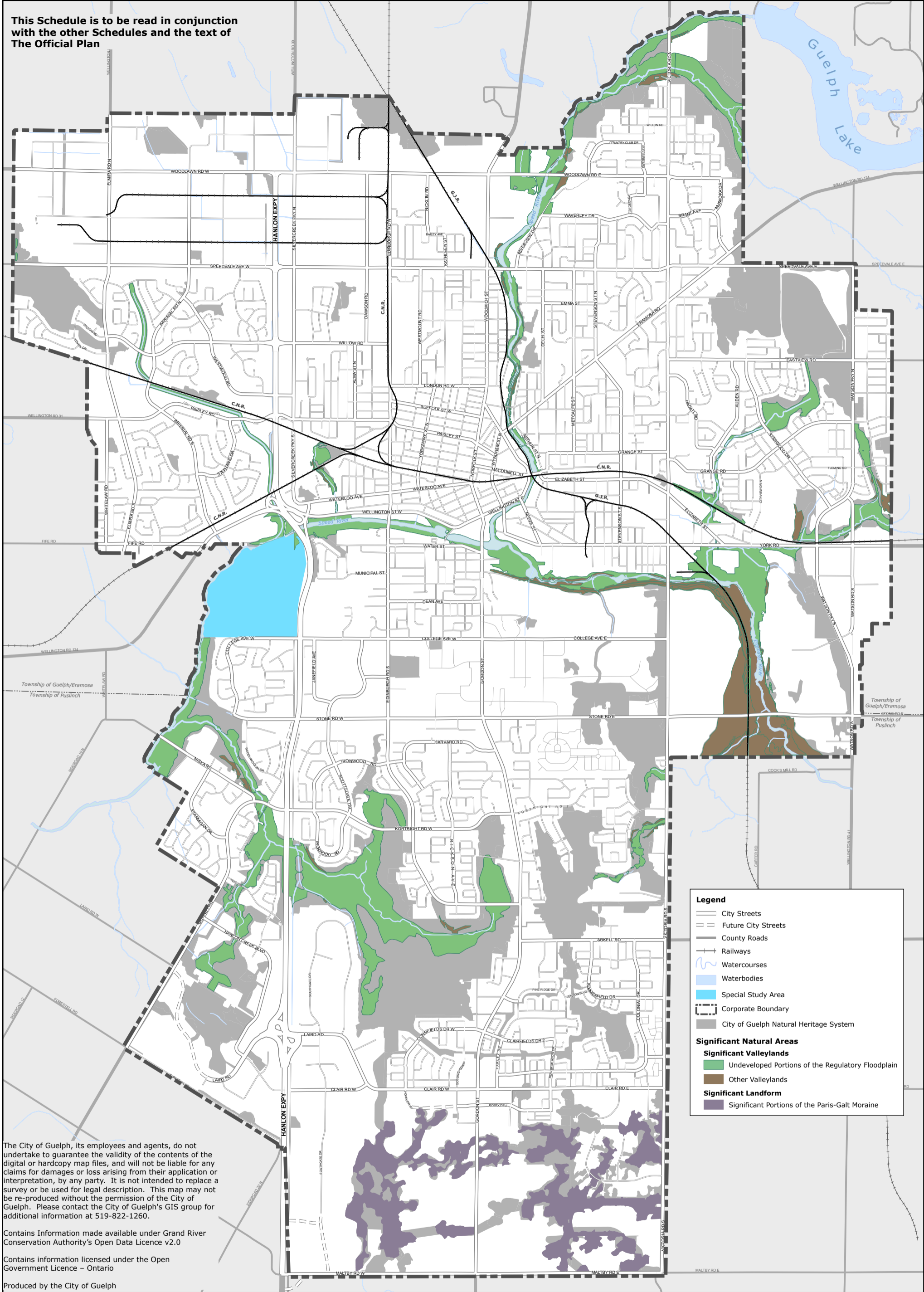


CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4C: NATURAL HERITAGE SYSTEM Significant Woodlands



Projection: UTM 17N NAD83
Produced by the City of Guelph
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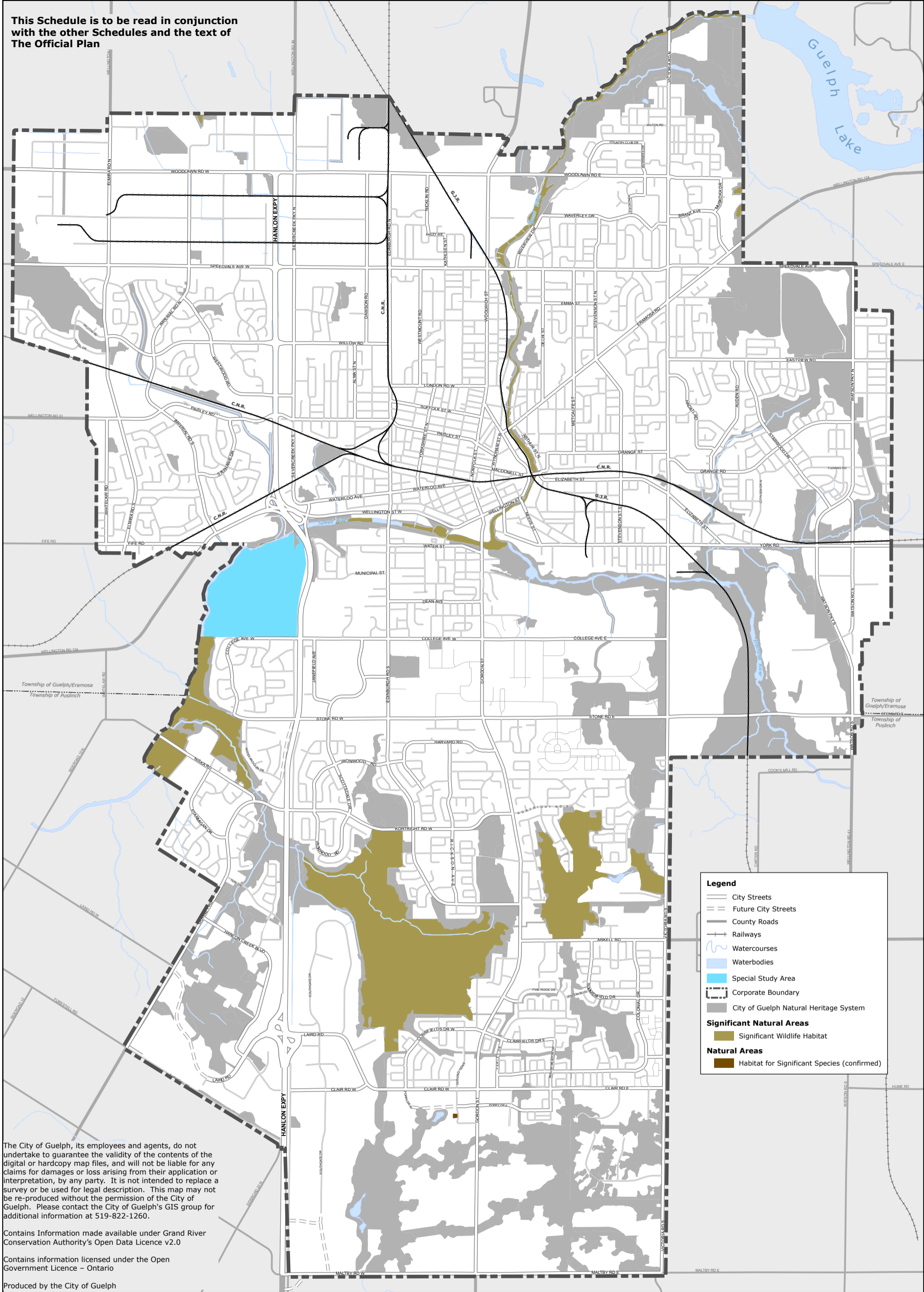
CITY OF GUELPH OFFICIAL PLAN

SCHEDULE 4D: NATURAL HERITAGE SYSTEM

Significant Valleys & Significant Landform

Projection: UTM 17N NAD83
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Planning Services
January 2026

This Schedule is to be read in conjunction with the other Schedules and the text of The Official Plan

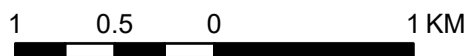


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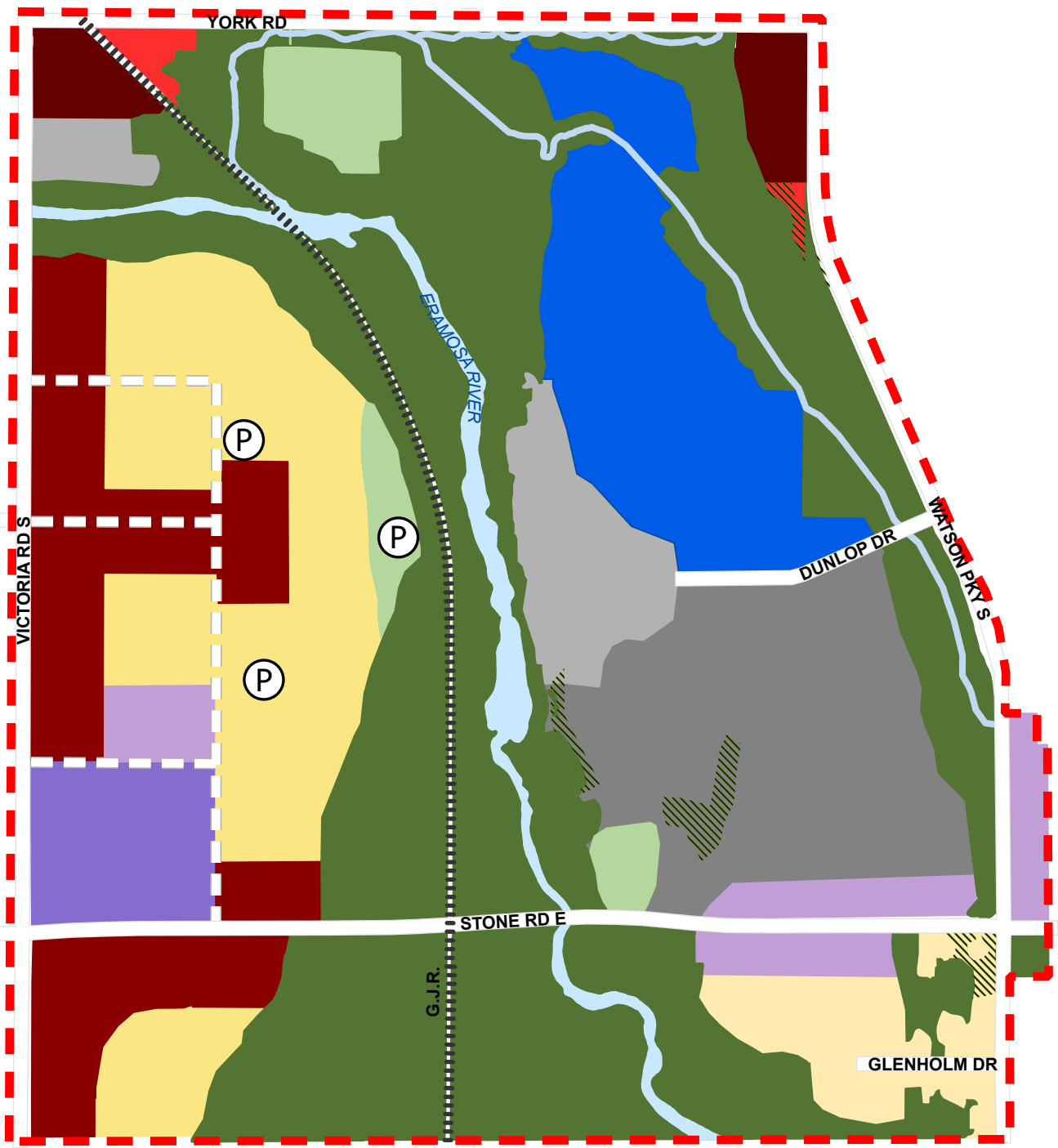


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CITY OF GUELPH OFFICIAL PLAN SCHEDULE 4E: NATURAL HERITAGE SYSTEM

Significant Wildlife Habitat & Habitat for Significant Species





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Legend

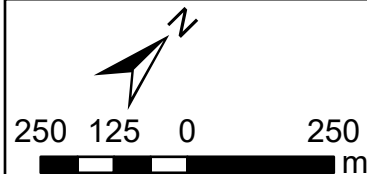
Land Use Designations

- Open Space and Park
- Glenholme Estate Residential
- Residential
- Mixed-Use Commercial Centre
- Mixed-use Corridor (GID)
- Employment Mixed-use 1
- Employment Mixed-use 2
- Major Utility
- Industrial
- Adaptive Re-use
- Service Commercial
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay

GID Secondary Plan Boundary

Infrastructural Framework

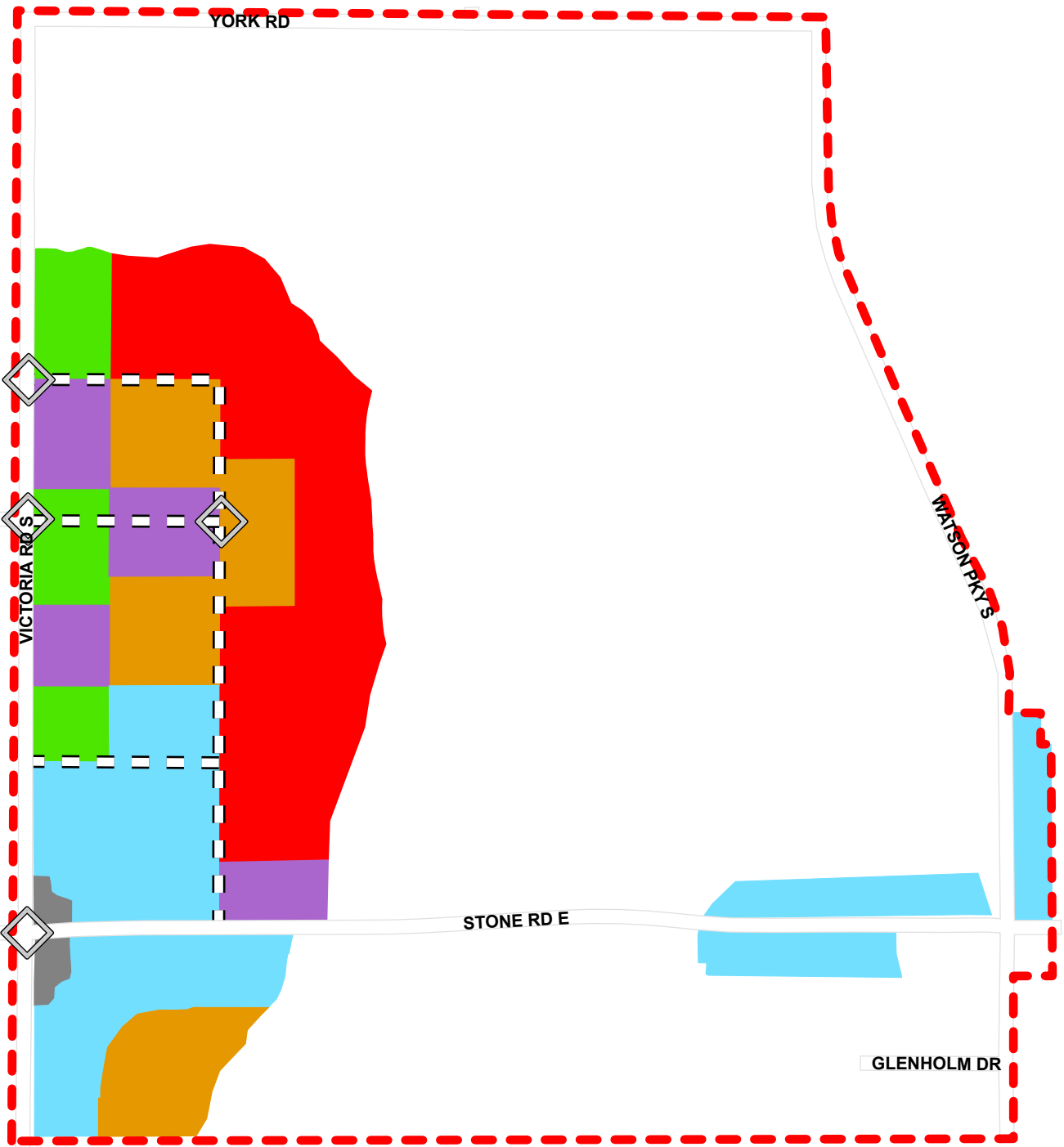
- City Streets
- Future City Streets
- Existing Rail
- Waterbody
- P Proposed Park



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Planning Services
January 2026

CITY OF GUELPH OFFICIAL PLAN SCHEDULE B: GUELPH INNOVATION DISTRICT SECONDARY PLAN LAND USE





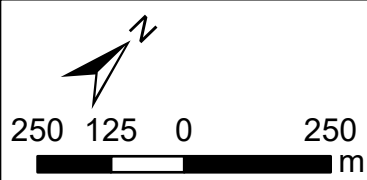
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Legend		Building Heights	
	Secondary Plan Boundary		2 min - 6 max Storeys
	City Streets		2 min - 10 max Storeys
	Future City Streets		3 min - 12 max Storeys
	Node		3 min - 18 max Storeys
			4 min - 10 max Storeys
			9m min - 6 max Storeys



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CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE C:
GUELPH INNOVATION DISTRICT
SECONDARY PLAN
BUILT FORM ELEMENTS

