

Attachment 4 – Ministry of Municipal Affairs and Housing Comments City of Guelph Community Improvement Plan Amendment

Figure 1 Letter from Tyler Shantz, Senior Planner with the Ministry of Municipal Affairs and Housing. Page 1 of 2.

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Western Ontario

659 Exeter Road, 2nd Floor
London ON N6E 1L3
Tel.: 519 873-4020
Toll Free: 1 800-265-4736

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux
municipalités
de l'Ouest de l'Ontario

659 Exeter Road, 2^e étage
London ON N6E 1L3
Tel.: 519 873-4020
Sans frais: 1 800-265-4736



Sent via e-mail only

November 10, 2025

Emily Irvine
Manager, Policy Planning
City of Guelph
Emily.Irvine@guelph.ca

**Subject: Ministry of Municipal Affairs and Housing Comments
City of Guelph Community Improvement Plan Amendment**

Dear Emily Irvine:

Thank you for providing the Municipal Service Office – West with the opportunity to review and comment on the draft Community Improvement Plan (CIP) amendment for the City of Guelph.

It is understood that council will consider the proposed CIP amendment at its December 9 meeting and that the municipality has requested the ministry's comments on the CIP amendment in accordance with subsection 28(5) of the *Planning Act*. Staff from the Ministry of Municipal Affairs and Housing have reviewed the CIP amendment and the comments below are provided for the municipality's consideration.

Section 4.1 b) of the CIP (page 7), titled "Provincial Planning Statement (2024)", policy 2.3.1.3 does not include "PPS". To provide clarity throughout the CIP, we suggest removing the word 'policy' and adding "PPS" before 2.3.1.3.

Section 4.1 of the CIP (page 8), titled "Provincial Planning Statement (2024)", the final sentence incorrectly refers to the document as the "Provincial Policy Statement (2024)." To ensure accuracy and consistency, this reference should be corrected to "Provincial Planning Statement (2024)."

Under Section 10.1 (page 17), titled "Formal Amendments", we suggest that the municipality include the following reason requiring a formal amendment:

- A change or expansion in the area to which the CIP applies.

Figure 2 Letter from Tyler Shantz, Senior Planner with the Ministry of Municipal Affairs and Housing. Page 2 of 2.

The CIP does not include a definition of “affordable” or “attainable” housing. The plan includes references to increasing the rental housing stock and encouraging the development of affordable and attainable housing. We suggest including a definition of “affordable”, consistent with the PPS.

I look forward to receiving notice of council’s decision on the CIP amendment in accordance with subsection 17(23) of the *Planning Act* and section 4 of O. Reg. 543/06. If you would like to discuss these comments, please contact me at Tyler.Shantz@ontario.ca.

Kind regards,

Tyler Shantz
Senior Planner
Ministry of Municipal Affairs and Housing
Municipal Services Office – Western Ontario
659 Exeter Road, 2nd Floor
London, ON N6E 1L3
Tel: 519-851-3954
Email: Tyler.Shantz@ontario.ca