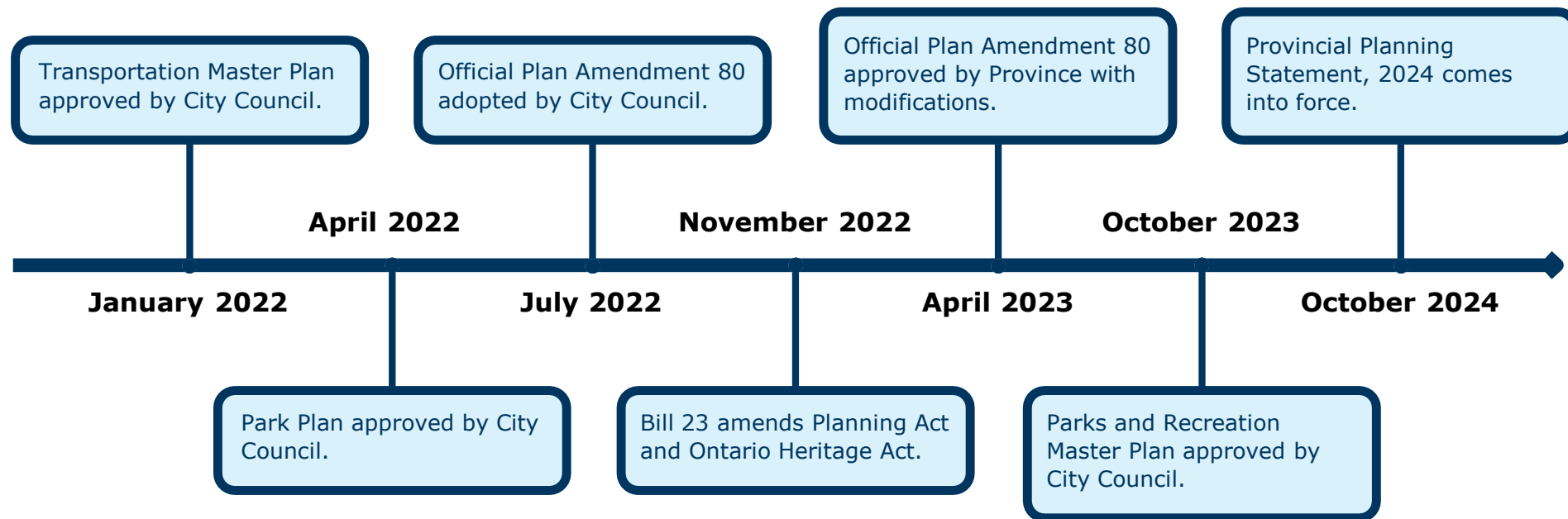


Guelph's Official Plan Update Phase 1 - "Laying the Groundwork"

Decision Meeting – Council Presentation

February 10, 2026

Why are we making changes?



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?

- 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

July 2025



Initial information sessions

Virtual and in-person

October 2025



Statutory Public meeting for draft Official Plan Amendment

November 2025



Opportunity to provide feedback on the Official Plan Amendment on Have Your Say

December 2025



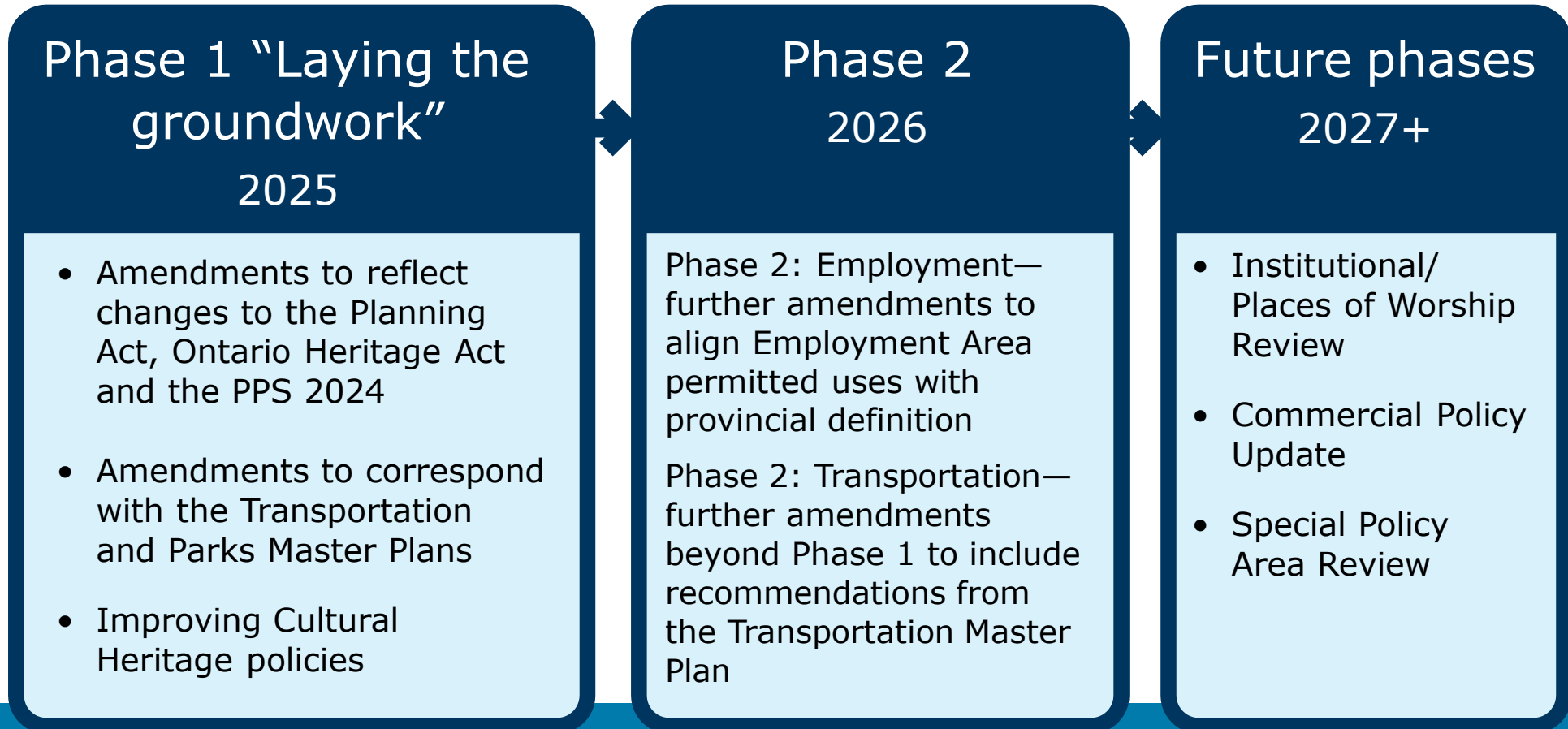
Review and summary of public comments prepared for Council

February 2026



City Council decision meeting for Official Plan Amendment

Timeline – Beyond Phase 1



Some stages include research, public engagement and Council decision

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

- Following motions from the Heritage Advisory Committee, the following changes have been made:
 - Including a proposed policy objective on “Adaptive Reuse” as Item 44 of OPA 110;
 - Revising the proposed definition for “Heritage Conservation District” as Item 186 to clarify that properties listed within a Heritage Conservation District are designated on the City’s Heritage Register.

Employment

- No changes made since October draft.
- Employment will be one of the two focuses for Phase 2.

Environment

- No changes made since October draft.
- The Natural Heritage System will be a focus of a future phase.

Complete Community

- No changes made since October draft.
- Planning staff have committed to undertaking an Indigenous Engagement project as part of a future phase of the Official Plan Update.

Supporting Growth

- Minor change to strengthen policy language on potential settlement area boundary expansions (Item 12 of OPA 110) in response to a motion from the Planning, Environment and Water Advisory Committee.
- No changes proposed on where, how, or when Guelph grows.

Transportation

- Several revisions made to proposed Schedule 5: Road & Rail Network to better implement the street hierarchy and to correct from the draft OPA 110.

Parks

- Minor change to Item 145 in response to a comment received.
- Clarification that parcels of land where the **sole** function is for trails or active transportation connections are not acceptable as parkland dedication.
- This is consistent with the parkland dedication criteria in the 2022 Park Plan.

Consultations, Engagement and Comments Since October

- On November 6, 2025 – staff presented to the Heritage Advisory Committee;
- On November 10, 2025 – staff presented to the Planning, Environment, and Water Advisory Committee;
- HaveYourSay page open for comments from October 16, 2025 to November 14, 2025 – one comment received.

Reminder of Scope

What is included in Phase 1?

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- Improving Cultural Heritage policies; and,
- Identifying future phases.

What is not included in Phase 1?

- 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.

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 2026-40, dated February 10, 2026.