

DECISION

With respect to Official Plan Amendment 80
for the City of Guelph
Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve, as modified, all of Official Plan Amendment 80 for the City of Guelph as adopted by By-law No. 2022-20731, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Part B to By-law (2022)-20731, is modified by creating new Items 2.1 and 99.1 as follows:

ITEM 2.1: Section 1.3.1 Interpretation is modified as follows:

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** ~~Ontario Municipal Board~~.

ITEM 99.1: The Glossary of Acronyms is modified as follows:

~~OMB Ontario Municipal Board~~
OLT Ontario Land Tribunal

2. Part B, Item 22 to By-law (2022)-20731, is modified as follows:

Section 4.1.1.7 is modified as follows:

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.~~

Section 4.1.1.17 is modified as follows:

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.~~

Part B, Item 24 to By-law (2022)-20731, is modified as follows:

Section 4.1.2.4 is modified as follows:

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:

Section 4.1.2.5 is modified as follows:

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.~~

Section 4.1.2.7 is modified as follows:

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*.

Part B, Item 25 to By-law (2022)-20731, is modified as follows:

Section 4.1.3.2.6 is modified as follows:

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.~~

Section 4.1.3.2.7 is modified as follows:

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.

Section 4.1.3.2.9 is modified as follows:

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.~~

Section 4.1.3.2.10 is modified as follows:

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.

Part B, Item 27 to By-law (2022)-20731, is modified as follows:

Section 4.1.3.4.6 is modified as follows:

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*:

Part B, Item 35 to By-law (2022)-20731, is modified as follows:

Section 4.1.4.2.2 is modified as follows:

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.

Part B, Item 36 to By-law (2022)-20731, is modified as follows:

Section 4.1.4.3.2 is modified as follows:

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.

Part B, Item 38 to By-law (2022)-20731, is modified as follows:

Section 4.1.4.4.3 is modified as follows:

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*.

3. Part B, Item 28 to By-law (2022)-20731, is modified as follows:

Section 4.1.3.5.1 is modified as follows:

Cold and Cool Water *Fish Habitat* as identified by the Federal Department of Fisheries and Oceans (DFO) Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR)/GRCA and a 30 metre *minimum buffer*.

Section 4.1.3.5.2 is modified as follows:

Warm water and undetermined *Fish Habitat* as identified by the DFO
~~MNDMNR/GRCA~~ and a 15 metre *minimum buffer*.

Section 4.1.3.5.3 is modified as follows:

Permanent and *intermittent streams*, as identified by the City and/or the DFO
~~MNDMNR/GRCA~~ and a 15 metre *minimum buffer*.

4. Part B, Item 32 to By-law (2022)-20731, is modified as follows:

Section 4.1.3.9.1, bullet i) is deleted and replaced as follows:

~~i) seasonal concentration areas, including deer wintering and waterfowl
overwintering areas identified by the MNDMNR MNR;~~ deer wintering areas as
identified by the Province;

Section 4.1.3.9.5 is modified as follows:

In addition to the General Permitted Uses of Section 4.1.2, the following additional uses may be permitted within Significant Wildlife Habitat (including *Ecological Linkages*) and its *established buffers*, 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 MNDMNR where appropriate,~~ with consideration for the ~~MNDMNR's~~ Province's technical guidance that there will be no *negative impacts* to the Significant Wildlife Habitat or to its *ecological functions*:

Section 4.1.3.9.6 is modified as follows:

The extent of the *habitat* and *buffers* for Significant Wildlife Habitat will be established through an *EIS* or *EA*, to the satisfaction of the City, ~~in consultation with the GRCA where appropriate,~~ with consideration for the ~~MNDMNR's~~ Province's technical guidance, and the local and regional context.

Section 4.1.3.9.7 is modified as follows:

Additional areas of Significant Wildlife Habitat (i.e., in addition to those areas shown on Schedule 4 and Schedule 4E, including *Ecological Linkages*) may be identified through an *EIS* or *EA* based on consideration for the ~~MNDMNR's~~ Province's technical guidance.

Section 4.1.3.9.10 is modified as follows:

In addition to the General Permitted Uses of Section 4.1.2 and the policies in 4.1.3.9.5, the following uses may be permitted within *Ecological Linkages*, subject to the requirements under 4.1.2.9, where it has been demonstrated through an *EIS* or *EA* to the satisfaction of the City, ~~and in consultation with the GRCA where appropriate,~~ with consideration for the ~~MNDMNR's~~ Province's technical guidance that the functionality and connectivity of the *Ecological Linkage* will be maintained or enhanced:

5. Part B, Item 41 to By-law (2022)-20731, is modified as follows:

Sections 4.1.7.2.1 and 4.1.7.2.2 are hereby amended as follows:

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~~.

4.1.7.2.2 The City ~~in consultation with the MNDMNR~~ will explore the development of a deer management program.

6. Part B to By-law (2022)-20731, is modified by creating new Item 53.1 as follows:

ITEM 53.1: Section 5.9.1 is modified as follows:

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 areas of significant commercial activity and to provide alternate routes connecting to the provincial network.

7. Part B to By-law (2022)-20731, is modified by adding new item 60.1 as follows:

ITEM 60.1: Section 9.1.3 b) is modified as follows:

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.

8. Part B, Item 98 to By-law (2022)-20731, is modified as follows:

The following glossary terms are added or amended as follows and incorporated into the glossary in the appropriate alphabetic order:

Aggricultural System means:

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.

Agri-food Network means:

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.

Heritage attributes means:

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*). ~~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.~~

9. Part B, Item 114 to By-law (2022)-20731, is deleted and replaced as follows:

~~ITEM 114: The purpose of Item 114 is to change the designation of 41-45 George Street from high density residential to medium density residential in accordance with City Council direction. Schedule 2 Land Use Plan is hereby amended in accordance with the area specific map for 41-45 George Street attached hereto. Part B, Area specific map for 41-45 George Street to By-law (2022)-20731, is deleted in its entirety.~~

10. Part B to By-law (2022)-20731, is modified by creating new item 115 as follows:

ITEM 115: Section 9.4.6 Service Commercial is modified as follows:

8. Where office, warehouse, and repair service uses are proposed in proximity to residential or other *sensitive land uses*, the City shall use Provincial guidelines to require appropriate planning measures that will promote land use *compatibility* between these land use types. Measures that can assist in enhancing *compatibility* include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the *Zoning By-law*, *Site Plan Control*, and/or the use of urban design guidelines.

Permitted Uses

~~89.~~ The following uses may be permitted within the Service Commercial designation subject to the applicable provisions of this Plan:

- i) service commercial uses; ~~and~~
- ii) complementary uses such as small-scale offices, convenience uses, institutional and commercial recreation or entertainment uses; ~~and~~
- iii) office, warehouse (entirely within a building), and repair service (entirely within a building) uses, subject to the land use compatibility considerations of policy 9.4.6.8.

~~910.~~ Complementary uses may be permitted provided they do not interfere with the overall form, function and development of the specific area for *service commercial* purposes.

11. Part B, Item 93 to By-law (2022)-20731, is modified as follows:

Schedule D Downtown Secondary Plan Minimum and Maximum Building Heights is modified in accordance with the hereby amended by changing the maximum heights in the legend from 8 storeys to 10 storeys, from 10 storeys to 12 storeys, and from 12 storeys to 14 storeys in accordance with the amended modified Schedule D attached hereto.

Part B, By-law (2022)-20731, is modified by creating new items 93.1, 93.2, and 93.3 as follows

ITEM 93.1: Section 11.1.7.2 General Built Form and Site Development Policies is modified as follows:

11.1.7.2.1

~~Schedule D identifies building height ranges to be permitted within the Downtown Secondary Plan Area. In general, the predominant mid-rise built form of Downtown shall be maintained with taller buildings restricted to strategic locations, including gateways that act as anchors for key streets. Taller buildings in these locations will have minimal direct impacts to existing neighbourhoods and the historic core of Downtown, and they will be outside protected public view corridors. In the height ranges contained on Schedule D, the lower number represents the minimum height in storeys for buildings and the higher number represents the maximum permitted height in storeys. The maximum heights recognize the Church of Our Lady's status as a landmark and signature building; it is the general intent that no building Downtown should be taller than the elevation of the Church. Exemptions from minimum height requirements may be permitted for utility and other buildings accessory to the main use on a site.~~
Within the Downtown Secondary Plan, the minimum building height is 2 storeys and the maximum building height is 23 storeys, subject to the policies of this Plan and the protected public view corridor and Special Policy Area building heights identified on Schedule D.

11.1.7.2.2

~~Notwithstanding Schedule D, the Zoning By-law may establish maximum building heights lower than those shown in order to maintain the protected long views to the Church of Our Lady, as generally identified in Schedule D. The Zoning By-law shall more precisely define the protected views and shall be amended, where appropriate, to reflect the location and scope of the views identified in Schedule D.~~

ITEM 93.2: Section 11.1.7.7 Residential 1 Areas is modified as follows:

11.1.7.7.2

~~Notwithstanding Schedule D, the Zoning By-law may establish maximum building heights less than the maximum shown on Schedule D of 3 storeys in Residential 1 Areas to ensure new development is compatible with the surrounding neighbourhood.~~

ITEM 93.3: A new Section 11.1.4.5.5 is created as follows:

11.1.4.5.5

The City shall amend its Zoning By-law to reduce minimum parking requirements for transit-supportive development within the Major Transit Station Area.

12. Part B of By-law (2022)-20731, is modified by creating new Item 116 as follows:

ITEM 116: Schedule 2 Land Use Plan is modified by designating 230 Willow Road and part of 100 Ridgewood Avenue as High Density Residential in accordance with the area specific map attached hereto.

13. Part B, Item 97 to By-law (2022)-20731, is modified as follows:

~~The purpose of Item 97 is to amend Schedule B: Guelph Innovation District Secondary Plan Land Use in accordance with the land uses on Schedule 2 of the Official Plan which implemented the City's Commercial Policy Review OPA 69. The Service Commercial designation at the southwest corner of the intersection of York Rd and Watson Pkwy is redesignated to Commercial Mixed-use Centre and properties at the southeast corner of the intersection of York Road and Victoria Road South are redesignated to Commercial Mixed-use Centre.~~

Schedule B: Guelph Innovation District Secondary Plan Land Use is hereby amended modified in accordance with the ~~amended~~ modified Schedule B attached hereto.

Part B to By-law (2022)-20731, is modified by creating new Items 97.1 and 97.2 as follows:

ITEM 97.1: Section 11.2.4.8 Main Street is modified as follows:

1. 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.

ITEM 97.2: Policy 11.2.6.1.8 b) is modified as follows:

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;

14. Part B to By-law (2022)-20731, is modified by creating new Items 97.3 and 97.4 as follows:

ITEM 97.3: Schedule C Guelph Innovation District Secondary Plan Built Form Elements is modified in accordance with the modified Schedule C attached hereto.

ITEM 97.4: Policy 11.2.6.3.2.4 e) is modified as follows:

Building heights shall contribute to a continuous street wall that has a minimum height of ~~four~~3 storeys as shown on Schedule C.

15. Part B to By-law (2022)-20731, is modified by creating new Items 117 through 126 as follows:

ITEM 117: A new policy 9.13.3.13 for 384 Crawley Road is created as follows:

13. 384 Crawley Road

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.

Nothing in this Plan shall prevent the construction of industrial buildings and ancillary buildings, landscaping and any related works, including without limitation:

i) **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.**

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.

ITEM 118: Schedule 2 Land Use is modified in accordance with the area specific land use map for 384 Crawley Road attached hereto.

ITEM 119: Schedule 3: Development Constraints is modified in accordance with the area specific Schedule 3 map for 384 Crawley Road attached hereto.

ITEM 120: Schedule 4: Natural Heritage System is modified in accordance with the area specific Schedule 4 map for 384 Crawley Road attached hereto.

ITEM 121: Schedule 4a: Natural Heritage System - ANSIs and Wetlands is modified in accordance with the area specific Schedule 4a map for 384 Crawley Road attached hereto.

ITEM 122: Schedule 4b: Natural Heritage System - Fish Habitat and Permanent & Intermittent Streams is modified in accordance with the area specific Schedule 4b map for 384 Crawley Road attached hereto.

ITEM 123: Schedule 4c: Natural Heritage System - Significant Woodlands is modified in accordance with the area specific Schedule 4c map for 384 Crawley Road attached hereto.

ITEM 124: Schedule 4d: Natural Heritage System - Significant Valleylands & Significant Landform is modified in accordance with the area specific Schedule 4d map for 384 Crawley Road attached hereto.

ITEM 125: Schedule 4e: Natural Heritage System - Significant Wildlife Habitat & Habitat for Significant Species is modified in accordance with the area specific Schedule 4e map for 384 Crawley Road attached hereto.

ITEM 126: Schedule 6: Open Space System - Trail Network is modified in accordance with the area specific Schedule 6 map for 384 Crawley Road attached hereto.

16. Part B, Item 103 to By-law (2022)-20731, is modified as follows:

Schedule 2 Land Use Plan is ~~hereby amended~~ modified in accordance with the modified Schedule 2 map attached hereto. ~~area specific maps attached hereto and to update the legend with the revised land use designation names.~~

17. Part B to By-law (2022)-20731, is modified by creating new Item 127 as follows:

ITEM 127: A new policy 4.4.1.37 is created as follows:

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.

18. Part B to By-law (2022)-20731, is modified by creating new Items 128 and 129 as follows:

ITEM 128: Schedule 2 Land Use Plan is modified by designating 280 Claire Road West as High Density Residential in accordance with the area specific map attached hereto.

ITEM 129: A new policy 9.13.3.14 is created as follows:

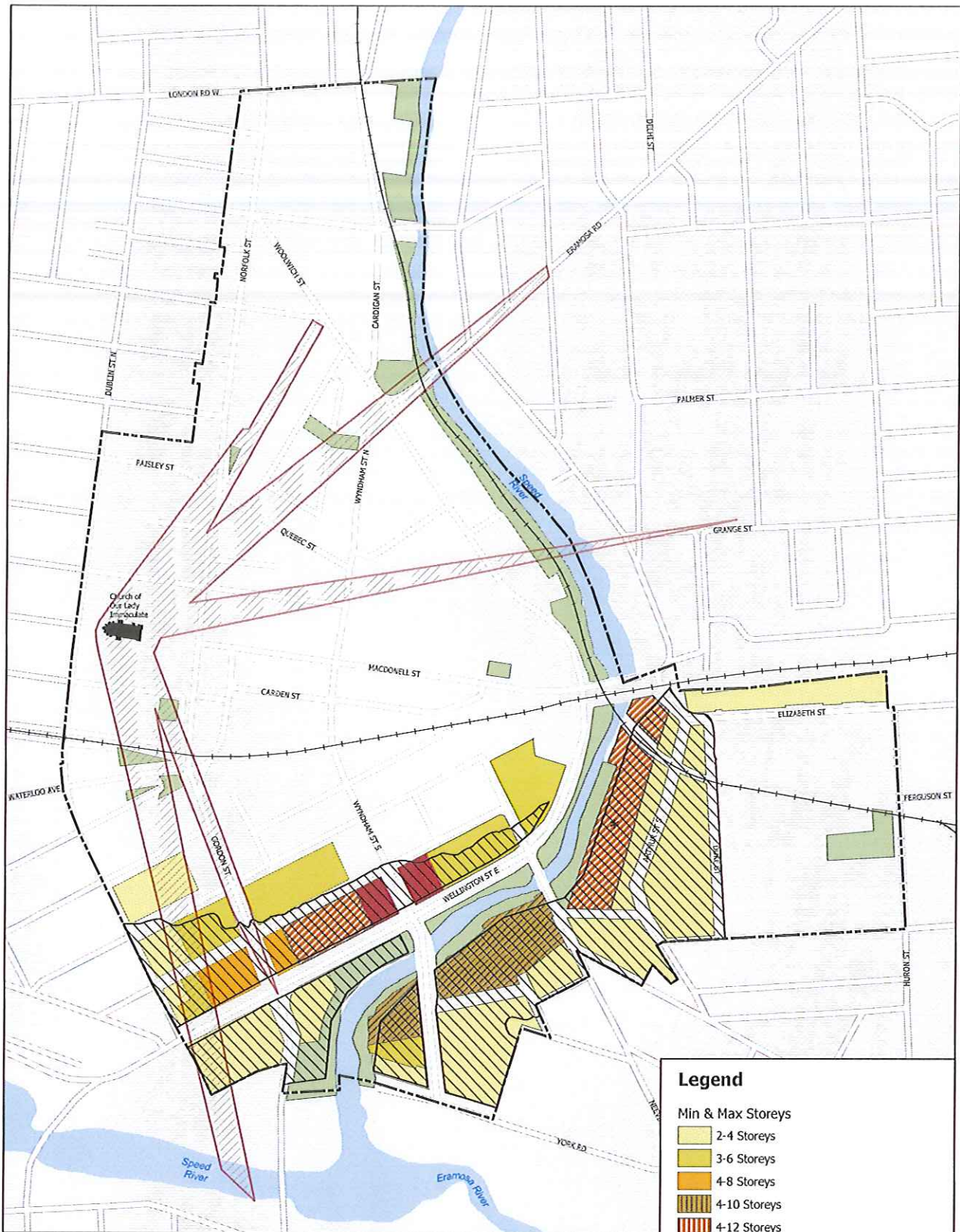
14. 280 Claire Road West

Notwithstanding the High Density Residential designation, the uses, heights and densities permitted under the Medium Density Residential designation of this Plan are also permitted on the property. The City shall use provincial guidelines and the policies of this Plan to implement appropriate planning measures to promote land use compatibility. Measures that can assist in enhancing compatibility include but are not limited to minimum separation distances, sound proofing, odour and particulate control, landscaping and berming. Such measures will be implemented through means of the Zoning By-law, Site Plan Control, and/or the use of urban design guidelines.

Dated at Toronto this 11th day of April, 2023.



Hannah Evans
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing



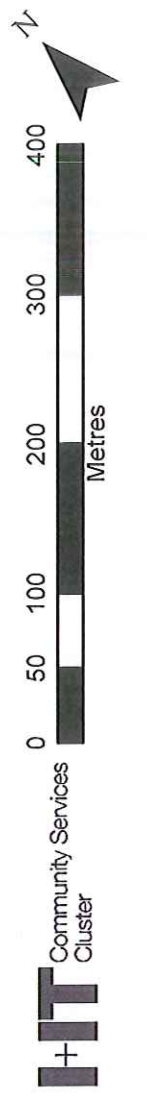
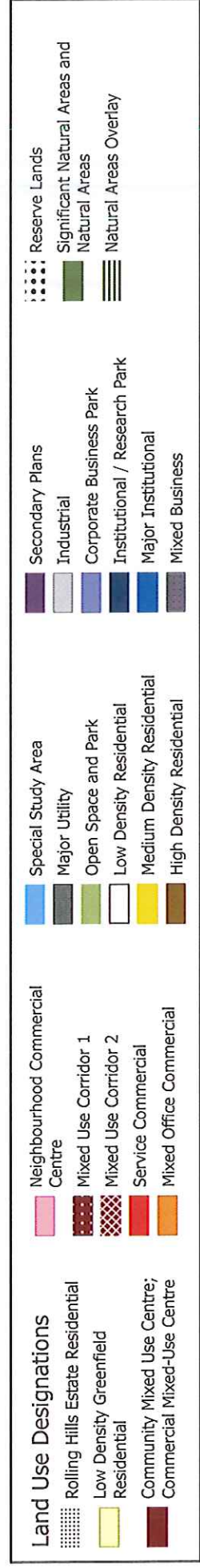
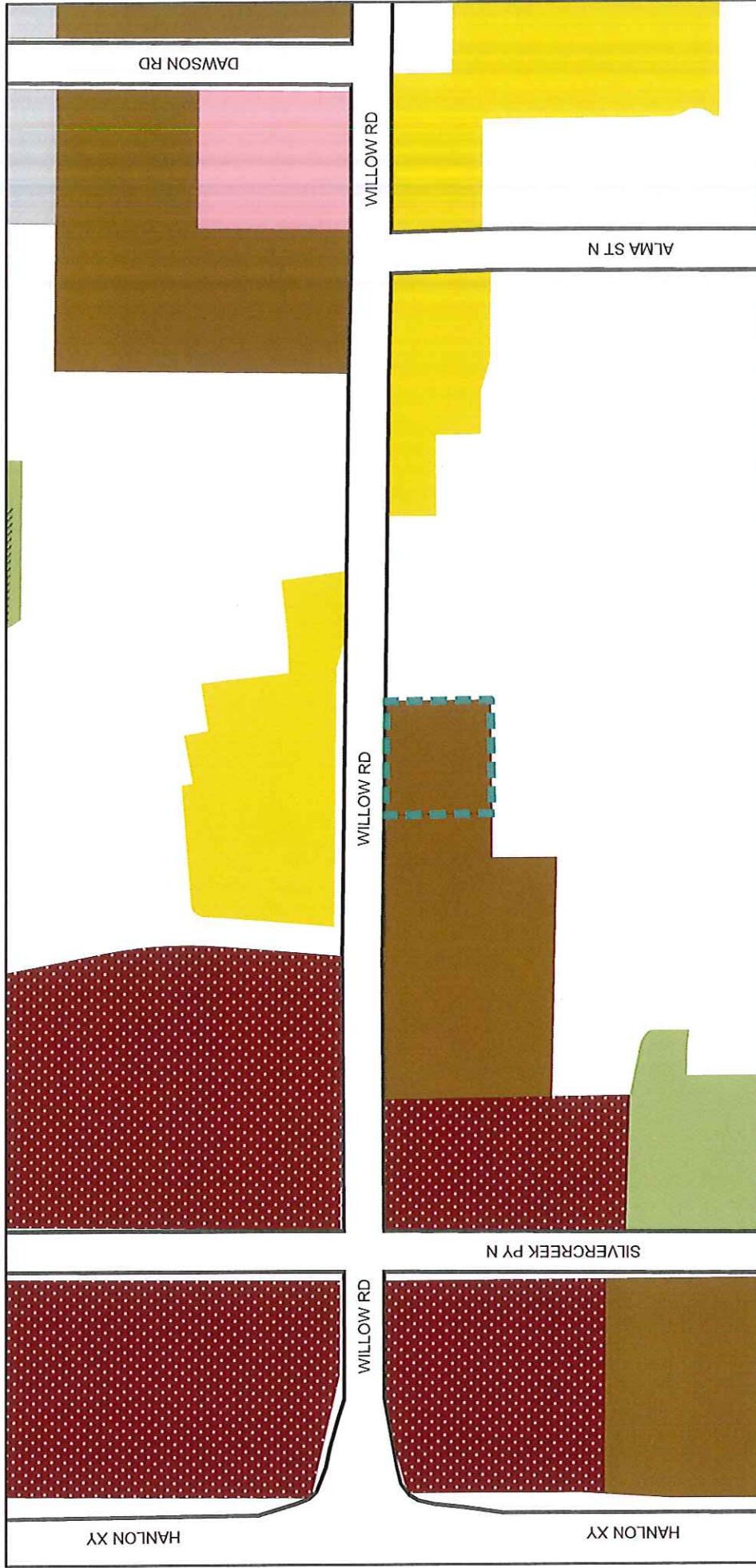
**City of Guelph Official Plan
 Schedule D:
 Downtown Secondary Plan
 Protected Public View Corridor and
 Special Policy Area Building Heights**

Legend

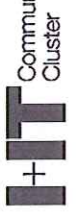
- Min & Max Storeys
 - 2-4 Storeys
 - 3-6 Storeys
 - 4-8 Storeys
 - 4-10 Storeys
 - 4-12 Storeys
 - 6-18 Storeys
- Parks & Open Space - existing & proposed
- Protected public view corridor
- Boundary of the Secondary Plan Area
- Railway
- Streets
- * See policy 11.1.7.11.10
- Special Policy Area

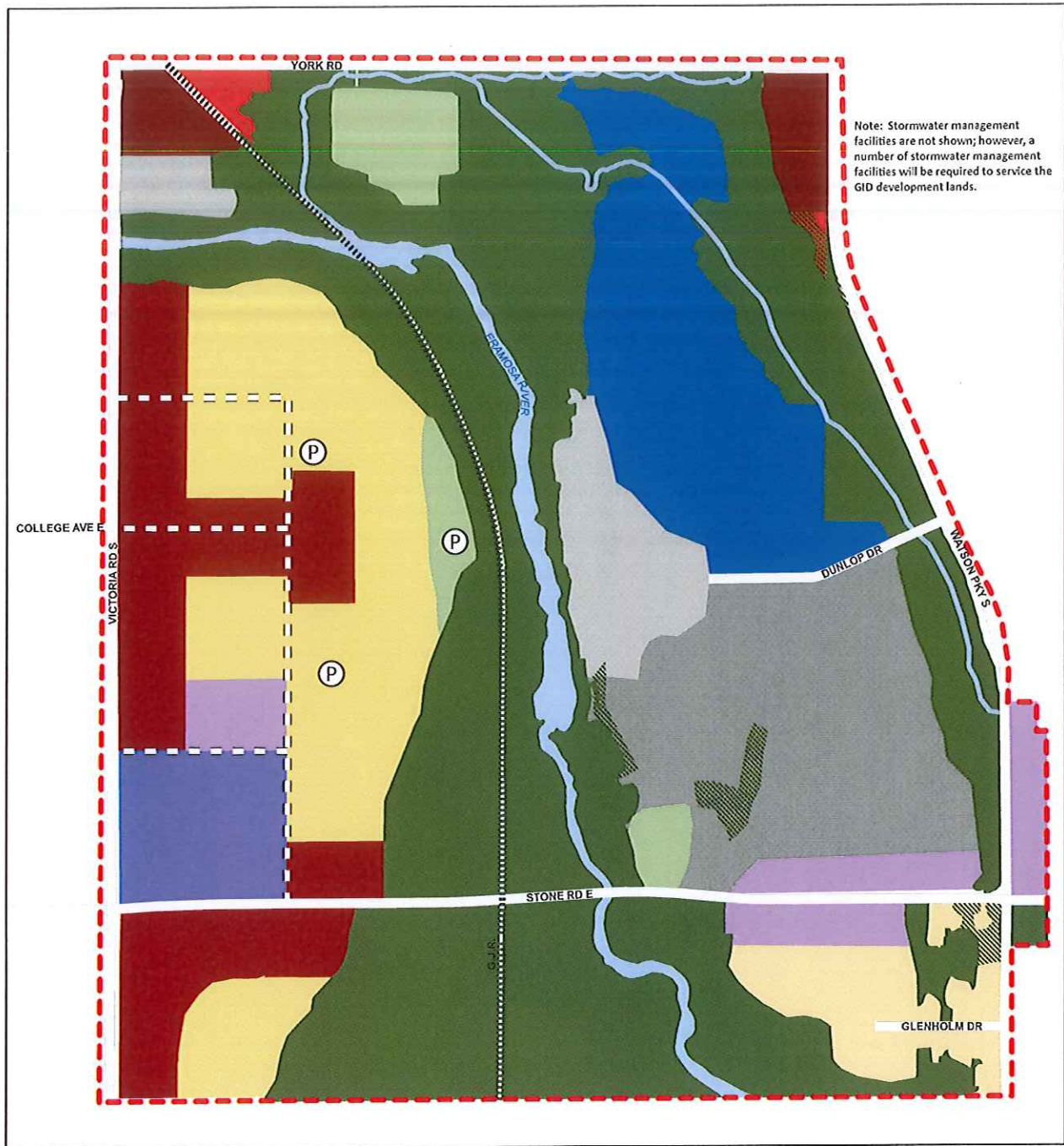
230 Willow Road

Modified Land Use Designations



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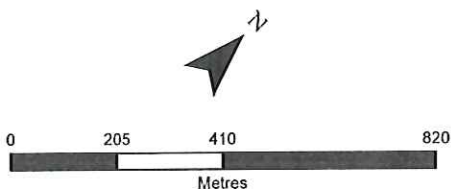




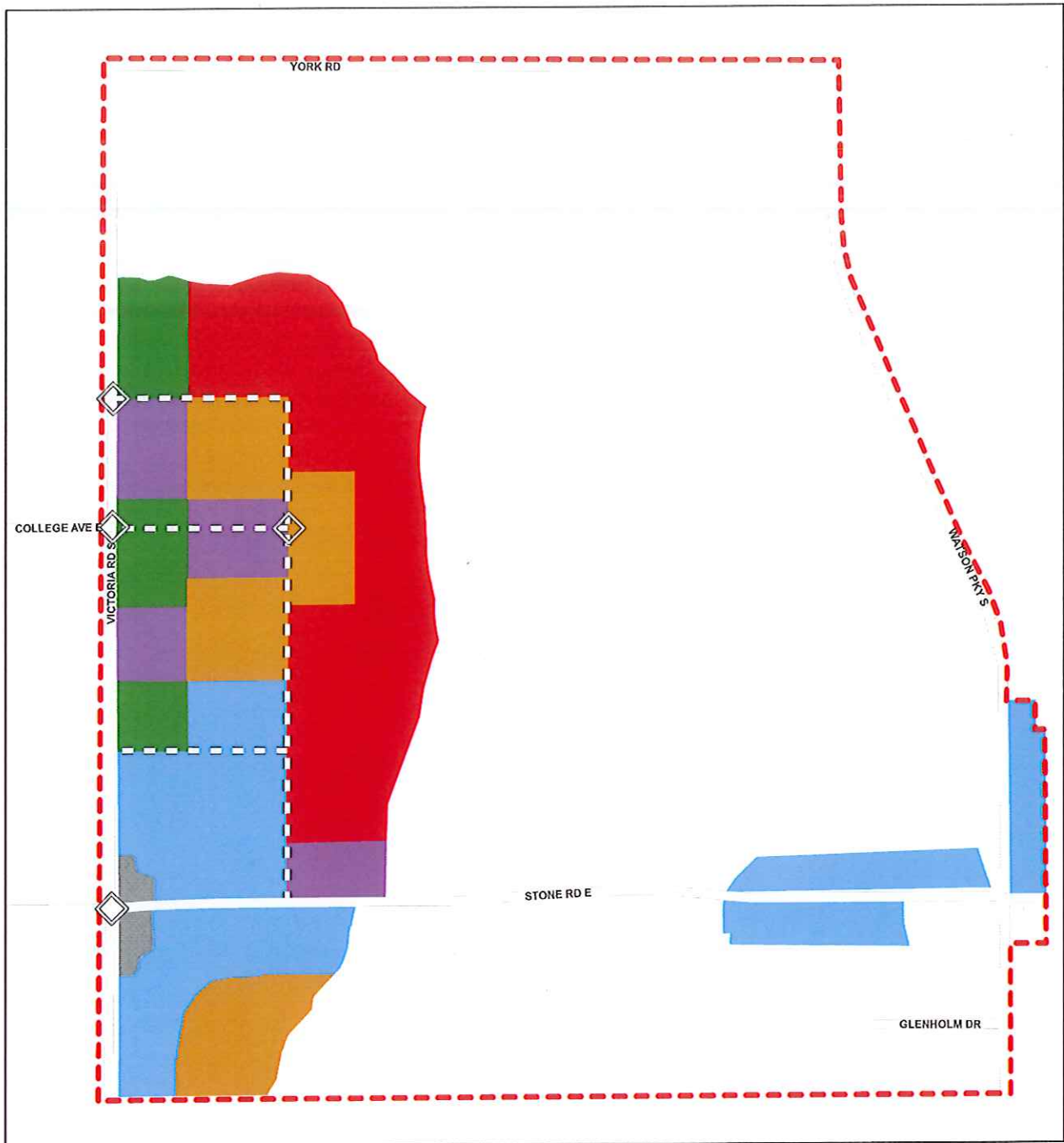
**City Of Guelph
Official Plan
Schedule B (Modified):
Guelph Innovation District
Secondary Plan
Land Use**

Legend

Open Space and Park	Natural Areas Overlay
Glenholme Estate Residential	Secondary Plan Boundary
Residential	Infrastructural Framework
Mixed-Use Commercial Centre	City Streets
Mixed-use Corridor (GID)	Future City Streets
Employment Mixed-use 1	Existing Rail
Employment Mixed-use 2	Waterbody
Major Utility	Proposed Park
Industrial	
Adaptive Re-use	
Service Commercial	
Significant Natural Areas & Natural Areas	



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**City of Guelph
Official Plan
Schedule C (Modified)
Guelph Innovation District
Secondary Plan
Built Form Elements**

Legend

Building Heights

- 2 min - 6 max Storeys
- 2 min - 10 max Storeys
- 4 min - 10 max Storeys
- 9m min - 6 max Storeys

Proposed Additional Heights

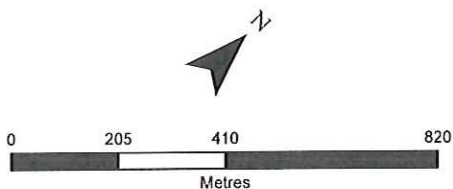
- 3 min - 12 max Storeys
- 3 min - 18 max Storeys

- - - Secondary Plan Boundary

— City Streets

- - - Future City Streets

◇ Node



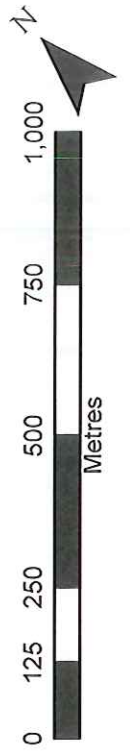
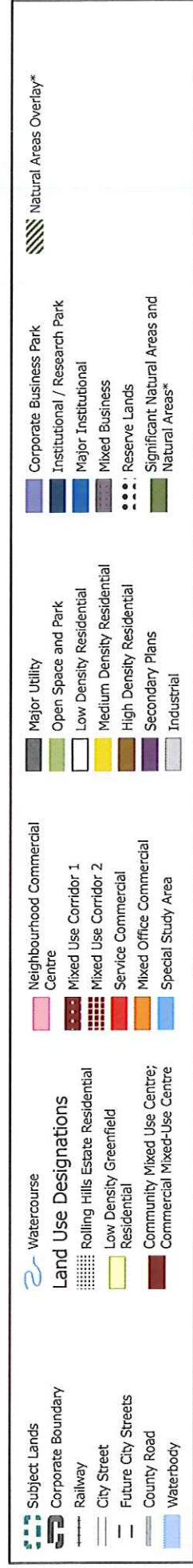
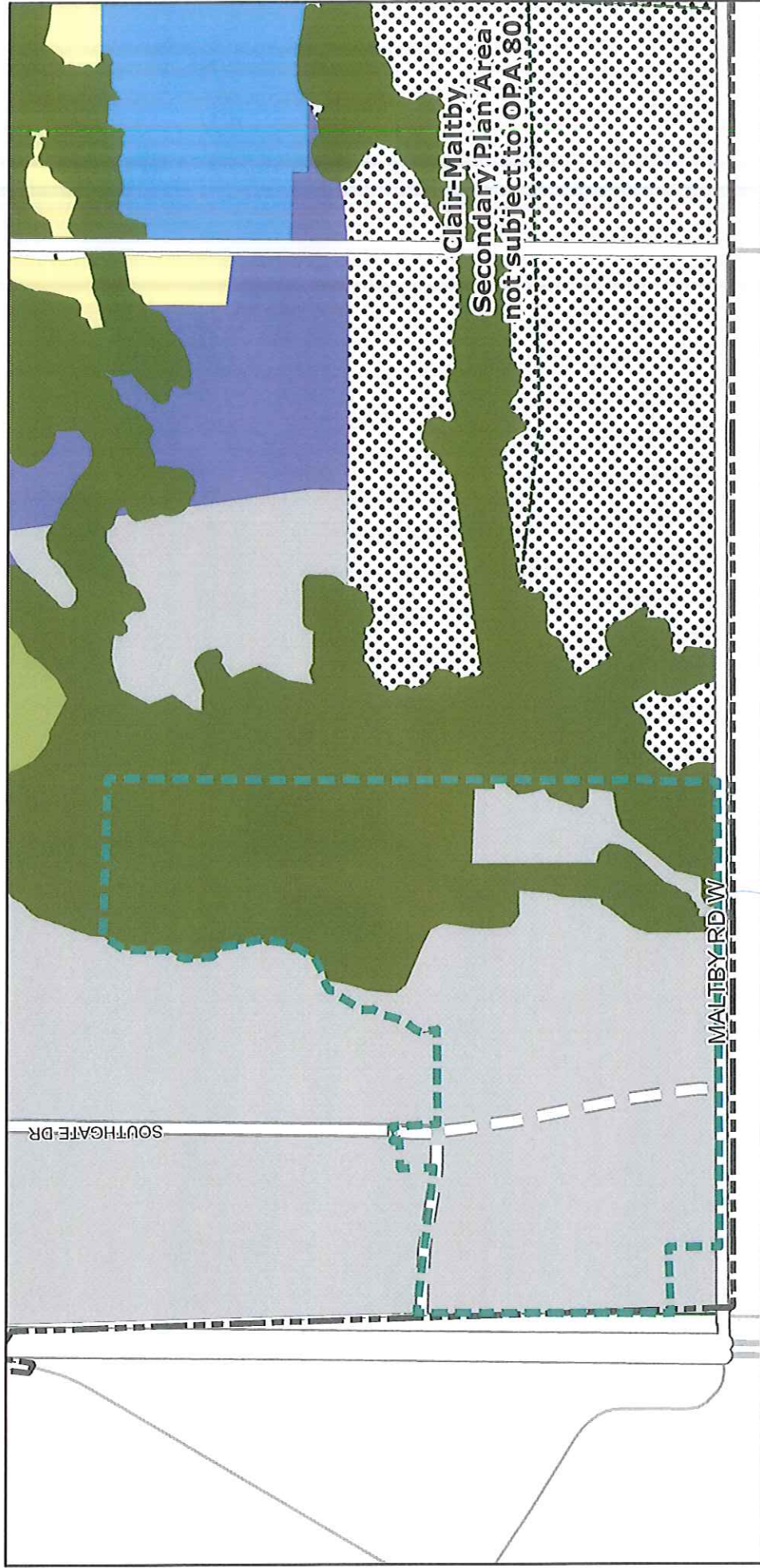
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I+IT Community Services Cluster

Ontario

Schedule 2: Land Use

Modified Land Use Designations

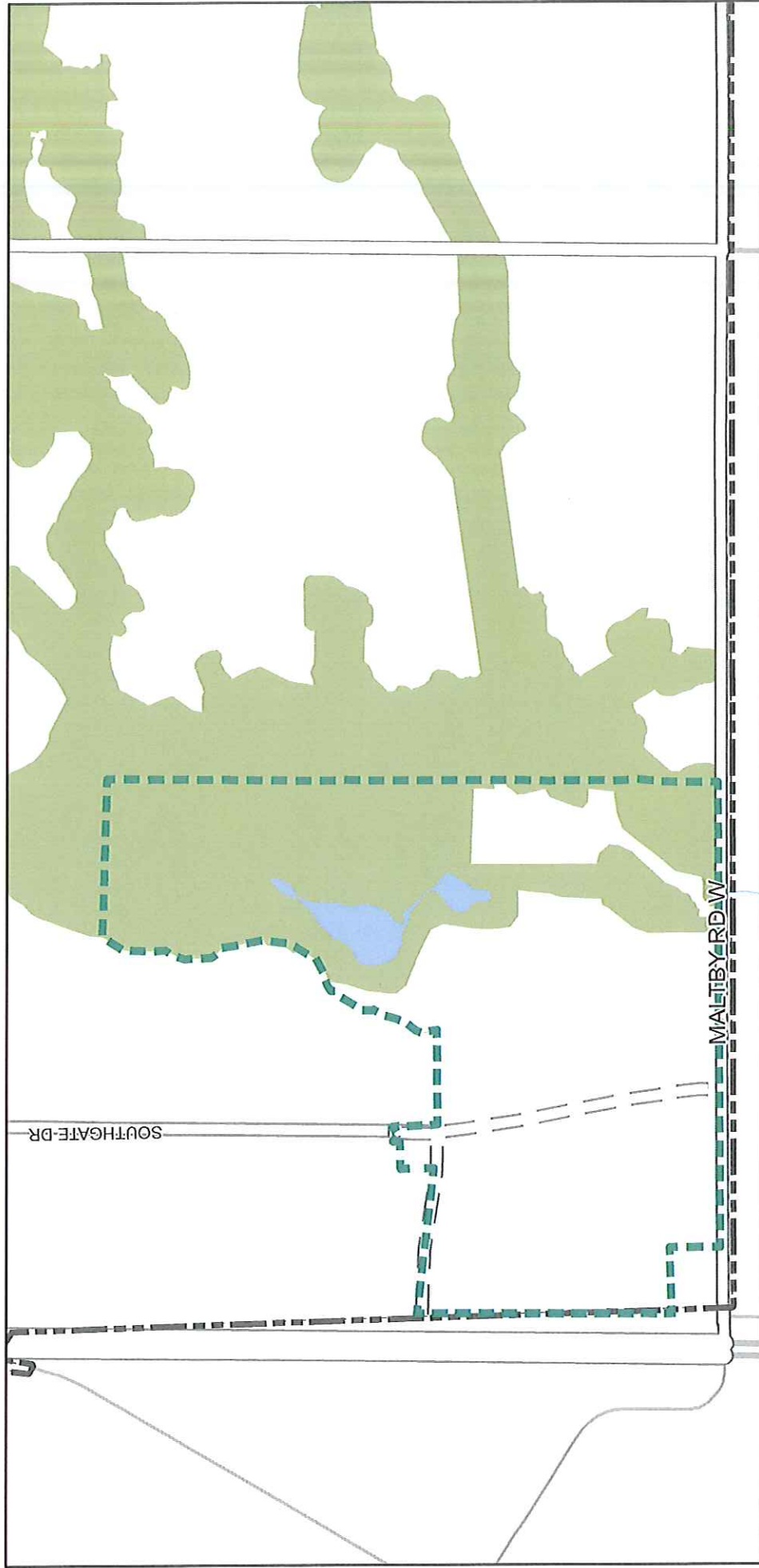


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Schedule 3: Development Constraints

Modified Land Use Designations

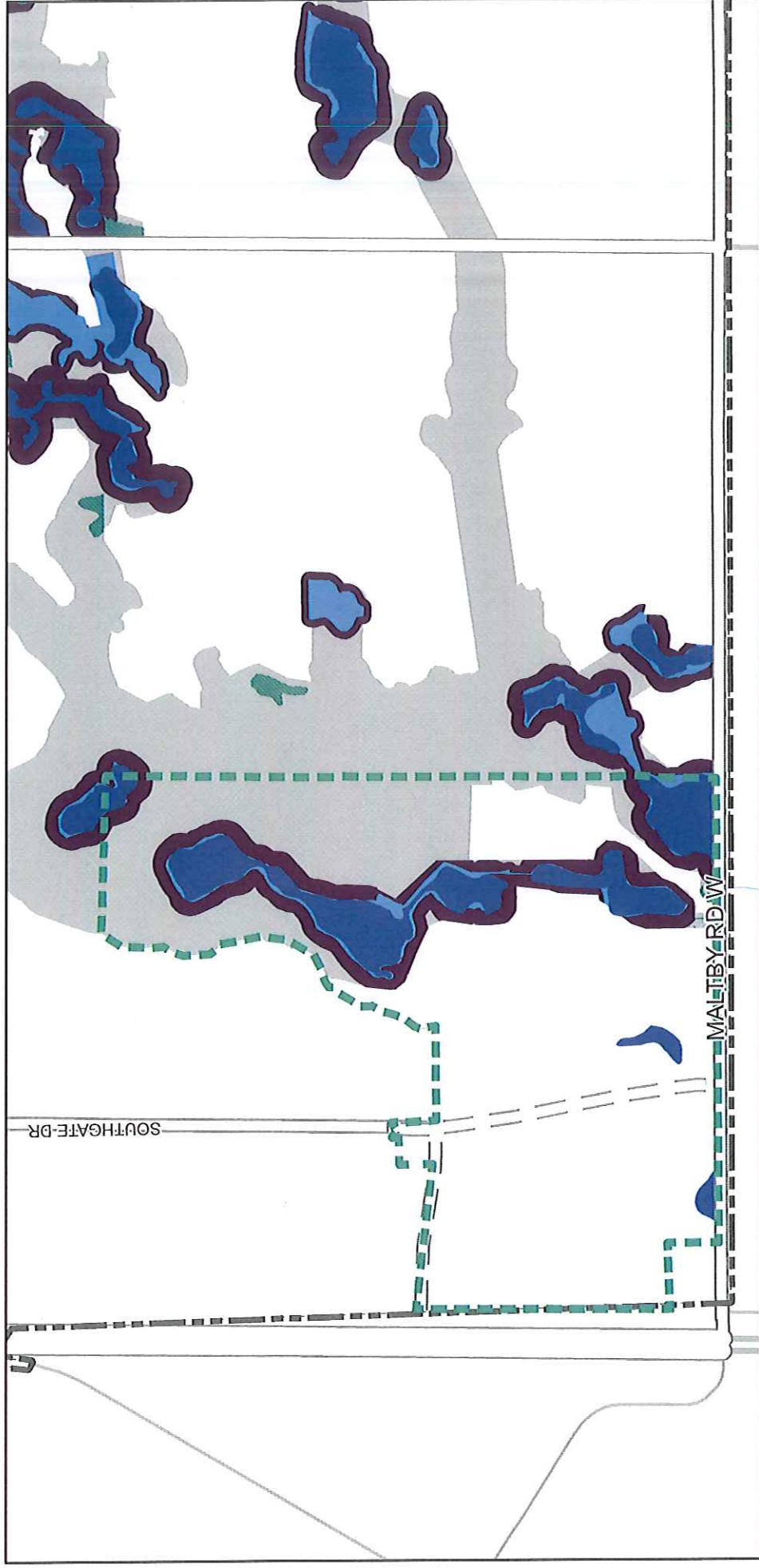


Subject Lands	Future Highway Interchange	Landfill Constraint Area
Corporate Boundary	County Road	Natural Heritage System
Railway	Waterbody	Regulatory Floodline
City Street	Watercourse	One Zone / Floodway
Future City Streets	Special Study Area	Two-Zone Fringe
		Special Policy Area Floodplain

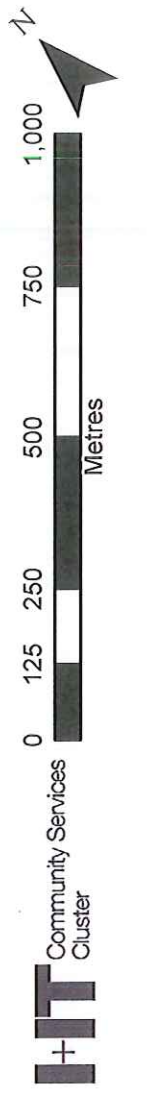
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Schedule 4a: Natural Heritage System - ANSIs and Wetlands

Modified Land Use Designations



Subject Lands	Waterbody	Significant Areas of Natural and Scientific Interest (ANSI)	Provincially Significant Wetlands	Natural Areas
Corporate Boundary	Watercourse	Provincially Significant Earth Science ANSIs	Locally Significant Wetlands	Other Wetlands
Railway	Special Study Area	Regionally Significant Earth Science ANSIs	Ontario Ministry of Natural Resources Defined	Other Wetlands (overlay)
City Street	City of Guelph Natural Heritage System		City of Guelph Defined	Minimum or Established Buffers
Future City Streets				
County Road				

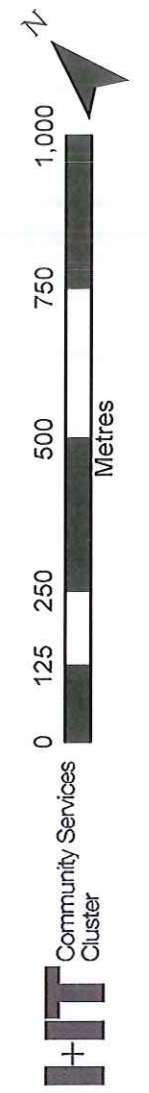
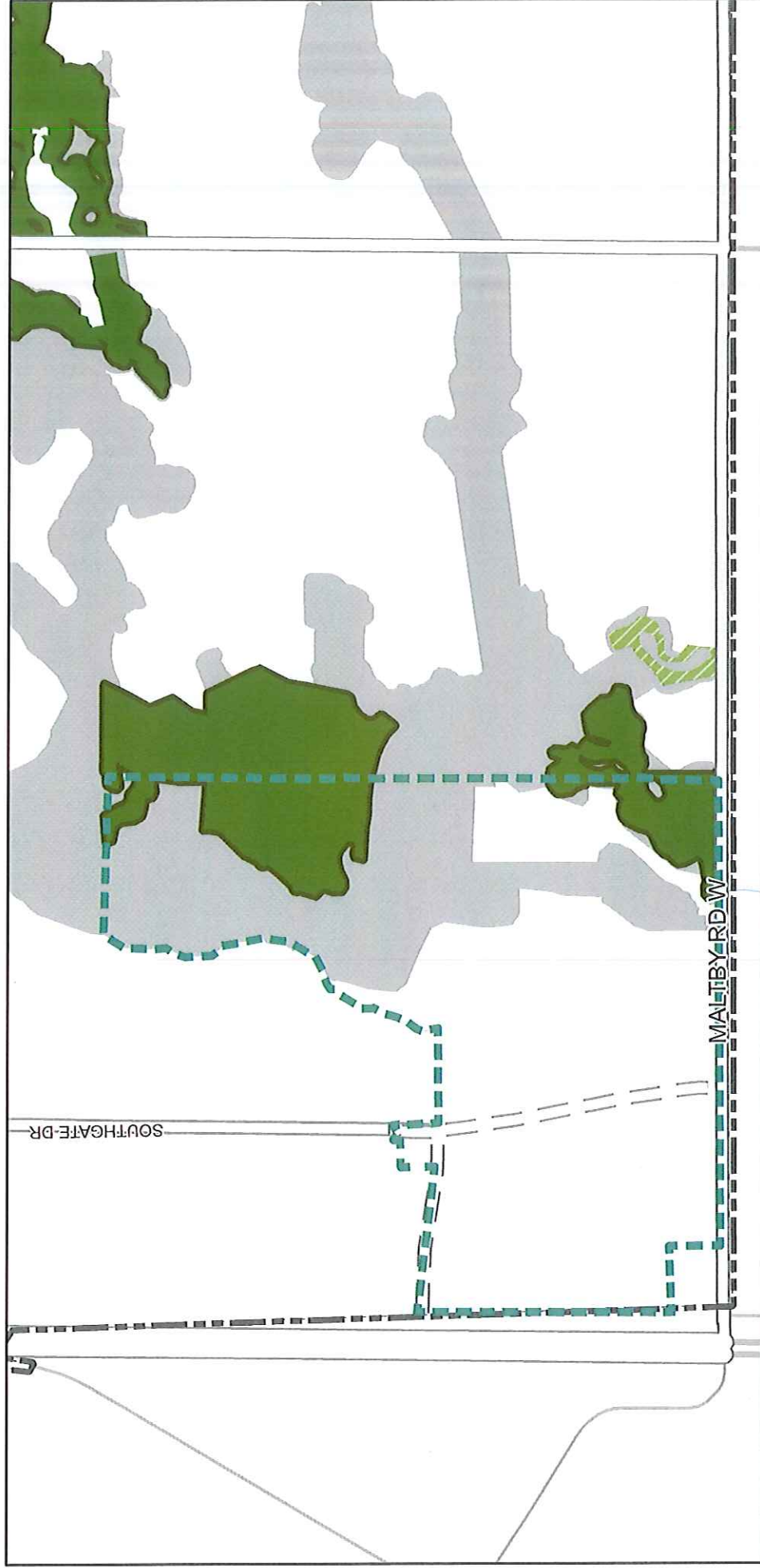


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Schedule 4c: Natural Heritage System - Significant Woodlands

Modified Land Use Designations

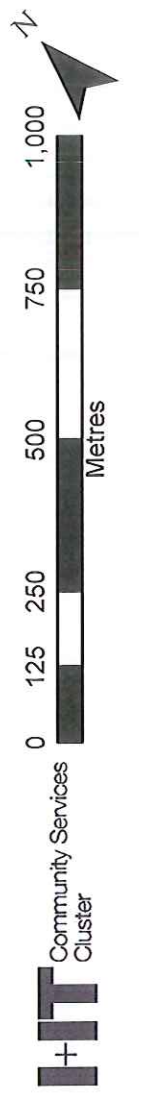
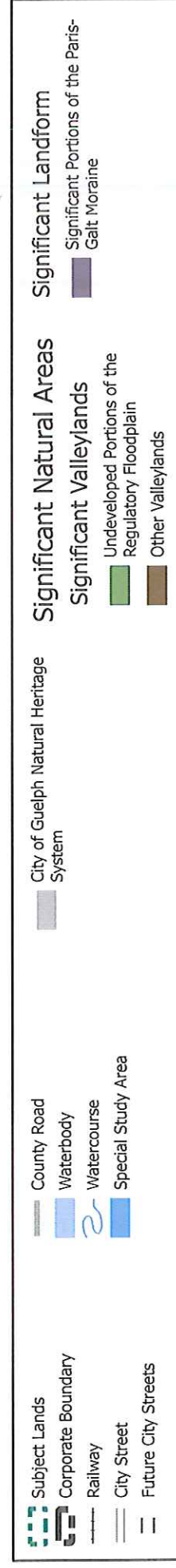
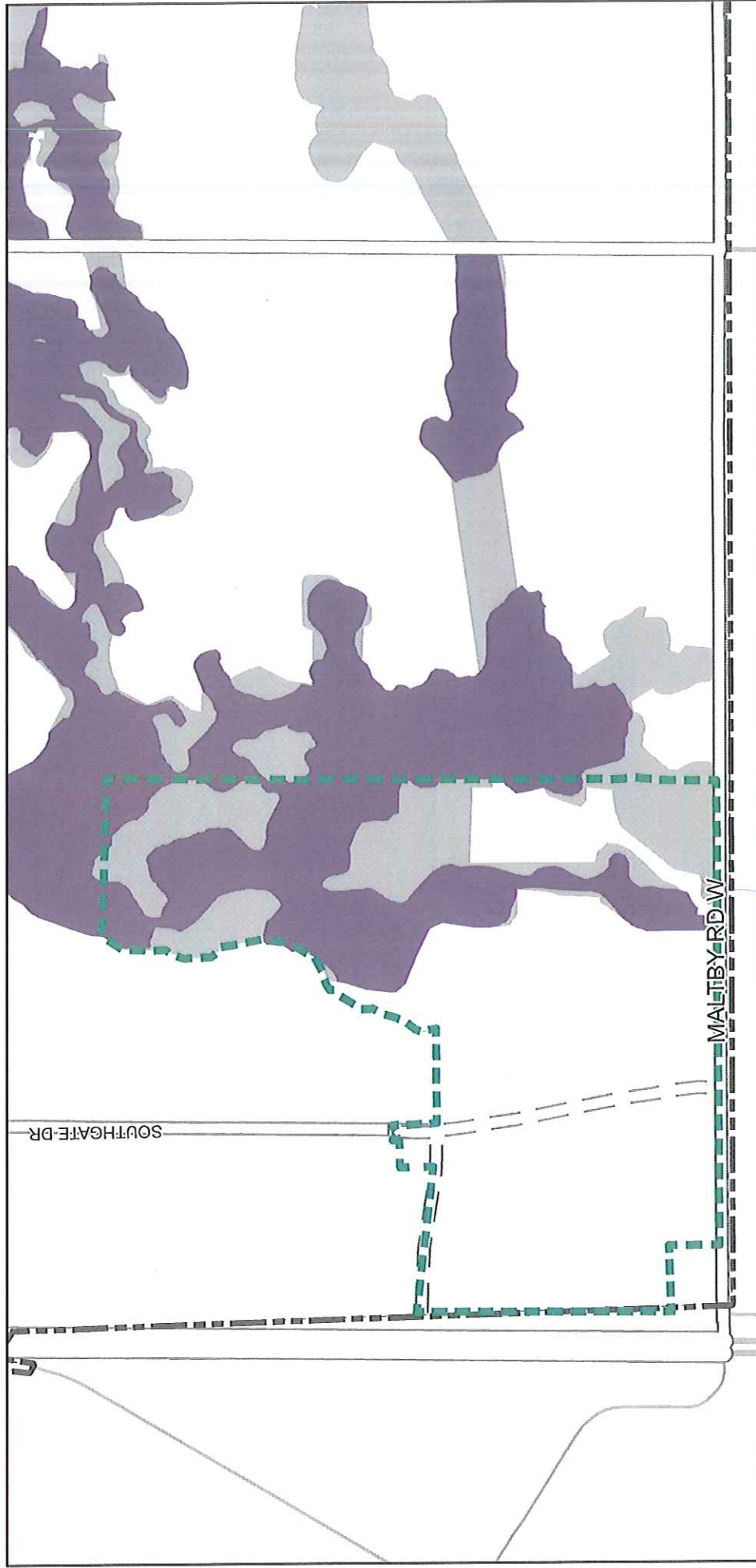


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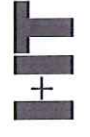


Schedule 4d: Natural Heritage System - Significant Valleylands & Significant Landform

Modified Land Use Designations

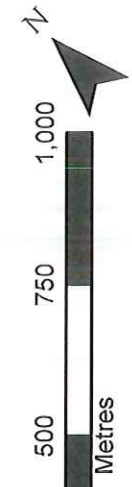


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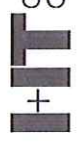


Schedule 4e: Natural Heritage System - Significant Wildlife Habitat & Habitat for Significant Species

Modified Land Use Designations

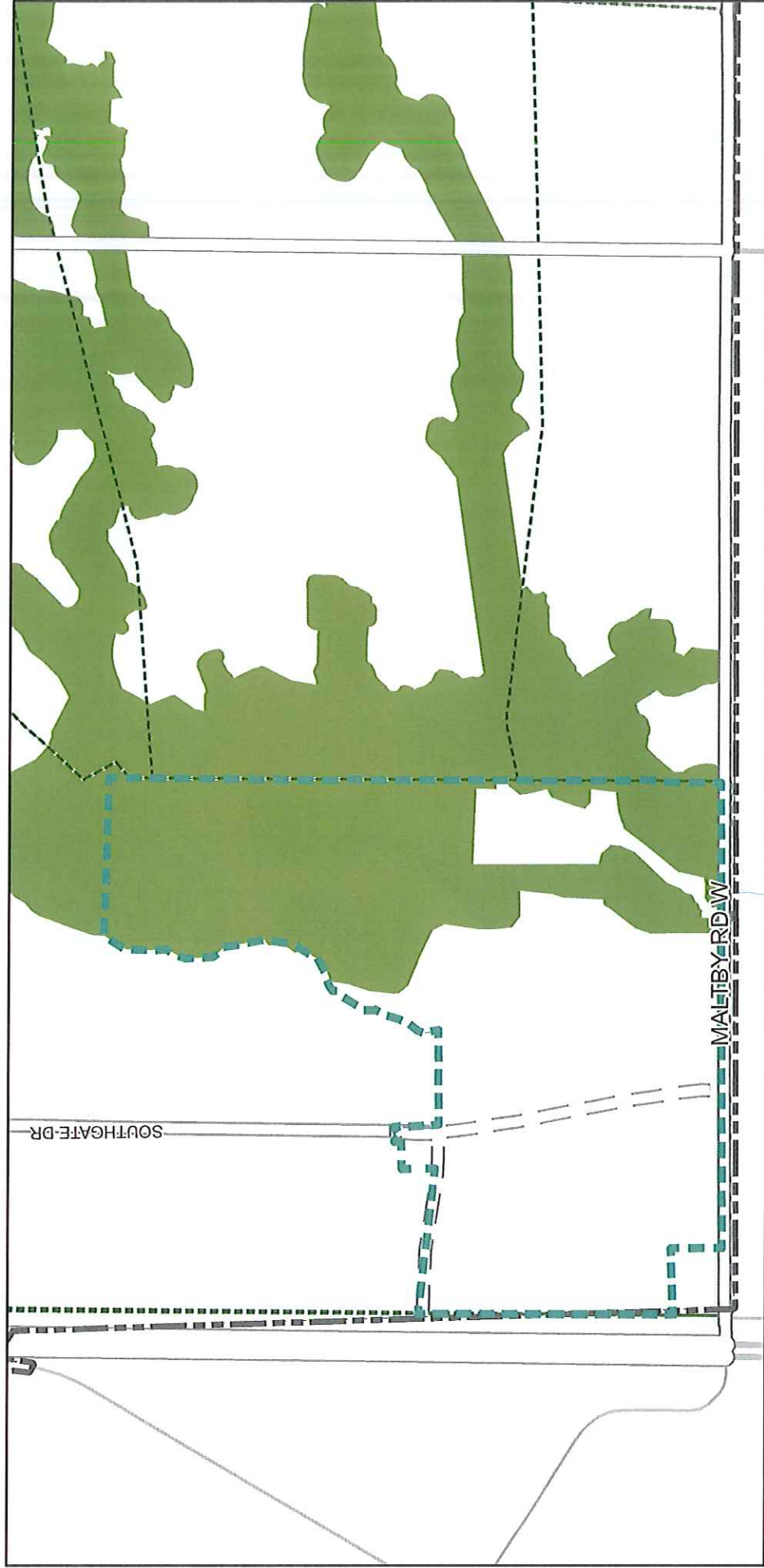


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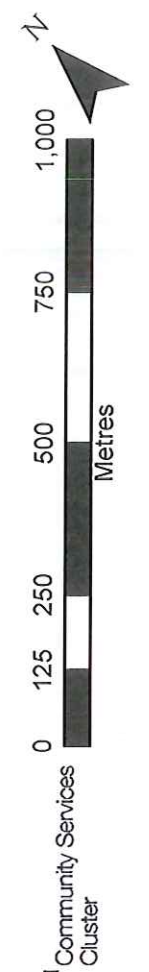


Schedule 6: Open Space System - Trail Network

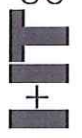
Modified Land Use Designations



<ul style="list-style-type: none"> Subject Lands Corporate Boundary Railway City Street Future City Streets 	<ul style="list-style-type: none"> County Road Waterbody Watercourse Special Study Area 	<ul style="list-style-type: none"> Natural Heritage System* Open Space and Park* <p>*Shown for context only</p>	<ul style="list-style-type: none"> Trail Network Existing City Trails Proposed City Trails 	<ul style="list-style-type: none"> Structure Required Staging Area Canoe Launch Trail Gateway
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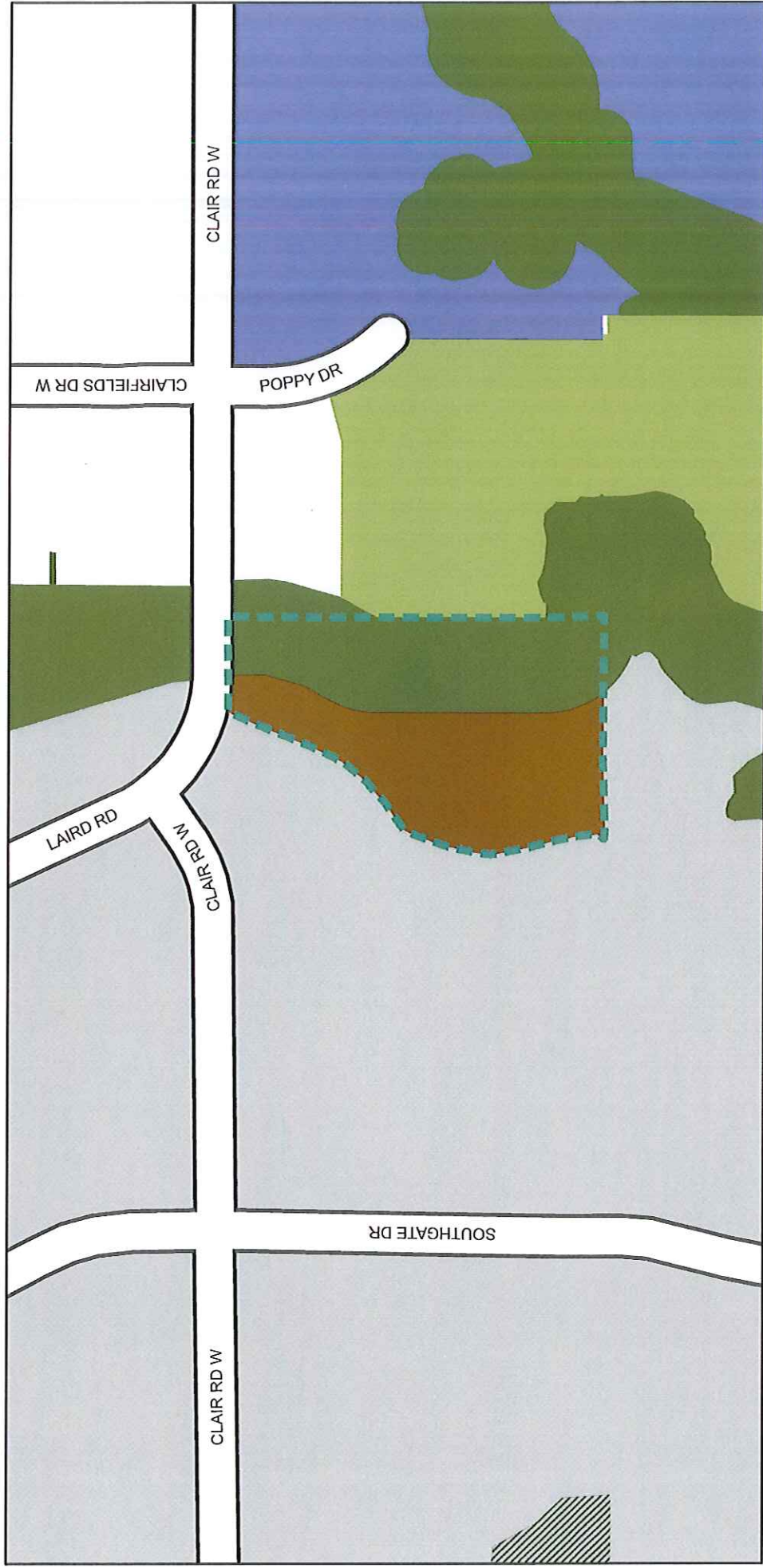


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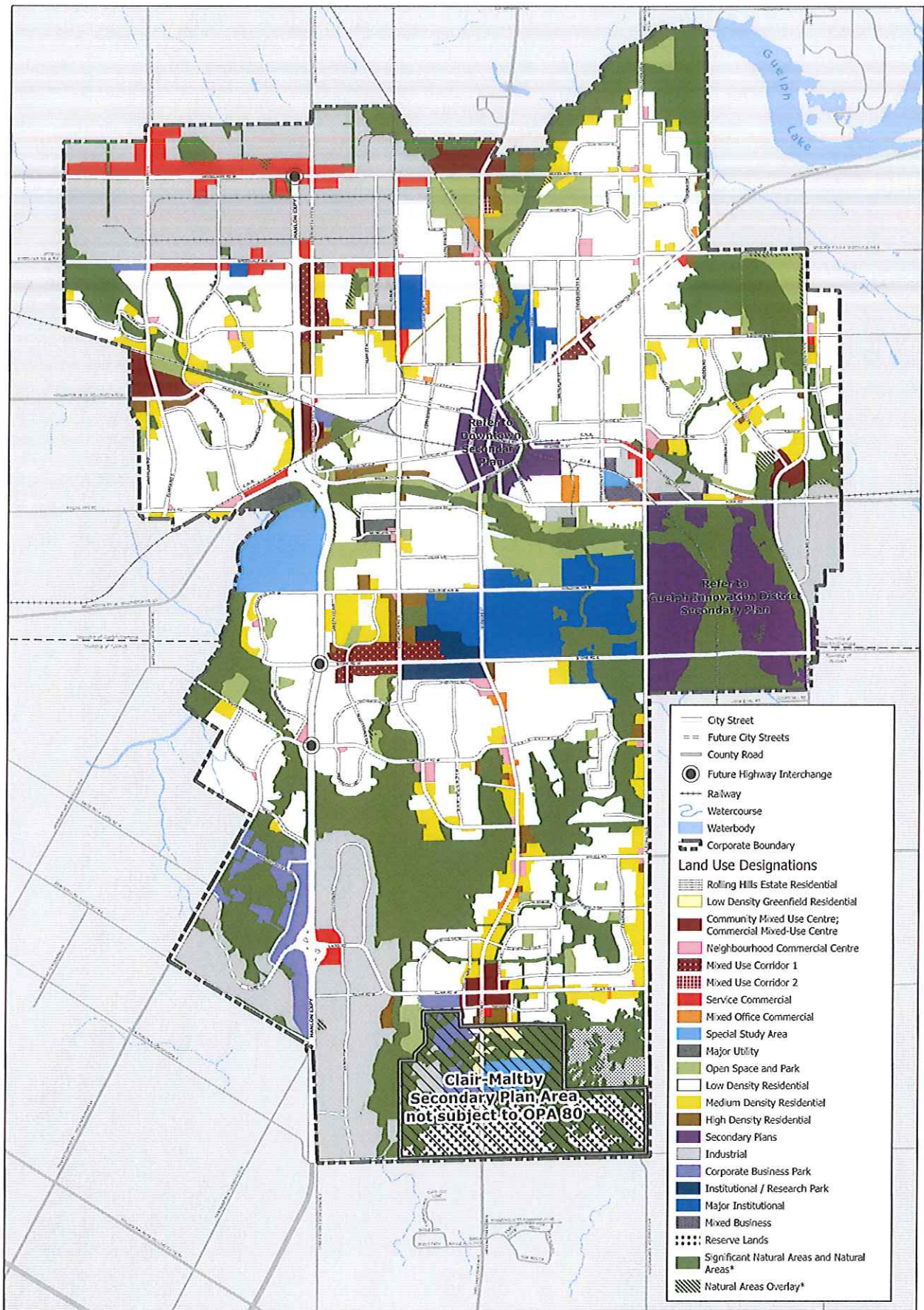
280 Claire Road West

Modified Land Use Designations (Refer to Site Specific Policy 9.13.3.14)



Land Use Designations	Neighbourhood Commercial	Special Study Area	Secondary Plans	Reserve Lands
Rolling Hills Estate Residential	Centre	Major Utility	Industrial	Significant Natural Areas and Natural Areas
Low Density Greenfield Residential	Mixed Use Corridor 1	Open Space and Park	Corporate Business Park	Natural Areas Overlay
Community Mixed Use Centre;	Mixed Use Corridor 2	Low Density Residential	Institutional / Research Park	
Commercial Mixed-Use Centre	Service Commercial	Medium Density Residential	Major Institutional	
	Mixed Office Commercial	High Density Residential	Mixed Business	

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

Guelph OPA 80 Schedule 2: Land Use Plan

