

Schedule "A"
to
By-law(1996)-15246

OFFICIAL PLAN AMENDMENT NUMBER TWO

SOUTH GUELPH SECONDARY PLAN

CITY OF GUELPH

06 August 1996

Amendment Number Two To The Official Plan Of The Corporation Of The City Of Guelph

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THE SOUTH GUELPH SECONDARY PLAN

PART A - THE PREAMBLE

Title And Components

This document is entitled The South Guelph Secondary Plan and shall be referred to as Amendment No. 2 to the Official Plan of the City of Guelph.

PART "A", The Preamble provides a summary of background information regarding the amendment, but is not part of the actual amendment.

PART "B" includes all of the proposed amendments to the text and schedules of the Official Plan based on the South Guelph Secondary Plan Study.

Purpose

The purpose of this Secondary Plan is to introduce new planning policies for southern areas that were annexed by the City from the Township of Puslinch in 1993. The primary goal of the South Guelph Secondary Plan is to establish the planning direction for the guidance of City Council and staff, and for the information of the public, landowners, developers and relevant groups and organizations.

Specifically, the purpose of this amendment is:

1. To amend the schedules of the Official Plan for "land use", "natural heritage features and development constraints", "staging of development" and "transportation" to reflect the necessary modifications as determined through the South Guelph Secondary Plan Study.
2. To make a number of housekeeping amendments to the Official Plan with respect to the planning timeframe and anticipated future growth of the City based on the City's recently adopted population study.
3. To introduce a new section into the Official Plan containing Secondary Plan policies. The new policies will:
 - introduce a specific Vision Statement for the southern annexed lands;
 - introduce Goals, Objectives, and Policies for the southern annexed lands with respect to the following major components;
 - Planning
 - Economic and Employment Growth
 - Natural and Physical Environment
 - Engineering Services
 - Urban Design
 - Recreation and Leisure
 - Corporate Business Parks
 - Heritage Resources
 - Transportation and Transit

Location

The South Guelph Secondary Plan generally applies to the southern lands shown as "1993 Annexed Lands" on Schedule 1 Land Use Plan of the City of Guelph Official Plan. The lands are generally bounded by Victoria Road South to the east, Maltby Road and Forestell Road to the south, and Downey Road to the west. In addition, the secondary plan area includes all land within the corporate City boundary south of Stone Road and east of Victoria Road.

Basis And Background

In April of 1993, the City of Guelph annexed 1,488.5 hectares (3,678 acres) of land from the Township of Puslinch. Preceding this there had been several years of negotiations, studies, reports and agreements.

In 1982 - 1983, the Joint Fringe Area Planning Program was established to address several pressing boundary/land use issues as well as to examine future land needs for the City and surrounding Townships. Jean Monteith and Associates Limited were retained to examine the land use issues and future land needs. The resulting report entitled "Final Report - Joint Fringe Area Planning Program" was to be used as a resource document to assist in the evaluation of development proposals in the Fringe Area as well as for future planning of the Fringe Area.

Following this, a Joint Liaison Committee was established to discuss development proposals, boundary issues, and future land needs. In 1988-1989 the City retained Proctor and Redfern Limited to carry out a Future Land Needs Study. The study recommended the annexation of approximately 2,100 to 2,900 gross acres (860 to 1,180 gross hectares). The recommended acreage range included only residential and industrial lands, and directly associated complementary uses. Land for major commercial, major roads, utilities or regional parks were not included in the acreage ranges.

The study recommended that the major annexation occur to south of the City based on;

- protection of City's groundwater resource
- protection of better agricultural land
- efficient provision of sewer/water services
- strongest links to Highway 401 and the Greater Toronto Area (GTA)
- minimization of conflict with rural land use
- development of a sensitive approach to protecting the environment

In 1989, Wellington County Council established a committee to undertake a review of County Government in accord with terms of reference approved by the Provincial Minister of Municipal Affairs. The City was asked to participate in the Study process, which was facilitated by two City staff members of the Ministry of Municipal Affairs and Housing.

The Minister requested that any boundary or land adjustments contemplated in the study process be addressed by the Committee and the participating municipalities in Wellington County.

The final report entitled "The Way Ahead" Wellington County Study Final Report 1990-91 recommended:

- R.16 That in conjunction with the new framework for County-City partnership (see R.32) a Joint County-City Committee having the status of an advisory body to both councils be established to co-ordinate land and related planning issues in the Guelph area.*

R.32 *It is recommended that a joint County of Wellington - City of Guelph liaison committee be established with equal representation from the County and City, including a planning coordination subcommittee pursuant to R.16 and R.32,*

And that this body serve as a general policy committee to advise each Council and not replace any ongoing operating committees or arrangements with the City at the time,

And that the appointment of a chairman of the committee would be by the committee, with the suggestion that the two council heads - the Mayor of the City and the Warden of the County be members of the committee, and that the committee be constituted and develop its terms of reference for approval by both Councils by December 1, 1991.

R.42 *That certain lands be annexed to the City of Guelph from Puslinch Township and Guelph Township subject to minor adjustments still to be finalized.*

The final report also recommended the annexation of approximately 4,300 acres of land from The Township of Puslinch and The Township of Guelph to the City of Guelph to accommodate the long-term growth of the City for a 20 year time period.

In 1989 - 1990 a joint committee representing Puslinch and Guelph Townships, the County, and the City was formed to discuss annexation proceedings. The committee was assisted by the consulting firms of Proctor and Redfern and Hemson consultants. The joint committee concluded that:

The co-operative planning study on the future land needs of the City of Guelph undertaken by the County, City, Puslinch and Guelph Townships is both the appropriate basis and process for determining the future land needs and pattern of the Guelph area.

The final report entitled "Wellington County Study - Future Land Needs - City of Guelph" dated July 27, 1990 concluded that:

The City of Guelph required between 700 and 1600 acres of developable residential land beyond its existing boundary.

The City of Guelph requires between 1000 and 1500 acres of developable industrial land beyond its existing boundary and the higher estimate of 1400 to 1500 acres is more reliable.

The final report was adopted by all the Municipalities and the County and, along with all the other background reports and studies, became the basis for the 1993 annexation. The annexation of the lands from the Townships of Puslinch and Guelph was formalized on April 1, 1993 by way of Ontario Regulation 145/93 pursuant to the Municipal Boundary Negotiations Act.

This Secondary Plan has been prepared in accordance with Section 6.5 of the City's Official Plan (December 20, 1995) and will be adopted as an amendment to that plan.

Based on the detailed background studies, the Secondary Plan has been prepared with regard to the following principles:

- the land use plan will provide for a variety of economic growth expansion and opportunities;
- the land use pattern will provide for a logical extension of the urban area to the south;
- the preservation and enhancement of the natural environment;
- the provision of adequate municipal services and community services;
- the enhancement of urban design with respect to the gateway areas.

By adopting the South Guelph Secondary Plan as an amendment to the City's Official Plan, the City establishes a comprehensive basis for guiding the future development of the southern annexed areas.

PART B - THE AMENDMENT

Details of the Amendment

The following section outlines the specific amendments to the Official Plan for the City of Guelph resulting from the background studies undertaken as part of the South Guelph Secondary Plan.

Unless stated otherwise, any reference in this document to "South Guelph", the "South Guelph Area", the "South Guelph Secondary Planning Area", the "Secondary Plan Area", or the "Annexed Area" shall mean that part of the City of Guelph located south of Stone Road which was annexed from Puslinch Township by the City of Guelph as of April 1, 1993. These lands are illustrated on Schedule A to this amendment.

Format of the Amendment

The South Guelph Secondary Plan is a detailed amendment to the Official Plan for the City of Guelph. The individual changes and/or modifications to various policies contained in the Plan collectively comprise the South Guelph Secondary Plan.

Individual elements of the amendment are referred to as an "ITEM", with each "ITEM" representing a sub-component of the overall amendment. For clarity, a brief statement regarding the purpose for each "ITEM" has been included and is displayed in italic font as illustrated below:

The description for each part of the amendment (each "ITEM") is displayed in an *italic font like this one*. The description is not intended to be part of the actual amendment, only a clarification of the purpose of each part of the overall amendment.

Text which is being amended will always appear within quotation symbols (i.e. " ") and will be preceded by a formal statement (**shown in bold text**) describing the section to be amended, and the mechanics of the amendment.

THE OFFICIAL PLAN FOR THE CITY OF GUELPH IS HEREBY AMENDED AS FOLLOWS;

ITEM (1): *The purpose of "ITEM (1)" is to amend the introductory section of the Official Plan (Section 1.4) to make appropriate reference to the new policies and land use designations applying to South Guelph Annexed land. This item will also amend the reference to the timeframe of the Plan, changing it from 2011 to 2016. The reference to timeframe will be moved to the front part of this section. Aside from this "ITEM (1)" amendments affect only the last two paragraphs of Section 1.4.*

Subsection 1.4 is amended by deleting it in its entirety and replacing it with the following:

“ The Official Plan is intended to be a comprehensive land use plan for the City. The policies, schedules, and maps contained in this Plan are intended to guide development of the Municipality for the next twenty year period up to the year 2016.

The Plan should also be considered as the primary policy plan setting out general City-wide policies. As such, it is a statement of the City's aspirations as opposed to a regulatory document. In order to implement these policies, *development* and *redevelopment* in the City shall be governed and controlled by:

- (a) The use of the powers conferred on the Municipality by the Planning Act, the Municipal Act and any other Provincial statute or policy, and most particularly by means of a *Zoning By-law*.
- (b) A program for the provision and extension of municipal services.
- (c) The City's ability to meet the financial and other obligations for the provision and maintenance of the required services without undue hardship.

The planning area affected by the policies and schedules contained in this Plan includes all land within the corporate boundary of the City of Guelph, excepting for those lands which were annexed from the Township of Guelph on April 1, 1993 as illustrated on the City-wide schedules of this Plan. Interim land use guidance for areas which were annexed from the Township of Guelph is provided by the Official Plan of Guelph Township and the County of Wellington Official Plan as these documents existed on March 31, 1993 and will remain in effect until new policies/designations have been incorporated into the City of Guelph Official Plan by amendment.

The 1993 annexation of land from the Township of Puslinch and the Township of Guelph was intended to address the City's physical and economic growth requirements for a 20 year period. The primary direction for employment growth was envisioned to extend south, flanking the Hanlon Expressway. The 1993 annexation also recognized a smaller area for employment growth as part of the northwest industrial basin (Elmira Road, Imperial Road, Curtis Drive area). This plan recognizes that both areas contribute to the City's land requirements for economic growth within the planning time frame. "

ITEM (2): *The purpose of "ITEM (2)" is to change the timeframe reference in Section 2.1 of the Official Plan from a 15 year to a 20 year period. The remaining text in this section is unchanged.*

Subsection 2.1 is amended by deleting the 2nd paragraph and replacing it with the following:

" In addition, the Official Plan makes the following statement about the future of Guelph. This vision statement indicates some of the assumptions concerning future conditions and sets out the key elements or characteristics of the City that the goals are attempting to achieve over the next 20 years. This statement is considered to be a fundamental concept and indicates the basis for the goals of the Plan. "

ITEM (3): *"ITEM (3)" applies to the first sentence of the third paragraph of Section 2.2. Its purpose is similar to "ITEM (2)" in that it amends the planning period reference from 2011 to 2016. It also amends the reference to future population - - incorporating future population forecast numbers recently adopted by Council.*

Subsection 2.2 is amended by deleting the 1st sentence of the 3rd paragraph in its entirety and replacing it with the following:

" By the year 2016, Guelph is expected to be a city of about 130,000 people. "

ITEM (4): *The purpose of "ITEM (4)" is to amend "SCHEDULE 1 LAND USE PLAN" of the Official Plan to identify the South Guelph Secondary Plan Area and implement the land use pattern developed through the South Guelph Secondary Plan Study. The amendment will re-designate various lands from "1993 ANNEXED AREAS" to the land uses illustrated on the attached "Schedule A". Specifically, the amendment will be structured as follows:*

- i) "SCHEDULE 1 LAND USE PLAN" is amended by adding a linetype delineating the "South Guelph Secondary Plan Area" as shown on the attached "Schedule A" which forms part of this amendment;
- ii) "SCHEDULE 1 LAND USE PLAN" is amended by deleting the "1993 ANNEXED AREAS" hatching for all land within the Guelph Secondary Plan Area and replacing it with the land use pattern as illustrated on the attached "Schedule A" which forms part of this amendment;
- iii) "SCHEDULE 1 LAND USE PLAN" is amended by adding a linetype to identify the South Guelph District Centre area. This amendment applies to lands within the South Guelph Secondary Plan Area and the area of land just north of the intersection of Gordon Street and Clair Road (outside the Secondary Plan Area) as illustrated on the attached "Schedule A" which forms part of this amendment.

ITEM (5): *The purpose of "ITEM (5)" is to amend "SCHEDULE 2 NATURAL HERITAGE FEATURES AND DEVELOPMENT CONSTRAINTS" of the Official Plan to identify the South Guelph Secondary Plan Area and implement the pattern of natural heritage features and development constraints determined through the South Guelph Secondary Plan Study as illustrated on the attached "Schedule B". Specifically, the amendment will be structured as follows:*

- i) "SCHEDULE 2 NATURAL HERITAGE FEATURES AND DEVELOPMENT CONSTRAINTS" is amended by adding a linetype delineating the "South Guelph Secondary Plan Area" as shown on the attached "Schedule B" which forms part of this amendment;
- ii) "SCHEDULE 2 NATURAL HERITAGE FEATURES AND DEVELOPMENT CONSTRAINTS" is amended by deleting the "1993 ANNEXED AREAS" hatching for all land within the Guelph Secondary Plan Area and replacing it with the pattern of natural heritage features and development constraints as illustrated on the attached "Schedule B" which forms part of this amendment.

ITEM (6): *The purpose of "ITEM (6)" is to identify land within the South Guelph Secondary Plan Area as "STAGE TWO" servicing priority on "SCHEDULE 3A" of the Official Plan and to add a new schedule to the Official Plan which outlines specific municipal servicing staging areas for land within the South Guelph Secondary Plan Area. Specifically, the amendment will be structured as follows:*

- i) "SCHEDULE 3A STAGING OF DEVELOPMENT" is amended by deleting the "1993 ANNEXED AREAS" hatching from all land within the "South Guelph Secondary Plan Area" and identifying these lands as being a "STAGE TWO" area, as shown on the attached "Schedule C" which forms part of this amendment;
- ii) The Official Plan is amended by adding a new schedule thereto entitled "SCHEDULE 3C SOUTH GUELPH SECONDARY PLAN AREA - PHASING OF DEVELOPMENT" as shown on the attached "Schedule D" which forms part of this amendment;

ITEM (7): *The purpose of "ITEM (7)" is to amend "SCHEDULE 7B RECOMMENDED ROAD PLAN for FURTHER STUDY and ENVIRONMENTAL ASSESSMENT" of the Official Plan to identify the longer range road improvements in the South Guelph Secondary Plan area as illustrated on the attached "Schedule E".*

"SCHEDULE 7B RECOMMENDED ROAD PLAN for FURTHER STUDY and ENVIRONMENTAL ASSESSMENT" is amended by illustrating the recommended road improvements for the South Guelph Secondary Plan Area as shown on the attached "Schedule E" which forms part of this amendment.

ITEM (8): *The purpose of "ITEM (8)" is to amend "SCHEDULE 7A BICYCLE NETWORK PLAN" of the Official Plan to identify proposed bicycle routes and lanes as illustrated on the attached "Schedule F".*

"SCHEDULE 7A BICYCLE NETWORK PLAN" is amended by illustrating the proposed bicycle routes and lanes in the South Guelph Secondary Plan Area as shown on the attached "Schedule F" which forms part of this amendment.

ITEM (9): *The purpose of "ITEM (9)" is to:*

1. *Establish a new subsection to section 4.19 of the Official Plan which contains specific policies for South Guelph Secondary Plan Area.*
2. *Establish general goals and objectives for the South Guelph Secondary Plan Area.*
3. *Recognize various existing non-urban, non-serviced residential development which has occurred historically in the area, pursuant to the rural or agricultural policies of the Puslinch Official Plan. Such uses can be classified into two categories;*
 - i) *Existing non-urban, non-serviced residential use which occurs in areas designated "General Residential" (with special policies) by this Secondary Plan; or,*
 - ii) *Existing non-urban, non-serviced residential use which occurs in areas designated for any use other than "General Residential" i.e. the land is not intended to remain in residential use over the long term.*
4. *Establish policies to permit new non-urban, non-serviced residential development on lots which existed prior to this Secondary Plan being adopted. It is intended to permit new residential development only in locations designated "General Residential" by this Plan.*
5. *Create a new land use designation -- "Corporate Business Park". Generally it is intended that there be at least two sub-categories of use within the "Corporate Business Park" designation (as will be established and detailed in the Zoning By-law):*
 - i) *Large, single purpose buildings or groupings of buildings serving major corporate users for head office, research and development, or computer and information processing activities. These will be located in high visibility locations on the west side of the Hanlon Expressway; and,*
 - ii) *Smaller office or research users which may be located in a mall type or free standing building. These will be located along Gordon Street and Maltby Road locations.*

This category of land use generally excludes pure manufacturing uses, which would more appropriately be located on land designated "Industrial" by this Plan.

- 6. Policies are included respecting buffering and urban design to enhance compatibility of new uses with nearby existing uses and natural areas, and to develop an attractive entranceway feature into the City.*
- 7. Policies are included to permit non-intensive land uses which do not require major construction of buildings or services to occur in this area as transitional uses (using temporary zoning) until the desired land use pattern develops over the longer term.*
- 8. Specialized storm water management policies are included.*
- 9. Specialized staging and phasing policy regarding the provision of services are included.*
- 10. Specialized Environmental Impact Study (EIS) policy.*
- 11. Specialized industrial policy.*
- 12. Specialized service commercial policy*
- 13. Identify a South Guelph District Centre area intended to act as a landmark in this part of the City and to provide opportunity for integrated commercial, open space, recreational, business, institutional and recreational opportunities.*
- 14. Recognize existing uses where appropriate in context with the intended long term land use pattern developed through the South Guelph Secondary Plan study.*

Section 4.19 is amended by adding the following new subsection (4.19.2) after subsection 4.19.1:

“ 4.19.2 South Guelph Secondary Plan Area

The following additional Secondary Plan policies shall apply to the lands identified on Schedule "1" as the South Guelph Secondary Plan Area. Although all other policies of this Plan shall continue to apply, these policies provide specific guidance and direction for the physical development of this secondary Plan area. Where land use designations are identified for which no corresponding specific policy has been developed in this Secondary Plan, the reader should refer to the applicable policy contained in the general Official Plan text.

4.19.2.1 Vision Statement

The South Guelph Secondary Plan applies to the various lands in the south part of the City which were annexed in 1993 and sets out the long term land use aspirations for the area. The basis for the annexation was the acquisition of land for economic and employment growth opportunities for the next 20 years.

The area contains significant natural areas encompassing four different watersheds; the Hanlon Creek, Mill Creek, Torrance Creek, and Blue Springs/Eramosa Watersheds. The ecological resources of this area will be maintained due to the importance of these features within the community.

The City's future depends on a careful balance of yesterday's legacy, today's needs and tomorrow's vision. The City will continue to ensure controlled quality growth and will continue to emphasize the need for healthy and diversified economic and employment growth.

The South Guelph Secondary Plan will strive to encourage economic growth and development, provide a mix of recreation and leisure opportunities and provide resourceful and sensitive stewardship of the natural systems in a balanced manner. The South Guelph Secondary Plan provides the opportunity to establish an important "Gateway to the City".

4.19.2.2 Goals/Objectives

4.19.2.2.1 Planning

- i) Establish a plan and a workable schedule for the South Guelph lands to be brought on stream in a manner consistent with the extension and development of necessary infrastructure.
- ii) Provide for flexibility of land use recognizing that the evolution of land use from "rural" to "urban" will occur over an extended time period.
- iii) Recognize and utilize the unique land resource opportunities present in the South Guelph area.
- iv) Provide an opportunity for and encouragement of innovative development which will reflect the City's commitment to the Goals and Objectives of the Guelph Green Plan to contribute to environmental sustainability at the local, regional and national scales.
- v) Provide an opportunity for new growth occurring in this area to develop in a manner reflecting a commitment to sustainable development (environmental, economic and social).
- vi) Encourage economic activities which include research and development, services and production in the field of environmental improvement, resource efficiency and sustainability.
- vii) Establish a clear, concise planning framework which results in a user friendly approvals process.
- viii) That the City encourage mixed uses that minimize travel requirements between home and work or shopping, that make efficient use of municipal infrastructure, and that are generally economically, environmentally or socially desirable provided that the requisite amount of industrial and residential area and servicing arrangements are provided.

4.19.2.2.2 Economic and Employment Growth

- i) Develop a Plan that will assist in fulfilling the City's land need for economic growth expansion and opportunities for 20 years.
- ii) Develop appropriate servicing strategies that will assist in the staging and servicing of economic growth and expansion of the City.
- iii) Develop policies that build upon a diversified economic base and that promote new technology.

4.19.2.2.3 Natural and Physical Environment

- i) The Plan will endeavour to match appropriate land uses to the specific environment features and functions.
- ii) The significant ecological features and functions within the study area will be maintained and, where appropriate, enhanced to strengthen linkages between the watersheds.

- iii) Integrate development with the existing landforms so as to maintain the physical character of the area and minimize the amount of grading and filling required.

4.19.2.2.4 Municipal Services

- i) Ensure that adequate serviced land is provided to accommodate future development in the South Guelph area.
- ii) Develop a Plan that phases services in a planned and orderly fashion to avoid urban leap-frogging.
- iii) Develop a safe, efficient and convenient transportation system that provides for all modes of travel.
- iv) Develop a Plan that protects the integrity of groundwater resources.

4.19.2.2.5 Urban Design

- i) Develop policies and urban design guidelines that will:
 - ▶ enhance gateway areas to the City;
 - ▶ enhance the design and development of new Corporate Business Parks.

4.19.2.2.6 Recreation and Leisure

- i) Develop a Plan which will fulfil current and future City requirements for recreational facilities and open space.
- ii) Provide resourceful and sensitive stewardship of municipal open space and our natural and heritage features.
- iii) Integrate natural linkages features for passive and educational recreational opportunities.

4.19.2.2.7 Public Transit

- i) Guelph Transit requires significant municipal funding to finance the extension of transit services to the proposed residential, commercial and employment centres within the secondary plan, therefore the extension of routes will depend upon the future demand for service.
- ii) Employers seeking to locate in the South Guelph area should encourage the use of public transit services by their employees.

4.19.2.2.8 Cultural Heritage Resource Conservation

- i) Recognize the unique style and character of the areas which were formerly part of the Township of Puslinch and are now part of the City of Guelph.

4.19.2.3 CULTURAL HERITAGE RESOURCE CONSERVATION

4.19.2.3.1 General

The predominant built heritage resources of the newly annexed areas of Guelph are the farmsteads. While there have historically been strong cultural, economic, social and political links between the City of Guelph and its rural neighbours, it is the farming history which sets this area apart from the more heavily urbanized parts of the City.

In many cases, the farmsteads are linked to pioneer settlers and other important persons, technologies, architectural styles and developments, or represent the historical development of Guelph and Wellington County. Many are intact examples of early settlement and site development patterns in Wellington County which survive as a testament to the prosperity and history of this area.

Built heritage resources are most deserving of preservation and careful incorporation into developments or redevelopments in accordance with the provisions of the City of Guelph Official Plan.

4.19.2.4 NATURAL HERITAGE FEATURES AND DEVELOPMENT CONSTRAINTS

In addition to all other applicable Natural Heritage Features and Development Constraints goals, objectives, and policy contained in this Plan, the following additional policies shall apply to land within the South Guelph Secondary Plan area.

4.19.2.4.1 Watershed Study

The South Guelph Secondary Plan area includes land within the following watersheds:

- ▶ Hanlon Creek
- ▶ Mill Creek
- ▶ Torrance Creek
- ▶ Blue Springs/Eramosa

These drainage sheds have or will be considered in the context of watershed studies. The South Guelph Secondary Plan shall incorporate the recommendations of the appropriate watershed studies as adopted by Council.

4.19.2.4.2 Environmental Impact Study

Where a development/redevelopment proposal requiring an Official Plan Amendment, a Zoning By-law Amendment, a Plan of Subdivision, or a Consent may impact upon a Natural Heritage Feature, the proponent will be required to prepare an Environmental Impact Study (EIS).

- i) Where such proposal is located within the boundaries of the Hanlon Creek Watershed such EIS shall be undertaken in accordance with Section 3.3.4 of this Plan and in accordance with more detailed EIS requirements as may be adopted by Council. The detailed EIS requirements will be based upon the information and recommendations developed through the Hanlon Creek Watershed study, in liaison with the Ministry of Natural Resources (MNR), the Grand River Conservation Authority (GRCA), the Ministry of Environment and Energy (MOEE), and the public.
- ii) Where such proposal is located within the boundaries of the Mill Creek Watershed such EIS shall be undertaken in accordance with Section 3.3.4 of this Plan and in accordance with more detailed EIS requirements as may be adopted by Council. The detailed EIS requirements will be based upon the

information and recommendations developed through the Mill Creek Watershed study, in liaison with MNR, GRCA, MOEE, and the public.

- iii) Where such proposal is located within the boundaries of the Torrance Creek Watershed such EIS shall be undertaken in accordance with Section 3.3.4 of this Plan. The City will undertake a detailed review of the Torrance Creek Watershed which may result in more detailed EIS requirements being developed and adopted by Council. The detailed EIS requirements will be based upon the information and recommendations developed through the Torrance Creek Watershed study, in liaison with MNR, GRCA, MOEE, and the public. No new development shall occur prior to the detailed watershed study being adopted by Council.
- iv) Where such proposal is located within the boundaries of the Blue Springs/Eramosa Watershed such EIS shall be undertaken in accordance with Section 3.3.4 of this Plan. The City will undertake a detailed review of the Blue Springs/Eramosa Watershed which may result in more detailed EIS requirements being developed and adopted by Council. The detailed EIS requirements will be based upon the information and recommendations developed through the Blue Springs/Eramosa Watershed Study, in liaison with MNR, GRCA, MOEE, and the public. No new development shall occur prior to the detailed watershed study being adopted by Council.

4.19.2.5 RESIDENTIAL POLICY

In addition to all other applicable residential goals, objectives, and policy contained in this Plan, the following additional policies shall apply to land designated "General Residential" in the South Guelph Secondary Plan area.

4.19.2.5.1 Existing Privately Serviced Residential

Notwithstanding the policies of this Plan which prohibit residential development on lots without full municipal services, a number of non-urban, privately serviced properties containing a residence exist within the South Guelph Secondary Plan area which were created and developed prior to this area being annexed by the City of Guelph (April 1, 1993).

- a) Where such properties are designated "General Residential" by this Plan they shall be recognized as a permitted use. Future re-development, infill, or major intensification of such property shall not be permitted until full municipal services become available and such re-development, infill, or major intensification proposal conforms to and is consistent with all other applicable policies of this Plan. In addition, development on non-urban, privately serviced property shall be controlled by means of specialized zoning classification and regulation.
- b) Where such properties are not designated "General Residential" by this Plan they shall be considered a legal use of land which is intended to be phased out as urbanization of the South Guelph Secondary Plan area occurs. Such properties shall be permitted pursuant to Section 6.8.9 of this Plan.

4.19.2.5.2 Future Privately Serviced Residential

Notwithstanding the policies of this Plan which prohibit new residential development on lots without full municipal services, land within the South Guelph Secondary Plan area may be permitted to develop on private well and septic systems provided that all of the following criteria are met:

- a) That such development is proposed on a lot of record which legally existed as of March 1, 1996;

- b) That it can be demonstrated that adequate water supply and sewage disposal systems can be constructed on the lot;
- c) That the proposed new residential dwelling is located within an area designated "General Residential" by this Plan;
- d) That the proposed use can be developed in a manner consistent with all other relevant policies of this Plan; and
- e) That no previous residential building permit has been issued for the lot and/or no building(s) had been constructed on the lot prior to March 1, 1996.

This policy applies only to lots of record which existed prior to March 1, 1996, and is not intended to permit the creation of any new privately serviced residential lots.

4.19.2.6 CORPORATE BUSINESS PARK

4.19.2.6.1 General

Land designated as "Corporate Business Park" on Schedule "1" of this Plan shall be generally characterized by office and administrative facilities type development displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses. The visual attractiveness and consistent gateway image is of prime importance. Pure manufacturing and retail uses shall not be permitted.

4.19.2.6.2 Zoning and Permitted Uses

The implementing Zoning By-law will establish a minimum of two separate zoning categories and appropriate regulations to permit and control uses contained within the "Corporate Business Park" designation.

i) Corporate Business Park - West of Hanlon Expressway

Land west of the Hanlon Expressway which is designated "Corporate Business Park" has a high level of visibility from the Hanlon Expressway and close access to Highway 401.

By virtue of its visual prominence, excellent access, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.

Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Land west of the Hanlon Expressway shall be appropriately zoned to accommodate larger or more intensive users, within single purpose buildings or groupings of buildings. Lot sizes will generally be 4.047 ha. (10 acres) or larger.

Permitted uses will include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, and complementary service commercial uses such as hotels, financial institutions, and restaurants which are developed a part of a larger building complex. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations.

ii) Corporate Business Park - East of Hanlon Expressway

Land east of the Hanlon Expressway which is designated "Corporate Business Park" has a high level of visibility from Gordon Street and easy access to Highway 401.

By virtue of its visual exposure and access to Gordon Street, proximity to Highway 401, and distinctive natural setting, development of this area should occur in a manner which establishes a park or campus like setting with extensive landscaping and a high standard of urban design.

Architectural detail, building massing, landscaping, and site design shall collectively result in establishing an attractive entrance or gateway feature for the City of Guelph in this location. Design and building control shall also be used to maintain sensitivity to nearby residential or natural areas. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles.

Land east of the Hanlon Expressway shall be appropriately zoned to accommodate smaller or less intensive users, within single purpose buildings, groupings of buildings, or mall type buildings. Lot sizes will generally be 4.047 ha. (10 acres) or smaller.

Permitted uses will include research and development facilities, computer, electronic and data processing enterprises, corporate office and administrative facilities, assembly and light manufacturing of product lines requiring on-going research and development, and the following service commercial uses; commercial school, courier service, day care centre, financial establishment, hotel, office, office supply, photo-finishing place, medical office, postal service, print shop, public hall, recreation centre, research establishment, restaurant, telecommunication service, veterinary service. Rest homes and nursing homes as existed on May 1, 1996 are permitted uses.

4.19.2.6.3 Buffering

Where "Corporate Business Park" and "General Residential" uses are proposed in proximity to one another, the City, in consultation with the MOEE, shall require appropriate planning/land use control to enhance compatibility between these land use types. Measures that can assist in enhancing compatibility include minimum separation distances, sound proofing, odour and particulate control, landscaping, berming, etc. Such measures will be implemented through means of the Zoning By-law, Site Plan Control, and/or Urban Design Guidelines.

4.19.2.6.4 Urban Design

In order to develop an attractive City gateway and to maintain sensitivity to natural heritage features and nearby residential development in the South Guelph area, urban design treatment shall be given a high priority in reviewing development applications on land designated "Corporate Business Park". Land within this designation is sensitive and highly visible by virtue of:

- i) Its proximity to adjacent and nearby welland and natural heritage features;
- ii) Its proximity to nearby "General Residential" areas;
- iii) Its visual prominence relative to major gateway routes in the southern part of the City including the Hanlon Expressway, Gordon Street, Clair Road, Forestall Road, and Maltby Road.

Regard shall be given to the general urban design policies of Section 3.9 and 4.19.2.7, as well as the following matters when considering new proposals for development:

- a) Coordinate site design with landscape design in a manner to reinforce natural attributes of the area and to provide appropriate buffering from adjacent land uses;
- b) Locate and design buildings and landscape development in a manner to establish an attractive and definable gateway in the southern part of the City;
- c) Design parking, shipping, and loading areas so that they are screened from the street by buildings and/or landscaping;
- d) Design lighting and signage to identify the site in an attractive manner which is consistent with surrounding uses in terms of scale, quality, and intensity;
- f) Design driveway, parking, loading, and sidewalk areas for efficient internal and external access which provides for safe movement of vehicular and pedestrian traffic;
- g) Outdoor storage of goods or materials shall be prohibited.

4.19.2.7 Gateway Conditions

4.19.2.7.1 General

The South Guelph area provides the opportunity to develop two significant City gateways - - along the Hanlon Expressway corridor, and along the Gordon Street corridor.

Through a consistent and planned enhancement of natural heritage features, landscape design, and built form control a physical expression of the general character and image of the City can be established along these high visibility routes.

In addition to establishing a gateway, this treatment will also serve to enhance connectivity of outlying areas of the City with more centralized neighbourhoods through the creation of a discernable corridor.

Pursuant to Section 3.9.5.5 and 3.9.5.9 of this Plan the City may undertake more detailed analysis of the Gordon Street and Hanlon Expressway corridors to determine appropriate zoning controls and design guidelines. These will apply in addition to the general policies of this section to implement appropriate gateway treatment in these areas.

4.19.2.7.2 Gordon Street

The enhancement of the Gordon Street corridor as an urban gateway will depend on establishing the following requirements for development:

- a) Detailed planting and landscape requirements on both sides of the street to maintain a density of plant material and screening of adjacent property through all land use zones for the continuous length of the Street. Priority should be given to this requirement in the development and approval of site plans;
- b) Setbacks and built form controls for buildings such that they are located behind the parkway belt of required planting and landscaping;

- c) Design controls on entrances off Gordon Street and on parking and loading within the Gordon Street corridor;
- d) Co-ordination of signage and lighting design with landscape and planting requirements.

4.19.2.7.3 Hanlon Expressway

The enhancement of the Hanlon Expressway corridor will depend on establishing the following requirements for development:

- a) Detailed planting and landscape requirements which reinforce natural attributes of the area, to establish a consistent green border adjacent the expressway;
- b) Co-ordinate a detailed planting regime appropriate to the special conditions of the Expressway median and shoulders with authorities having jurisdiction;
- c) Co-ordinate signage and lighting design with, and in deference to landscape and planting requirements. At the scale of the Expressway corridor, the buildings on the adjacent properties become signs themselves. Co-ordination and control over the issue of signage must extend to built form controls with respect to height, general configuration and orientation;
- d) Establish design criteria for the development of intersections with roads crossing or meeting the Expressway. These design controls should identify special landscape treatment, lighting conditions and signage/landscape structures to identify adjacent land use precincts.

4.19.2.8 Storm Water Management

In addition to the general policies contained in policies 3.2.17 through to 3.2.23 (inclusive) the following applies to the South Guelph Secondary Plan area.

Stormwater management facilities are permitted in all land use designations on Schedule I provided such facilities are integrated with adjacent uses in a manner acceptable to the GRCA, MNR, and the City.

Stormwater management practices within the South Guelph Secondary Plan area shall address such concerns as quantity, quality, groundwater recharge, erosion/siltation control and other design requirements, as appropriate. General principles for stormwater management shall be determined by the GRCA, MNR, and the City in accordance with watershed studies.

A detailed drainage and engineering report will be undertaken for any development in the South Guelph Secondary Plan area and will be subject to approval by the GRCA and the City prior to the registration of any individual Plans of Subdivision. The approval of the Ministry of Transportation may also be required as the report relates to the drainage impacts on the Hanlon Expressway.

The drainage and engineering report will describe the stormwater management techniques and best management practices required to address the quantity and quality issues of stormwater drainage, to minimize environmental impacts, and where appropriate, propose methods for groundwater recharge. The stormwater management reports will be consistent with, and implement the recommendations of the appropriate watershed studies as approved by relevant agencies, and adopted by Council.

The drainage and engineering report shall include:

- a) Detailed grading and drainage plans showing existing and proposed grades and drainage;
- b) Geotechnical and hydrogeologic information to identify infiltration potentials, to local and regional aquifers, of the site and surrounding area;
- c) Detailed stormwater management plans, including the manner in which stormwater will be conveyed from the site and conducted to a receiving waterbody;
- d) Erosion and sedimentation control measures to be employed both during and after construction, including their required maintenance. These plans should indicate a means whereby exposed soils, sediments and eroded materials will be retained on site during all phases of construction and should be in accordance with current stormwater management practices;
- e) The potential impacts of the proposed stormwater management techniques on the water quality of the receiving waters in terms of, but not restricted to, water temperatures, base flow and fisheries potential, including recommendations on how any potential impact will be mitigated;
- f) The potential impacts in terms of quality and quantity of any proposed stormwater management techniques on the regional aquifer and/or any municipal water sources connected to the affected aquifer.

Prior to the alteration of any watercourse, the construction of any stormwater management facility or the commencement of any grading, or filling, the necessary approvals shall be obtained from the GRCA, MOEE, MNR, and the City.

4.19.2.9 Phasing Policies

In addition to the general staging requirements contained in policies 3.2.2, 3.2.6, 3.2.7, and 5.2.36, the following guidelines are provided for phasing of development of the lands within the South Guelph Secondary Plan area, as indicated on Schedule 3C. No additional Secondary Plans shall be required for these phases.

The intent of the following policies is to identify and clarify servicing constraints which may apply to the various subareas within the South Guelph area, and to identify the general sequence of servicing activities which must occur to permit orderly development. It is not intended that a subarea or phase be completely developed prior to commencing development of a subsequent phase.

The approximate limits of the subareas have been identified on Schedule 3C, and are subject to refinement on the basis of more comprehensive technical analyses.

4.19.2.9.1 General

Prior to development occurring on any of the lands within the subareas of the South Guelph Secondary Plan area, the following must occur:

- extension of municipal sanitary trunk sewer[s] and trunk watermain[s] into the subarea
- provision of adequate sewage treatment capacity in accordance with policy 3.2.2.5
- development of appropriate storm water management facilities to control runoff in the area in accordance with policies 3.2.17 to 3.2.24 inclusive, and 4.19.2.8

- extension of electrical power facilities into the subarea including construction of the first phase of the Hanlon Transformer Station
- improvement of the existing major road network into the phase, in accordance with the *Guelph and Area Transportation Study*
- local roads will be planned and designed in accordance with draft Plan of Subdivision and Class Environmental Assessment processes, and other studies as applicable
- development in various phasing areas requires the prior completion and adoption of the applicable watershed study

Within the South Guelph Secondary Plan area there are several areas which cannot be serviced by extending the existing gravity sanitary sewer system, and will require a sanitary sewage pumping station. Sewage pumping stations will be municipally owned. Privately owned pumping stations will not be permitted.

4.19.2.9.2 Phase 1

Prior to development occurring in the subareas shown as Phase 1, the following must occur:

Westerly portion of Phase 1:

- extension of the existing sanitary sewer from the present termination point on Downey Road, southerly to Laird Road West, and easterly to the Hanlon/Laird interchange.
- extension of existing trunk watermain from the present termination point on Downey Road, southerly to Laird Road West, and easterly to the Hanlon/Laird interchange. Alternatively, the trunk could follow an alignment within the Hanlon Creek [Tributary A] valley.
- the water distribution system may require connection across the Hanlon Expressway to the existing system on Laird Road.
- the location and alignment of the trunk services may follow the existing road allowances, or may be located on internal roads or easements, as determined by specific development proposals, and detailed analyses of the area.
- extension of Guelph Hydro circuits underground across the Hanlon Expressway across Laird Road

Easterly portion of Phase 1:

- extension of the South End Trunk sanitary sewer
- extension of the existing trunk sanitary sewer from the present termination points on Clair Road
- connection as required to the existing trunk watermain located on Clair Road. The southerly limit of this phase is governed by topography. Areas to be developed which are above a ground surface elevation of approximately 344 metres above sea level (masl) will require that water pressure be boosted to acceptable service levels. As such, the existing water distribution system and pressure zone can be extended only as far as the topography [post area grading] will allow.

4.19.2.9.3 Phase 2

Prior to development occurring in areas shown as Phase 2, the following must occur:

i) Phase 2.a:

Phase 2.a [west on the Hanlon Expressway]:

- extension of the trunk sanitary sewer and trunk watermain from the appropriate termination points in Phase 1. The location and alignment of the trunk services may follow the existing road allowances, or may be located on internal easements, as determined by specific development proposals, and detailed analyses of the area.

Phase 2.a [immediately east of the Hanlon Expressway]:

- extension of South End Trunk sanitary sewer and extension of the trunk sanitary sewer and trunk watermain from the appropriate termination points in Phase 1. The location and alignment of the trunk services may follow the existing Hanlon Road right of way, or may be located on the internal road system or on easements, as determined by detailed analyses and lot fabric for this area.
- Water distribution system pressure is a constraint in this area, which must be addressed by creating a new, higher level pressure zone, utilizing a municipal booster pumping station, or the provision of booster pumps within individual industrial buildings.

Phase 2.a [east of Gordon Street, Between Gordon Street and Victoria Road]:

- subject to detailed analysis and confirmation of the suitability of utilizing the existing sanitary sewage pumping station which services the initial portion of the Pine Ridge subdivision, extension of the trunk sanitary sewer from the termination points within the Pine Ridge subdivision easterly into this area
- extension of the municipal trunk watermain grid system to the area to provide a satisfactory loop for the area. This will require the southerly extension of the trunk watermain from Stone Road along Victoria Road to the area, or extension of a trunk watermain from the Burke Well, east along Arkell Road and south along Victoria Road to the area
- the completion and adoption of the Torrance Creek Watershed Study, which will clarify the Natural Heritage Feature and Development Constraint boundaries.

Phase 2.a [east of Gordon Street and South of Clair Road]:

- easterly extension of the trunk sanitary sewer from Phase 1, along Clair Road, across Gordon Street
- connection to the existing trunk watermain located at the Gordon/Clair intersection.

ii) Phase 2.b:

Phase 2.b [west of Victoria Road]:

- extension of the existing trunk watermain from the Stone/Victoria intersection, southerly to Arkell Road, and easterly to Gordon Street to connect to the existing trunk and complete the loop.

- a gravity sanitary sewer could be constructed from the Eramosa River, on Victoria Road. Alternatively, the sanitary sewer outlet for this area can be provided by construction of a pumping station and forcemain
- the completion and adoption of the Torrance Creek Watershed Study, which will clarify the Natural Heritage Feature and Development Constraint boundaries.

Phase 2.b [east of Victoria Road]:

- a gravity sanitary sewer outlet for this area could be provided by construction of a trunk sewer along the Eramosa River valley, connecting to the upper limit of the existing Eramosa River trunk. Alternatively, the sanitary sewer outlet for this area can be provided by construction of a pumping station and forcemain.
- water service can be provided from the existing trunk watermain located on Stone Road
- the completion and adoption of the applicable watershed study (Torrance Creek or Blue Springs/Eramosa) which will clarify the Natural Heritage Feature and Development Constraint boundaries

4.19.2.9.4 Phase 3

Prior to development occurring in areas shown as Phase 3 on Schedule 3C, the following must occur:

- extension of the trunk sanitary sewer from the intersection of Clair Road and Gordon Street, southerly along Gordon Street. The primary constraint in servicing this area is topography, and the associated depth of cover on the sewer.
- extension of the new water pressure zone [as referenced in Phase 2] is required before development can proceed in this area.

4.19.2.9.5 Phase 4

- provision of a sanitary sewer outlet for this area requires the construction of a sewage pumping station and forcemain to discharge at an appropriate location on the gravity sewer system constructed in Phase 3
- provision of water service for a portion of this phase will require completion of the trunk grid, by extending the trunk from Arkell Road, southerly along Victoria Road, and west along Clair Road to connect to the existing trunk watermain on Gordon Street
- water distribution system pressure is a constraint in this area, which must be addressed by creating a new, higher level pressure zone, utilizing a municipal booster pumping station, [as referenced in Phase 2a]
- the completion and adoption of the applicable watershed study (Torrance Creek or Mill Creek), which will clarify the Natural Heritage Feature and Development Constraint boundaries.

4.19.2.10 Interim Use

Interim use of land for the purposes of landscape gardening, crop cultivation, market gardening, sod farming, or outdoor recreational uses such as baseball, soccer, football, etc. which require minimal or no construction of buildings or structures may be considered on a temporary basis provided that:

- i) the use is compatible with nearby existing uses;
- ii) any buildings or structures which are developed to support the use can be easily dismantled;
- iii) the use does not deter the development of nearby proposed uses;
- iv) all required municipal servicing can be provided.

Such uses may be permitted on land designated "General Residential", "Industrial", or "Corporate Business Park" through an amendment to the Zoning By-law, without amendment to this Plan.

4.19.2.11 South Guelph District Centre

Pursuant to Section 3.9.12, Schedule "1" identifies an area generally surrounding the intersection of Gordon Street and Clair Road as the South Guelph District Centre (SGDC). The City encourages the development of these lands as a focal point for the local area with respect to commercial, open space, institutional, residential and other community uses.

The SGDC is located at the intersection of two arterial roads, one of which is a major gateway route into the City. It is centrally located within the South Guelph area and has a high level of visibility and accessibility. By virtue of these attributes, new land uses and buildings are encouraged to develop with a distinctive and high standard of design in order to establish a focal point for the South Guelph area.

Although the SGDC is not itself a specific land use designation, it establishes an approximate locational boundary which encompasses a mix of land use designations including General Residential, Open Space, Service Commercial, and Community Commercial Centre. Collectively, it is intended that these designations and associated policies will guide development in a cohesive and complementary manner on lands identified as SGDC, to result in establishing a community nucleus and attractive landmark for the South Guelph area.

In addition to all other applicable goals, objectives, and policy contained in this Plan, the following additional policies shall apply for each land use designation located within the South Guelph District Centre are as follows:

4.19.2.11.1 Community Commercial Centre

Pursuant to section 4.5.5 of this Plan the City encourages the development of community commercial centres to serve a nodal function. Land identified within the South Guelph District Centre (SGDC) area which is designated Community Commercial Centre will become part of a node serving residential and employment areas in South Guelph. Land designated Community Commercial Centre which is within the area identified as SGDC is generally located along the northerly frontage of Clair Road, split between the east and west corners of the Gordon Street intersection. SGDC land which is designated Community Commercial Centre will be developed pursuant to Section 4.5.5 of the Plan. Any development proposals on these lands should also have regard for the following:

- (a) Community Commercial Centre uses should be developed in a manner which is compatible and complementary to other uses intended within the SGDC area;

- (b) Site and landscape design should reinforce natural attributes of the area, and provide continuity between uses which may be located in other quadrants of the SGDC;
- (c) Building and site layout should be designed to establish an attractive and definable gateway pursuant to Section 3.9 and 4.19.2.7 of this Plan.

4.19.2.11.2 Service Commercial

As indicated on Schedule "1", Service Commercial land identified within the South Guelph District Centre (SGDC) is classified by this Plan as follows;

- i) Land designated Service Commercial by this Plan is intended to provide for service commercial uses serving the South Guelph area. Service Commercial uses within the SGDC area will develop pursuant to Sections 4.5.9 through 4.5.16 of this Plan. Development proposals on this land shall also have regard for the following:
 - (a) Service Commercial uses should be developed in a manner which is compatible and complementary to other uses intended within the SGDC area;
 - (b) In addition to uses generally permitted by the Service Commercial designation, major new recreation facilities such as indoor swimming pools, arenas, and active open space areas, or new school facilities are permitted and encouraged within the SGDC;
 - (c) Site and landscape design should reinforce natural attributes of the area, and provide continuity between uses which may be located in other quadrants of the SGDC;
 - (d) Building and site layout should be designed to establish an attractive and definable gateway pursuant to section 3.9 and 4.19.2.7 of this Plan;
 - (e) Permitted uses will be strictly controlled through the implementing zoning by-law to prohibit new retail uses, and new format or big box retail/warehouse uses pursuant to section 4.5.19 of this Plan;

4.19.2.11.3 General Residential

Land located within the South Guelph District Centre (SGDC) which is designated General Residential shall be developed pursuant to all applicable policy of Section 4.3 of this Plan. The development of multiple unit residential is encouraged within the identified SGDC area, generally located north of Clair Road surrounding the Community Commercial Centre land. New school facilities are also encouraged to locate within the identified SGDC General Residential area, and to be developed in conjunction with adjacent open space/park uses. In addition to all other applicable policy of this Plan, new residential proposals within the SGDC area shall have regard for the following:

- (a) Residential uses should be developed in a manner which is compatible and complementary to other uses intended within the SGDC area;
- (b) Site and landscape design should reinforce natural attributes of the area, and provide continuity between uses which may be located in other quadrants of the SGDC;
- (c) Building and site layout should be designed to establish an attractive and definable gateway pursuant to section 3.9 and 4.19.2.7 of this Plan.

4.19.2.12 Service Commercial - Special Development Area

As illustrated on Schedule "1", certain lands within the South Guelph Secondary Plan Area which are designated "Service Commercial" are also identified as being within a Special Development Area. The Special Development Area policy applies to those areas where land has been designated Service Commercial to recognize existing uses (as exists on May 1, 1996).

4.19.2.12.1 Existing / Permitted Uses

On land designated Service Commercial and identified as a Special Development Area, it is intended that uses which existed on May 1, 1996, be recognized as permitted uses in the implementing Zoning By-law for the South Guelph Secondary Plan to be initiated and approved by the City.

Lands to which the Service Commercial - Special Development Area policy applies are located as follows:

i) South-east corner of Victoria Road and Stone Road

Existing uses of these properties includes a bus yard and contractor yards.

It is intended that the zoning by-law will implement the specific existing uses on specific existing properties as they existed as of May 1, 1996.

4.19.2.12.2 Future Uses

The list of uses to be permitted in the zoning by-law, as identified in Section 4.19.2.12.1 may be expanded without the requirement for an amendment to this Plan provided that such uses conform to the Service Commercial policies outlined in Sections 4.5.9 through 4.5.16. Such a change in use shall be initiated by the interested private proponent and shall be considered as generally set out below:

In considering any application to amend the zoning by-law to permit additional service commercial uses on land designated Service Commercial and identified as being within a Special Development Policy area, the following shall be considered:

- a) Proposed uses shall be consistent with Service Commercial policies as established in Sections 4.5.9 through 4.5.16,
- b) Proposed uses shall not include new format or big box retail, pursuant to Section 4.5.19,
- c) Proposed uses shall be consistent with the site suitability, area compatibility, needs analysis, and servicing requirement criteria established in Sections 4.19.2.9 and 6.3.2 of this plan,

4.19.2.13 INDUSTRIAL

4.19.2.13.1 General

Land designated "Industrial" on Schedule "1" of this Plan shall be generally characterized by larger, free standing industrial buildings displaying appropriate design standards and sensitivity to natural setting and existing adjacent uses. Attractiveness and consistency of image are of prime importance for development occurring in gateway locations which are highly visible and adjacent to the Hanlon Expressway. In this regard the City will prepare specific urban design guidelines to provide direction with respect to design principles for development in this area.

4.19.2.13.2 Policy

In addition to all other applicable Industrial goals, objectives and policies contained in this Plan, the following additional policies shall apply. On the land designated "Industrial" which is adjacent to the Hanlon Expressway, Hanlon Road, and/or McWilliams Road, new development shall:

- i) generally not be less than 2.024 ha. (5 acres) in size;
- ii) contain free standing buildings;
- iii) not contain industrial malls.

4.19.2.14 TRANSPORTATION

4.19.2.14.1 General

The main elements of the road transportation system for the South Guelph Secondary Plan are set out in Schedule "7B", "Long Range Roads Plan" and include:

- (a) Highway #6 (Hanlon Expressway);
- (b) A system of arterial and collector serving the study area and the City, which feed traffic to the Provincial highway network and to the City's existing and proposed arterial road network.

The arterial and collector roads shown in Schedule "7B" are subject to further study as adjacent or nearby major development projects are proposed. Improvements, and realignment may be subject to Environmental Assessment.

4.19.2.14.2 Highway #6

It is the policy of the City to provide for the upgrading of Highway #6 to an expressway with a grade separated intersection at Laird Road and the closing of the intersections at Clair Road, Forestell Road and Phelan Drive. In this regard the City will, withhold from development the lands required for the grade separation and access roads. Furthermore the City will make provisions in the existing and proposed road network on the west side of Gordon Street to funnel traffic towards the grade separated intersection.

4.19.2.14.3 Road Widening Dedications

Notwithstanding Section 5.2.21 of the Official Plan, on service roads adjacent to the Highway # 6 (Hanlon Expressway) right-of-way, the entire widening required to obtain the ultimate right-of-way will be along the side of the service road opposite Highway # 6 (Hanlon Expressway). In addition to those shown on Schedule 7.1, the following additional road right-of-ways and road widenings are identified for the South Guelph area:

ROAD	ULTIMATE RIGHT-OF-WAY	WIDENING SPECIFICATION
1. Arkell Road	30 m	5 m both sides from Gordon Street to Victoria Road
2. Clair Road	30 m	5 m both sides
3. Crawley Road	30 m	10 m along the east side
4. Downey Road	36 m	8 m both sides of Downey Road from the southerly limit of R.P. 770 to Forestell Road
5. Forestell Road	30 m	5 m both sides
6. Laird Road	36 m	8 m on both sides from Downey Road to Highway #6
7. Gordon Street	30 m	5 m both sides
8. McWilliams Road	30 m	10 m along the west side
9. Maltby Road	30 m	5 m both sides
10. Phelan Road	30 m	10 m along the west side
11. Victoria Road	36 m	8 m both sides

4.19.2.14.4. Intersections

In addition to those shown on Schedule 7.1, the following additional intersection improvements are identified for the South Guelph area:

ROAD	INTERSECTION IMPROVEMENT
Clair Road	At Laird Road At Crawley Road
Downey Road	At Laird Road At Forestell Road
Gordon Street	At Clair Road At Maltby Road
Laird Road	At McWilliams Road/Phelan Drive
Maltby Road	At Crawley Road
Victoria Road	At Arkell Road At Clair Road At Maltby Road

4.19.2.14.5. Bicycle Network Plan

The main elements of the bicycle network for the South Guelph Secondary Plan are set out in Schedule “7A”, “Bicycle Network Plan”.

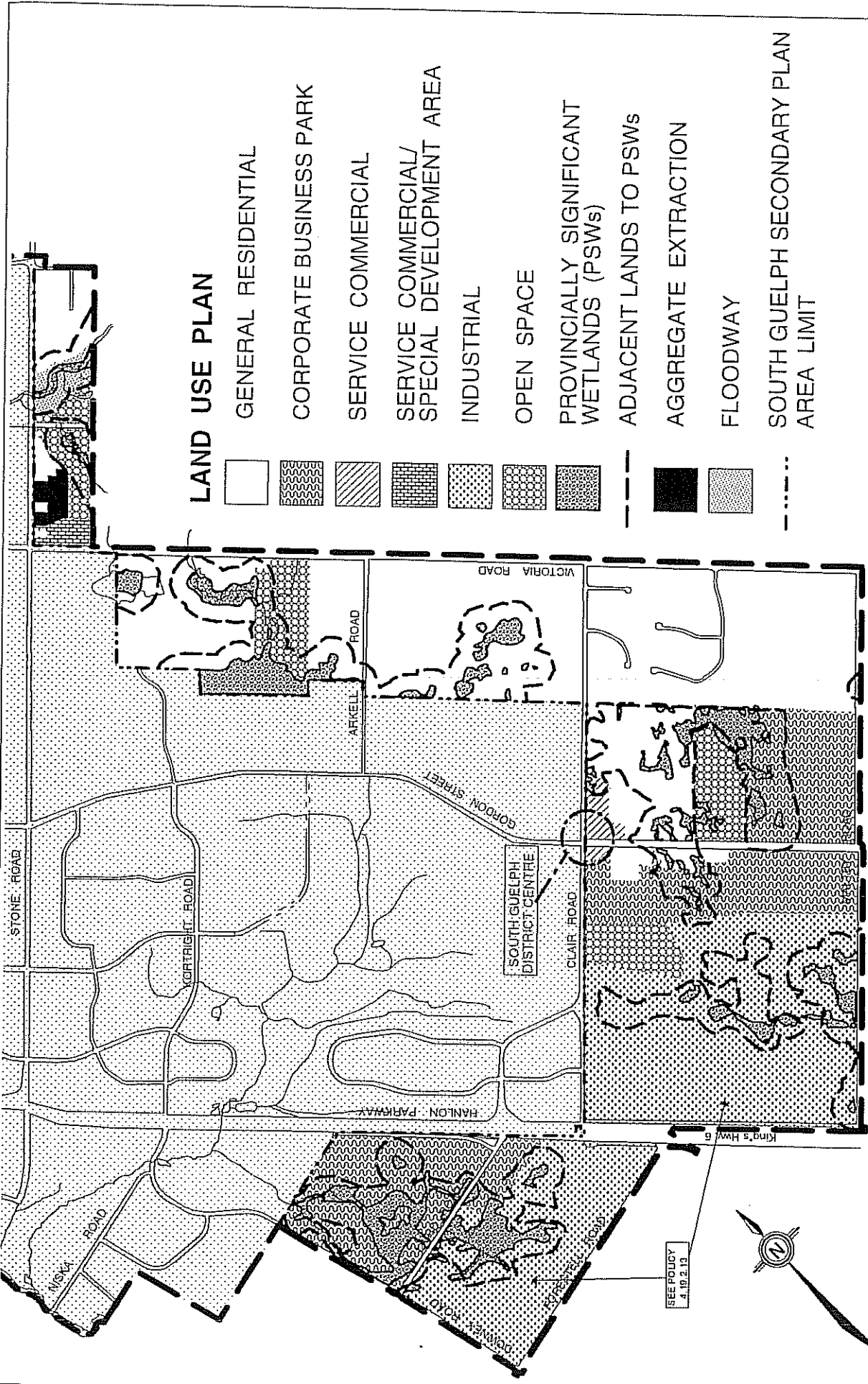
4.19.2.14.6 Public Transit

The provision of transit service will depend upon the staging of development on the urban fringe. Maintaining a compact urban form will help Guelph Transit develop a cost effective service.

Guelph Transit will be involved in all stages of planning and development in the South Guelph area to ensure public transit is accessible to as many potential riders as possible. ”

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the Official Plan of the City of Guelph.



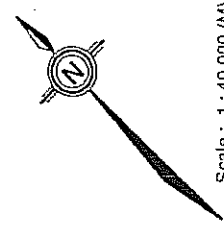
LAND USE PLAN

- GENERAL RESIDENTIAL
- CORPORATE BUSINESS PARK
- SERVICE COMMERCIAL
- SERVICE COMMERCIAL/SPECIAL DEVELOPMENT AREA
- INDUSTRIAL
- OPEN SPACE
- PROVINCIALY SIGNIFICANT WETLANDS (PSWs)
- ADJACENT LANDS TO PSWs
- AGGREGATE EXTRACTION
- FLOODWAY
- SOUTH GUELPH SECONDARY PLAN AREA LIMIT

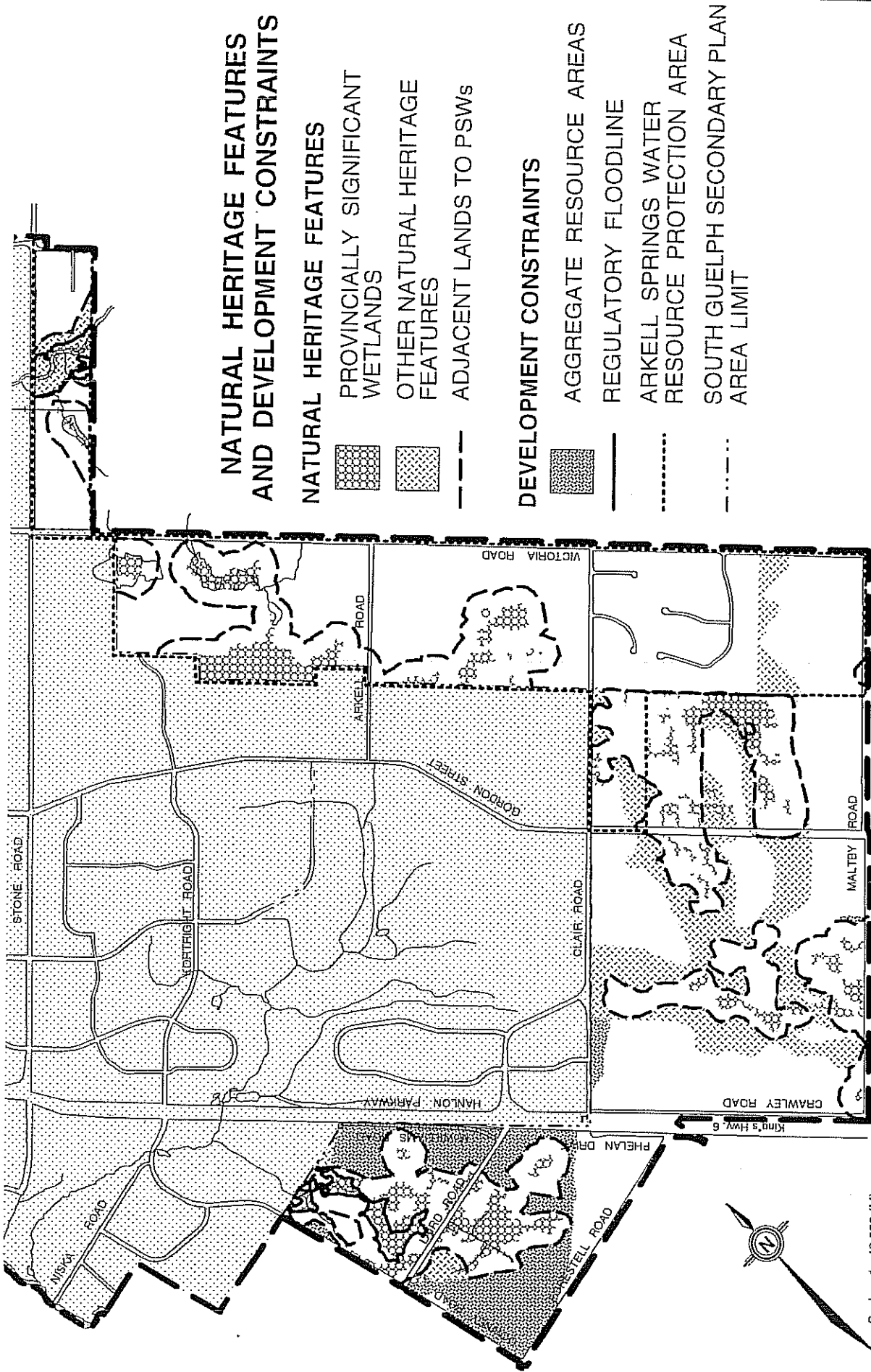
**South Guelph Secondary Plan Area
Land Use Plan**

SCHEDULE
A

Scale : 1 : 40,000 (M)



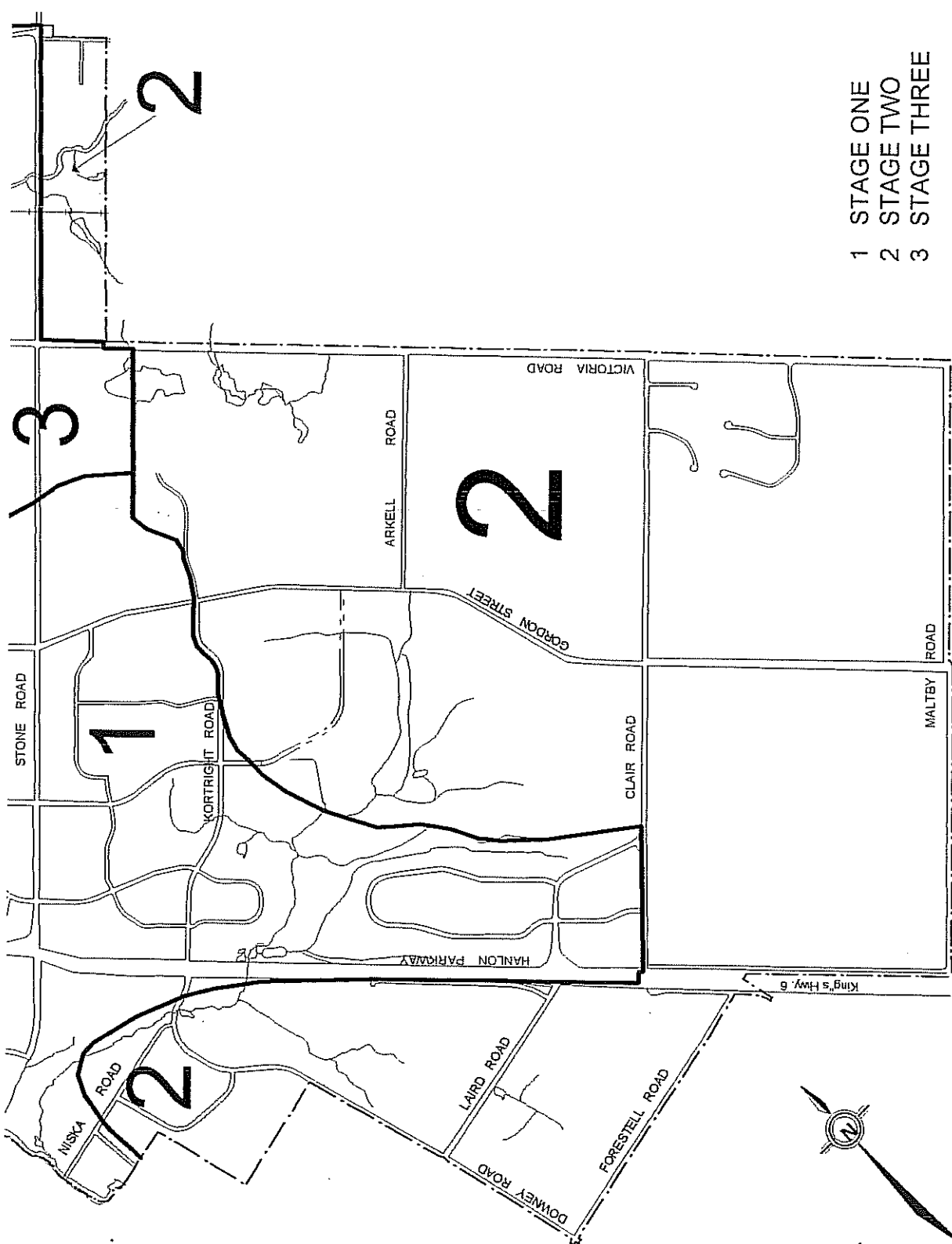
SEE POLICY
4.10.2.19



South Guelph Secondary Plan Area
Natural Heritage Features and Development Constraints

SCHEDULE
B

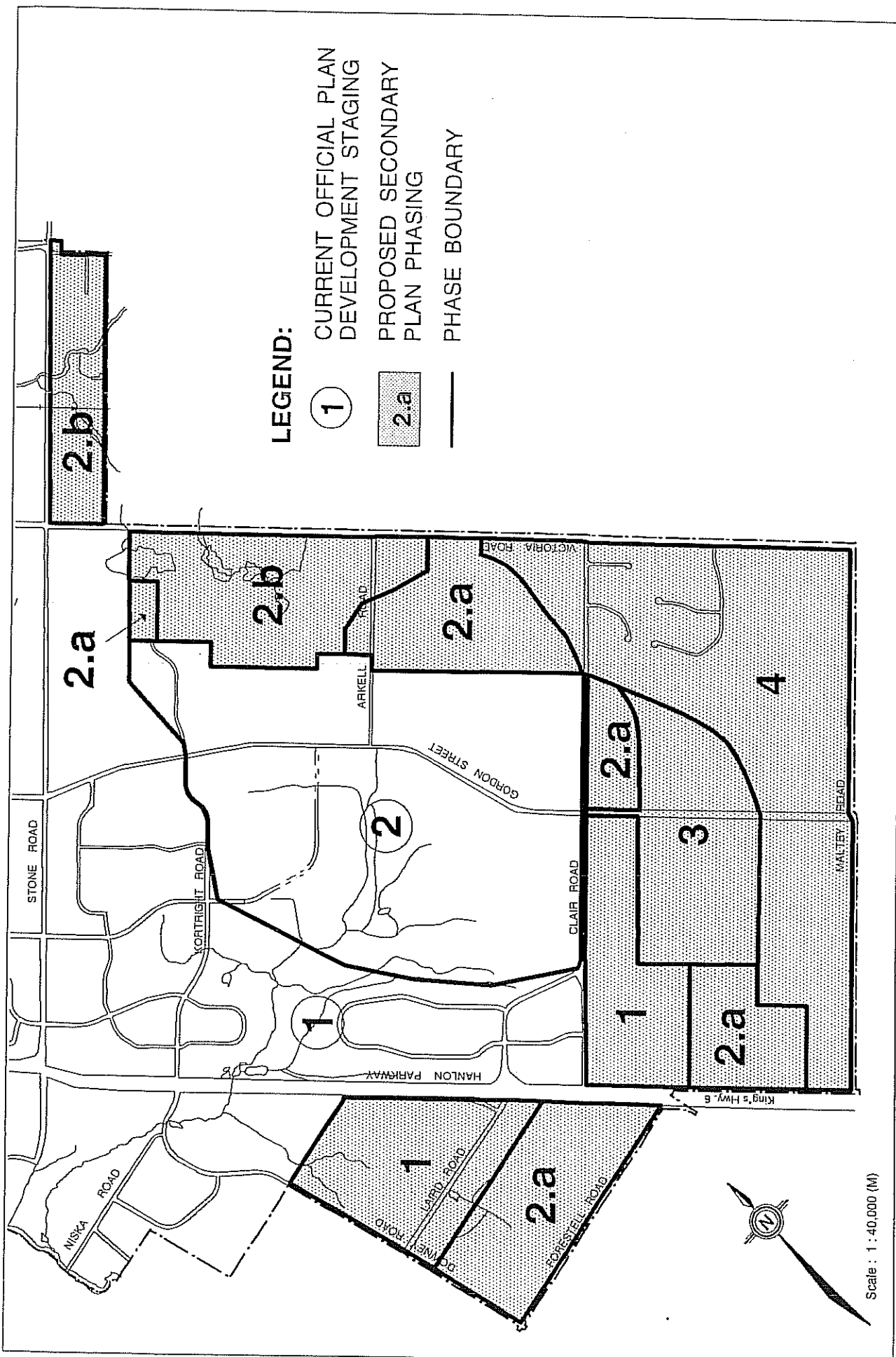
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- 1 STAGE ONE
- 2 STAGE TWO
- 3 STAGE THREE

South Guelph Secondary Plan Area
Staging of Development

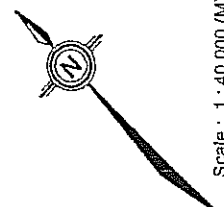
SCHEDULE
C

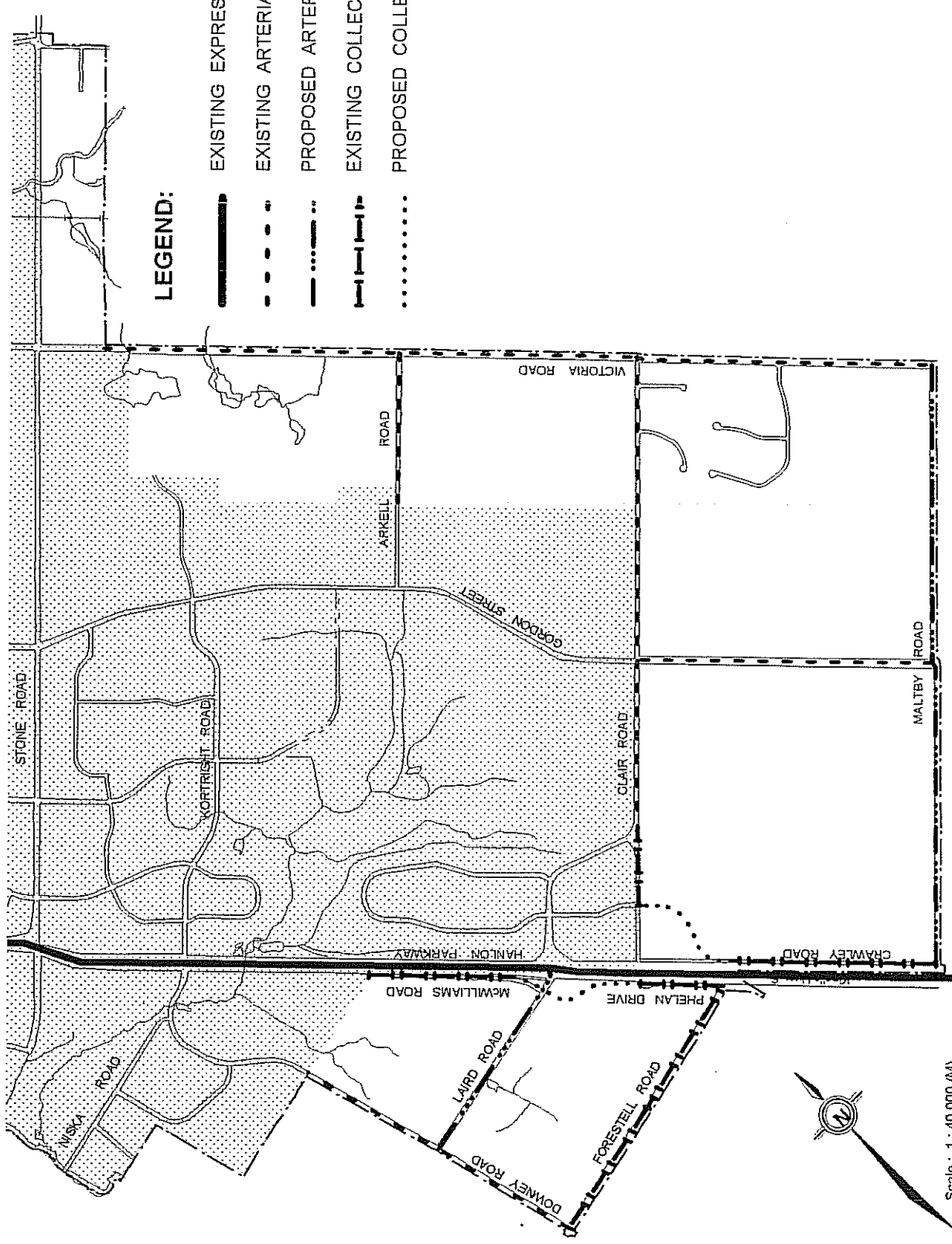


South Guelph Secondary Plan Area
Phasing of Development

SCHEDULE
D

Amendment No.2 to the Official Plan of the City of Guelph



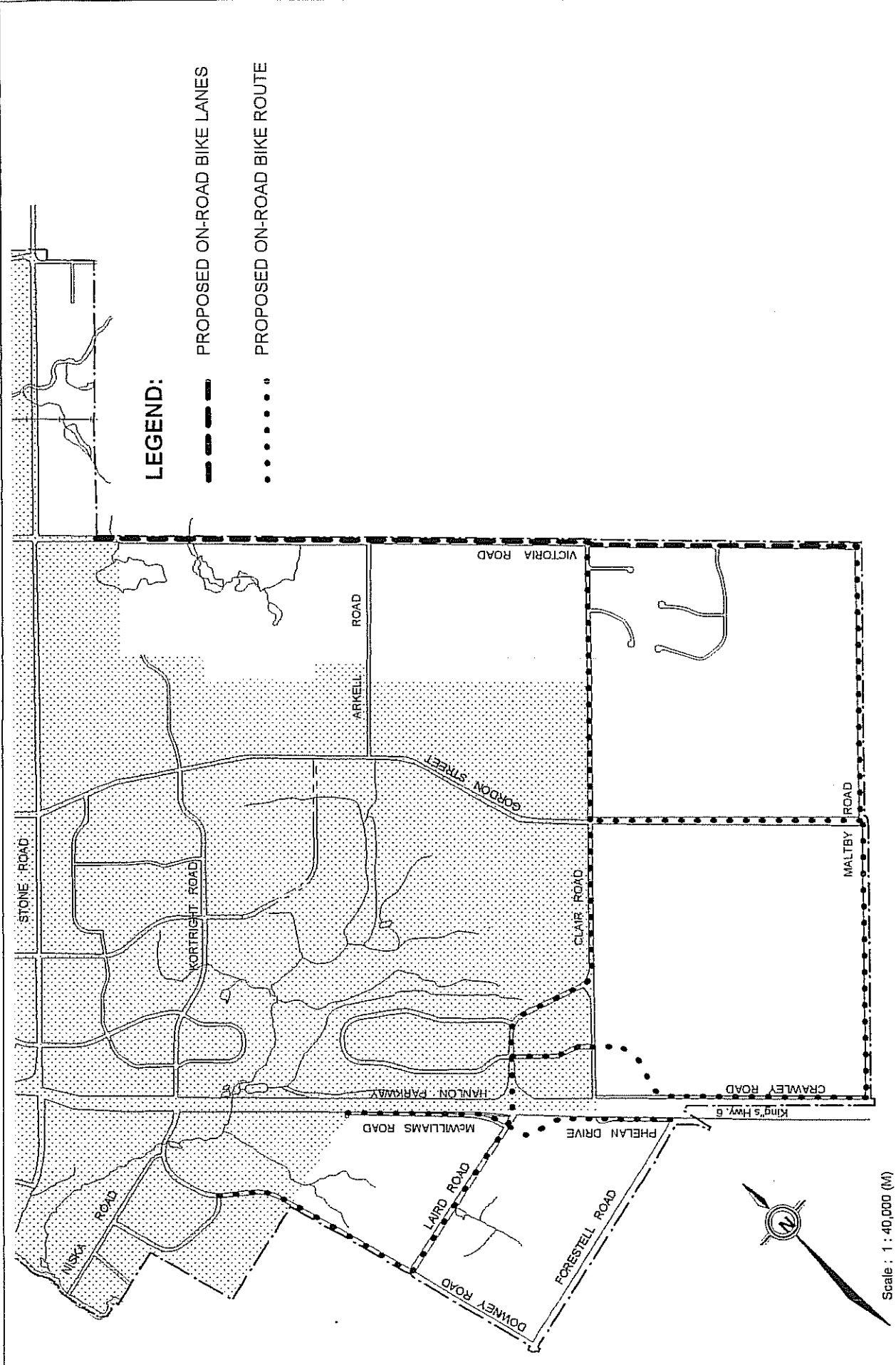


LEGEND:

- EXISTING EXPRESSWAY
- EXISTING ARTERIAL ROAD
- PROPOSED ARTERIAL ROAD
- EXISTING COLLECTOR ROAD
- PROPOSED COLLECTOR ROAD

**South Guelph Secondary Plan Area
Long Range Road Plan**

SCHEDULE
E



South Guelph Secondary Plan Area Bicycle Network Plan

SCHEDULE
F