



September 8, 2021

Project No. 0544

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

**Re: Public Meeting September 22, 2021
Clair-Maltby 11.3 Draft Secondary Plan
Final Draft for Community Engagement June 16, 2021**

I am the planning consultant providing these comments on behalf of Industrial Equities Guelph Corporation (IEGC) the owner of the Southgate Business Park abutting the Clair-Maltby Secondary Plan to the west. On April 21, 2016 I provided a letter to the City requesting, on behalf of IEGC, that the Southgate Business Park lands be included within the Clair-Maltby Secondary Plan. On July 28, 2016 the City responded advising that the Southgate Business Park lands will not be included within the Clair-Maltby Secondary Plan. An excerpt from the City's response is below;

*"As per our direction, MSH has considered the existing boundary of the secondary plan area, the lands you identified for consideration to be included within the Secondary Plan Area, as well as additional lands surrounding those lands. MSH has reached the conclusion that the current boundary of the secondary plan area in proximity to Industrial Equities lapsed draft plan of subdivision forms a well-defined and appropriate boundary for the Secondary Plan Area. MSH has indicated that the lands that were requested to be considered for inclusion within the secondary plan area should be planned together with lands to the west. The City has reviewed MSH's reasons and rationale and concurs with their recommendations, see the attached Memorandum dated July 27, 2016 from Elizabeth Howson. Accordingly, at this **time these lands will not be included within the Clair-Maltby Secondary Plan area.**"*

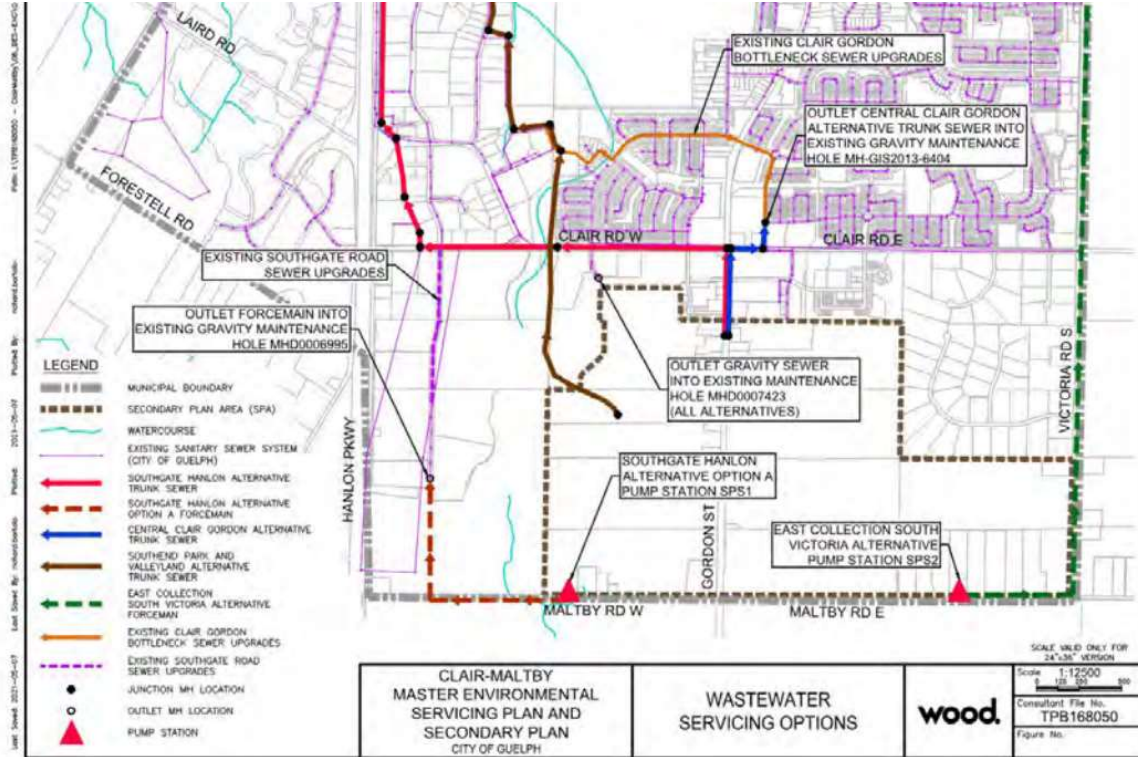
The Southgate Business Park lands, however, have been included within the Master Environmental Servicing Plan for Clair-Maltby (June 2021). It appears that the extension of a sanitary sewer forcemain west along Maltby Road to the extension of Southgate Drive would potentially have a comparable cost to the preferred alternative once the Southgate Business Park share of the cost is net out of the equation. The Southgate Industrial servicing option would have no impact to the natural heritage system and would proceed along existing or proposed road alignments. **It would be helpful for the Servicing Plan for Clair-Maltby to be revised to net out the Southgate Business Park costs of this servicing option to provide just the Clair-Maltby costs for comparison purposes.**

"4.2 Wastewater

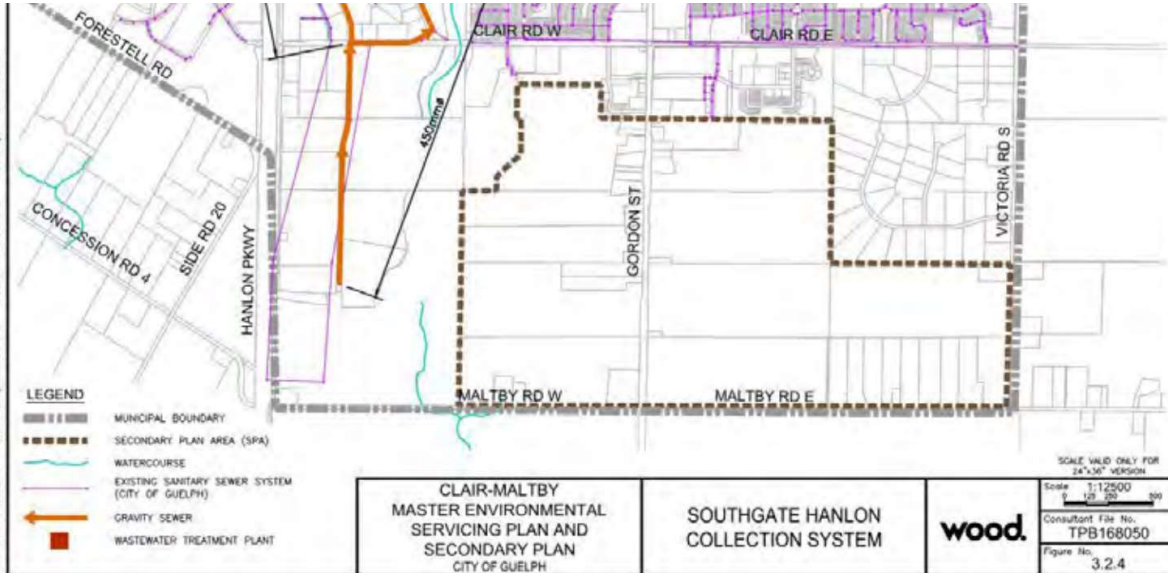
The capital costs for all alternatives range from \$29.1M to \$33.7M. The Preferred Alternative, Southgate Hanlon Trunk, has the lowest capital cost at \$29.1M and is expected to have reasonable operating and maintenance costs.

Capital and O&M Costs **include increased pumping station size **to accommodate Industrial Park expansion**" (Master Environmental Servicing Plan for Clair-Maltby - (June 2021 page 95)*

Master Environmental Servicing Plan Clair-Maltby Figure EX.6. Wastewater Servicing Alternatives

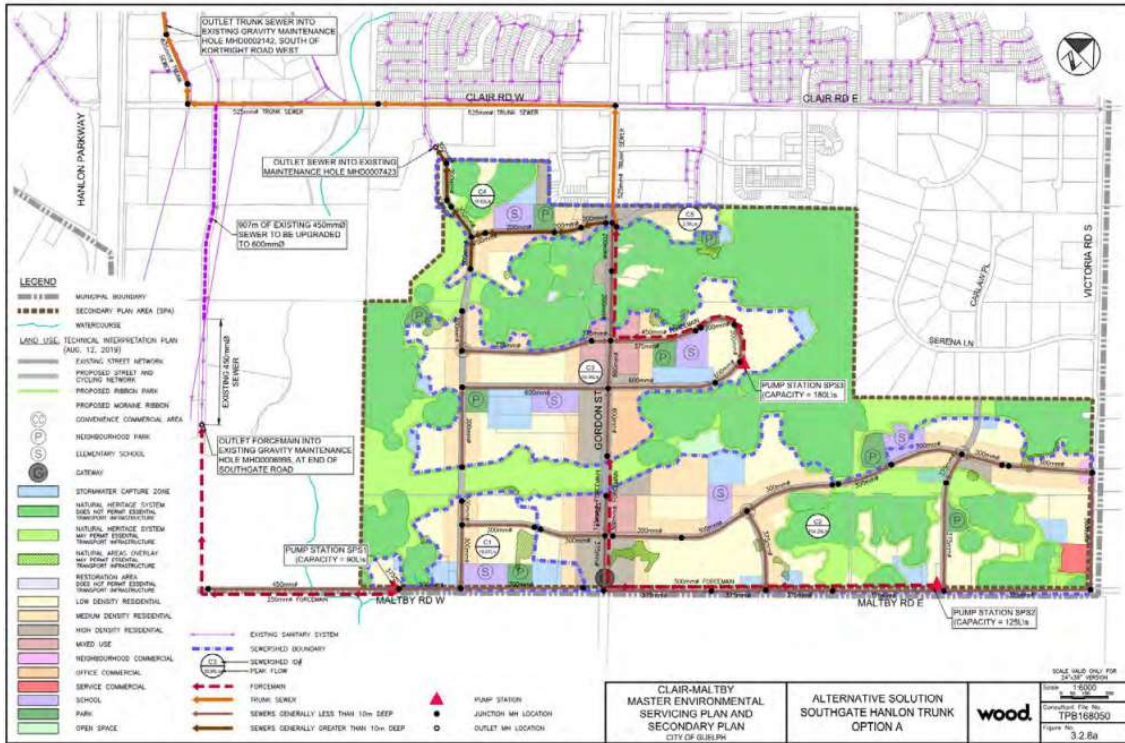


Master Environmental Servicing Plan Clair-Maltby Figure 3.2.4. Southgate – Hanlon

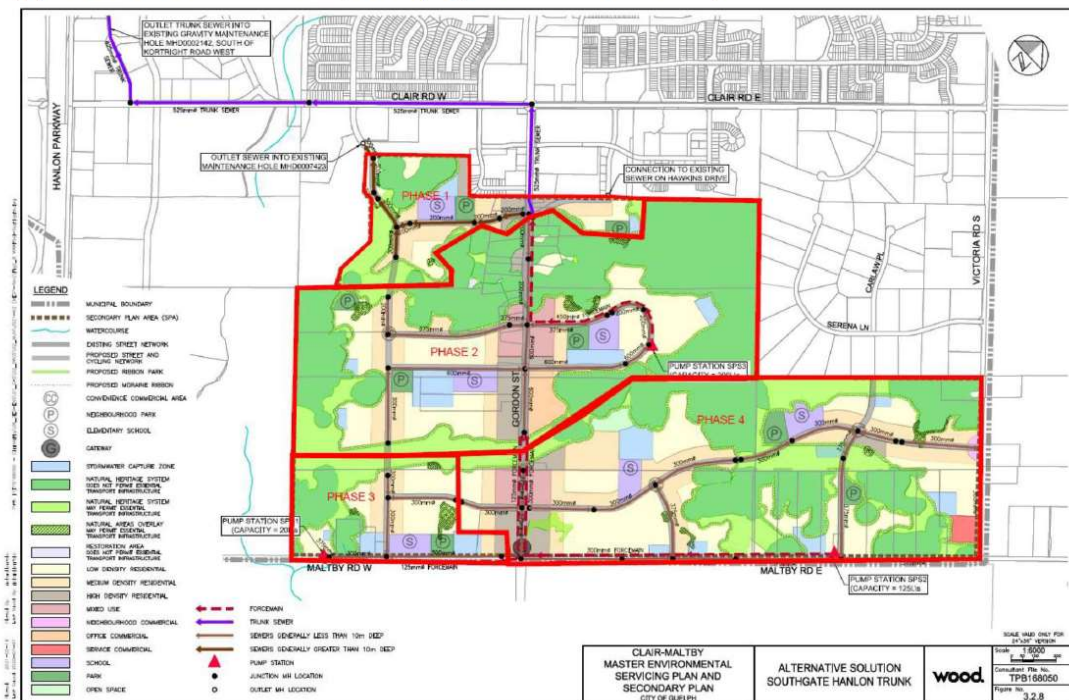


Master Environmental Servicing Plan Clair-Maltby

Figure 3.2.9. Alternative Solution – West Connection – Southgate Industrial



Appendix B: Phasing Map (From M.E.S.P.)



The Southgate Business Park lands adjacent to the Clair-Maltby Secondary Plan are designated and zoned for industrial land uses including manufacturing and warehouse uses. Industrial Equities Guelph Corporation continues to request the inclusion of the Southgate Business Park lands within the Clair-Maltby Secondary Plan to ensure that land use compatibility, traffic, noise and servicing be considered in a comprehensive manner. Industrial Equities Guelph Corporation is requesting that the City consider converting a portion of their lands from employment to residential to assist with land use compatibility through this Clair-Maltby MESP process.

Thank you for the opportunity to provide these comments. Please let us know if you would like to discuss any of these comments further. Please provide me with the notice of decision of the Official Plan Amendment.

Yours truly,

A handwritten signature in blue ink, appearing to read 'A. Clos', is positioned above the typed name.

Astrid Clos, MCIP, RPP

(0544.Draft Clair Maltby OPA comments.pdf)

cc: Stacey Laughlin, MCIP, RPP, Senior Policy Planner, Planning and Building Services
Infrastructure, Development and Enterprise Services
Mark Cowie, Industrial Equities Guelph Corporation
Scott Snider, Turkstra Mazza Law