



Mayor Guthrie and Members of Council

City of Guelph
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VIA EMAIL:

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Township of Puslinch
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May 11, 2022

Mayor Guthrie and Members of Council,

Please be advised that Township of Puslinch Council, at its special meeting held on May 11, 2022, considered the City of Guelph Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment) that is being considered by City of Guelph Council for decision at the May 16, 2022 Council meeting.

Subsequent to Puslinch Council's discussion, the following was resolved:

Resolution No. 2022-160: Moved by Councillor Sepulis and
Seconded by Councillor Bulmer

That Report ADM-2022-027 entitled City of Guelph Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment) be received; and

Whereas the Township of Puslinch is a key stakeholder in the development of the City of Guelph Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment) and has consistently reviewed plan updates and provided comments to the City of Guelph since 2017; and

Whereas the City of Guelph has shown no commitment to implement meaningful long-term monitoring to protect water quality for residents in Official Plan Amendment No. 79, as



outlined in a number of reports submitted by the Township of Puslinch Hydrogeologist to the City of Guelph; and

Whereas the City of Guelph has not adequately addressed the Township's on-going requests regarding the setbacks and landscaping requirements within the transition area, including the request for improved wording and a minimum setback requirement, that have been raised by the Township of Puslinch since 2019; and

Whereas the majority of the Township planning comments dated August 11, 2021 submitted to the City of Guelph for the statutory public meeting held in September 2021 have not been acknowledged or implemented by the City of Guelph;

Therefore be it resolved,

That the Township of Puslinch formally objects to the approval of Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment) until such time that the concerns raised by the Township of Puslinch have been adequately addressed and incorporated into the proposed Official Plan Amendment No. 79.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,
Courtenay Hoytfox
Municipal Clerk

cc.

Melissa Aldunate, RPP Planning and Building Services 519-822-1260 extension 2361 TTY: 519-826-9771 melissa.aldunate@guelph.ca	Colleen Gammie, P. Eng Engineering and Transportation Services 519-822-1260 extension 2282 TTY: 519-826-9771 colleen.gammie@guelph.ca
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REPORT ADM-2022-027

TO: Mayor and Members of Council

PREPARED BY: Courtenay Hoytfox, Municipal Clerk

PRESENTED BY: Courtenay Hoytfox, Municipal Clerk

MEETING DATE: May 11, 2022

SUBJECT: City of Guelph Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment)

RECOMMENDATION

That Report ADM-2022-027 entitled City of Guelph Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment) be received; and

Whereas the Township of Puslinch is a key stakeholder in the development of the City of Guelph Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment) and has consistently reviewed plan updates and provided comments to the City of Guelph since 2017; and

Whereas the City of Guelph has shown no commitment to implement meaningful long-term monitoring to protect water quality for residents in Official Plan Amendment No. 79, as outlined in a number of reports submitted by the Township of Puslinch Hydrogeologist to the City of Guelph; and

Whereas the City of Guelph has not adequately addressed the Township's on-going requests regarding the setbacks and landscaping requirements within the transition area, including the request for improved wording and a minimum setback requirement, that have been raised by the Township of Puslinch since 2019; and

Whereas the majority of the Township planning comments dated August 11, 2021 submitted to the City of Guelph for the statutory public meeting held in September 2021 have not been acknowledged or implemented by the City of Guelph;

Therefore be it resolved,

That the Township of Puslinch formally objects to the approval of Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment) until such time that the concerns raised by the Township of Puslinch have been adequately addressed and incorporated into the proposed Official Plan Amendment No. 79.

Purpose

The purpose of this report is to provide Council with Planning and Hydrogeologist comments regarding outstanding concerns in respect to the City of Guelph Official Plan Amendment No. 79 (Clair-Maltby Secondary Plan Amendment).

Background

The Township of Puslinch has been actively involved in reviewing the proposed Clair-Maltby Secondary Plan Amendment since 2017. The Township has engaged various consultants in this on-going review including its consulting Hydrogeologist, Engineer, Planner and Ecologist.

Township staff were made aware on April 28, 2022 that the City of Guelph Council would be considering the adoption of the Clair-Maltby Secondary Plan Amendment on May 16, 2022. To date, a number of the Township's on-going concerns with the proposed amendment have not been adequately addressed. The Township passed the below resolution on May 4, 2022:

Resolution No. 2021-139:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.28 listed for MAY 4, 2022 Council meeting be received; and

That Council request that staff forward the City of Guelph's comments to Harden Environmental for consideration and a response; and

That Council request that staff schedule a special meeting of Council to consider Harden's response in order to submit formal comments to the City of Guelph.

CARRIED

Township staff, together with Harden Environmental and County Planning staff, have reviewed the comments and responses submitted to the City of Guelph to determine which concerns remain outstanding. Harden Environmental and County of Wellington Planning Department have provided the summaries below:

Harden Environmental Services Ltd.

There is clearly no commitment from the City of Guelph to provide meaningful long-term monitoring to protect water quality for residents along Maltby Road and further to the south.

The terrain of the Paris Moraine is such that Storm Water management involves capturing storm water from parking areas and the road network in off-line management ponds with overflow into natural areas where infiltration will occur. The closed-depression nature of the terrain does not allow for the overland runoff of the salt laden water into Mill Creek. Despite environmental protection being stated as a key priority, there is no present solution to the salt issue. The Salt Management Plan recommendations do not include monitoring of overburden or bedrock aquifers supplying local wells in Puslinch Township.

Salt is often applied to prevent slips and falls in parking areas and walkways. Both sodium and chloride (both elements in salt) have concentration limits in regard to aesthetic quality of drinking water. Chloride concentrations from road salt is a concern (trends are towards increasing chloride concentration) and efforts to limit salt use are underway in municipalities relying on groundwater for their water supply.

The proposed scale of development would not likely be permitted in the County of Wellington partly because of the Paris Galt Moraine protection provisions in the Official Plan that protect both quality and quantity of groundwater. The City relies on clean groundwater as do all the residents in the Township, however, the terrain of the Clair Maltby Secondary Plan area, the proposed density, the lack of overflow storm water outlets to streams (particularly in the Mill Creek subwatershed) will result in the contamination of groundwater.

The residents of Puslinch must be offered meaningful protection of their water supply. The proposed urbanization is not a temporary use, therefore any protections offered must be permanent. The requirement for the development and implementation of this monitoring program is requested to be incorporated into the Official Plan Amendment #79 (the Clair-Maltby Secondary Plan amendment) as a policy. The details of the groundwater monitoring program must be determined with the input of the Township of Puslinch.

County of Wellington Planning

On behalf of the Township, the County Planning Department had prepared a summary report (for the August 11, 2021 Council Meeting) on the Clair-Maltby Secondary Plan that also included recommendations/comments from Planning regarding the draft Official Plan

Amendment policies for the Plan. We also prepared a summary of Council comments in a memo dated September 20, 2021. The Council summary memo was to be read in conjunction with the comments prepared for the August 11th Council Meeting.

Based on a review of the response letters from the City of Guelph dated January 31st, 2022 and May 3rd, 2022 it is noted that a majority of the planning comments (page 3-4) were not acknowledged or implemented. It is noted that the City has provided a response regarding the Urban-Rural Transition Area in their January 31st, 2022 letter. The aforementioned letter (i) re-affirms their opinion that the wording of the Urban-Rural Transition Area is clear enough to indicate where this area is measured from (i.e. northerly side of the Maltby right-of-way and the westerly side of the Victoria Road right-of-way) and (ii) the rationale as to why the proposed policies do not include details regarding increased setbacks from Victoria Road and Maltby Road.

Specifically related to the landscaping/setback requirements, it is acknowledged that the City does not want to include specific requirements in the policies to allow future applications to respond to site specific conditions. Although this has practicality, there is still a concern that there is only wording to “encourage” increased setbacks and that there is no specific and consistent minimum standard being applied. As future development within this transition area will be developed on an individual basis, this can result in a varied, inconsistent and progressively degraded approach to setbacks. The concern regarding the setbacks requirements, including wording and a minimum setback of 12 metres, has been raised since 2019. As the other planning comments in staff’s previous report do not appear to be acknowledged or considered, it is suggested that the previous report or an excerpt of the previous report could be re-submitted to the City.

Financial Implications

None

Applicable Legislation and Requirements

None

Attachments

Schedule “A” County of Wellington Clair-Maltby Secondary Plan Update and Planning Comments on Draft Policies, dated August 11, 2022



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

MEETING DATE: August 11th, 2021
TO: Glenn Schwendinger, CAO
Township of Puslinch
FROM: Meagan Ferris, Manager of Planning and Environment
County of Wellington
SUBJECT: **Clair-Maltby Secondary Plan – Update & Planning Comments on Draft Policies**
ATTACHMENTS: 1. Land Use Plan
2. Recommended Future Traffic Lane Configurations and Controls

SUMMARY

The City of Guelph is continuing to undertake a multi year project to develop a Secondary Plan for the Clair-Maltby area of the City. Most recently, the City has held a virtual, multi-session Open House to overview various aspects of the project, to release draft policy and technical documents, and to seek public input. The draft policy and technical documents released include: the Secondary Plan policies (dated June 16, 2021); Master Environmental Servicing Plan (MESP) and the Comprehensive Environmental Impact Study (CEIS). Since these sessions, the City has also circulated these draft documents to commenting agencies including the Township of Puslinch seeking comments and feedback by August 31st.

The intent of this report is to provide a general update on this project for Council and to provide comments on the proposed draft policies specifically for the Secondary Plan, while also seeking Council direction on peer reviewing the draft MESP and CEIS by the Township's Hydrogeologist, Ecologist, and Engineer. Previous planning comments provided in 2018 and 2019 have been considered as part of planning staff's review.

RECOMMENDATION

1. THAT this report be received by Township Council for information and that Council endorse the planning comments;
2. THAT the Township provide this report to the City of Guelph to form part of the public input record;
3. THAT Township Council provide Township staff with direction on the technical peer review of the draft Master Environmental Servicing Plan and the Comprehensive Environmental Impact Study by the Township's Hydrogeologist, Ecologist, and Engineers and that any peer review comments be provided to the City of Guelph under separate cover; and
4. THAT any additional comments of Township Council be forwarded to the City of Guelph.

INTRODUCTION

On June 24th of this year, the City of Guelph held an five (5) part series open house which overviewed the Clair-Maltby Secondary Plan (CMSP) project with respects to: a project overview; water & waste water servicing; environmental and stormwater management; the land use and park policies; and mobility. Since

the open house, the City circulated the draft documents to the Township in early July to seek comments on these documents. The commenting deadline is August 31st.

It is noted for Council's understanding that once the City has completed its public engagement process, there will then be a Public Meeting hosted by City Council to consider the proposed policy amendments to the City's Official Plan.

Community Structure

In last report presented by Planning staff at a May 2020 Council meeting, an overview of the preferred "Community Structure Plan" was provided. This preferred structure was endorsed by City Council on May 13th, 2019 and this structure has not changed since that time. The Community Structure has provided a basis for several other schedules including a Land Use schedule which can be seen in **Attachment 1**. The Land Use Schedule provides an overview of the land use designations proposed and where, including a refined natural heritage system, street networks, identification of the Urban-Rural Transition Zone etc.

It is noted that the Secondary Plan draft policies identify the Urban-Rural Transition Zone as an overlay designation that is 60 metres in depth (and located on north side of Maltby Road and west side of Victoria Road); that all buildings and structures are permitted a maximum 3 storeys in height within this zone; and that increased setbacks within this area will be encouraged.

PREVIOUS COMMENTS

Included below is a brief summary of the comments provided from a land use planning perspective on the Clair Maltby Secondary Plan for Council's convenience.

2018:

- That the transition requirements should be identified through mapped residential land use designations in addition to written policies; and
- That high density residential land use at Gordon Street should be changed to low and medium density residential land use designations.

2019:

- How the proposed 60 m depth of the transition area is measured
- Removal of High Density Residential Areas
- Identification of a specific minimum building setback for landscaping and berms
- Direction to locate taller/tallest high density residential buildings away from the transition area
- Detail regarding appropriate transitions between higher density neighbourhoods in the Secondary Plan area and Puslinch

2020:

In May of last year, planning staff focused on a status update and an overview of the community structure plan and previous comments. At that time, it was identified that:

- A majority of the planning comments provided in 2019 were addressed; however, clarification regarding landscaping requirements within the urban-rural transition area were not incorporated (i.e. the need for stronger wording and a setback requirement of 12 metres).

Hydrology

In 2018, comments were prepared by Harden Environmental on behalf of the Township. These comments focused on water quality (including road salt application) and quantity. Additional comments were

provided by the Township's Hydrologist in 2020 under separate cover.

PLANNING COMMENTS – SECONDARY PLAN POLICIES FOR THE URBAN-RURAL TRANSITION

Planning staff have reviewed the draft Secondary Plan policy document and recognize that the draft policy includes two distinct sections that reference the Urban-Rural Transition Area (i.e. 11.3.2.2 & 11.3.8.6.11). Based on staff's review, it has been identified that there are several opportunities throughout the draft policy document to enhance the policy and provide more clarity with respects to the urban-rural transition area. Planning staff comments are below and it is requested that the City consider these comments and requested policy adjustments:

- Section 11.3.1 – *Vision, Guiding Principles and Objectives*
 - It is requested that the relationship between the City and the Township be acknowledged including the overall importance of the Paris Galt Moraine to the Township of Puslinch's drinking water quantity and quality.

- Section 11.3.2.2 *Clair Maltby Community Structure*
 - Urban-Rural Transition
 - Item #8 makes reference to development being designed to transition to the adjacent rural area with respects to density and built form; however, there appears to be limited policy direction to support this overall intent. Please see below comments regarding Section 11.3.8 *Land Use, Built Form and Urban Design*.
 - Items #9 should be updated to include clarity that this area should be designed in such a way that also incorporates, respects and honours the adjacent rural community.

- Section 11.3.8 - *Land Use, Built Form and Urban Design*
 - General Policies:
 - It is requested that a subsection g) be added to Section 11.3.8.2.1 that includes a connection to the objectives expressed to have development be designed to establish a transition to the rural area outside of the urban boundary.

 - Gordon Street Corridor:
 - Clarity should be provided in Section 11.3.8.3.3 with respects to the minimum and maximum heights identified for lands within the Gordon Street Corridor that also fall within the Urban-Rural Transition Zone.
 - Section 11.3.8.3.5 should be modified to include reference to the Urban-Rural Transition Zone and the need for transitions (north to south) for development within this Zone and the designations within the Secondary Plan that are outside of this Zone.

 - Residential Neighbourhood
 - Section 11.3.8.5 should be updated to include an additional subsection that provides policies that connect to the Land Use Designation Section for the Urban-Rural Transition Area/Zone (11.3.8.6.11).

- Section 11.3.8.6 - *Land Use Designations*

- All of the land use designation policies should incorporate wording that states “except within the Urban-Rural Transition Zone” when referencing the maximum height permissions per designation to ensure consistency in understanding and application.
- There appears to be no direct policy with respects to urban design and the Urban-Rural Transition Zone for any potential elementary schools that may fall within the transition area. Consideration should be given to incorporating policies that ensure these uses also provide a well-designed and consistent transition from the rural area.
- Low Density Greenfield Residential
 - A maximum height of 6 storeys within a low density residential area seems substantial when the medium density residential area is up to 6 storeys as well. It is requested that consideration be given to enhancing these policies to require a transition in height between the low-rise residential dwellings with the Urban-Rural Transition Zone and those outside of this area.
- Urban-Rural Transition
 - Clarification is required in Section 11.3.8.6.11.1 that clearly explains how this 60 m depth is measured so that this cannot be misinterpreted to include the entire right-of-way through future application.
 - Section 11.3.8.6.11.4 is requested to provide more detail and direction for a setback standard to ensure a consistent and meaningful application of this policy. The need for increased setbacks is requested to be made a *requirement* which would include details regarding expectations, including a minimum setback distance (preferably 12 metres), and a combination of landscaping and berming.

The strengthen of the draft policies would provide more clarity for the future user and developers and would ultimately support a built form and urban design that continues to meet the vision of the City, but also respects the rural areas surrounding the CMSP area within the Township of Puslinch.

INFRASTRUCTURE REQUIREMENTS AND UPGRADES

In addition to the Secondary Plan policies, as mentioned within this report, the City has also completed drafts of supporting technical assessments - a Master Environmental Servicing Plan and a Comprehensive Environmental Impact Study. These assessments have not been reviewed in detail by planning staff; however, it is recognized that there are some key infrastructure upgrades identified along Maltby Road and Victoria Road that are required to support this development proposal that Council should be aware of, which are briefly summarized below:

- There are several collector roads that will connect into Maltby Road and Victoria Road, as shown in the ‘Preferred Community Structure’ within **Attachment 1**.
- Signalization at some of these proposed intersections will be required: two (2) at the proposed collector roads and Maltby Road and one (1) at Victoria Road. This is generally identified in **Attachment 2**, which shows future traffic lanes and controls.
- Gordon Street and Clair Road are intended to be signalized (including the intersections with Maltby and Victoria Road) and widened from 2-4 lanes and urbanized (including sidewalks and

cycle lanes);

- Both Maltby Road and Victoria Road are identified urbanization, active transportation, and sidewalks improvements; and
- That water and waste water infrastructure are also proposed along Maltby and Victoria Road.

With respects to the potential traffic and road upgrades, additional evaluation should be considered by Council as this will assist the Township in understanding potential impacts, both direct and indirect, of these improvements over the immediate and long term from a use and municipal budget lens. For example, if Maltby Road and Victoria Road are proposed to be urbanized on both sides and with sidewalks, consideration will need to be given to the Township's role in terms of maintenance on the south and east side of these road based on current agreements with the City.

Phasing of Development

The Master Environmental Servicing Plan includes a section on Phasing and Implementation (Section 4). It is recognized that the phasing of infrastructure upgrades will largely depend on individual development application and that the MESP acknowledges that phasing is most logical to progress from north to south. The draft Secondary Plan also includes an Implementation Section and notably requires a phasing plan to be adopted prior to development taking place. At this time, the timing of any infrastructure works is not precise; however, it is suggested that the Township request a timeline of future phasing and development, including any future phasing plan for review and comment, prior to adoption by City Council. This will also help inform Township Council and the residents of Puslinch as this project progresses.

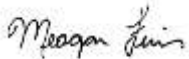
Based on the nature and significance of this development, including the direct proximity to the Township of Puslinch, Council should consider having the associated technical studies peer reviewed on behalf of the Township. This review could also assist in obtaining clarity regarding potential impacts of future traffic to the Township's road infrastructure; maintenance arrangements etc. Planning staff have included a recommendation (#3) that seeks Council's direction on additional technical review of these other draft documents.

NEXT STEPS

The County Planning Department will continue to monitor and participate in this project on behalf of the Township. As expressed within this report, Council should also give consideration to having the Master Environmental Servicing Plan and the Comprehensive Environmental Impact Study peer reviewed to ensure the Township and its constituents interests are being considered and protected.

Respectfully submitted,

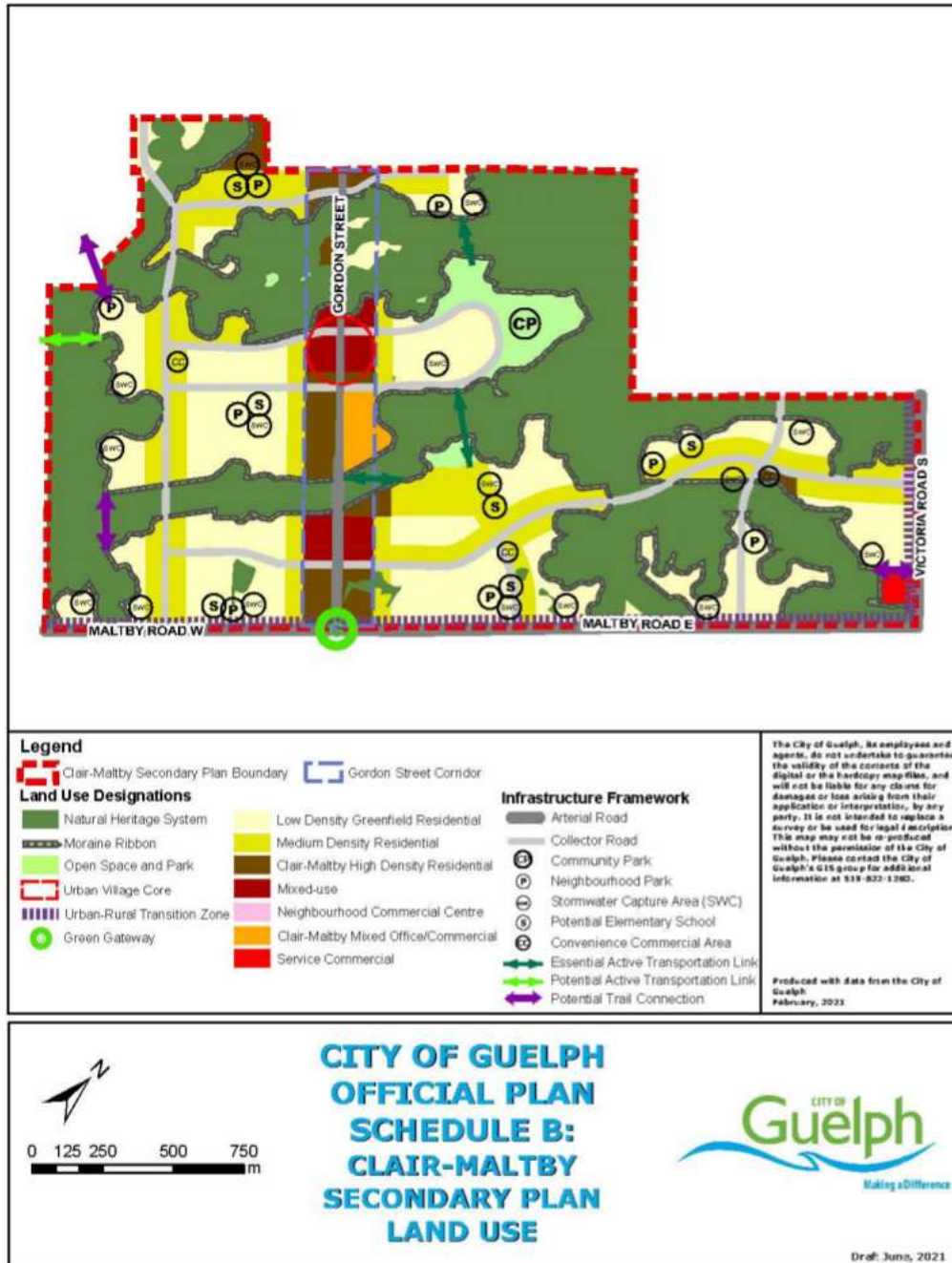
COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT



Meagan Ferris, RPP MCIP
Manager of Planning and Environment

**ATTACHMENT 1:
Land Use Plan (Based on the May 2019 Preferred Community Structure)**

Schedule B – Land Use Plan (DRAFT)



Clair-Maltby Secondary Plan
Final Draft for Community Engagement – June 16, 2021

**ATTACHMENT 2:
Recommended Future Traffic Lane Configurations and Controls**



Figure 3.4.25. Recommended Future Traffic Lane Configurations and Controls

