

May 13, 2022

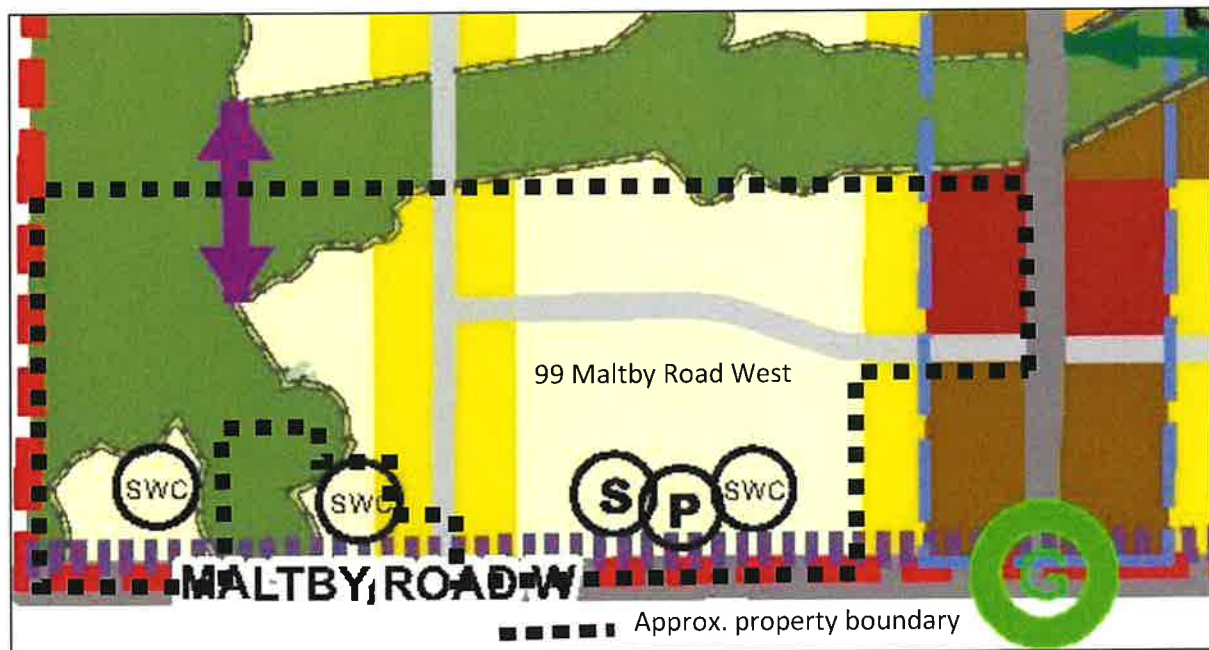
Guelph City Hall  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

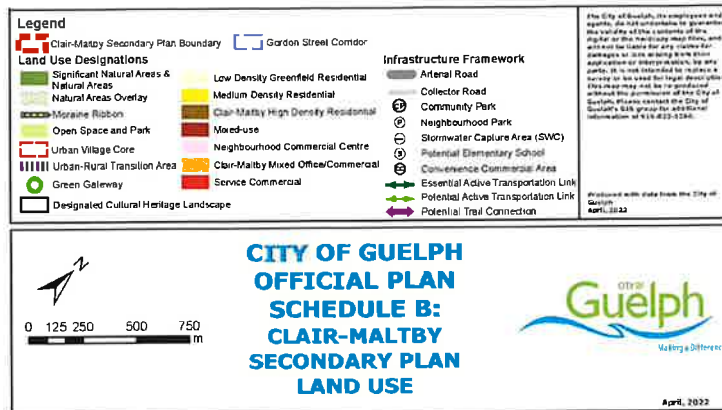
*Provided via email only to clerks@guelph.ca*

Attention: Mayor Cam Guthrie and Members of Council

Re: **99 Maltby Road West**  
**Council Decision Meeting May 16, 2022**  
**Clair-Maltby Master Environmental Servicing Plan and**  
**Secondary Plan Official Plan Amendment (OPA No. 79)**

Thomasfield Homes Limited is the owner of 99 Maltby Road West; the property is located in the southwest corner of the Clair Maltby secondary plan area. Thomasfield Homes is a Guelph-based family owned and operated land developer and homebuilder with over 40 years of community building experience in southern Ontario. Founded in 1978 in Guelph, we have direct knowledge and experience within the local Guelph market and have well established relationships (in some cases 25 years or more) with local trades and suppliers.





The Secondary Plan mapping is not consistent with the **OPA No. 42 settlement mapping**. The newly identified and proposed Natural Heritage System designations including new isolated areas and the Moraine Ribbon are land takings beyond the designations within the agreed to minutes of settlement. Thomasfield is requesting that the Clair-Maltby mapping and policies be revised to be consistent with the minutes of settlement.

With respect to the **moraine ribbon** shown in the Clair-Maltby secondary plan mapping, this feature is neither a required environmental element since the Natural Heritage System features and buffers are already identified and protected within the Official Plan designation nor is it clearly parkland dedication in the draft secondary plan policies. The moraine ribbon may be included as trails and parkland and if this is the case it should be included in the required parkland dedication and be clearly articulated in the policies. Unfortunately, the moraine ribbon is not located where there are pedestrian and cycling lines of travel; it is a meandering and indirect route. The moraine ribbon proposal will result in land needed to provide housing and other uses within the urban area not being available. Approximately 46% of the Clair-Maltby secondary plan area is protected as part of the Natural Heritage System. In addition, there will be schools, parks, stormwater management areas and newly proposed stormwater management overflow areas, and roads which will all reduce the land available for housing and other urban land uses. The moraine ribbon should not be included within the secondary plan. Instead, there should be a policy to accept a percentage of the trail connections as part of the required parkland dedication received by the City.

There are three **Stormwater Capture Area** symbols shown on the subject property. The policies refer to an overflow area for stormwater which may have the potential to sterilize large areas of land to store stormwater rather than designing stormwater management facilities to actively treat and infiltrate stormwater.

We are appreciative of the magnitude of work that has been undertaken by the City and the consulting team over the past 6 years to create the Clair-Maltby Secondary Plan OPA No. 79 and MESP. We have also participated in what has been an extensive public engagement process.

As documented in meetings, emails and letters to City staff and Council prior to Council making a decision, we continue to have planning objections to OPA No. 79 related to the proposed Moraine Ribbon, servicing options, phasing and servicing policies of the MESP and the Comprehensive Environmental Impact Study (CEIS) particularly respecting the OPA No. 42 Settlement Agreement and other matters for this property. Flexibility has been requested to allow the most effective servicing options to be utilized. GM BluePlan Engineering Limited provide a

servicing brief to the City on behalf of Thomasfield Homes which was not incorporated into the MESP.

Thank you for the opportunity to provide these comments. Please provide a copy of the Notice of Decision for OPA No. 79.

Yours truly,



Katherine McLaughlin  
Thomasfield Homes Limited

cc. Astrid Clos, Astrid J. Clos Planning Consultants  
Angela Kroetsch, GM Blue Plan Engineering  
Dave Stephenson, Natural Resource Solutions Inc.  
Eileen Costello, Aird & Berlis LLP