

April 13, 2023

Abby Watts  
Project Manager, Comprehensive Zoning Bylaw Review  
Infrastructure, Development and Enterprise Services  
Planning and Building Services  
Guelph City Hall  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Ms. Watts:

**RE: 331 Clair Road East, Guelph  
City of Guelph Comprehensive Zoning By-law Review  
OUR FILE Y509BQ**

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MHBC, on behalf of our client 2488995 ONTARIO LTD., is pleased to submit this letter with respect to the City of Guelph's Comprehensive Zoning By-law Review. Our client is the owner of lands municipally addressed as 331 Clair Road in the City of Guelph.

The subject lands are located in the southerly portion of the City of Guelph, to the southwest of the Victoria Road and Clair Road East intersection. The subject lands have an area of approximately 1.65 hectares and are presently occupied by one single detached dwelling.

The subject lands are designated *Reserve Lands* by the current City of Guelph Official Plan and are proposed to be designated *Medium Density* by OPA 80, which has been adopted by Council and sent to the Province for approval. The Medium Density Residential designation permits multiple residential dwellings, to a maximum density of 100 units per hectare.

We have reviewed the City's Draft Zoning By-law and note that the subject lands are proposed to be zoned Urban Reserve (UR.1). The purpose of the UR.1 zone, is set out at Section 15.1 as: "*The lands zoned urban reserve are subject to some form of development constraint and/or may require further study. The purpose of this zone is to protect the natural heritage features and limit development until such time as further study is completed.*"

Given that the subject lands are proposed to be removed from the Reserve Lands designation through OPA80, further study as referenced in the UR.1 zone is not required. We therefore request that proposed zoning of the subject lands be revised from Urban Reserve (UR.1) to Medium Density Residential 6 (RM.6) in order to conform to the designation for the subject lands set out in OPA 80.

We look forward to continuing to work with City staff in connection with these lands.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read "E. Elliott".

Emily Elliott, BES, MCIP, RPP  
Associate

cc. *Jeff Robinson*