



To: Municipal Affairs and Housing

CC:

From: Ben Jones, Land Acquisition & Development Manager, Fusion Homes

Date: April 15th, 2021

Re: Paris Galt Moraine Study Area and Expanding the Greenbelt

Fusion Homes is pleased to provide this letter in response to the Government's proposal to grow the Greenbelt. As a home builder operating in Southwestern Ontario, Fusion Homes is a significant stakeholder in terms of land use planning, environmental protection, and economic and population growth. As such, we believe it is important that we provide our comments and concerns surrounding the proposal.

The portion of the proposal Fusion Homes is most concerned with is the study area of lands focused on the Paris Galt Moraine. This study area spans a large mass of land that abuts the City of Cambridge, City of Guelph, and goes through the Township of Puslinch. These Municipalities are working to update their Official Plans to conform to the new Growth Plan (2019) and Amendment 1 (2020), and Provincial Policy Statement (2020) by July 1, 2022, in accordance with Provincial requirements. The expansion of the Greenbelt to include the Paris Galt Moraine would limit the ability for municipalities to grow. This will create a number of negative impacts including housing affordability, ever-increasing property taxes, housing choice, and will force municipalities to stagnate, counter to provincial goals. This should be considered during discussions around expanding the Greenbelt so close to these existing urban areas.

The purpose of expanding the Greenbelt should also be examined. The Paris Galt Moraine is represented in Official Plan Land Use Maps as Natural Heritage System and as a result, already restricts development and has high standards of protection and monitoring in place. Expanding the Greenbelt does not appear to provide additional protection than what currently exists within Official Plans. A science-based approach should be used to determine the benefit of expanding the Greenbelt to include the Paris Galt Moraine. The Province should consider the existing protections in place and evaluate whether including it in the Greenbelt provides any additional benefit.

To conclude, Fusion Homes encourages the Provincial government to consider Municipal plans to accommodate growth to conform to the Growth Plan targets to 2051 and beyond. Specifically, any expansion of the Greenbelt should not be finalized until area Municipalities have completed their ongoing Official Plan updates. The Greenbelt expansion can thereby

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be subject to the findings of their land needs analyses. The province should also evaluate whether the Paris Galt Moraine is already adequately protected through existing Official Plan and GRCA policies.

Fusion Homes thanks you for providing the opportunity to participate and have our comments considered. If you have any questions or would like to discuss further, please do not hesitate to reach out.

Sincerely,

A handwritten signature in blue ink that reads "Ben Jones". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Ben Jones
Fusion Homes
Land Acquisition & Development Manager