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December 31, 2022

**RE: ERO number:** 019-5981, **Ministry reference number:** 23-OP-221935, **Notice type:** Instrument, **Act:** Planning Act, R.S.O. 1990. **Posted by:** Ministry of Municipal Affairs and Housing, **Notice stage:** Proposal, **Proposal posted:** December 5, 2022. Regarding the decision in accordance with Sections 17 and 26 of the *Planning Act*.

**Subject:** OPA 80 Amendment Support Letter & Provincial Review Items

Dear Minister of Municipal Affairs and Housing,

We are a group of owners of land located in the vicinity of Victoria Road South and Clair Road in Guelph and are submitting this letter in support of the City of Guelph's Official Plan Amendment 80. Our area is referred to as Rolling Hills Area 1. It is the largest area of developable land within the city's built-up area representing approximately 70 developable acres and the potential for thousands of housing units. It is located on a major collector road and transit route, close to one of Guelph's major commercial nodes.

Subject to the comments below, we support the City's rezoning of the lands in our area allowing for increased residential density. When the properties we own were originally developed 30 to 40 years ago, the properties were located outside of the City and were rural in nature and consisted of single-family homes on very large (3-10 acres) estate type lots.

Like many communities throughout Ontario, Guelph has experienced significant population growth, a trend that is anticipated to continue in the coming decades. Also like many communities, there is a lack of affordable housing in Guelph.

As a result of these trends, the area adjacent to our properties has become highly developed with much higher density housing solutions. Allowing for higher density on our properties will be consistent with the adjacent housing and will be very helpful for reducing the housing shortage in our City without contributing to sprawl.

We would also request that the Province review three other items:

1. The city has proposed medium density along the south side of Clair Rd and low density south of that. We believe that the area along Clair Road **supports high density** and the area south of Clair Road **supports low and medium density**. Servicing is already in Clair Road and is proposed to be extended to this area. The cost of servicing this area would be low on a per unit basis. The higher density would be public transit supportive. There is an existing high school on Clair Road and 4 x K-8 schools in the neighbourhood. These lands would be able to be developed quickly if the process was expedited.
2. Some of the lands in our area are subject to restrictive covenants that were put in place in 1986 by the original developer, that essentially restricts development to single family estate type housing. As indicated above, while appropriate at the time, this no longer makes sense given adjacent development and yet these restrictive covenants if they remain in place will delay development. We encourage the Province to consider legislation that precludes restrictive covenants that restrict density to something less than the density allowed by relevant zoning. The zoning process is extensive and includes public consultation. Allowing restrictive covenants that restrict density is effectively allowing individuals to overturn the planning decisions made by the applicable municipality or by the Province. We would submit that this is not appropriate.
3. We would also suggest that there be a review of the Natural Heritage System designations on parts of the properties. Some areas with NHS designation are not in the flood plain and consist of scrub land or trees that were planted by property owners for landscaping or privacy. We would submit that these lands should not have NHS designation and removal of the designation would result in a significant increase in developable lands without increasing sprawl or adversely impacting the natural features of the area. Please refer to the attached photos which indicate these lands and how they no longer warrant a NHS designation.

Thank you in advance for considering our submission in the context of your review of the Official Plan Amendment.

Regards,

Michael Watt  01/01/23

James and Janet Nagy  12/31/22

Faz Ashkar 

Steno Carniello  01/01/23

Clay and Jacquie Seabrook

Roger Surajram  12/31/22

Mike and Sandra Delisle

Alex Baggio  12/31/22

Ali Ashkar  12/31/22



**Grand River Conservation Authority**  
 Date: Dec 27, 2022  
 Author: Mike Watt

**Rolling Hills**

Property Ownership Map of Owner's in Favour of OP 80

**Legend**

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Slope
- Oversteep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNR)

This legend is static and may not fully reflect the bylaws shown on the map. The text of Ontario Regulation 150/06 supersedes the mapping as represented by these bylaws.

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Map Centre (UTM NAD83 z17): 566,813.52 4,817,653.92  
 This map is not to be used for navigation | 2020 Ortho (ON)



287 Clair Rd in Rolling Hills – from 1966 to 2020

Aerial Photo from 1966.



LEGEND

Approximate Site Boundary -----

	<b>CHUNG &amp; VANDER DOELEN</b> ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTOGRAPH - 1966		
287 CLAIR ROAD EAST		Scale: NTS	
GUELPH, ONTARIO		File No.: E21382	
		Appendix: C	

Aerial Photo from 2000



**LEGEND**

**Approximate Site Boundary**    - - - - -



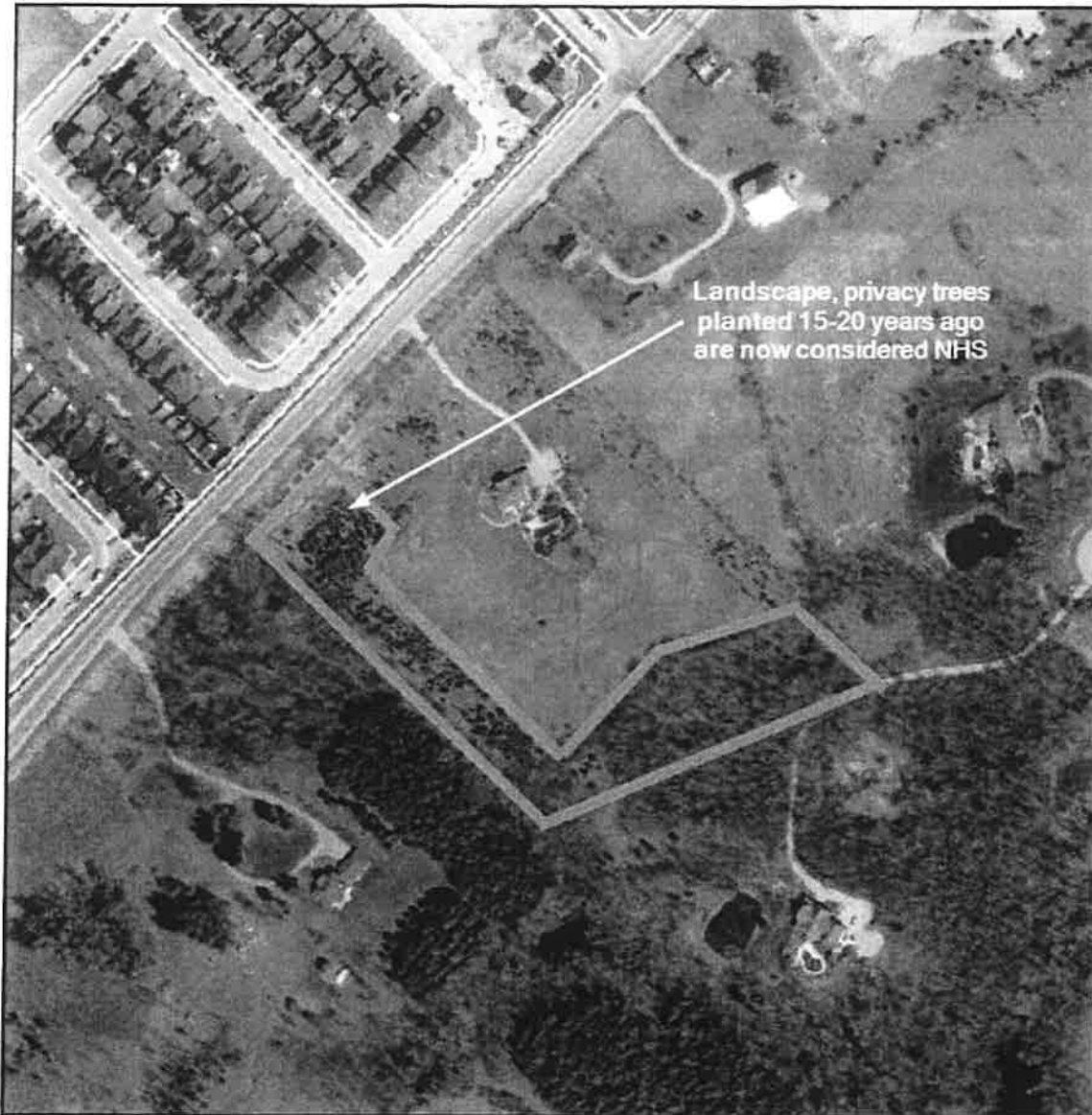
**CHUNG & VANDER DOELEN**

ENGINEERING LTD.  
311 Victoria Street North  
Kitchener / Ontario / N2H 5E1  
519-742-8979





<b>AERIAL PHOTOGRAPH - 2000</b>  <b>287 CLAIR ROAD EAST</b>  <b>GUELPH, ONTARIO</b>	<b>Date:</b>	<b>Nov. 2021</b>
	<b>Scale:</b>	<b>NTS</b>
	<b>File No.:</b>	<b>E21382</b>
	<b>Appendix:</b>	<b>C</b>

**Aerial Photo - 2010**



**LEGEND**

Approximate Site Boundary -----

	<b>CHUNG &amp; VANDER DOELEN</b> ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTOGRAPH - 2010  287 CLAIR ROAD EAST  GUELPH, ONTARIO	Date: Nov. 2021 Scale: NTS File No.: E21382 Appendix: C	

**Aerial Photo from 1966. Clearly shows no NHS on corner of Victoria and Clair Rd.**

