



March 8, 2024

The Honourable Paul Calandra  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3

Dear Honourable Paul Calandra,

**Re: *Get It Done Act, 2024 - Amending the Official Plan Adjustments Act, 2023*  
*ERO No. 019-8273*  
*0-355 Chilligo Road and 0 Fisher Mills Road, Cambridge, ON***

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We are the planning consultants to the Hiff Family, the owners of Chilligo Investment Corporation and the lands located at the northwest corner of Maple Grove Road and Hespeler Road, municipally known as 0-355 Chilligo Road and 0 Fisher Mills Road, in the City of Cambridge (the “subject site”). The subject site is comprised of two parcels, one east and one west of Chilligo Road, which are collectively 35.9 hectares in size.

On January 19, 2022, we submitted a request for Urban Area Boundary expansion to the Region of Waterloo. The request was filed as part of the Region’s Municipal Comprehensive Review process, which included a review of the former 2009 Region of Waterloo Official Plan. The purpose of our submission was to request that the site be included within the Urban Area Boundary as part of the new Regional Official Plan.

On August 18, 2022, Regional Council adopted Regional Official Plan Amendment 6 (“ROPA 6”), introducing its new Official Plan. Through ROPA 6, the subject site was not included as part of the chosen lands for Urban Area Boundary expansion. On April 11, 2023, the previous Minister of Municipal Affairs and Housing issued a decision approving ROPA 6, with modifications. One of the several modifications made to ROPA 6 through this decision was the inclusion of the subject site, amongst other lands, within the Urban Area Boundary.

Subsequently, on December 5, 2023, Bill 150 (the Planning Statute Law Amendment Act, 2023) was passed by the Ontario Legislature. Bill 150 enacted the Official Plan Adjustments Act, 2023, which reversed planning decisions on official plans affecting twelve municipalities, including the Region of Waterloo. Through such changes, ROPA 6 was approved retroactive to the Minister’s April 2023 modifications, meaning the subject site was thereby removed from the Urban Area Boundary.

On behalf of the Hiff Family and Chilligo Investment Corporation, we are writing to express our support for the latest proposed changes to ROPA 6 through the *Get It*

*Done Act, 2024 - Amending the Official Plan Adjustments Act, 2023.* It is our understanding that the proposed changes to ROPA 6 come following consultation with the Region of Waterloo and local municipalities, and would have the effect of adding lands, including the subject site, back into the Urban Area Boundary as illustrated on Maps 1, 2 and 3 of ROPA 6.

The inclusion of the subject site within the Urban Area Boundary is appropriate and desirable from a planning perspective. The subject site would provide for approximately 35.9 hectares of strategically located lands that can accommodate an array of uses, including a mix of residential, commercial and employment uses. From a locational perspective, the subject site is already located within the Regional Countryside Line, which is identified as the “long-term” boundary between the Urban Area and the countryside. Additionally, the site has excellent access characteristics given its proximity to an intersection of two Regional arterial roads, one of which (Hespeler Road) is a main throughfare between the City of Cambridge and City of Guelph and provides direct access to Highway 401. The other (Maple Grove Road) is a major east-west throughfare in Cambridge that is currently planned and funded to undergo significant roadway improvements that will further enhance access to and from the site.

For these reasons, we are in support of the decision to include the subject site within the Urban Area Boundary. The inclusion of the site within the Urban Area Boundary would help to achieve the broader provincial policy goals set out in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, which speak to the optimization of land and infrastructure.

If you have any questions with respect to this letter and wish to discuss this matter, please do not hesitate to contact the undersigned.

Yours very truly,

**Bousfields Inc.**



**Ryan Doherty, MCIP, RPP**  
Associate