

Date: June 28, 2022

Our file: HM.CA

VIA EMAIL

Kathy Padgett, Senior Planner – Environment
City of Cambridge
50 Dickson Street
PO Box 669
Cambridge, ON. N1R 5W8

Dear Ms. Padgett,

**Re: Public Meeting Report – 22-032-CD Proposed Official Plan Amendment for the
North Cambridge Secondary Plan
Comments on Draft Secondary Plan**

Further to our correspondence dated December 10, 2021, we are writing with respect to our comments on the Proposed Official Plan Amendment for the North Cambridge Secondary Plan, as contained within Staff Report 22-032-CD. Our comments are written on behalf of the Hammer Family in respect of their lands municipally known as [REDACTED] in the City of Cambridge (the “subject property”), located at the northeast corner of Fountain Street North and Middle Block Road.

We have reviewed the Proposed Official Plan Amendment, staff report, and response to comments received. We note that while some of our comments have been addressed in the proposed policies, we still have concerns with respect to mapping of the Greenlands Network. Policy 19.3.2.1.11 states that *“the boundaries of the Natural Open Space System designation will be reviewed and confirmed through Environmental Impact Studies that may identify appropriate minor adjustments or refinements, prior to development or site alteration. Such minor adjustments or refinements will not require an Amendment to this Secondary Plan”*. Policy 19.3.2.1.11 a) states, in part, that *“Where Council, the Region, or Grand River Conservation Authority considers a change to the boundary to exceed their definition of minor, such adjustment or refinement will require an Amendment to this Secondary Plan”*.

We understand from the response to our previous comments that the mapping of the Greenlands Network is based on the Hespeler West Subwatershed Study, prepared in 2004. In staff's response, it is noted that *"at the time of a future development application there will be the opportunity to assess the natural features and make refinements through an Environmental Impact Study"*. Given this recognition from staff, and understanding that the information that is informing the mapping of the Greenlands Network is quite dated (almost 20 years), we are concerned that the proposed policy permits only "minor adjustments or refinements" may limit certain required refinements to reflect what's on the ground today without triggering the need for an amendment to the Secondary Plan.

As such, we respectfully request that the policy be revised as follows ([new text](#), ~~deleted text~~):

19.3.2.1.11

The boundaries and extent of the Natural Open Space System designation shown on Schedules A and B are approximate as established through the applicable Subwatershed Study. The boundaries of the Natural Open Space System designation will be reviewed and confirmed through Environmental Impact Studies that may identify appropriate ~~minor~~ adjustments or refinements, prior to development or site alteration [and that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with the Region, the Grand River Conservation Authority and any other agency having jurisdiction](#). Such ~~minor~~ adjustments or refinements will not require an Amendment to this Secondary Plan.

~~a) — Where Council, the Region, or Grand River Conservation Authority considers a change to the boundary to exceed their definition of minor, such adjustment or refinement will require an Amendment to this Secondary Plan. Such an Amendment will be supported by an Environmental Impact Study that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with the Region, the Grand River Conservation Authority and any other agency having jurisdiction.~~

We thank staff for taking the time for considering our comments. As we continue to review the proposed Secondary Plan, we may have further comments.

If you have any questions about these comments, please feel free to contact us.

Sincerely,

SGL Planning & Design Inc.



David Riley, BES, RPP, MCIP
Principal

c.c. Cathy Murphy
Paul Lowes, SGL Planning & Design