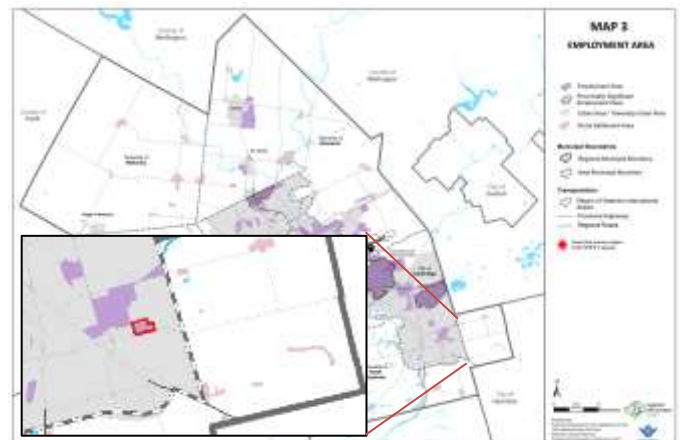


Ms. Gabriel Kim
Municipal Services Office - Western Ontario
659 Exeter Road, Floor 2
London, ON N6E 1L3

RE: Submission on ERO number 019-5952 (Ministry reference number 30-OP-222206)
Modification to Region of Waterloo Official Plan - Employment Conversion Request
1140 Main Street, Cambridge, Ontario
OUR FILE: 15143A

This submission requests the modification to the Region of Waterloo Official Plan to remove the lands from the Regional Employment Area, as shown on Map 3 – Employment Area (as shown in red on the image to the right).



The subject lands are within an area that is primarily planned for residential through the Southeast Galt Secondary Plan and the Main Street / Dundas Node. Lands to the south are designated and planned for residential uses. The lands are surrounded by natural heritage and open space uses.

In our opinion, the lands meet the criteria for consideration of conversion for non-employment uses and should not be identified a Regional Employment Area for the reasons noted below

- Not identified as a Priority Strategic Employment Zone by the Province, Region or City.
- No existing connection or visibility to major transportation network - there is no connection of visibility to a major transportation corridor, such as Highway 401, an interchange with a Provincial highway or any other major goods movement corridor.
- No connection to existing industrial parks – the lands are not connected by roads or servicing to the Eastern Industrial Park of the industrial lands on Clyde Road, and therefore have no relation to the industrial lands. The existing industrial is shown in grey on the plan to the right, the 'blue area' was approved for conversion.
- Conversion requests on adjacent lands supported conversions on lands to the east were supported and further fragmenting the lands from the industrial area. The conversion request for lands to the west were approved (as shown on the figure to the right as #10, the subject lands are #15 and #11).
- Fragmented parcel and development area – the lands are fragmented by natural features, which was not recognized by the Region in identifying the size of the parcel, but has since become a concern through discussions with the City and the locally significant natural areas. The fragmented area minimizes the potential for viable use for an industrial use.
- Future land use compatibility issues - lands to the west and south are planned for residential uses as part of the Southeast Galt Community and new industrial in this location may impact the planned residential uses and the planned residential uses will significantly limit the viability of the industrial based on the D-6 Guidelines.
- Use restrictions related to Wellhead Protection Area - the lands are within a wellhead protection area and current policy restricts manufacturing and other related heavy industrial uses that are associated with industrial lands



The proposed use of the lands, subject to removal from the Regional Employment Area will be determined through the City of Cambridge Official Plan or a future amendment to the City of Cambridge Official Plan.

We request that the lands be removed from the Employment Area in Regional Official Plan

Please contact the undersigned if you require anything additional.

Yours truly,
MHBC

A handwritten signature in black ink, appearing to read 'DAA' followed by a long horizontal stroke.

David Aston, M.Sc., MCIP, RPP
Partner