

# CLAIR–MALTBY SECONDARY PLAN OPEN HOUSE

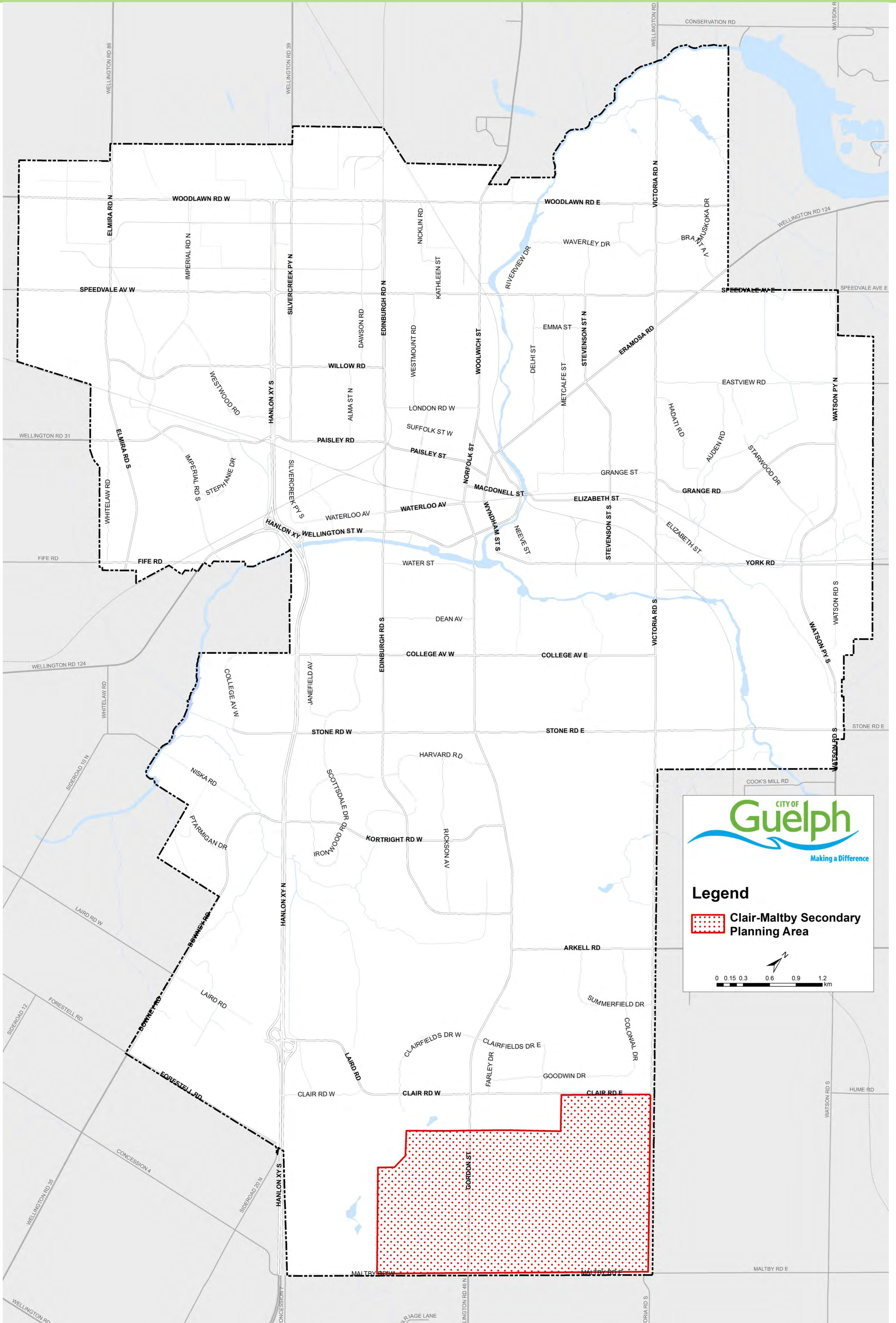
## **Master Environmental Servicing Plan & Community Plan Terms of Reference**

If you would like to be added to the project contact list to receive project updates, please provide your name and contact information on the **sign-in sheet**.

To help City Staff prepare the Terms of Reference for this project, we are seeking public input about what should be studied, and at what level of detail. Please take a moment to fill out the 'Feedback Form'. The form can also be completed online in the form of a survey until August 21, please visit the website:

[guelph.ca/clair-maltby](http://guelph.ca/clair-maltby)

# SECONDARY PLAN AREA



# PURPOSE OF THE SECONDARY PLAN

The Clair-Maltby Secondary Plan is being initiated in order to comprehensively plan the last unplanned greenfield area of the City.

This area has been identified as requiring a secondary plan to:

- Plan for an appropriate range and mix of land uses to achieve the City's overall vision of a complete and healthy community;
- Establish land use designations that encourage compact urban form to meet the density target for the greenfield area; and to,
- Undertake the necessary related studies to support future urban growth, including a comprehensive servicing strategy for the area.

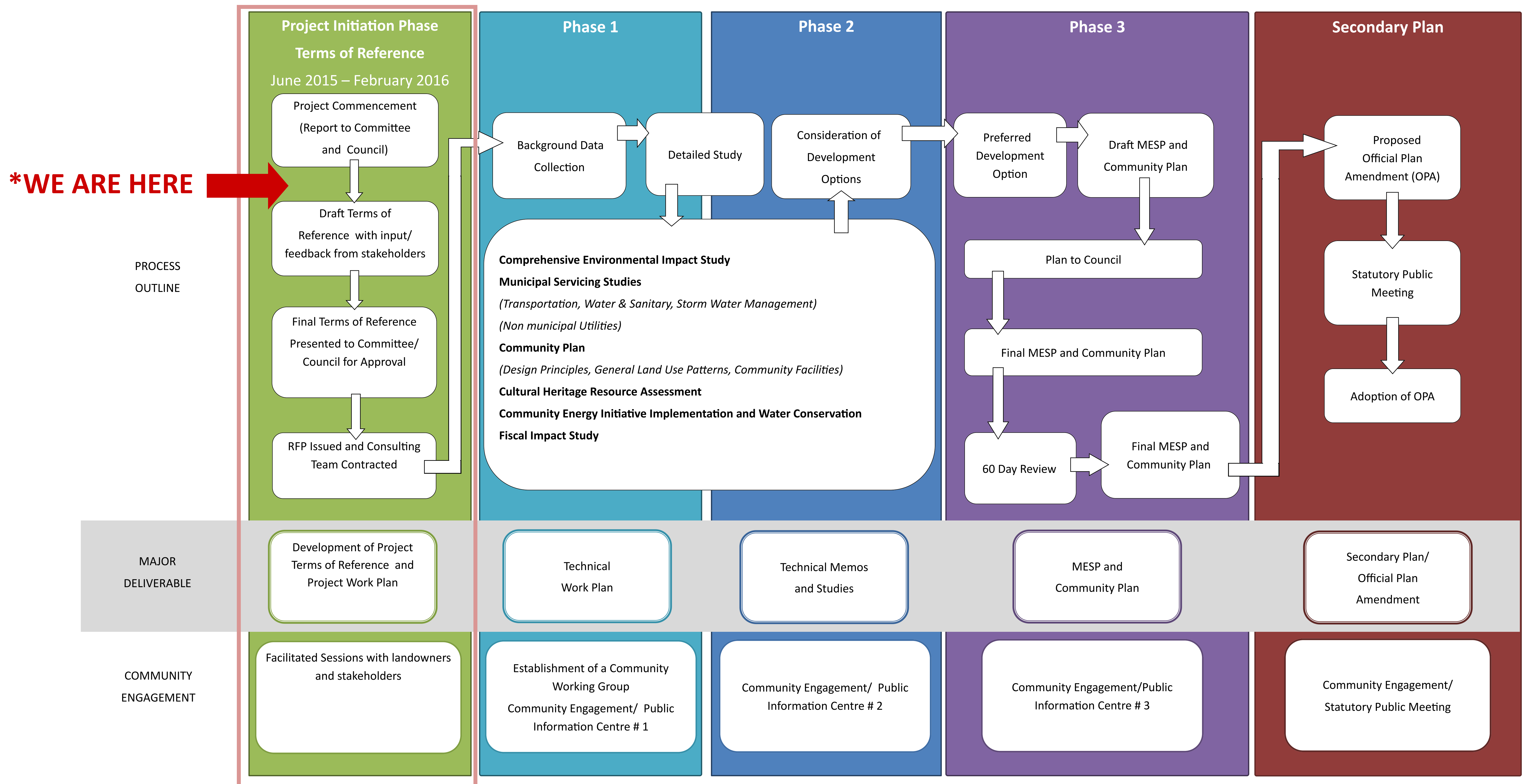
## AN INTEGRATED APPROACH

The proposed planning approach is a **Master Environmental Servicing Plan (MESP)** and **Community Plan**.

This approach allows the City to integrate all planning studies with the Environmental Assessment (EA) process in order to reduce time and cost in the long term. Studies that will be conducted concurrently through this study include:

- Environmental
- Servicing
  - Water, wastewater, stormwater, etc.
- Transportation
  - Road networks, bike lanes, transit services, etc.
- Land use
  - Low/high density residential, commercial, etc.
- Community planning
  - Parks, trails, etc.

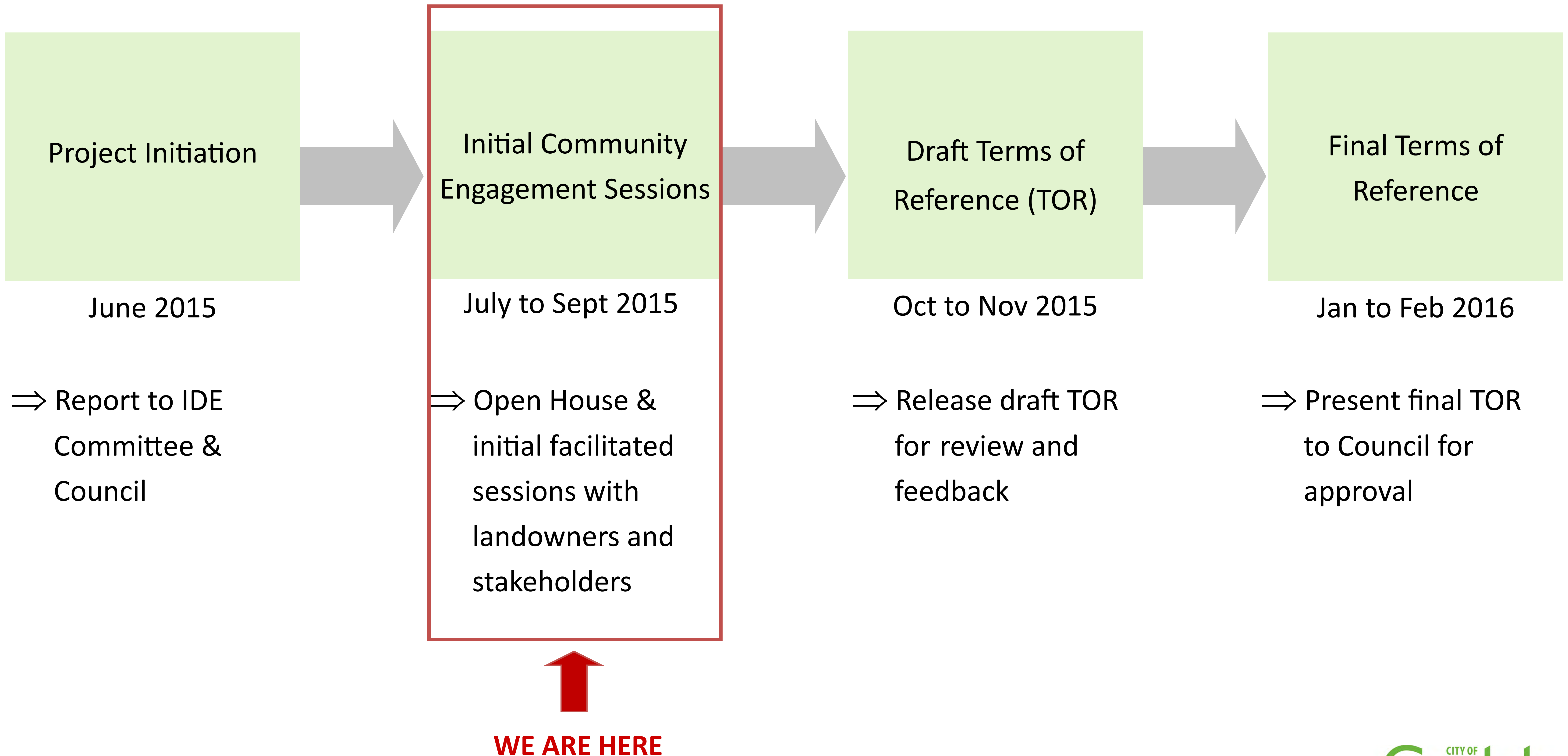
# CLAIR-MALTBY STUDY PROCESS



## \*PROJECT INITIATION PHASE

Develop a comprehensive Terms of Reference for the Master Environmental Servicing Plan (MESP)/Community Plan

# TIMELINE FOR TERMS OF REFERENCE



# COMMUNITY PLAN

## *Visioning for the Clair-Maltby Secondary Plan*

As part of the Community Plan, the City will be engaging with the community and stakeholders in the development of a vision for the secondary plan area.

Through the secondary plan process, it is intended that a vision for a complete and healthy community will be created, this includes:

- a range and mix of land uses (residential, employment and commercial);
- appropriate heights and densities;
- adequate servicing and infrastructure;
- an integrated transportation network;
- the preservation of environmental features; and,
- the inclusion of parks and open space.



# MASTER ENVIRONMENTAL SERVICING PLAN (MESP)

The MESP process allows for an integrated approach that coordinates the requirements of the Environment Assessment and the Planning Act.

This process allows us to better examine the combined impacts of alternatives, leading to the development of other options and better solutions.

The MESP proceeds in accordance with the Master Plan requirements of the Municipal Engineers Association Class Environmental (EA) process (Section A.2.7 of the Class EA document).

