

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, January 20, 2026
Subject	Public Meeting and Decision for Hanlon Creek Business Park Phase 3 Housekeeping Amendments - 2025-526 File: 23T-03501 Ward 6

Recommendation

1. That the City-initiated Official Plan Amendment No. OZS25-020 to correct mapping errors be received and approved in accordance with Attachment-2 of Report 2025-526, dated January 20, 2026.
2. That the City-initiated Zoning By-law Amendment to correct mapping errors be received and approved in accordance with Attachment-3 of Report 2025-526, dated January 20, 2026.
3. That in accordance with Section 51(33) of the Planning Act, the application by the City of Guelph on behalf of the owner, the Estate of Stanford Robert Snyder and the City of Guelph for an extension to the Hanlon Creek Business Park Draft Plan of Subdivision 23T-03501 be approved with a three year lapsing date of November 8, 2029, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order No. 3143, issued on November 8, 2006, and subject to changes made to the original draft plan conditions approved by City Council on October 12, 2021, and recommended in Attachment 5 of Infrastructure, Development and Environment Report, dated January 20, 2026.
4. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order No. 3143, issued on November 8, 2006 to update standard wording and new service area names and staff titles, and update By-law numbers.
5. That the application by the City of Guelph on behalf of the owner, the Estate of Stanford Robert Snyder and the City of Guelph for a red-line amendment to approved Draft Plan of Subdivision 23T-03501 to create a new Block for the purpose of a municipal water well, shown as Block 33a and a revised Block 33, be approved in accordance with the red-lined Draft Plan of Subdivision as shown in Attachment-4 of Infrastructure, Development and Environment Report dated December 9, 2025 and that Council approve housekeeping changes to the draft plan conditions to note the new Blocks.

6. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.
-

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a red-line amendment to Hanlon Creek Business Park approved draft subdivision 23T-03501 to create a new block for a City well, to approve City-initiated Official Plan and Zoning By-law Amendments to correct a mapping error in relation to Stormwater Management blocks, and to approve an extension of the draft subdivision plan approval.

Key Findings

- In the 2023 Zoning By-law (2023)-20790 update, non-development blocks were rezoned to Natural Heritage System (NHS). The rezoned sites included open space blocks identified as Stormwater Management Blocks (Blocks 62, 63, and 64). Planning staff propose to correct the mapping for these blocks to Open Space to allow the development of required Stormwater Management infrastructure. The affected blocks are not located within the Provincially significant wetlands or within the Natural Heritage System.
- A redline amendment to the draft plan of subdivision is proposed to subdivide Block 33 into Blocks 33 and 33a. The City will retain ownership of the new Block 33a for the production of a new well site. The existing designated heritage structure at 233 Forestell Road is located on the Block 33a and will remain under City ownership.
- The creation of Block 33a will require minor amendments to the approved draft plan conditions. Specifically, Conditions 2 and 3 need to be updated to reference the new Block 33a in addition to Block 33.
- Planning staff support the request for an extension to draft plan approval subject to the administrative and technical amendments to the draft plan conditions approved by the former Ontario Municipal Board.

Financial Implications

The changes would be expected to positively impact the value of the City owned land and improve its future development potential. The housekeeping amendments maximize the developable land available for development consistent with the draft subdivision plan.

Report

Project Background

This is a red-line amendment, technical mapping correction, and extension of draft plan approval. These are housekeeping amendments that will facilitate the listing for sale of Hanlon Creek Business Park Phase 3 for development.

A red-line amendment to the draft subdivision plan is proposed to support the production of a future well on a portion of Block 33. Block 33 is currently 7.49 HA, owned by the City, and is designated as Industrial in the Official Plan's Schedule 2 Land Use Plan. The red-line amendment will split Block 33 into two blocks: Block 33

(5.49 HA) and Block 33a (1.55 HA). Block 33a will be used as a future City well production site by Water Services. An existing designated heritage structure, 233 Forestell Road, is located on the proposed Block 33a. Both Blocks will remain in the Industrial land use designation in the Official Plan and the B Zone in the Zoning By-law.

A technical map correction is proposed to correct the zone mapping in Phase 3. Blocks 62, 63, and 64 are designated for Stormwater Management in the approved draft subdivision plan. Under the Zoning By-law (2023)-20790 update in 2023, these Blocks were zoned as Natural Heritage System (NHS). The map correction will correct the Official Plan's Schedule 2 and redesignate the Blocks 62, 63, and 64 as Open Space and Parks. The Zoning By-law Amendment will rezone Blocks 62, 63, and 64 as Open Space Zone. Stormwater Management infrastructure is permitted in the Open Space Zone but prohibited in the NHS Zone. Without the mapping correction, a future applicant would need to revise the draft subdivision to relocate required Stormwater Management areas in non-NHS blocks, reducing the developable area. The Open Space designated blocks in the draft plan Phase 3 Block 44 will remain in the NHS Zone.

The draft subdivision approval will lapse in November 2026. The 2006 Ontario Municipal Board decision included a five year expiry for the draft plan approval. Guelph City Council approved extensions to the draft subdivision plan in 2011, 2016, and 2021. Staff are recommending an extension until November 8, 2029. Currently, the draft plan approval will expire on November 8, 2026. Staff are recommending an extension at this time to avoid the need for another Council meeting to extend the approval, if needed.

No development is proposed for Hanlon Creek Business Park Phase 3 at this time.

Departmental and Agency Consultation

The Planning Act does not require circulation to agencies for a technical redline amendment, map correction, or extension of draft plan approval. Planning staff circulated the request internally to Engineering, Environmental Planning, and Heritage Planning.

The following administrative changes are being made to the draft plan conditions 2 and 3 to reflect the new Blocks 33 and 33a.

Original condition 2:

Prior to the development of Blocks 7, 12, 14, 15, 16, 19, 20, 22, 23, 25, 28, 31, 37, 38, the developers shall enter into a Site Servicing Agreement and Subdivision Agreement and a Cost Sharing or Front-ending Agreement with the City to the satisfaction of the City in order to ensure that all benefiting lands to the draft plan are serviced with full municipal services and all associated costs are paid to the City, as calculated by the City and to the satisfaction of the City, prior to the development of these Blocks in the plan.

Proposed condition 2:

Prior to the development of Blocks 7, 12, 14, 15, 16, 19, 20, 22, 23, 25, 28, 31, 33, 37, 38, the developers shall enter into a Site Servicing Agreement and Subdivision Agreement and a Cost Sharing or Front-ending Agreement with the City to the satisfaction of the City in order to ensure that all benefiting lands to the draft plan are serviced with full municipal services and all associated costs are paid to the

City, as calculated by the City and to the satisfaction of the City, prior to the development of these Blocks in the plan.

Original condition 3:

That the Developer complete a tree inventory and conservation plan, satisfactory to the City Engineer in accordance with City of Guelph By-law (2010)-19058 prior to any grading or construction on the site. Unless recommended for removal, due to health, condition and/or hazard potential by a Certified arborist, in good standing with the International Society of Arboriculture, the three existing maple trees located in proximity to the Crawley heritage house on Block 33, as well as the lilac shrubs surrounding the farm house will be preserved as part of the tree conservation plan immediately to the north of Forestell Road, comprise approximately 19 trees. The single hop hornbeam tree (*Ostrya virginiana*) will be preserved with a tree protection zone that will extend one metre past the drip-line of the tree. To the extent that the approved tree inventory and conservation plan provides for the removal of any of the remaining trees other than the hop hornbeam tree, replacement trees shall be planted at appropriate locations.

Proposed condition 3:

That the Developer complete a tree inventory and conservation plan, satisfactory to the City Engineer in accordance with City of Guelph By-law (2010)-19058 prior to any grading or construction on the site. Unless recommended for removal, due to health, condition and/or hazard potential by a Certified arborist, in good standing with the International Society of Arboriculture, the three existing maple trees located in proximity to the Crawley heritage house on Block 33a, as well as the lilac shrubs surrounding the farm house will be preserved as part of the tree conservation plan immediately to the north of Forestell Road, comprise approximately 19 trees. The single hop hornbeam tree (*Ostrya virginiana*) will be preserved with a tree protection zone that will extend one metre past the drip-line of the tree. To the extent that the approved tree inventory and conservation plan provides for the removal of any of the remaining trees other than the hop hornbeam tree, replacement trees shall be planted at appropriate locations.

Official Plan Land Use Designations and Policies

The lands in Hanlon Creek Business Park Phase 3 are designated as Significant Natural Areas & Natural Areas, and Industrial. Hanlon Creek Business Park is a provincially significant employment zone. The proposed mapping correction from NHS to Open Space does not reduce the employment zone. Blocks 62, 63, and 64 are in the Restoration Area on Schedule 4 of the Official Plan. The proposed Open Space blocks are not located in the Significant Wetland, Fish Habitat and Permanent and Intermittent Streams, Significant Woodland, Significant Valleylands & Significant Landform, or Significant Wildlife Habitat & Habitat for Significant Species areas within the Natural Heritage System.

Proposed Official Plan Amendment

The City is proposing to change the land use designation from the existing Significant Natural Areas & Natural Areas to Open Space and Park land use designation for the identified Stormwater Management Blocks.

Details of the proposed Official Plan Amendment are included in Attachment-2 Proposed Official Plan Designation.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law amendment is to change the zoning of Blocks 62, 63, and 64 from Natural Heritage System to Open Space. The change of zoning brings the Zoning Map into consistency with the approved draft subdivision plan for Hanlon Creek Business Park Phase 3. The Open Space Zone permits the development of Stormwater Infrastructure required for future development of Hanlon Creek Business Park Phase 3.

Financial Implications

The changes would be expected to positively impact the value of the City owned land and improve its future development potential. The housekeeping amendments maximize the developable land available for development consistent with the draft subdivision plan.

Consultation and Engagement

The Notice of Complete Application and Public Meeting was emailed to local boards and agencies, City service areas and mailed to property owners within 120 metres of the subject lands on December 18, 2025. The Notice of Public Meeting was also advertised on the City of Guelph's website and in Guelph Today (City Information section) on December 18, 2025.

As this meeting is the Public Meeting and Decision Meeting being held on the proposed City-initiated Official Plan Amendment, it provides the opportunity for City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed Official Plan and Zoning By-law Amendments.

Strategic Plan Alignment

This report, the proposed Official Plan and Zoning By-law Amendments, and the proposed redline amendment and draft plan extension support the priority area of Foundations, and People and Economy.

Attachments

- Attachment-1 Location Map
- Attachment-2 Proposed Official Plan Designation
- Attachment-3 Proposed Zoning
- Attachment-4 Proposed Red-Line Amendment
- Attachment-5 Conditions of Draft Plan Approval
- Attachement-6 Staff Presentation

Departmental Approval

Report Author

Will Gregory, AICP, Project Manager Policy

Approved By

Chris DeVriendt, MCIP, RPP, Manager, Development Planning

This report was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Environment
519-822-1260 extension 2395
krista.walkey@guelph.ca

This report was recommended by:

Terry Gayman, P. Eng.
Acting Deputy Chief Administrative Officer
Infrastructure, Development and Environment
519-822-1260 extension 2248
terry.gayman@guelph.ca