

Hanlon Creek Business Park Phase 3 - Housekeeping Amendments

Statutory Public Meeting and Decision Meeting – Council
Presentation

January 20, 2026

Will Gregory, Project Manager, Policy

Hanlon Creek Business Park

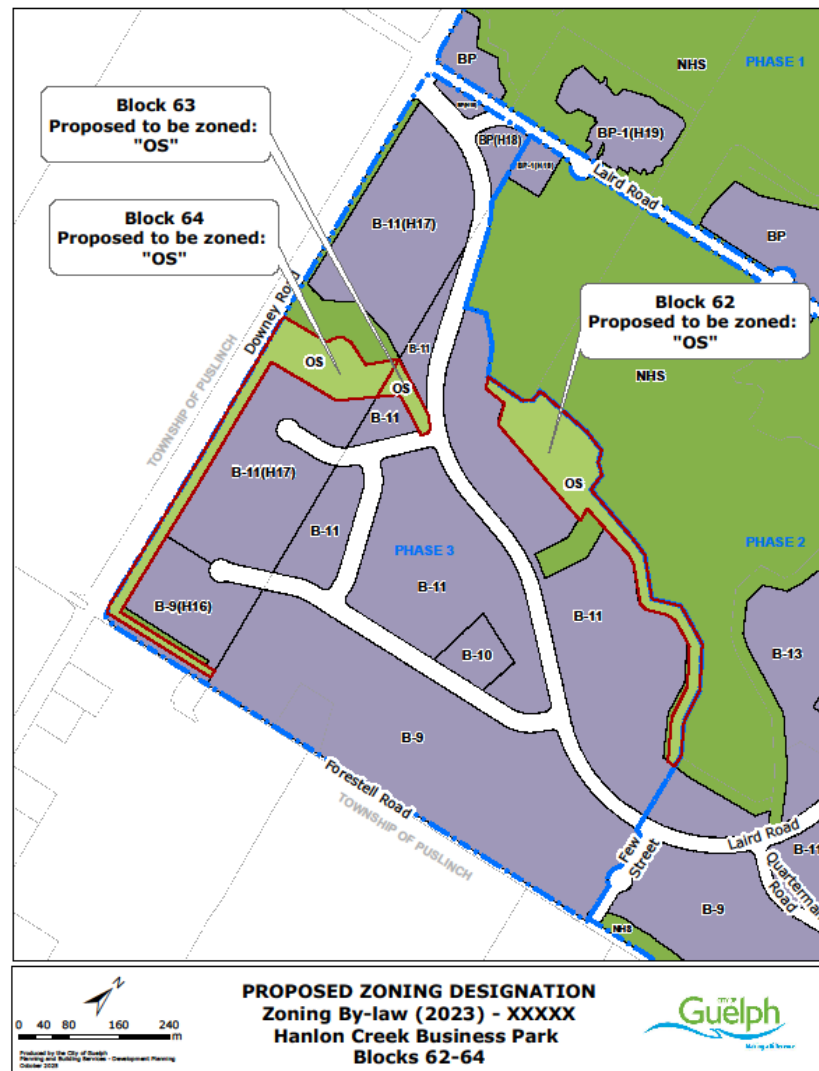
- Draft subdivision approved after Ontario Municipal Board (OMB) hearing in 2006.
- Phases 1 and 2 already developed.
- Phase 3 is undeveloped and subject of the proposed red-line, extension, and mapping correction.
- City owns majority of lands in Phase 3 with Snyder Estates owning remainder.

Mapping Correction

- A mapping error designated sites in the 2006 approved subdivision as Significant Natural Areas and Natural Areas in the Official Plan and Natural Heritage System (NHS) Zone in the Zoning By-Law.
- Blocks 62, 63, and 64 are not in provincially significant wetlands or woodland areas.
- The mapping correction will allow a future development to use these blocks for required Stormwater Management infrastructure.

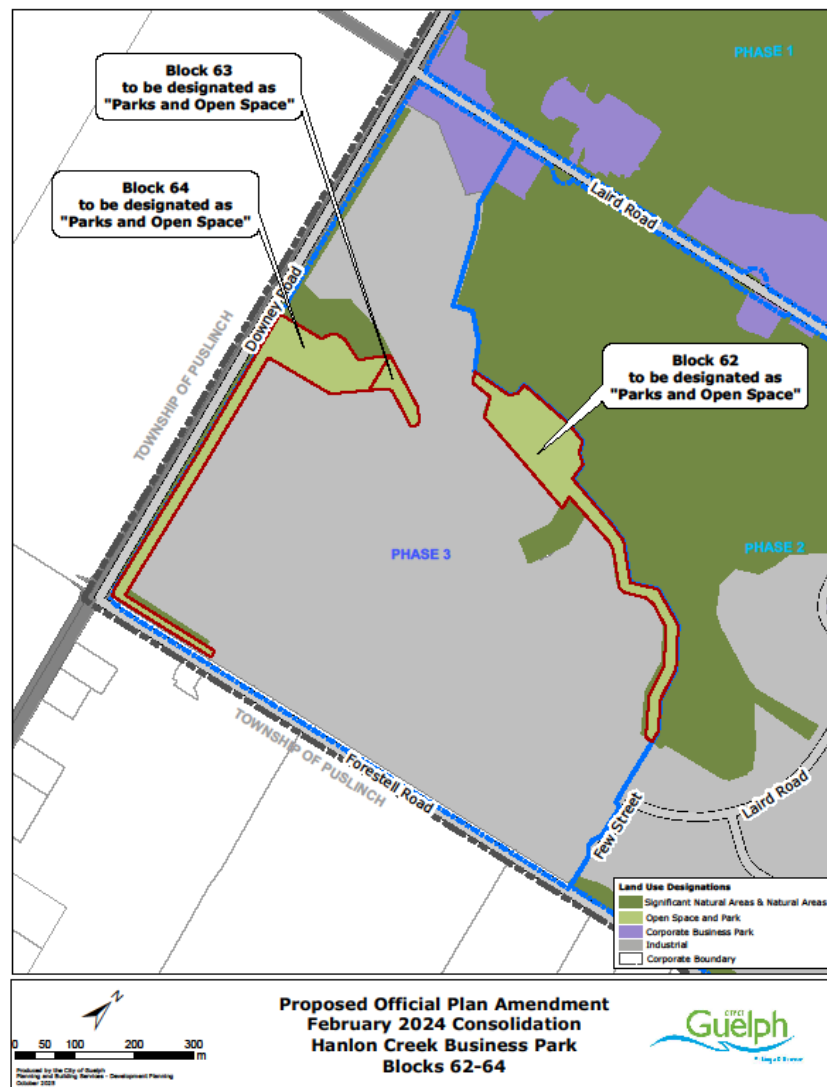
Proposed Zoning

- Rezoning Natural Heritage System to Open Space Zone for the draft subdivision plan's Stormwater Management Blocks.



Proposed Official Plan Designation

- Redesignating the Stormwater Management Blocks to Parks and Open Space.



Red-Line Amendment

- Block 33 on the approved subdivision plan will be split into Blocks 33a and 33.
- The City will retain ownership of Block 33a for a new well production site if Phase 3 is sold to a developer.
- An existing heritage building, 233 Forestell Road is located on the proposed Block 33a.

Subdivision Extension

- The current draft subdivision plan expires on November 8, 2026
- Staff are recommending that the subdivision expiration is extended by three years until November 8, 2029, to avoid the need for another Council hearing.