



Will Gregory, Project
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Planning & Building Services
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Guelph City Clerk
VIA EMAIL:
clerks@guelph.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

December 22, 2025

RE: 9.4.2 Report COR-2025-066 Reporting Out Update

Please be advised that Township of Puslinch Council, at its meeting held on December 17, 2025 directed staff to submit comments to the City of Guelph for their consideration in response to the Notice of Complete Application and Public Information Meeting Hanlon Creek Business Park Phase 3 as presented. The Council of the Township of Puslinch comments are below:

On November 19, 2025 the Township received the Notice of Complete Application and Public Meeting for the Hanlon Creek Business Park Zoning By-law Amendment. As noted in Schedule D the purpose of the application is for a proposed housekeeping Official Plan and Zoning By-law Amendment to correct the site's Official Plan designation and Zoning in the Hanlon Creek Business Park, Phase 3 draft subdivision plan. The Zoning By-law Amendment and the Official Plan Amendment affect Blocks 62, 63, and 64. The Zoning By-law Amendment proposes to redesignate three blocks in the draft subdivision plan from Natural Heritage System to Open Space. The Official Plan Amendment will redesignate the three blocks to Parks and Open Space. The affected blocks are intended for Stormwater Management infrastructure in the draft subdivision plan. The application also proposes to create a new block, Block 33a, which will be used for a future City well site. An extension of the draft subdivision until November 2029 is also

Township staff circulated the application to the Township's Hydrogeologist and Wellington Source Water Protection for an initial review and received the following comments for Council's consideration for submission to the City of Guelph:

Hydrogeologist Comments

1. *City Supply Well Block (33a):*

- *As this amendment is administrative in nature, I have no technical comments from a hydrogeological perspective. The new supply well is currently under study through the ongoing Environmental Assessment, which we continue to monitor as part of our regular bi-monthly meetings and additional sessions convened by the City.*
- 2. *Draft Plan Extension:*
 - *I would defer to a planner for clarification.*
- 3. *Redesignation from Natural Heritage System to Open Space:*
 - *Three blocks are proposed to be redesignated from the Natural Heritage System (NHS) to Open Space to accommodate stormwater management infrastructure. I have concerns that this redesignation would remove existing protections for wetlands or sensitive habitat features and would defer to a planner for confirmation.*
 - *Disturbance to wetland features is generally discouraged in land development to preserve ecological function. Altering the hydrological function of these areas may adversely impact wildlife. While I cannot provide ecological comments, I am aware that turtles and amphibians are present in these local areas.*
 - *For reference, I have included a screenshot of the current Ontario Ministry of Natural Resources natural heritage mapping, which identifies these areas as Provincially Significant Wetland (blue shaded; matching up to Block 62)) and unevaluated wetlands (blue hatching, unshaded; matching up to Block 64).*





Wellington Source Water Comments

1. *City Supply Well Block (33s)*
 - *No concerns*
2. *Draft Plan Extension*
 - *Defer comments to the Township's Planning Consultant*
3. *Natural Heritage to Open Space*
 - *Defer comments to the Township's Planning Consultant, however, it is Source Water Staff's understanding that these blocks were originally designated / zoned Open Space and were mistakenly designated / zoned Natural Heritage in a broader update. This amendment is to switch the designation / zoning back to what was originally approved. Staff do not have a concern with this assuming that the concerns the Township Hydrogeologist notes have been adequately addressed in the previous approval.*

Sincerely,

Justine Brotherston
Municipal Clerk

Notice of Complete Application and Public Meeting for a Proposed Zoning By-law Amendment and Decision



Subject Lands:

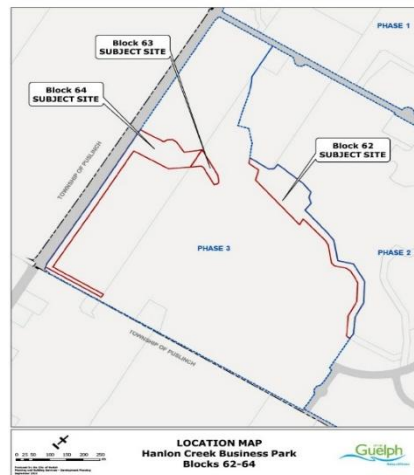
Hanlon Creek Business Park, Phase 3

File No.: OZS25-020

Public Meeting:

Tuesday, December 9, 2025, 6:00 p.m. This is a hybrid City Council meeting that can be watched online at guelph.ca/live or in-person in the Council Chambers at Guelph City Hall, 1 Carden Street, Guelph, Ontario.

Key Map:



Application Details:

A complete application for a housekeeping Official Plan and Zoning By-law Amendment has been received for the subject lands from the City of Guelph. A Statutory Public Meeting will be held to discuss the proposed housekeeping Official Plan and Zoning By-law Amendment submitted to correct the site's Official Plan designation and Zoning in the Hanlon Creek Business Park, Phase 3 draft subdivision plan. Both the Zoning By-Law Amendment and the Official Plan Amendment affect Blocks 62, 63, and 64. The Zoning By-law Amendment proposes to redesignate three blocks in the draft subdivision plan from Natural Heritage System to Open Space. The Official Plan Amendment will redesignate the three blocks to Parks and Open Space. The affected blocks are intended for Stormwater Management infrastructure in the draft subdivision plan.

The application also proposes to create a new block, Block 33a, which will be used for a future City well site. An extension of the draft subdivision until November 2029 is also proposed.

Schedules 1 and 2 show the proposed amendments.

Additional Information

Documents relating to this planning application are available online at guelph.ca/development. Alternate document formats are available upon request.

The Staff Report will be available **Friday November 28, 2025** after 12:00 p.m. online at guelph.ca/development.

For additional information please contact the planner managing the file:

November 19, 2025

Will Gregory, Project Manager
Planning and Building Services
Phone: 519-822-1260, ext. 4236
TTY: 519-826-9771
Email: will.gregory@guelph.ca

Other Applications

The subject lands are not subject to any other applications under the Planning Act.

How to Get Involved:

The purpose of a Public Meeting is to share information and to hear and consider public comments regarding development applications which can be reviewed by Staff and applicants prior to Council consideration of applications. The public is invited to watch the hybrid meeting on guelph.ca/live or attend in-person and participate by submitting written comments and/or speaking to the application.

To submit written comments:

You can submit written comments any time via email to clerks@guelph.ca and will.gregory@guelph.ca or by mail to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

If you submit comments by 10:00 a.m. on **Friday, December 5, 2025**, your comments will be included in the City Council Agenda (attachments must not exceed 20 MB).

To speak to the application:

If you wish to speak to the application, you may register in advance by contacting the Clerk's Department no later than 10:00 a.m. on **Friday, December 5, 2025** by any of the following ways:

- Register online at guelph.ca/delegation
- By phone at 519-837-5603 or TTY 519-826-9771
- By email to clerks@guelph.ca

When we receive your registration, we will send you a confirmation message and instructions for participating in the hybrid public meeting will be provided. Instructions will also be provided during the meeting for those watching online and attending in-person who wish to speak, but have not registered in advance.

How to Stay Informed:

If you wish to be notified of the Council decision on this application you must make a written request to the City Clerk by way of email, or regular mail as listed above. Please note Council will not make a decision on the Zoning By-law Amendment at the Public Meeting.

Appeals Information:

Only the applicant, specified persons and public bodies as defined in the Planning Act, and registered owners of lands to which the by-law will apply and who made oral submissions at the public meeting or who have made written submissions to the City before the by-law is passed, will be able to appeal the decision of the City of Guelph to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Guelph before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notice of Collection of Personal Information:

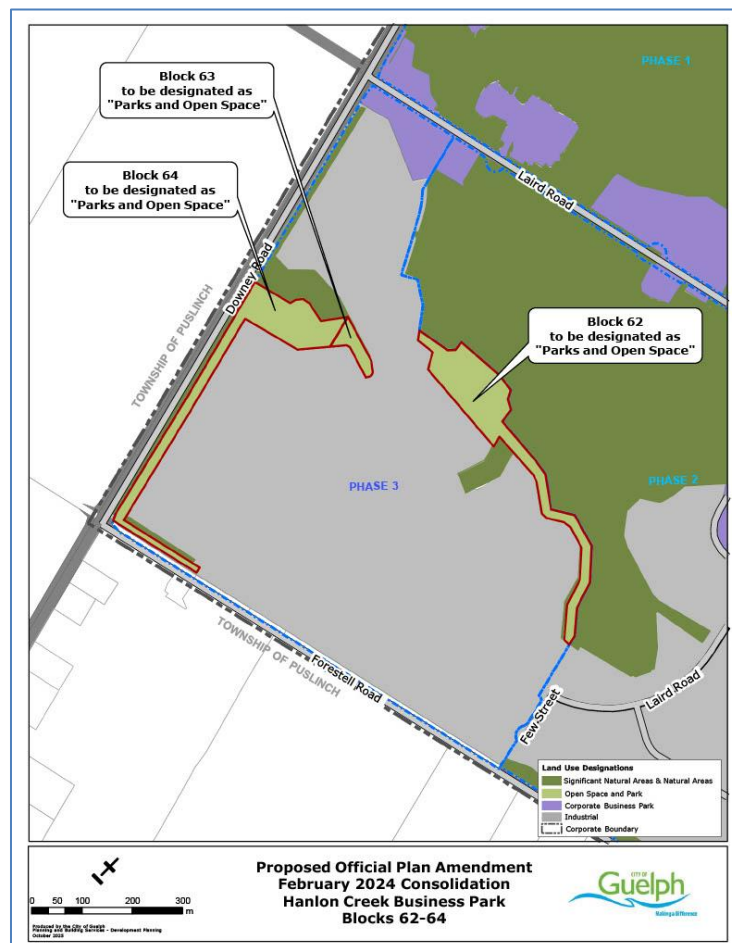
Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

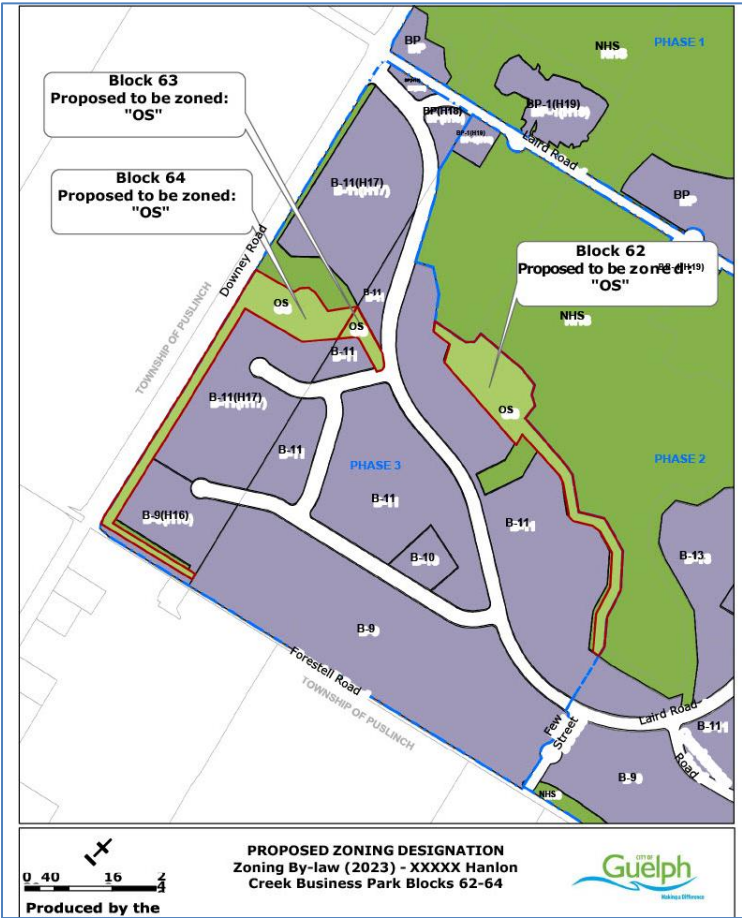
Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Proposed Official Plan Amendment



Schedule 2: Proposed Zoning By-Law Amendment



**Notice of Complete Application and Public Meeting
for a Proposed Zoning By-law Amendment
File No.: OZS25-020**



To: Agencies and Departments

The City of Guelph is currently reviewing the Official Plan and Zoning By-law Amendment application for the subject lands municipally known as Hanlon Creek Business Park, Phase 3 for the purposes described above.

Please submit your comments by noon Monday, December 8, 2025. If you have any questions or require further information, please email Will Gregory at will.gregory@guelph.ca.

If you have no comments or concerns regarding this File OZS25-020, please email this form to:

Will Gregory, Project Manager
Planning Services
Infrastructure, Development and Environment
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1
Email: will.gregory@guelph.ca

Agency:

Representative (Please Print):

Representative (Signature):

Date: