

July 30, 2025

Mr. Chris DeVriendt
Manager of Development Planning
City of Guelph
1 Carden Street
Guelph, Ontario N1H 3A1

Dear Mr. DeVriendt

RE: Application for Housekeeping Official Plan Amendment/Zoning By-law amendment, redline amendment to Draft Plan of Subdivision and Draft Plan of Subdivision Extension, Hanlon Creek Business Park (23T-03501)

On behalf of the owner(s), The Corporation of the City of Guelph and the Estate of Stanford Robert Snyder, The Corporation of the City of Guelph staff are submitting the enclosed application package to seek the following regulatory approvals:

- Housekeeping amendment to the City of Guelph Official Plan & City of Guelph 2023 Zoning By-law.
- Redline amendment to the Draft Plan of Subdivision (23T-03501)
- Extension of the Draft Plan of Subdivision Agreement (23T-03501) from 2026 to 2029.

By way of this letter, City staff have identified that there is a mapping error within the Hanlon Creek Business Park lands that incorrectly identifies Natural Heritage System (NHS) lands in areas that are to be utilized for Storm Water Management purposes. We are seeking a housekeeping amendment to alter the City of Guelph Official Plan and 2023 Zoning Bylaw from NHS to Open Space (OS) to permit the creation of storm water management infrastructure in these areas.

A City of Guelph Water supply production well is identified within the Hanlon Creek Business Park. Staff are submitting for redline amendment to the Draft Plan of Subdivision (23T-03501) for the creation of a block so the lands required to create a new production well can be retained by The Corporation of the City of Guelph. This is requested to accommodate the infrastructure and setbacks required for production well construction.

Recognizing the time required to achieve clearance of all Draft Plan of Subdivision conditions, an additional 3 year extension of the Draft Plan approval is being requested. Proposed is an extension from November 8, 2026 to November 8, 2029. The City of Guelph and the Estate of Stanford Robert Snyder, the landowners, are working toward the registration of Phase 3, the final phase of the subdivision. However, the registration of this final phase is market driven and staff are

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anticipating global market conditions will impact clearance of the subdivision conditions.

Sincerely,

Luke Jefferson, Strategic Property Advisor

Economic Development, **Infrastructure, Development and the Environment,**
Corporation of the City of Guelph

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