

Final Planning Approvals

Hanlon Creek Business Park

including

Agreements, Minutes of Settlement
and Planning Approval Documents

January 18, 2007

AMENDMENT NO. 26

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

PART A - THE PREAMBLE**PURPOSE**

The purpose of Official Plan Amendment #26 is to amend certain policies and schedules to the 2001 Official Plan for City of Guelph affecting 271.64 hectares (671.21 acres) of land legally described as Part of Lots 16, 17, 18, 19 & 20, Concession 4, and Part of Lots 16, 17, 18, & 19, Concession 5 (former Geographic Township of Puslinch) City of Guelph in the City of Guelph.

The Official Plan Amendment for the Hanlon Creek Business Park proposes to amend the 2001 Official Plan to incorporate revisions to certain schedules and policies to provide the framework to permit a contemporary Industrial Park to be known as the Hanlon Creek Business Park. Guelph City Council approved a resolution on February 21, 2005 to proceed with the preparation of the Official Plan amendment (refer to Part C Appendix 3).

Specifically the Official Plan Amendment for the Hanlon Creek Business Park proposes to extend the Corporate Business Park land use designation on a portion of the site now designated "Industrial" located along the frontage of the Hanlon Expressway. This amendment also proposes that manufacturing and warehouse uses be permitted within the Corporate Business Park designation subject to specific zoning regulations and conditions to mitigate potential impacts to the existing Kortright Hills residential community located to the north and other residences located in Puslinch Township. An amendment to Section 7.7.7 of the Official Plan is also proposed that would allow more flexibility regarding uses and lot sizes proposed within the Corporate Business Park land use designation but subject to land use measures that promote land use compatibility such as requiring noise studies.

There is a small residential component included as part of this proposal. Block 1 of the subdivision is an isolated parcel of land located directly south of an existing cluster townhouse block in the Kortright Hills subdivision and proposed to be re-designated as Medium Density Residential. Lands located at 788 and 902 Laird Road West would also be re-designated to Corporate Business Park.

LOCATION

The lands affected by the Official Plan Amendment are bounded to the north by the Kortright Hills Phase 4 Residential Subdivision, to the east by the Hanlon Expressway (Provincial Highway #6), to the south by Forestell Road and to the west by Downey Road. Also various individual properties municipally known as 165 McWilliams Road, 788, 881 and 902 Laird Road are included. Four Property owners are in partnership in submitting the Official Plan Amendment for approval, including the City of Guelph.

(See location map)

DESCRIPTION OF PROPOSED OFFICIAL PLAN AMENDMENT

Several text and schedule amendments are being proposed for the following sections of the Official Plan:

- Section 7.7 Industrial
- Section 7.9 Corporate Business Park
- Schedule 1 Land Use Plan
- Schedule 2 Natural Heritage Features and Development Constraints
- Schedule 9B Recommended Road Plan

The change in Section 7.7 adds policies to Section 7.7.7 of the Official to ensure industrial lands within the Hanlon Creek Business Park are subject to land use measures that promote land use compatibility such as requiring noise studies.

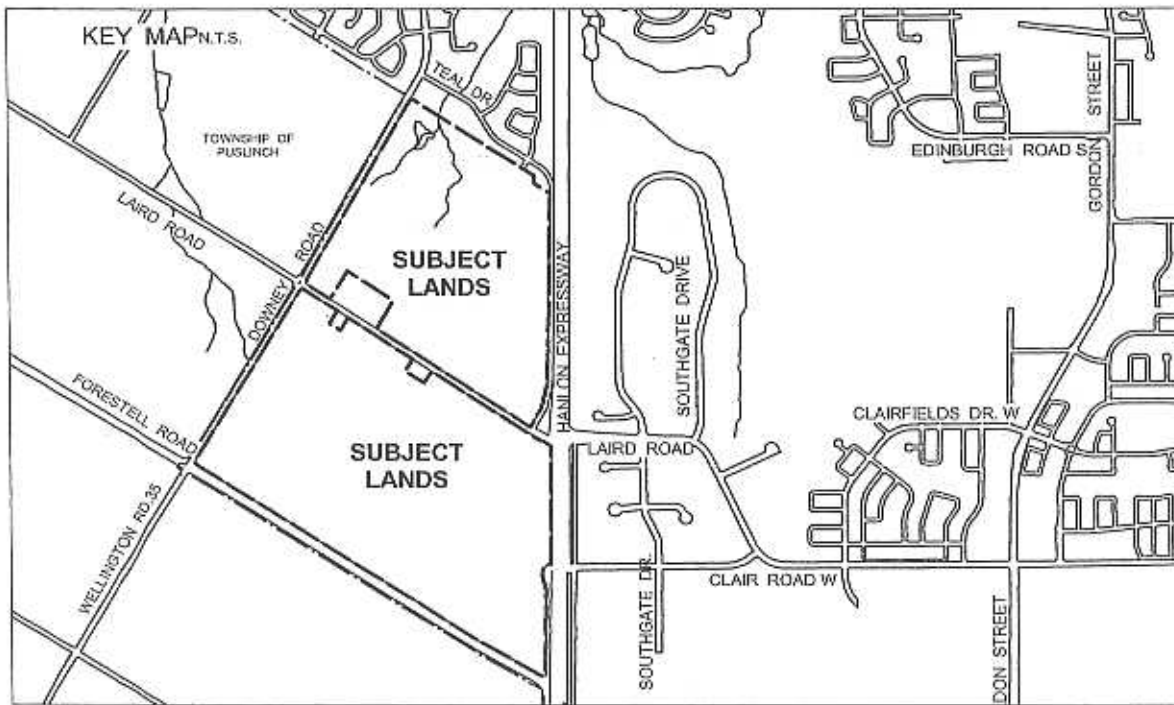
The changes in Section 7.9 Corporate Business Park add additional permitted uses being “manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls”, “hotel and convention facilities”. Amend the section to permit greater range of lot sizes within the Hanlon Creek Business Park.

The changes to Schedule 1, Land Use Plan, are illustrated and described in Part B of the amendment with attached existing and proposed maps. The Industrial and Corporate Business Park designations are being modified to address the concept plan for the Hanlon Creek Business Park and reflect the changes to reflect the updated environmental studies. The Open Space, core Greenlands and the Non-core greenlands Overlay are being modified to reflect the updated environmental studies.

The changes to Schedule 2, Natural Heritage Features and Development Constraints, are illustrated and described in Part B of the amendment with attached existing and proposed maps. Boundaries for the Natural Heritage Features amended to reflect the updated Environmental Studies. The designations affected are Provincially Significant Wetlands, Other Natural Heritage features, Regulatory. The Aggregate Resources Area designation is being removed for the Hanlon Creek Business park area.

The changes to Schedule 9B, Recommended Road Plan are to revise the schedule to reflect the proposed road network recommended by the Environmental Assessment for the re-alignment of Laird Road West.

Location Map



PART B – THE AMENDMENT

All of this section entitled “Part B – The Amendment” constitutes Amendment No. 26 to the Official Plan for the City of Guelph.

Details of the Amendment:

Text Changes

The Official Plan for the City of Guelph is amended as follows to incorporate **text changes** as they relate to Official Plan Amendment No 26 for the Hanlon Creek Business Park.

- Item 1) Amend policy 7.7.7 through the addition of the following sub-policy that will go after the wording in policy 7.7.7:
1. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use compatibility considerations. Where a development application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use compatibility;
 - a) Require that the Ministry of the Environment Guidelines be applied to encourage adequate separation distances.
 - b) Require that a noise evaluation study be prepared, in compliance with the Ministry of the Environment Guidelines, by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations.

- c) Require that appropriate conditions of development approval be imposed to mitigate identified compatibility issues.
- d) Include appropriate regulations in the implementing Zoning By-law. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, garbage, refuse and composting facility locations, outdoor storage locations, maximum building heights, requirements for buffer strips, fencing and berms.
- e) Impose a Holding Zone to ensure that conditions encouraging land use compatibility are implemented.

Item 2) Amend policy 7.9.2 by inserting the phrase "manufacturing and warehousing in buildings" and deleting the existing phrase "manufacturing and/or":

7.9.2 Uses permitted within the 'Corporate Business Park' designation shall include office, administrative, manufacturing and warehousing within enclosed buildings including multi-tenant buildings or malls, hotel and convention facilities, research and development facilities, with associated ancillary retailing functions that are an integral component of these primary activities.

Item 3) Amend policy 7.9.4.5 by removing the following phrase from the existing policy "Lot sizes will generally be 4 hectares (10 acres) or larger. The amended policy 7.9.4.5 will read as the following:

7.9.4.5 'Corporate Business Park' land west of the Hanlon Expressway within the South Guelph Secondary Plan area shall be appropriately zoned to accommodate larger and/or more intensive users, within single purpose buildings, multi-tenant buildings or groupings of buildings.

Item 4): Amend policy 7.9.4.5 a) by deleting the word 'corporate' before the word 'office' and add the word 'hotel' to the list of permitted uses. In addition, delete the word 'hotels' from the requirement of being developed as part of a larger building complex. The amended policy 7.9.4.5 a) will read as the following:

7.9.4.5 a) Permitted uses will include research and development facilities, trade and convention facilities, computer, electronic and data processing enterprises, office and administrative facilities, manufacturing and warehousing within an enclosed building, hotel, and complementary service commercial uses such as financial institutions, and restaurants which are developed as part of a larger building complex. Other complementary uses may be permitted without amendment to this Plan provided that the proposed use is consistent with the planned function of the designation. Permitted complementary uses will be controlled by means of specialized zoning categories and regulations of the implementing Zoning By-law.

Schedule Changes:

The Official Plan for the City of Guelph is amended as follows to incorporate the following **schedule changes** as they relate to Official Plan Amendment No 26 for the Hanlon Creek Business Park.

Item (1): Amend Schedule 1 (Land Use Plan) by the following:

-Designate a block of land generally located at the northwest corner of the subject area (land located to the south of property municipally known as 55 Teal Drive) to a 'Medium Density Residential' designation;

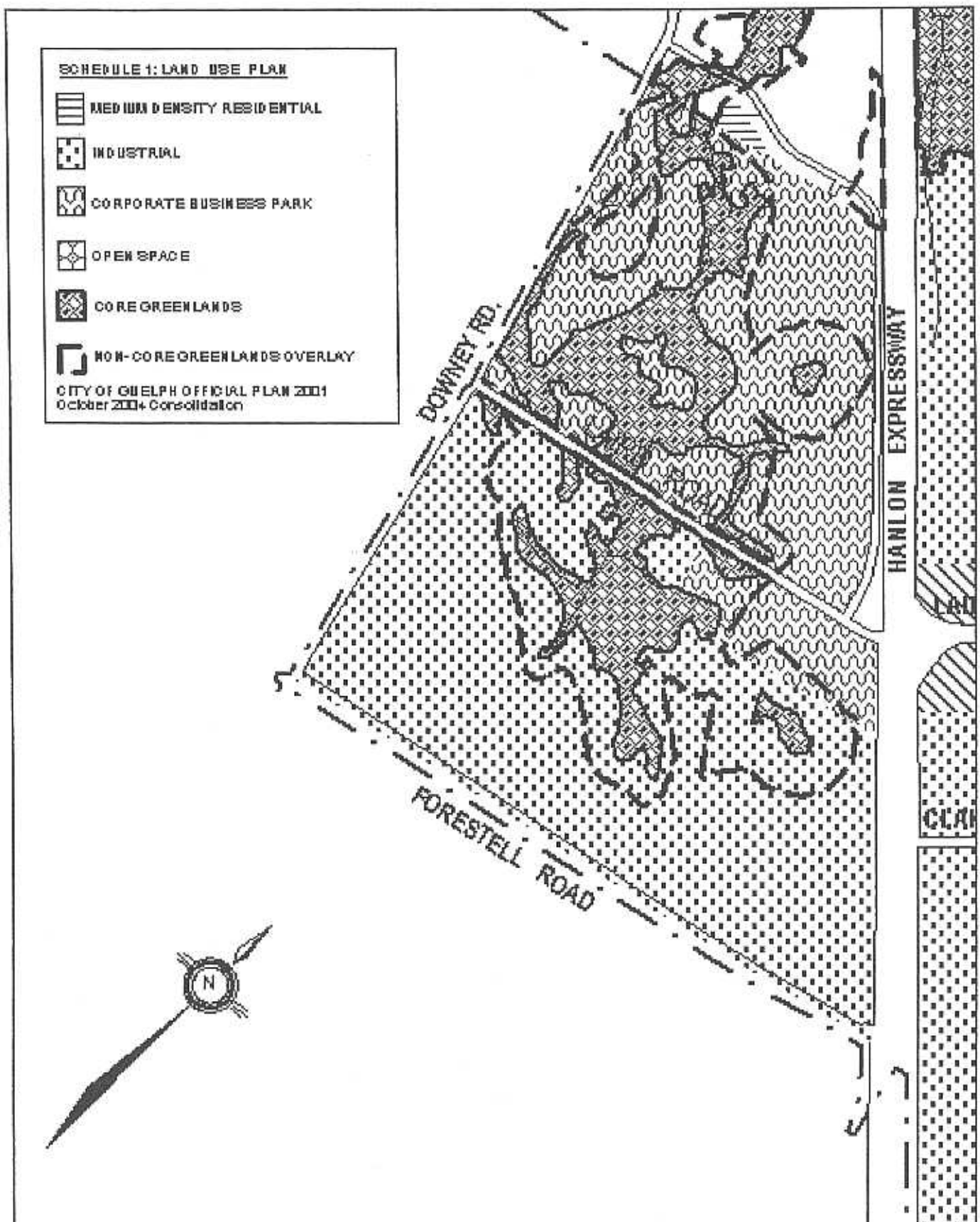
- Designate lands municipally known as 788 and 902 Laird Road West in the 'Corporate Business Park' designation;
- Revise the configuration of the 'Corporate Business Park', and 'Industrial' designations to reflect the concept plan for the Hanlon Creek Business Park;
- Revise the extent of the 'Open Space', 'Core Greenlands' and 'Non-Core Greenlands Overlay' designations to reflect the updated Environmental Studies for the area and to reflect the concept plan for the Hanlon Creek Business Park;
- Revise the road network to reflect the basic road network for the Hanlon Creek Business Park, and in a manner that corresponds to the illustration of roads as used elsewhere on Schedule 1 in the Plan.

Item (2): Amend Schedule 2 (Natural Heritage Features and Development Constraints) by the following:

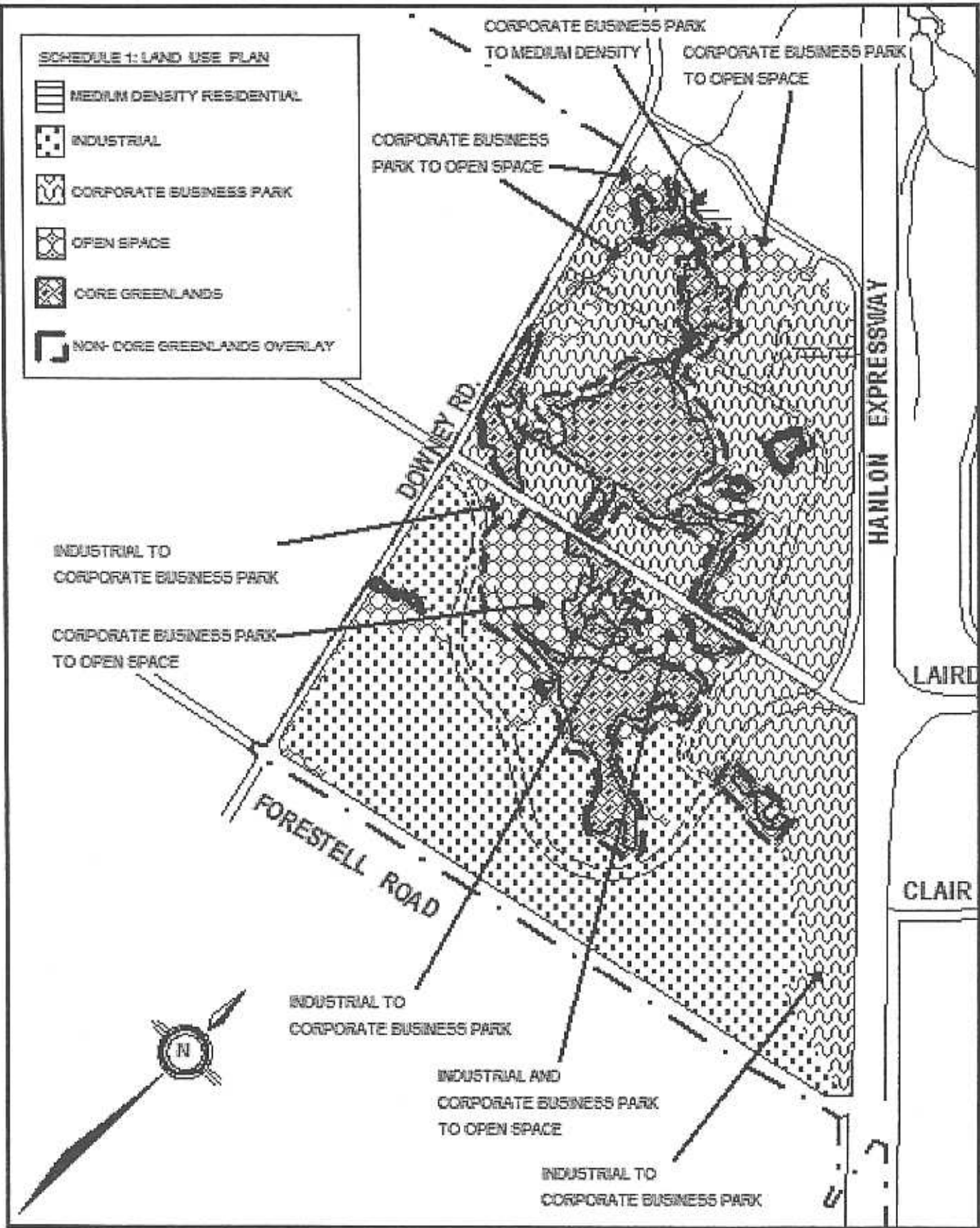
- Revise the boundaries for the Natural Heritage Features to reflect the updated Environmental Studies for the area. The delineations that are affected are: 'Provincially Significant Wetlands', 'Other Natural Heritage Features', 'Regulatory Floodline';
- Delete the 'Aggregate Resource Areas' delineation designation, these areas have been removed for the amendment area.
- Revise the road network to reflect the basic road network for the Hanlon Creek Business Park, and in a manner that corresponds to the illustration of roads as used elsewhere on Schedule 2 in the Plan.

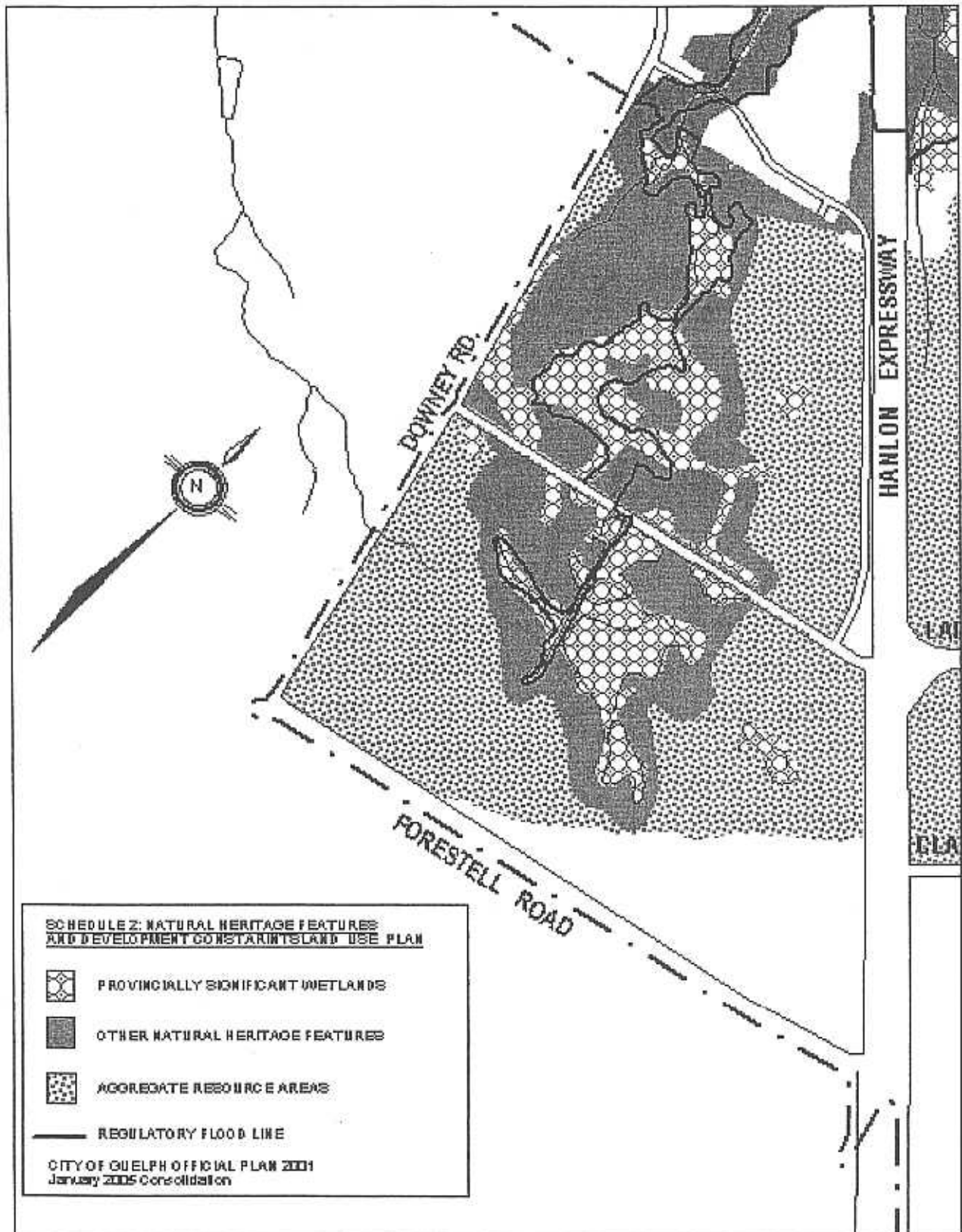
- Item (3) Amend Schedule 9B (Recommended Roads Plan for Further Study and Environmental Assessment) by the following:
- Amend the road network to reflect the reconfigured Laird Road 'Proposed Arterial Road' location as outlined in the concept plan for the Hanlon Creek Business Park;
 - Amend the road network to reflect the new road configuration in the northern portion of the subject area for a 'Proposed Collector Road' as outlined in the concept plan for the Hanlon Creek Business Park;
 - Delete the 'Note' on the Schedule that reads as the following: "Laird Road West alignment is subject to change as a result of the Hanlon West Environmental Impact Study". The Environmental Impact Study has been completed as a background support document for the Hanlon Creek Business Park
 - Add the following note to the Schedule: " Laird Road is a permissive truck route to and from the Hanlon Expressway. When completed, no further amendment to the Official Plan shall be require to incorporate Laird Road onto schedule 9A; Existing Road Network as an Arterial Road.

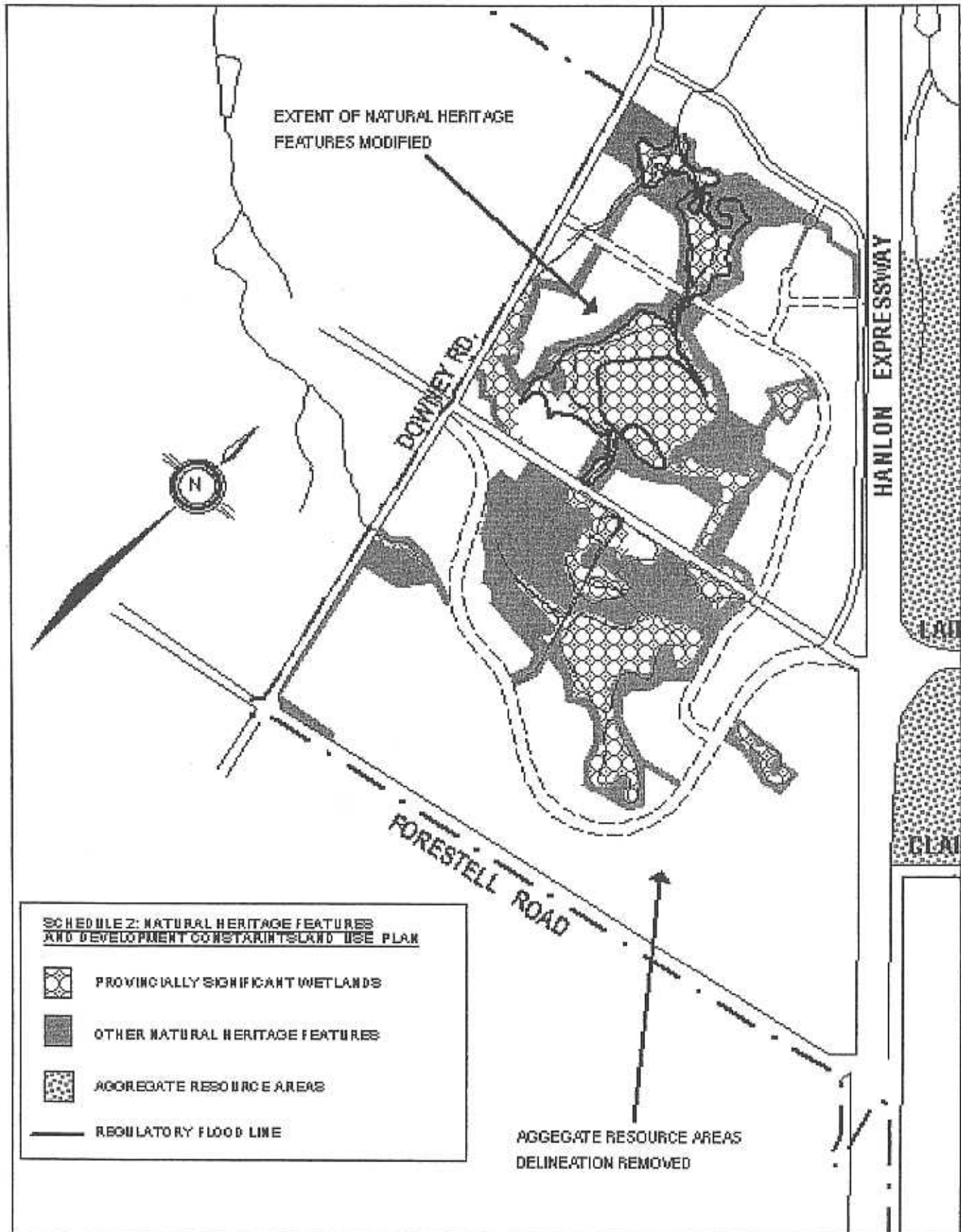
Existing Schedule 1 Land Use Plan



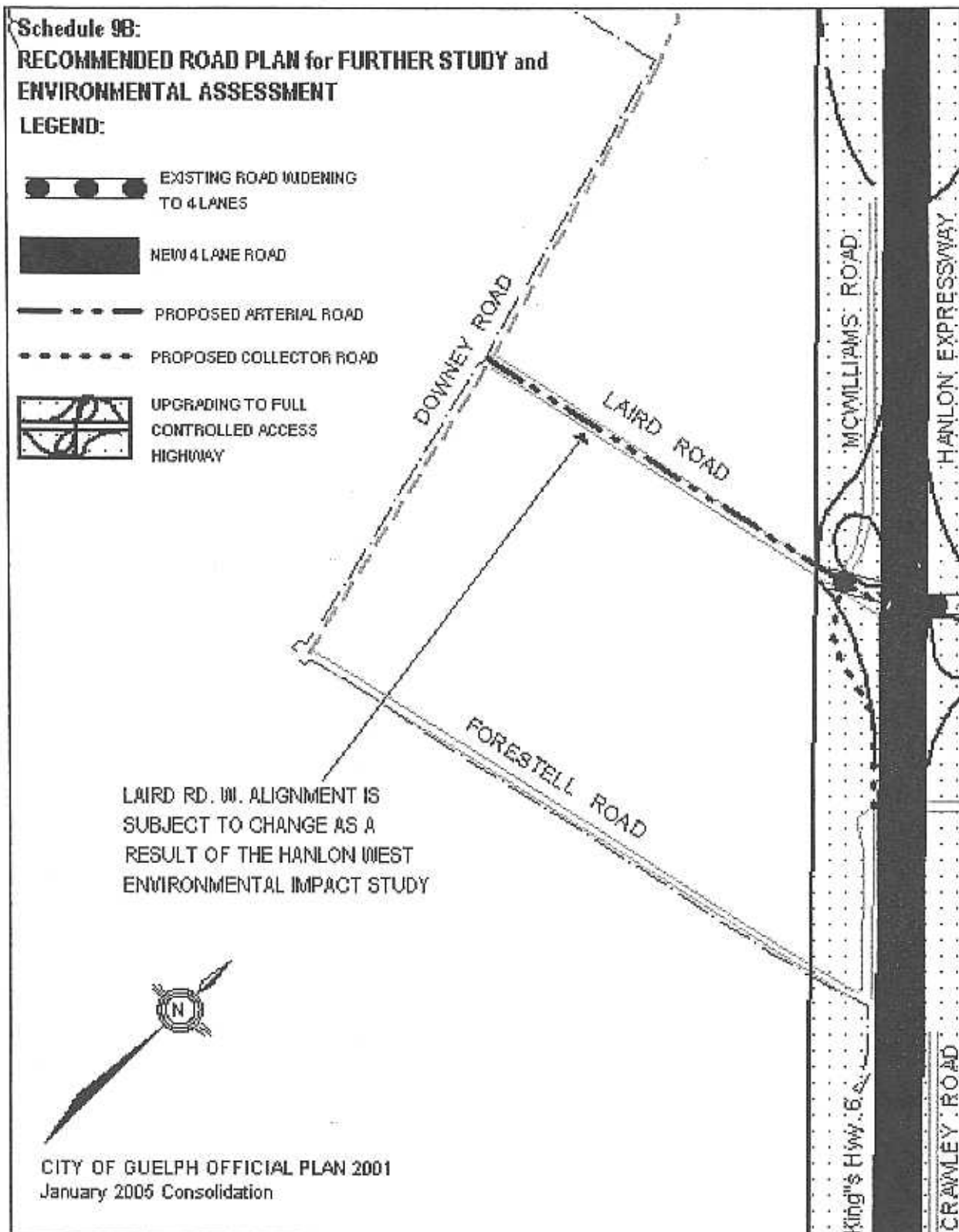
Proposed Schedule 1 Land Use Plan



Existing Schedule 2 Natural Heritage Features And Development Constraints

Proposed Schedule 2 Natural Heritage Features And Development Constraints

Existing Schedule 9B Recommended Road Plan
for further Study and Environmental Assessment



**Proposed Schedule 9B Recommended Road Plan
for further Study and Environmental Assessment**

