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File No. 11177

June 2, 2006

Mr. Mario Venditti
Mario Venditti Planning Services
262 Ironwood Road
Guelph ON N1G 3G1

DELIVERED

Dear Mario:

**RE: Ontario Municipal Board Hearing - Hanlon Creek Business Park
OMB File No. PL050323
Settlement Agreement**

The purpose of this letter is to set out the agreement reached between the Hanlon Creek Business Park Development Group ("Development Group") comprised of the following parties Stradiotto Brothers Holdings Limited, Belmont Equity Group Inc., First Gulf Holdings Inc., Phelan Farm Trust, Stanford Snyder and the City of Guelph and the Puslinch Residents Association (PRA), which comprise the individuals listed in **Attachment A** to this letter.

The Development Group agrees to the following terms to satisfy the concerns of the PRA:

1. Road F will be constructed as a cul-de-sac with road barriers. A one foot reserve will be placed between Road F and Forestell Road to prohibit any access to Forestell Road without prior agreement with the City. The proposed berm will be constructed along Forestell Road across Road F so that the cul-de-sac will not be physically visible.
2. Condition 26 to the Conditions of Draft Plan will be revise in accordance with the following wording as proposed to by PRA:

The Developer agrees that Street "F" will not be constructed to connect to Forestell Road unless it is required to service future development south of Forestell Road. This condition, however, will not prevent Street "F" from being partially constructed to allow local road access to Blocks 32 and 36.

3. The Terms of Reference for a public liaison committee for the Hanlon Creek Business Park (a copy of which is attached as **Attachment B**) have been amended to specifically include the Puslinch Residents Association as a full member. The Public Liaison Committee provides the community with an important role in the implementation of the conditions of subdivision approval for the business park.

4. Consideration will be given to constructing the berm along the southern boundary of the subject land along Forestell Road to a height of up to 3 metres, on a base which must be located within the fourteen metre buffer strip established by the zoning by-law, subject to structural and landscaping considerations on the understanding that a berm with less than a 3:1 slope may require natural revegetation in order to eliminate the need for lawn cutting.

The PRA and its members agree that it will remove its objections to the approval of the Hanlon Creek Business Park and will take no further action to oppose, before the Ontario Municipal Board, in the Courts, or in any other forum, the approval of the planning document (official plan amendment, zoning by-law amendments, and draft plan of subdivision) before the Ontario Municipal Board in this matter. This agreement by the PRA is confirmed below by signature of Mr. Peter Mitro, on behalf of PRA who is authorized to enter into the agreement on behalf of the members listed in Attachment A.

Yours truly,



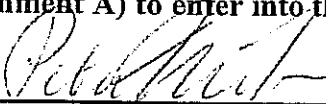
Peter Pickfield

*bt

- cc: Mr. Peter Cartwright (20)
Mr. Eric Gillespie (*101)
Ms. Robin Lee Norris (*100)
Mr. John Valeriote (*029)
Ms. Tricia Sinclair (*023)
Ms. Roslyn Houser (*102))
Mr. Jonathan Kahn (*067)

Confirmation

I hereby agree to the terms of the agreement set out in this letter. I am authorized by, and I have authority on behalf of, the members of the Puslinch Residents Association (as listed in Attachment A) to enter into this agreement on their behalf.



Peter Mitro

Date: 4 June 06

ATTACHMENT A
to the Letter Agreement
Dated June 2, 2006

Puslinch Residents Association – Members, Oct 2005

- 1) Peter and Ilona Mitro, RR #6, Guelph
- 2) Valerie Jackson, RR #6, Guelph
- 3) James Christie, RR #6, Guelph
- 4) Jason Reia, RR #6, Guelph
- 5) Scott Gillingham, RR #6, Guelph
- 6) Paul Leumbruni, RR #6, Guelph
- 7) Francois Wentzel, RR #6, Guelph
- 8) Gord Bruce, RR #6 Guelph
- 9) Michael Briggs, RR #6 Guelph
- 10) Judy Morris, RR #6, Guelph
- 11) Barry and Cathy White, RR # 6 Guelph
- 12) Karen and Melvin Farrell, RR #6 Guelph

HANLON CREEK BUSINESS PARK PUBLIC LIAISON COMMITTEE

TERMS OF REFERENCE

1. Mandate and Vision

The Public Liaison Committee (PLC) will be a forum to discuss matters related to the development of the Hanlon Creek Business Park (HCBP).

The PLC shall be formed upon approval of the HCBP by the OMB and shall remain active until all phases of the Business Park have been registered and developed. Dissolution of the PLC can only occur prior to this with approval from the PLC.

- *The PLC for the proposed Hanlon Creek Business Park supports efforts to sustain the quality of life, the use and enjoyment of property, the health and safety of existing and future residents, the quality and quantity of water, land and air, natural heritage resources, and community development.*
- *The PLC supports and encourages: environmental stewardship and protection of the HCBP's natural legacies; sharing of information with the community; and active, meaningful communication.*

2. Role and Responsibilities

To provide recommendations and to foster constructive dialogue with stakeholders and other interested parties;

To provide advice on the implementation of conditions (for example, the Environmental Implementation Report, the archeological assessment, Stormwater Management and the stormwater management plan for the subdivision, stream and wetland monitoring etc.) and on the Urban Design Guidelines for the subdivision;

To address matters brought forward by the Kortright Hills Community Association Inc. (KHCA) and Puslinch Residents Association (PRA) related to the development of the business park; and

To ensure dissemination of information to the public regarding the development of the HCBP.

3. Committee Membership¹

Public (4): three (3) members of KHCA, Inc; and one (1) member from PRA.

City of Guelph (3): Three (3) representatives from City staff (Economic Development, Planning, Parks, etc).

4. Rules of order and procedure

Initially, the Chair of the PLC shall be the Director of Planning and Development or his/her designate. A Vice-Chair shall be designated from the public membership and shall chair the committee in the absence of the Chair.

The first meeting of the PLC shall be called within 90 days of an OMB decision on the appeal(s) currently before the Board.

¹ Nothing shall prevent other individuals from the City, residents groups, or Agencies from attending the PLC meetings as necessitated by specific issues.

Draft agendas shall be circulated to the members of the PLC for input, prior to the meeting.

Minutes of the meetings shall be recorded and distributed to all PLC members to ensure follow up on issues discussed.

KHCA and PRA may distribute additional reports/updates/information to their membership as required.

5. Decision-making Authority

It is recognized that the decision making authority related to fulfillment of conditions of draft plan and final approval of the Plan rests with the approval authority, municipal and provincial departments/agencies, the Director of Planning and Development Services and/or the Ontario Municipal Board. Site plan application review and approval responsibilities rest with the Director of Planning and Development Services.