



June 9, 2025

Aldo Salis
 Director of Planning and Development
 Planning and Development Department
 County of Wellington
 74 Woolwich Street
 Guelph, ON
 N1H 3T9

Lynne Banks
 Planning and Development Department
 Township of Puslinch
 7404 Wellington Road 34
 Puslinch, ON N0B 2J0

**RE: Additional Materials - Official Plan and Zoning By-law Amendment Applications
 4631 Sideroad 20 North, Township of Puslinch
 OUR FILE: 22451'A'**

On behalf of our client, Puslinch Developments GP Inc., we are pleased to provide additional materials in support of the Official Plan and Zoning By-law Amendment applications for the proposed development, located on the lands municipally addressed as 4631 Sideroad 20 North, in the Township of Puslinch (the "subject lands"). The proposed Official Plan and Zoning By-law Amendment applications are required to facilitate the development of the subject lands as an innovative prestige employment campus.

Comments from the County of Wellington, Township of Puslinch and peer review consultants were received following the initial submission of the Official Plan and Zoning By-law Amendment applications. A comment response matrix containing all of the agency comments received is also included with this resubmission.

We are pleased to provide additional materials in response to the comments issued by the Township and the County:

- A completed comment response matrix providing responses to the agency comments;
- A revised Conceptual Site Development Plan and Renderings, prepared by Sweeny & Co. Architects;
- A Land Use Compatibility Assessment, including a Noise Assessment, prepared by GHD Limited;
- An MDS Analysis, prepared by MHBC Planning Ltd.;
- An Archaeological Assessment, prepared by Detritus Consulting;
- An updated Urban Design Brief, prepared by MHBC Planning Ltd.;
- A Zoning Compliance Matrix, prepared by MHBC Planning Ltd.;

- A revised site specific Zoning By-law Amendment;
- An updated Functional Servicing Report, prepared by GHD Limited;
- An updated Stormwater Management Report, prepared by GHD Limited;
- Revised Grading and Servicing Plans, prepared by GHD Limited;
- An updated Traffic Impact Study, prepared by GHD Limited; and,
- An updated Environmental Impact Study, including a revised Hydrogeological Report and an Arborist Report, prepared by GHD Limited.

We look forward to working with County and Township staff on this exciting project. With this submission, kindly confirm that the application can now be deemed complete and circulated.

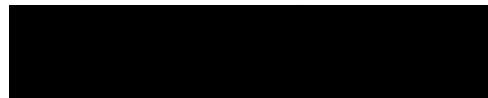
Should you have any further questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Emily Elliott, BES, MCIP, RPP
Partner



Luisa Vacondio, BES, MCIP, RPP
Senior Planner

cc. Jim Estill, Puslinch Developments GP Inc.