



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 17, 2026, PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

Minutes

DATE: June 17, 2026

TIME: 7:00 P.M

The June 17, 2026, Public Information Meeting was held on the above date and called to order at 7:00p.m. via electronic participation and in-person at 7404 Wellington Rd 34.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Mayor James Seeley – Chair
Councillor John Sepulis
Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda

STAFF IN ATTENDANCE:

Courtenay Hoytfox, CAO
Justine Brotherston, Director of Corporate Services/Municipal Clerk
Laura Emery, Manager of Corporate Services/Deputy Clerk
Monika Farncombe, Planning & Corporate Services Coordinator
Jeremy Tran, Township Planning Consultant, NPG Planning Consultant

PUBLIC ATTENDANCE:

Chris Corosky – Van Harten, Applicant Agent D14-COL
Drew Fletcher, Property Owner – Collaborative Structures (6681-6683 Ellis Rd)
Josh Marlowe, Development Partner D14-CUL
Ed Sajecki, Applicant Planning Consultant – D14-CUL
Will Mara, Applicant Traffic Consultant – D14-CUL

3. DISCLOSURE OF CONFLICT OF INTEREST

None

4. PURPOSE OF THE PUBLIC MEETING

The Chair stated the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the development proposal as well as updates to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

The Township requests that you notify staff by email planning@puslinch.ca or by phone at 519-763-1226 ext. 4 if you wish to be on record and would like to be notified of future meetings and the decision of this meeting.

With respect to application D14-CUL the County requests that you please notify staff by email at landdivisioninfo@wellington.ca if you wish to be on record regarding the Official Plan Amendment Application and would like to be notified of future hearings and decisions regarding this application.



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Please note the meeting is video and audio recorded, and all electronic meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

Please note in accordance with the *Planning Act* through bill 185 the following parties may appeal this application to the Ontario Land Tribunal for a hearing:

- the applicant,
- a specified person,
- a public body,
- the registered owner of the property to which the by-law would apply and the Minister.

Please note that if a specified person or public body does not make an oral submission at a public meeting or a written submission to the Township of Puslinch, before the decision is made, the specified person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Land Tribunal.

In addition, if a specified person or public body does not make an oral submission at a public meeting or make written comments to the Township of Puslinch before a decision is made the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Township staff regarding further information about the appeal process.

The format of this Public Meeting is as follows:

- The applicant or agent will present the purpose and details of the application and any other relevant information.
- The Township Planner will then provide a brief presentation.
- Following this, the public can obtain clarification, ask questions and express their views on the proposal.
- Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak.
- Council will then have an opportunity to ask any clarification questions.
- The applicant and the Township Planning Consultants will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant or staff will follow up and obtain this information.
- Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

The applicant and the Township's Planning Consultant will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

Collaborative Structures Limited, Zoning By-law application D14-COL, Property Location Municipally known as 6683 Ellis Road, Township of Puslinch.

Mayor Seeley: The purpose and effect of the proposed zoning By-law Amendment is to amend the Township proposed new comprehensive Zoning By-law 23-2018, as amended, to rezone the lands from Agricultural Zone A and Special Provisions Agricultural A-77 to site-specific agricultural, to apply to the entire merged parcel, and update the provisions to address the existing slash proposed site conditions.



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Chris Corosky – Van Harten, Applicant Agent D14-COL: Hi, Mr. Mayor. My name is Chris Corosky and I'm a land use planner working on behalf of Collaborative Structures. So, as you rightly mentioned, the purpose of tonight's meeting is to talk about a zone change application, on the smaller piece of property that's shown on the screen as lands to be severed, and that parcel is severed off on the front, the front side of Ellis Road, which contains a residential dwelling, and it will be merged with the property to the right, which is the historical location for Collaborative Structures. The severance was approved by the Land Division Committee. County Land Division Committee in 2024, and one of the conditions of that approval was that a zoning by-law amendment be obtained, basically to consolidate the zoning. As it turns out, and, and that all makes good sense.

Just a little about CSL, it's been in operation for over, well, approximately 25 years. They employ about 75 people, and over the past couple of decades, they've won over 50 awards for design, environmental awareness, innovation, health safety, construction excellence. This type of company, from a planning perspective, contributes to the economic base of the municipality and also contributes to the notion of nurturing a complete community, by way of employment opportunity. Well, it's a vibrant, growing operation, if you've ever seen the building, and I expect most of you have. From the street. It's, very understated. Wooden structure, quite attractive. You could almost mistake it for a residence. The lot's meticulously landscaped and this look, will not be altered in any way by no zone change, and the related, site plan approval that is, sort of, going on concurrently. In terms of surrounding uses, the existing house to the west, farm parcel, small farm parcel to the east, some other residences that are set back, quite a distance from the road. And the perimeter of the now, what will become the L-shaped property, which will contain The lever of structures is, pretty well covered on the perimeter by existing landscaping, mature trees. Very difficult to see into the site from any side view and looking back into the site, the rear portion of the property, which is more the utility area, where storage and construction structures are located is screened by a fence that's gated and, not really noticeable from the street. To the rear, the property backs onto On-route gas station. Big parking lot back there, and I think the site actually accidentally more where the trucks park, and there's also what appears to be the high utility area, probably a storm pond at that part of the site.

So, the purpose of the zoning by-law amendment is really to allow relatively minor and logical incremental changes to occur to the zoning regulations that will apply to the property. You mentioned the A77 zone. Which is a specialized zone tailored for the original, CSL parcel, and that zoning and any amendments that are made through this process will apply to that whole L-shaped property.

These changes to the Zoning by-law Amendment will allow the continued growth, operation of CSL in a manner that, imposes no negative impacts on any surrounding properties and in a manner which is well-screened and well thought out on the site.

So, the success of CSL obviously reflects well on the owners, but it also reflects well on the Township, in terms of tax base, employment, general economic development, translated into planning terms.

This is the type of use that, generally speaking should be, encouraged and facilitated.

We've already had one meeting with your Township planning consultant to talk about some of the zoning regulations, and Jeremy, if he's speaking today, may get into some of those, but the existing A77 zoning will cover off many of the regulations that are required to control a site from a zoning perspective.



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Some additional, special regs will be required to increase things like general building coverage. Currently, for example, the A77 zone permits a maximum of 10% building coverage, and with what's being proposed, a new accessory structure of the storage building is being proposed. It's not an imminent, construction project, but adding that to what's there already will bump up, in the future, if it's ever built, will bump up the coverage. And we're trying to tailor the zoning by-law to allow to deal with the current conditions, as well as enable that future, building to be constructed.

There are a number of seacans on the on the site now, and more than are permitted by the zoning by-law in, you know one according to the way the regulation is written there's two metrics. One is the total square footage, or total size, footbridge size, of all the seacans, which is not being exceeded, and the other metric is, I think, 1 can per .4 hectares of lot area. That would be the one that we would have to tweak in the special regs. Some other minor tweaks to things like, how the screening of the property can be implemented. Right now, it speaks to a planting strip, separating the, the rear portion behind the house. Hold on speaks to a planting strip, we'd like to have the wood pour wood fence to that. There's an existing wood fence now that could be enhanced, if required. So, when this went to the Land Division Committee, it was, approved for what is called an expedited approval, by the individual committee. Expedited approval means that there were really no concerns expressed, that the Information that was provided by, I think the county planner at the time, who may have been also the township's planning consultant at the time, was that application for the severance conformed to the Official Plan, conformed to the Provincial Policy Statement and represented, in planning.

Mayor James Seeley – Chair: I just want... I just want to interject there or the one that you checked the Planning Committee dealt with this application, they would have not looked at it for a zoning compliance, any of those components. We looked at the compliance for the severance for the consent, would be my understanding. I don't believe that we considered the use, and we weren't giving our general approval of the ZBA or the end use for that compliant for that consent.

There was a condition on there, so just your statement that the committee had no concerns about the application of the consent, I just didn't want to mislead the public that the county planning committee gave a blessing to a ZBA. That wasn't the case. We looked at the consent.

Chris Corosky – Van Harten, Applicant Agent D14-COL: We take it, Mr. Mayor. I agree that they weren't commenting on the zoning by-law, but they did say that it did conform to the official plan at that time or consent

Chris Corosky – Van Harten, Applicant Agent D14-COL: Well, without specifying. Yeah, so, but as so we're here today to talk about the zoning by-law amendment application, and the site plan that is being proposed on the screen, I'll just have a few comments on that. This isn't the final version. This is, I think, a first submission to the Township. About over 50% of the site would be described as landscape open space. The parcel itself is, you know, conducive to this use and this location by virtue of the fact that it's a deeper property, but more utilitarian. The component of it is toward the rear, were, it's visual screen. I've already mentioned that from the street, there will really be no changes that are apparent.

The proposed changes suggested in the site plan, which include getting rid of a number of the seacans. I think there's a total of about, 18 now, and at least half of those is proposed to go and that's shown on the site plan that's been submitted. The proposed changes of the zoning and, what's suggested by the site plan will not result and any impacts on adjacent lands and I think that all of the, proposed regulations for the new specialized zoning that will apply to the property can be described as incremental, reasonable, and will contribute to the continued



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efficient functioning of this property and of this successful operation. Thank you very much. I'll pass the microphone down to Jeremy.

Jeremy Tran, Township Planning Consultant, NPG Planning Consultant: Good evening to, member of Council and member of the public. My name is Jeremy Tran from NPG Planning Solutions. We are the Township Planning Consultant. We're here today for the public meeting for the Zoning By-law Amendment application at 6681-6683 Ellis Road.

As part of my presentation today, I'll walk through the development process.

I'll provide an overview of the locations and the relevant policies framework for the applications. I'll summarize the proposal, the requested voting by-law amendment. We'll also present the comments that the Township and the county and external commenting agencies have provided to date.

Before explaining next steps for the applications, and lastly, questions and comments.

In terms of the development process. The Zoning by-law Amendment application was submitted to the Township, which is currently under review. Today, we are at the public meeting to provide an overview of the application to the public and Council. A future recommendation report will be presented to Council.

In terms of the location, the, the subject lands contain of the rear portion of 6681 Ellis Road, and the entirety of 6683 Ellis Road. Both are located on the south side of Ellis Road to the north of, Highway 401.

In terms of policy framework, the subject lands are designated secondary agricultural in the County of Wellington Official Plan. The rear portion of 6681 Ellis Road is currently zoned agricultural, and 6683 Ellis Road is currently zoned agricultural site-specific number 77.

An overview of the proposal. As Chris has mentioned, the proposal, the Zoning bylaw Amendment application is required to fulfill conditions of consent application B61-24. The purpose of the Zoning by-law Amendment application is to update the site-specific provisions of number 77 to incorporate the additional lands, as well as to permit new site-specific provisions.

In terms of the requested Zoning by-law Amendment, the applicant had requested to rezone the entire subject lands from agricultural zone to an agricultural site-specific zone to permit the following:

A maximum of 10 shipping containers, a maximum lot coverage of 15%, a minimum landscape open space of 20%, a landscape buffer to be 3 meters when abutting residential and agricultural uses. Updating the minimum lot area regulation to reflect the additional lands, outdoor storage to be screened by planting strip and or fences and, other regulations from Special Provision 77 are proposed to be carried over.

I'll summarize the comments that have been received to date for the application. PDAC provided the following comments for the application: the proposal needs to ensure that this is a small-scale commercial operation in accordance with the county's Official Plan. They encourage Council to consider that landscape area to be retained at 25%, and lot coverage to be increased to 15%. They suggest that Council have an understanding as to why 10 shipping containers would be required and PDAC indicated that they would accept both planting and or fencing as adequate outdoor storage screening.



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In terms of planning, the county planning has indicated that they would need to be satisfied that the proposal confirmed with the County of Wellington Official Plan. For NPG, we provided a number of, questions related to the outdoor storage area, lot coverage, and landscape open space to determine zoning compliance.

We also requested for more analysis to justify the cumulative scale of the commercial uses and outdoor storage used on the site to be considered small-scale by the county OP. The township building department indicated a building permit application would be required if the future storage building is constructed, and the other, consultants indicated they have no outstanding concerns.

For next steps, the application is currently under review. We have provided comments to the applicant, and my understanding that the applicant will, respond to the comments and make a resubmission. And a future recommendation report will be presented to Council in the future.

That's the end of my presentation. I'll be happy to address any comments and questions. Thank you.

Mayor James Seeley – Chair: Alright, thank you. I'll now give an opportunity to members of the gallery to ask questions. I would suggest you just grab a seat unless the question is close to yourself. I should come up to the microphone. Stick with me. Name and address, please?

Justine Brotherston, Director of Corporate Services/Municipal Clerk: Is there anybody online that has any questions? If there are any members of the public online who would like to ask a question or make a comment on the application, if you can please use the raise your hand function, it's just located at the bottom of your screen.

Mayor James Seeley – Chair: And more opportunities for people to present. It's people online who have some challenges finding the raise their hand icon, so It's a public meeting, normally.

Does Council have any clarification questions regarding the application?

Councillor John Sepulis: Oh, you do? Go ahead. The rationale for the seacans, what's inside the seacans that you need, you can't build a building to accommodate what's inside.

Chris Corosky – Van Harten, Applicant Agent D14-COL: The site plan is proposing an additional structure, which would be a storage building, which, if constructed, would offset, presumably, the need for some of the seacans. What I have learned is that those seacans are hit your goal, too, sort of the strategic operation of the company in terms of moving materials to and from sites that they're working on. So, they're not always on the property, but they come and go based on project needs. I think the service area for the company is, you know, kind of at this point in time, what I describe as regional. So, you know, rather than trying to move materials back and forth, numerous times It'll load up, take the can to the site, and... And work it that way.

Mayor James Seeley – Chair: Questions for members of Council?

That leads me to a question. When I heard you were proposing a building, and unfortunately, Council can't really base decisions based on a promise. But I felt it was stated that the building would be built and seacans would not be utilized. What you're saying now is that the sea cans are integral to transporting the product or construction tools associated with the construction project. So, was it your statement that if the building was built, the company was still required to use seacans?



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Chris Corosky – Van Harten, Applicant Agent D14-COL: Yeah, I'm not sure well, I'm not sure that all 10 would be required, and Drew from CSL is here tonight that can maybe, help me out with this if I miss something, but the... As I mentioned, one of the special rights that we're looking at is with respect to the total area, of seacans, if you had a footprint up of all of them, that would be permitted. And on one metric. If, if they're the site plan's showing 9 right now, not 10, to, to remain, but and the one metric of the zoning By-law up to that many, 9 would usually be permitted. It would be under that sort of floor space. That's where we're at for the seacan space cap. But the other metric in the zoning by-law is 1 can for 0.4 hectares of land area. They, they don't, like, you know, that 9 would put them over on that one, so I don't know if you can maybe add to that a little bit.

Drew Fletcher, Property Owner – Collaborative Structure (6681-6683 Ellis Rd): I think, historically, as you can imagine. We've been operating out of that property for close to 25 years. At our peak slightly before COVID, we were operating on 15 job sites.

Normal job site for us would have a sink trailer and a seacan stored material, and so as most big contractors do over the years, stuff that we didn't necessarily need, and we certainly weren't aware of the seacan rule, having been there for so long. So, it was quite a surprise to us. We've since gotten rid of half the seacans already off that property. I would say, realistically, there's probably only 3 of them right now, or 4, possibly, that have material in them that are required, or that we would store in that building. The other metric we're keeping in mind is there is an existing storage building on the facility and my dad actually built that building years ago, and I was hit out of used construction materials, and we think that's fairly lifespan, so the new storage building is, planning-wise, it's a combination of replacing the one that's there, eventually, and consolidating and cleaning up the seacans.

The reality is that we still operate, you know, 10 or 15 job sites in the local area, but they don't all have seacans, and; however, we're aware of the rule. You're coming and going, but I think that's why we're looking for a little bit of grace on the number of seacans, because they are unlike a lot of places where the seacans get to be out of hand, their main purpose is not that we take the more seacans we can have, the better off, our daily operation would be. We're definitely flexible.

Mayor James Seeley – Chair: Sure, I just was concerned that there was a false impression that, whether it just be a misunderstanding on my part, but a false impression that once the building was constructed, that seacans wouldn't need to be utilized, and they would leave, but then it was indicated that

Drew Fletcher, Property Owner – Collaborative Structure (6681-6683 Ellis Rd): Yeah, well

Mayor James Seeley – Chair: Generally speaking, the Council wants to support our business community, and if you can justify goals to support your business at a reduced rate, that's advantageous to us, and staff heard the comments, and so just they'll have a better understanding of the use of the seacans, and the implications once the building is up. Appreciate your efforts to reduce those numbers. In our world, we give you something, it can very much so spread across the township, and we'll have farms with seacans everywhere.

Drew Fletcher, Property Owner – Collaborative Structure (6681-6683 Ellis Rd): And I can tell you that nothing's better than to get rid of all the seacans, because, the rest of the company would tend to board things in them, and that he would rather



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Mayor James Seeley – Chair: So that was just my concern, that there was an understanding, at least on my part, that once the building would not be put there purely as part of the operations of its needs.

Drew Fletcher, Property Owner – Collaborative Structure (6681-6683 Ellis Rd): Some of them are part of our operations, and some of them are just a historical collection.

Mayor James Seeley – Chair: So, I would encourage you to be, like, do your number crunching, figure out how many seacans you need, and what you can propose to staff.

Okay, perfect.

Any further comments?

We'll now move on to the second application. Thank you very much.

Cullen, Todd (Fieldgate Properties), Zoning By-law application D14-CUL – 2781-2809 Townline Rd, Township of Puslinch

Mayor James Seeley: This public meeting involves an application Fieldgate Properties (care of Todd Cullen). Official plan and Zoning By-law application D14-CUL property location municipally known as 2781-2809, Townline Rd, Township of Puslinch.

The purpose and effect of the proposed Official Plan Amendment is to redesignate the subject lands from Secondary Agricultural to Rural Employment Area and Policy Area (PA7-X) to facilitate Industrial, limited Commercial, Retail and Gas Bar uses.

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 as amended, to rezone the lands from Agricultural (A) to site-specific Industrial (IND) Zones IND (spXX) on Part A and IND (spXXX) on Part B to permit a retail store and gas bar use.

Would the owner/applicant make their presentation?

Josh Marlowe, Development Partner D14-CUL: Thank you, Mr. Mayor. Good evening, Mayor, Council, staff, Puslinch residents, and all of us here with an interest, in town only.

I'm Josh Marlowe, I'm one of the development partners, and joining me here tonight are my colleague, Peter Maholovich, a development manager from Fieldgate, and our esteemed team members and consultants. Ed Sajecki will be presenting with me today, his team is here, as well as Will and Vince from GHD, who are our traffic consultants.

I'm just going to give you the little feel about Fieldgate, who understands, who we are.

So, essentially, Fieldgate was established 70 years ago, and the visuals will suggest exactly what it does, which it operates numerous assets. It includes low-rise housing, infill, urban housing, general land development, property management, commercial, industrial, construction management, golf courses, and retirement. These assets take Fieldgate across the 401, from London all the way to Ottawa. But we are very excited to finally be in Puslinch, in what many of us feel is one of the most unique and most important sites that we have considered, especially based on the impact on the Township, County, and Provincial national level, in terms of its economic impact. Rare that we have the potential of activating a site, an economic driver along Canada's busiest corridor, and an economic lifeline to the gateway within a Township on a



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significant regional road and it is very rare, to say the least. With all that being said, I will turn it over to Ed Sajecki from Sajecki Planning to run through the proposal that we have for you today, and then we will be available and pleased to answer any questions that you guys may have.

Ed Sajecki, Applicant Planning Consultant D14-CUL: Thank you very much. We're very pleased to be here with Mr. Mayor, members of Council, and in the audience. This slide really illustrates what Joshua was just speaking about. Located on the north side of Highway 401, I mean, it occupies a very prominent location on Canada's busiest highway. It's in many ways an orphan property, and I know when I've gone by it, you just kind of look at it and go, hmm, that's just crying out for some employment uses, which would be similar to what's across the municipal boundary in Cambridge, when you see the employment uses both on the north and south sides of Highway 401 and then, this site is about 34 hectares, or It's a little over 80 acres in sight. And as Josh pointed out, a very prominent location and a great opportunity, you know, for the municipality in terms of employment. You know, this shows the nearby uses and amenities in the areas, which is really very amenity rich. Now, most of those amenities are located at Hespeler, you know, immediately across Townline Road, and directly to the east is the Puslinch Golf Club and then lands adjacent to Highway 401 include several retail plazas, shops and restaurants, gas station hotels, commercial industrial buildings, recreational uses, and warehouses.

The proposed development supports Provincial, County, and Township objectives related to economic development, employment growth and efficient use of lands adjacent to major transportation infrastructure. The Provincial planning statement is a critical planning document that really provides a framework for Planning Ontario, and we believe that employment uses at this location really checks the boxes of the original planning statement. Also, with regard to the, the County Wellington Official Plan, you know, there's a lot here that's spoken about in terms of, of, long-term economic development. This is a strategic site for investment; again, located near a major transportation corridor, and it really does help support the complete community, because a lot of jobs would be available on this site, which would round out the nearby residential and in terms of the, Township zoning by-law, as was mentioned earlier, the site is currently zoned Agricultural. There's just a great opportunity here. The proposal does include prestige industrial development, as I've been mentioned earlier. The proximity to transportation is great. I did want to point out that the Puslinch by Design Employment Land Study, which did not include this property, but it does set out the criteria for major nodes of employment. Proximity to Highway 401 Corridor, a deep lot with relatively flat topography, no significant natural heritage constraints and the ability to provide generous setbacks and buffers to ensure compatibility with nearby uses. So again, it really ticks those boxes. So, the planning instruments have been written in a way to accommodate two potential development schemes, as the Mayor noted in his introductory comments.

The first, Site Plan A, includes 3 industrial buildings and 3 multi-tenant industrial buildings, as well as a large format retail store and gas bar.

The second scheme, which is referred to as Site Plan B, it includes 5 stand-alone industrial buildings and 3 multi-tenant industrial buildings. So, this is being written in a way that allows clearly for employment uses, but there's still some discussion going on about who the major tenant would be, and so what we're suggesting is the bylaw be written in such a way to provide that flexibility.

So, the draft Zoning Bylaw Amendment proposes to rezone the site from agricultural to industrial to allow for the uses that I just described. I think it would be helpful here just to give an illustration of potential concepts for what the look of prestige industrial buildings would be.



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So, here are, you know, some examples of, of large format, large bay formats, and small bay format, and then kind of a middle bay. I think you would agree that, you know, what Fieldgate property has in mind has a nice architectural look to it, and would be very, very compatible with the kind of prestige uses that you would be looking for.

I just want to conclude my comments and say that there are a lot of technical backup studies that have been done, and they've been submitted to the Township and to the County of Wellington, and you know, we've been in discussions with your planning advisors on this. Last comment that I can leave with you is, you know, this project is about creating jobs, strengthening the Township's tax base and establishing a high-quality employment gateway that we believe will contribute to Puslinch's economy for generations to come. To sum up, I'm going to conclude my comments, and we'll begin questions.

We'll take any questions. I'm happy to hear from, the Council and the Mayor and staff.

Jeremy Tran, Township Planning Consultant, NPG Planning Consultant: So, we're here today for the public meeting for the zoning By-law Amendment application and Official Plan Amendment application for 2781 and 2809 Townline Road.

As part of my presentation, I'll walk through the development process, provide an overview of the location and the relevant policy framework, I'll provide a summary of the proposal, the requested zoning amendment, and the requested official plan amendment. Before, summarizing the comments that the Township, the Township consultant, the external agencies, and the public have provided today. Lastly, I'll go over next step for the development process and question and comments.

In terms of the development process, a Zoning by-law Amendment application has been submitted to the Township.

At the same time, an Official Plan amendment has been submitted to the County. Both of these applications are under review. We are today at the public meeting to provide an overview of the application to the public and Council. A future recommendation report will be presented to the Township Council, and the county would make a decision on the Official Plan Amendment.

As for the location of the site, as the applicant has indicated, the subject lands are located, along Townline Road, Townline Road in the City of Cambridge to the west, Ellis Road to the north, the golf club to the east, and Highway 401 to the south.

In terms of policy framework, the lands are designated secondary agricultural in the County of Wellington Official Plan and are zoned agricultural in the Puslinch Zoning By-law. In terms of the development concept, the applicant is contemplating two different concepts, which has been explained by the applicant. Concept A would include six industrial buildings in total, one big box retail store, and a gas bar. All of the industrial buildings are proposed to be serviced by outside private services. The retail store and gas bar are proposed to be connected to municipal servicing from the City of Cambridge.

For concept B, in total, 8 industrial buildings are proposed, and all of them are proposed to be on on-site private services. The applicant has requested an Official Plan amendment to redesignate the subject lands from secondary agricultural to rural employment area and policy area PA7-X to permit a retail store, a gas bar, retail commercial, and service commercial uses normally found in urban centers, prohibit Class 3 industrial uses, medical marijuana production facility, and sawmill uses. The policy area PA7-X would also require the, the owner to



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provide satisfactory land use compatibility, site servicing, geotechnical, hydrogeological, stormwater management, agricultural, environmental, and traffic assessment prior to development.

For the Zoning By-law Amendment application, the applicant is requesting to rezone the southern portion of the site to an industrial site-specific XX. To permit all uses in the industrial zone, with some exceptions. To permit a retail store with a maximum GFA of 17,500 square meters, to permit a gas bar, to introduce site-specific definition for maximum GFA, as well as to introduce additional building and structure setback based on the land use compatibility study. At the same time, the applicant is also proposing to rezone the northern portion of the site to an industrial site-specific XXX to permit all uses in the industrial zone, with some exceptions, and also to introduce additional building and structure setback based on the land use compatibility study.

The diagram on the slide show the hatched areas, which is where the applicant is proposing that no building or structure would be permitted based on the use compatibility study.

In terms of comments that we have received to date, PDAC provided comments that the committee, in general, support the application and the job creation, subject to meeting all of the necessary application requirements. The committees support the use of onsite private services that the proponent should work to refine a proposal to ensure that it conforms with Class A and Class 2 definitions. PDAC requests that the noise impact to be worked out, a wellhead protection protocol be provided, and a cumulative water taking study be provided.

In terms of planning, NPG has provided technical comments for a number of studies. We also required an update on the proposed municipal servicing and how the proposed development would be considered dry industrial uses.

We also required more justification to support the proposed commercial uses and scale to be consistent with the PPS and conform with the County OP.

For engineering, the Township consultant provided a number of technical comments and also required for an update of the applicant discussion with the City of Cambridge regarding potential connection to their municipal servicing. In terms of ecology, NRSI indicated they have no outstanding concern, and technical comments could be deferred to the site plan stage.

In terms of traffic, Savini Consultant also provided a number of technical comments for the applicant to address related to generation, trip distributions, as part of the internal layout of the site.

Source Water protection has no outstanding concern. Other comments could be deferred to future applications.

For hydrogeology, the Township's consultant indicated that support for the applications is contingent upon confirmation of adequate water and wastewater servicing plans for the proposed development. Some of the study may be deferred to the site plan stage.

For noise, Valcoustics Canada provided a number of technical comments related to ambient sound assessment and noise mitigation measures during construction.

The City of Cambridge has been circulated, but we have not received any comments to date, and the other external agency, the GRCA, and the other township department have no comments for the application.



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In terms of public comments, we have received one public comment to date for the Zoning by-law Amendment application, expressing concern related to impact on surrounding uses and the surrounding wetlands.

We have received 3 public comments for the Official Plan Amendment application, one comment request for information on potential noise impact to the surrounding residential area, and request to clarify what studies have been completed to date to assess the impact from construction of the proposed development.

The second comment indicates support for the lands to be rezoned to as high as the best use, support of residential zoning and provision of jobs and economic growth.

The third comment for the OPA indicates support for the development and the potential to create jobs and additional retail and commercial opportunities.

In terms of next steps, we have provided comments to the applicant, and the applicant has the opportunity to respond, make revisions in another resubmission. Future recommendation reports will be provided to Council.

This is the end of my presentation. I'm happy to answer any questions.

Mayor James Seeley – Chair Thank you. Alright, this is the public's opportunity.

Barclay Nap - 4402 Concession 11: Good evening, everyone. I want to start by saying Puslinch by Design, it was a very good process. I've seen a lot of consultants being used in this County, and in response, and I think Puslinch did get a very good result. County as well as staff, did a very good job of working with it, finding future employment lands, whether it's commercial or industrial. I know with, OPA 131, waiting for Provincial approval on that, and adding it to the County Official Plan.

With this application, I'm just a little conflicted here, and I'd like to encourage Council to encourage the applicant to be a part of the lands identified by Puslinch by Design. Because that's what we need the process, to do, for finding future employment plans.

With the proposals to develop commercial industrial sites outside of lands identified by Puslinch by Design it feels like parts of Puslinch could potentially being carved up. We had a meeting last week, I think, for MZO as well to meet the fate of different townships, certain townships in Vaughn, Markham, Scarborough, Toronto, Etobicoke, Marlow, and others.

This is a great piece of fertile, well-drained, flat farmland. Great for combines. Farmland, as you know, is a limited supply in Ontario. I'm not against it; I'm not against it all.

I just think with the work that we've done with Puslinch by Design, would this would be a great place, a great fit.

Thank you.

Justine Brotherston: If there are any attendees online that would like to make a comment or ask a question with respect to the application, if you can please use the raise your hand function, you'll find it located at the bottom of your screen.

Councillor Jessica Goyda: Thank you. I had just two quick questions. The first question is in regard to the proposal of connecting to Cambridge servicing.



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Sorry, I don't exactly know who to direct this question to, but I'm just wondering if there have been discussions with Cambridge about doing so, and their willingness to allow that to happen.

Josh Marlowe, Development Partner D14-CUL: We have had some initial discussions with Cambridge. The conversations are ongoing. It is not, 100% necessary for us to continue based on, depending on the plan, but we have had initial conversations with them, and we will continue to have those conversations.

Councillor Jessica Goyda: Well, the second question I have is in regard to traffic, and I'm just, maybe more from my own personal knowledge, I'm just wondering if you can provide the methodology for determining the traffic impacts without knowing for sure which of the site plans, you're going to proceed with, and ultimately what that tenant might be in the retail space. I would imagine something like a Costco would have significantly different traffic impacts than you know, Home Hardware or something like that, so I'm just curious how that gets evaluated.

Thank you.

Will Mara, GHD Traffic Consultant, Applicant Traffic Consultant: Good evening. So, the Traffic Impact Study looked at the two scenarios, the two options, the two concept plans. So, we did, run a capacity analysis into the future horizon years for both, for the industrial site, as well as the, the retail in the, southern half of the property the methodology that we used was to use, standard traffic, trip rates from the Institute of Transportation Engineering. These were run through with the scope of work in terms of reference that we ran by, municipalities, different repealing agencies at the onset of the project.

There are some comments that we received back from the peer reviewer from Puslinch regarding the trip generation, I think mostly concerning that it might be too conservative, that's overly estimated the volume of traffic that's made when it comes to the site, so that's something that we're definitely working through, with responding to those comments.

We're still waiting for comments back from the Ministry of Transportation and from the Region as well.

So, once we have all of those, we'll be looking at addressing them in a further resubmission. But I believe, to answer the second part of your question with respect to the retail. While we don't know who the tenant is going to be at this time, we did look at a variety of different, retail uses, and we've looked at sort of averaging them out, in terms of the trip rates that are proposed, depending on the big box versus, discount stores, etc. So, there's several different, land use codes that we would use for trip rates, and we kind of averaged them out, based on the TFA.

Councillor Russell Hurst: I just have a couple brief questions as well. Let me just piggyback on Councillor Goyda's first question. I'm just curious. From the FieldGate Group of Companies, you know, the site's unique in the Township in the sense of. Onsite private service is probably being required in one form or another, unless an alternative arrangement can be made. Can you maybe just speak to, has Fieldgate and any of your other development activities or management dealt with on-site private services in the past?

Josh Marlow, Development Partner D14-CUL: I'm a development partner, not specifically with Fieldgate, so I can't answer that directly. I can get you guys that answer, but I'm optimistic that in their 70 years, they would have dealt with it. And we are using, just for comfort, the same engineer that recently had an on-site servicing completed in Puslinch, completed by Cooper



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Construction just down the road. So, the consultants that we are hiring are well-versed with the requirements and standards for on-site servicing and have worked within the County of Wellington, as well as the Township

Councillor Jessica Goyda: Okay, thanks. I think it's just something from a municipal perspective, from certainly my perspective, having a degree of comfort that they're, that would have, or potentially have, experience with, on-site services would be certainly considered an asset when working with, chosen contractors. I'll leave it at that. Just my last two comments, and certainly, I think one thing I am somewhat challenged or conflicted with from this standpoint is, you know. Our township's a rural township, and I think one of the really, really strong self-factors of why people want to live in this township is it does have a very strong moral character in between, you know, four large urban regions on all four corners of the township, so I think there is a degree at a personal level the loss of 80 acres of farmland that, and I think as Mr. Barclay noted, to a degree, never comes back, type of thing, so I'm not sure. There's probably a comment you can't make to it, but I think that, you know, from my standpoint, it's always an apprehension around development, so I'll leave it at that. I think the last one, just, there was a note around, no comments having been received to date from Cambridge or the Region of Waterloo, and maybe that's something, and I'm not sure if staff can comment on this, but, you know, just due to the geographical proximity to the region of Waterloo, I'm certainly very welcoming of their comments, given the impacts, and maybe I misunderstood the comments that no comments had been received yet. I'm hoping that they're forthcoming, but I'm not sure it's that. Presumably you can speak to that, or insight others.

Jeremy Tran, Township Planning Consultant, NPG Planning Consultant: To Mr. Mayor, to the Councillor, my understanding is, the City of Cambridge indicated to the County of Wellington that they will be providing comments, but we just don't know at what time.

Mayor James Seeley-Chair: Members in attendance, another opportunity to ask questions.

I have a couple questions. There was one slide that, he presented showed the Big Bang, New Bay. The question would be to staff. Do we have any legislative means to ensure that that design criteria would be implemented. My concern is, you know, we can show fancy pictures and nice buildings, and we have no means to ensure that you built that.

Jeremy Tran, Township Planning Consultant, NPG Planning Consultant: We anticipate if the application is recommended for approval, we probably would recommend to the County to include in the OPA policy with respect to high-quality, design for the future building and that's the timing of the site plan application, we would also require for an urban design brief to demonstrate that the proposed development complied with the township design guidelines that we do have.

That's the way that we could ensure that, high-quality design is proposed.

Mayor James Seeley – Chair: Yeah, I mean, I just hate presenting things to the public, and if it's not a possibility, then it gives a false impression.

I have a question about the Cambridge services. So, Plan B, I believe it is, shows the large retail, the gas station. Are you presenting that that portion of the project will not go forward unless there's an agreement with Municipal Services?

Josh Marlow, Development Partner D14-CUL: The answer is no. We were in discussion with some potential retailers, and their preference is to always have municipal services. We have gotten some feedback, now, it's not confirmed, but it's been kind of told to us that they potentially



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have more, interest, whether it's with municipal services or without. So, we will, depending on that interest, depending on the market, we will kind of engineer it accordingly. But it was really based on more their desire than anyone else, and we had some, you know, positive conversations with them, so of course we entertained it. But, you know, it can go either way. There's not a confirmation on each side, or either side yet. It's not, it's not necessary.

Mayor James Seeley – Chair: So, building on that, I think it's wise, from your perspective, to have engaged those conversations with the City of Cambridge. However, from Puslinch's perspective is there a process or an approval process for that to transpire? So, in my mind, can the applicant just go to Cambridge, secure the connections, and then just, you know, accept it, similar to the Onroute on 401, they put a pipe in the ground within the MTO right-of-way of their lands, and there's definitely municipal services from Cambridge to beyond Onroute that we were unaware of, so was that a similar situation that would transpire here, that the applicant deals with Cambridge, or would they not have to deal with the township and not have to be a component of that discussion and approvals? And I would say that question is to my staff.

Courtenay Hoytfox, CAO: So, yes, the latter, through Mr. Chair. The township would have to be involved in those discussions.

Josh Marlow, Development Partner D14-CUL: We totally agree. We would want you guys as part of the discussions, and if readily, would be required.

Mayor James Seeley – Chair: I declare this public meeting closed. Council will take no action on the proposal tonight. Staff will be reporting on a later date with a recommendation for Council's consideration.

If you wish to receive further notification of this proposal, please email or call planning at Puslinch.ca, or by phone, 519-763-1226 Extension 4, or contact Township staff during regular business hours.

Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it's brought forward before Council in the future, you must register as a delegation to the Municipal Clerk prior to the meeting. Thank you, everyone, for attending tonight