



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 17, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH

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AGENDA

DATE: Wednesday June 17, 2026

PUBLIC INFORMATION MEETING: 7:00 P.M.

Order of Business:

- 1. Call the Meeting to Order**
- 2. Disclosure of Pecuniary Interest & the General Nature Thereof**
- 3. Purpose of Public Meeting**
- 4. Reports/Applications**
 - 4.1. Zoning By-law Application D14-COL (Collaborative Structures Limited) – property location known as 6683 Ellis Road, Township of Puslinch**
 - 4.1.1. Application and Submissions – [Puslinch.ca/ActiveZoning](https://puslinch.ca/ActiveZoning)
 - 4.1.2. Staff Public Meeting Report
 - 4.1.3. Agency Comments
 - 4.1.4. Written Public Comments – None



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23 BROCK RD S, PUSLINCH

4.2. Zoning By-law Application D14-CUL (Fieldgate (c/o Todd Cullen) – property location known as 2781-2809 Townline Road, Township of Puslinch

- 4.2.1. Application and Submissions – [Puslinch.ca/ActiveZoning](https://puslinch.ca/ActiveZoning)
- 4.2.2. Applicant Presentation
- 4.2.3. Staff Public Meeting Report
- 4.2.4. Agency Comments
- 4.2.5. Written Public Comments

5. Adjournment



REPORT COR-2026-032

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: June 17, 2026

SUBJECT: Zoning By-law Amendment Application
6683 Ellis Rd
Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as 6683 Ellis Rd, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting held on May 6, 2026 at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 6683 Ellis Rd to be complete and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on May 26, 2026.
- Statutory notice circulated was circulated in Wellington Advertiser on May 28, 2026.
- Application presented to Planning and Development Advisory Committee for comments June 9, 2026.
- Public Information Meeting – June 17, 2026

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements County

of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023

Planning Act, R.S.O. 1990, as amended

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council’s objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township’s Zoning By-law 23-18, as amended.

Attachments

Schedule “A” – NPG Planning Solutions D14-COL Public Information Meeting Report

Respectfully submitted,

Reviewed by:

Monika Farncombe,
Planning and Corporate Services
Coordinator

Justine Brotherston,
Director of Corporate
Services/Municipal Clerk



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jeremy Tran,
Manager, Urban Design and Development Planning
NPG Planning Solutions Inc.

Subject: Public Information Meeting
Zoning By-law Amendment Application D14-COL
6681 & 6683 Ellis Road, Puslinch

Meeting Date: June 17, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 - Conceptual Site Plan provided by Applicant
3 - Draft Zoning By-law provided by Applicant
4 - Excerpts of the Township of Puslinch Comprehensive Zoning By-law
No. 023-18

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment application (the “Application”) for lands municipally known as 6681 & 6693 Ellis Road. The Application is required to fulfill conditions of Consent application B61-24, merging 0.33 hectares of lands in the rear portion of 6681 Ellis Road with 6683 Ellis Road to create a future consolidated parcel (the “Subject Lands”) for continued use as an outdoor storage area. The lot line adjustment associated with the consent application was to recognize that the existing contracting business on 6683 Ellis Road has extended into the rear portion of 6681 Ellis Road.



NPG Planning Solutions
4999 Victoria Ave | Niagara Falls, ON L2E 4C9
npgsolutions.ca

(905) 321 6743
info@npgsolutions.ca

The proposed Zoning By-law application would update existing site-specific provisions to incorporate the additional lands from 6681 Ellis Road, and to provide new site-specific provisions for the outdoor storage area.

A Public Meeting is scheduled for June 17, 2026. This report provides a preliminary overview of the proposal, highlights some of the applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment Application D14-COL be received for information.

INTRODUCTION

The Subject Lands have frontage along Ellis Road, encompassing approximately 1.38 hectares. The Lands are legally described as Part Lot 8, Concession 2, Part 2 61R111142 and Part Lot 8, Concession 2, Part 2 61R111142 in the Township of Puslinch. An aerial of the property is included as **Attachment 1**.

There is presently a building contractor's office, a shed, a storage building, parking area and outdoor storage area including shipping containers on 6683 Ellis Road. On the portion of 6681 Ellis Road that would be consolidated into 6683 Ellis Road is existing outdoor storage area with shipping containers and a telecommunications facility. The applicant is contemplating a future storage building of approximately 465 m² at the rear of 6683 Ellis Road. The applicant submitted a conceptual site plan for the Subject Lands which is included in **Attachment 2** of this report.

For information, a telecommunication facility may also be contemplated at the southeast corner of the lands. However, a formal request for this structure has not been submitted to the Township. Following the submission of such request, the proponent will have to follow a public consultation process as established in the Township's Radiocommunication Tower and Antenna Protocol Policy.

There are no environmental features on or adjacent to the Subject Lands. The Subject Lands are also outside of the Grand River Conservation Authority's (GRCA) regulation limit. Surrounding land uses consist of agricultural, and rural residential uses. Directly south of the Subject Lands is the Highway 401 corridor, and the Cambridge 401 ONroute service centre, which represents a major commercial use directly abutting the Subject Lands.

PURPOSE

The proposed Zoning By-law Amendment application (“the Application”) would rezone 6683 Ellis Road from an Agricultural Site-Specific Zone (A(sp77)) and the rear portion of 6681 Ellis Road from an Agricultural Zone (A) to a new Agricultural Site-Specific Zone (A(spXX)) under the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”).

The purpose of the proposed Zoning By-law Amendment is to update the current site-specific provisions of the Special Provision 77 to reflect the additional lands and to provide relief from the Puslinch Zoning By-law for the outdoor storage area. The draft Zoning By-law Amendment proposed by the Applicant is included in **Attachment 3**.

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Planning Justification Brief prepared by Van Harten Surveying Inc., dated March 4, 2026;
- Notice of Decision for Consent B16-24, dated September 18, 2024;
- Document Outlining Future Planning Application Requirements;
- Executors Deed dated November 30th, 1972;
- PIN Map and Parcel Registers;
- Instrument WC261548 dated November 3, 2009; and Instrument WC614375 dated October 29, 2020;
- Severance Sketch prepared by Van Harten Surveying Inc. dated July 2, 2024
- Site Plan prepared by Van Harten Surveying Inc., dated March 4, 2026
- Draft Zoning By-law and associated Schedule prepared by VanHarten Surveying Inc., dated March 4, 2026;

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within a Rural Area and more specifically, Rural Lands as per the Provincial Planning Statement, 2024 (the “PPS”). The Subject Lands are designated Secondary Agricultural as per Schedule B7: Puslinch (Land Use) of the Wellington County Official Plan (County OP).

The following policies apply:

Provincial Planning Statement (2024)

2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable rural areas should be supported by:*

a) building upon rural character, and leveraging rural amenities and assets;

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*

g) other rural land uses.

4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

County of Wellington Official Plan (Last Updated July 2024)

6.5 Secondary Agricultural Areas

6.5.3 Permitted Uses

Permitted uses and activities in Secondary Agricultural Areas may include:

- a) all uses allowed in the Prime Agricultural Area*
- b) small scale commercial, industrial and institutional uses;*
- c) public service facilities*

6.5.5 Commercial, Industrial & Institutional

Small scale commercial, industrial and institutional uses may be permitted provided that:

- a) appropriate sewage and water systems can be established;*
- b) the proposed use is compatible with surrounding uses;*
- c) the use requires a non-urban location due to:

 - market requirements;*
 - land requirements;*
 - compatibility issues.**
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;*
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving more than one lot will require an official plan amendment.*

13.3 Zoning By-laws

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Township of Puslinch Comprehensive Zoning By-law No. 023-18

According to Schedule 'A' of the Puslinch Zoning By-law the rear portion of 6681 Ellis Road is zoned Agricultural (A) while 6683 Ellis Road is zoned Agricultural Site-Specific A(sp77) Zone.

The proposed Zoning By-law Amendment would rezone the Subject to a new Agricultural Site-Specific Zone (A(spXX)). The proposed The proposed Zoning By-law provided by the applicant is included as **Attachment 3**.

The following table summarizes the applicant's proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment

Zone Provisions	A(spXX) Zone
Permitted Uses	A building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area.
Minimum Lot Area	1.3 ha
Minimum Lot Frontage	65.0 m
Minimum Rear Yard	5.0 m
Maximum Lot Coverage	15%
Minimum Landscaped Open Space	20%
Minimum Side Yard	Each side yard equal to ½ the building height, but not less than 4.5 m
Minimum Landscape Buffer	3.0 m wide along lot lines shared with residential or agricultural uses
Outdoor Storage Setback	Minimum 100 m from a street line

Zone Provisions	A(spXX) Zone
Outdoor Storage Screening	Must not be visible from any street line or adjacent lot, screening to be achieved by planting strip and/or fences
Shipping Containers	Maximum of ten (10) shipping containers accessory to permitted uses up to a maximum of 200 m2 of all shipping containers on one lot

The Puslinch Zoning By-law contains the following relevant regulations that will be applicable to the Application:

- Section 4.4.2 contains provisions relating to accessory buildings and structures. For clarity, shipping containers, the metal buildings, the shed and the storage buildings are considered accessory buildings or structures.
- Section 4.22 contains provisions applicable to outdoor storage uses and areas. Such provisions regulate the location, setbacks, size and landscape screening of the outdoor storage area among other matters.
- Section 4.24.2 contains provisions applicable to shipping containers in Agricultural Zones. Such provisions regulate the number, size, location and lot coverage of shipping containers among other matters.

An excerpt of the Puslinch Zoning By-law is included in **Attachment 4** to provide existing site-specific regulations of Special Provision 77 as well as regulations from section 4.4.2, section 4.22 and section 4.24, for information.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – There are outstanding comments in relation to the content, extent, location, setback, lot coverage, landscaped open space, and land areas for the Subject Lands, and in particular, the outdoor storage area and shipping containers to determine zoning compliance. The Planning Justification Report requires more analysis to demonstrate consistency with the PPS, to justify the cumulative scale of the commercial uses and outdoor storage use on the site to be considered small scale as directed by the County OP.

- Wellington Source Water Protection - No outstanding concerns. Comments will be provided during the Site Plan process.
- Engineering (GEI Consultants) – No outstanding concerns.
- Ecology (Azimuth Environmental Consulting, Inc.) – No outstanding concerns. Other matters such as tree removal and Species At Risk will be reviewed at the Site Plan stage.
- Hydrogeology (Wellington Hydrogeology Ltd.) – No outstanding concerns.
- Building – A building permit application will be required prior to the future storage building construction.

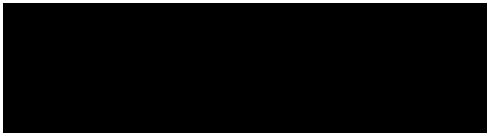
County Comments:

- Planning – The Township will need to be satisfied that the proposal conforms with the applicable policies of the County of Wellington Official Plan.

NEXT STEPS

- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.

Respectfully Submitted,



Jeremy Tran, RPP, MCIP

Manager, Urban Design & Development Planning, Toronto
NPG Planning Solutions Inc.



LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB .025 x .025 x 1.20 STANDARD IRON BAR
- IB .015 x .015 x 0.60 IRON BAR
- SSIB .025 x .025 x 0.60 SHORT STANDARD IRON BAR
- CC CUT CROSS
- OU ORIGIN UNKNOWN
- WIT WITNESS
- 375 BLACK, SHOEMAKER et. al., O.L.S.'s
- 1288 DEREK G. GRAHAM LIMITED
- MTO MINISTRY OF TRANSPORTATION OF ONTARIO
- VH VAN HARTEN SURVEYING INC., O.L.S.'s
- N, E, S, W NORTH, EAST, SOUTH, WEST
- P1 DEPOSITED PLAN 61R-11142 BY (VH)
- P2 DEPOSITED PLAN 61R-9299 BY (VH)
- P3 DEPOSITED PLAN 61R-9052 BY (VH)
- P4 HIGHWAY LAND PLAN MS31732 BY (MTO), PROJECT No. P-3156-99

EXISTING ELEVATION x 206.55
 PROPOSED ELEVATION x (206.55)
 TOP OF FOUNDATION T/F=206.33
 FINISHED FLOOR ELEVATION F/F=206.33

UTILITY POLE ● UP DECIDUOUS TREE ○
 HYDRO POLE ● HP CONIFEROUS TREE ○
 HP WITH LIGHT ● HPL LIGHT STANDARD ● LS
 HYDRO METER ● HM BELL PEDESTAL ● BELL
 GUY WIRE ● GUY TV PEDESTAL ● CATV
 FIRE HYDRANT ● FH HANDWELL ● HW
 WATER VALVE ● WV GAS METER ● GM
 GATE ● MANHOLE ● MH
 SIGN ● CATCHBASIN ● CB

DIRECTION OF FLOW →
 DITCH/SWALE ———
 OVERHEAD HYDRO ———
 OVERHEAD BELL ———
 UNDERGROUND BELL ———
 GAS LINE ———
 WATER LINE ———
 SANITARY SEWER ———
 STORM SEWER ———
 CENTRELINE OF ROAD ———
 EXISTING FENCELINE ———
 PROPOSED FENCELINE ———
 TOP OF BANK ———
 SILT FENCE ———
 TREE PROTECTION FENCE ———

ASPHALT
 BUILDING
 GRAVEL
 CONCRETE
 WATER
 FLOWERBED
 PAVESTONE
 DECK
 PROPOSED LANDSCAPE BUFFER

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) DATUM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99960244.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

BEARING COMPARISONS:
 FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1, P2, P3 & P4	-0°26'30"

UNDERGROUND SERVICES:

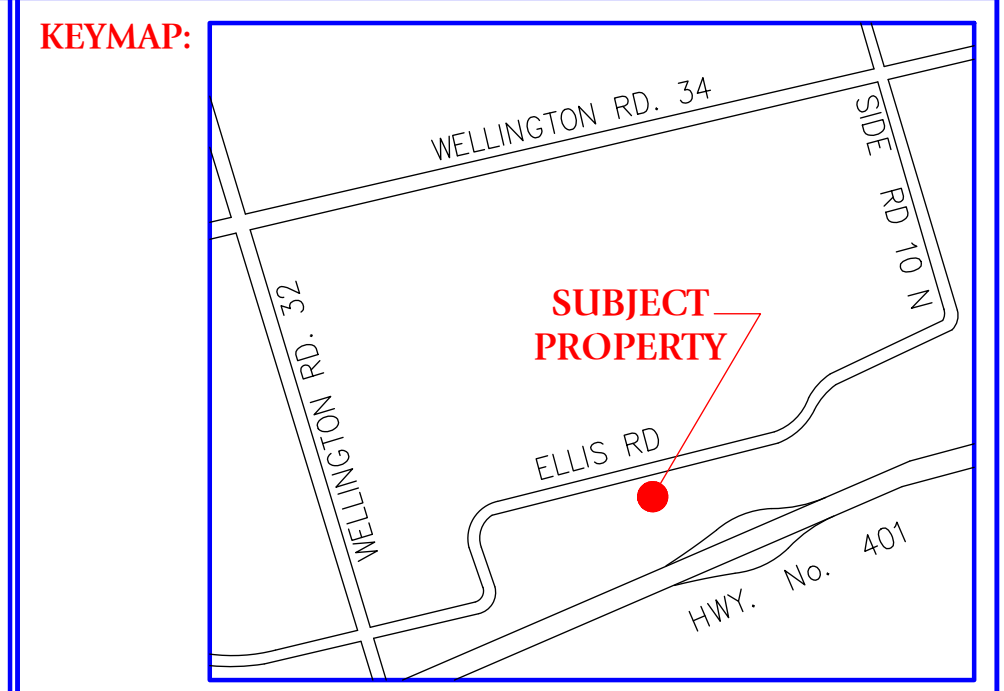
WATER: BASED ON LOCATION OF FIRE HYDRANTS, WATER VALVES AND SERVICE DRAWING

STORM: BASED ON MEASURED INVERTS, LOCATION OF CATCH BASINS, MANHOLES, AND SERVICE DRAWING

SANITARY: BASED ON LOCATION OF MANHOLES, AND SERVICE DRAWING

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



PROPERTY DESCRIPTION:

- PIN 71208-0149 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 2, 61R-11142
- TOWNSHIP OF PUSLINCH
- PART OF PIN 71208-0150 (LT)
- PART OF LOT 8, CONCESSION 2; BEING PART 1, 61R-11142
- TOWNSHIP OF PUSLINCH

PROPOSED ZONING: AGRICULTURAL - XX (A-XX) ZONE

	REQUIRED	PROPOSED
MINIMUM Lot Area	1.3ha	1.3ha
MINIMUM Lot Frontage	65.0m	67.6m
MINIMUM Side Yard: Each equal to 1/2 building height but not less than 4.5m	4.5m	11.6m/16.6m
MINIMUM Rear Yard	5.0m	5.0m
MAXIMUM Lot Coverage	15%	11%
MINIMUM Landscaped Open Space	20%	40%
MINIMUM Landscape Buffer - 3 m wide along lots shared with residential or agricultural uses.		COMPLIES
ALL Outdoor storage areas must be screened so they are not visible from any street line or adjacent lot by means of a planting strip		COMPLIES
A MAXIMUM of ten (10) shipping containers may be permitted for the purpose of outdoor storage, accessory to the permitted uses on the subject lands.		COMPLIES

PARKING REQUIREMENTS (PER SECTION 5 OF THE ZONING BY-LAW)

	REQUIRED	PROVIDED
CONTRACTOR'S YARD 1 SPACE PER 50m ²	25	25
BARRIER FREE	1	1

SURVEY INFORMATION:
BENCHMARK REFERENCE:
 ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:
 1. CONCRETE NAIL NORTH OF SOUTHWEST CORNER OF PIN 71208-0150 (LT) HAVING AN ELEVATION OF 312.42 METRES.

TOPOGRAPHIC SURVEY DATE:
 THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 2025.

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - THIS SKETCH IS PROTECTED BY COPYRIGHT, © 2025

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN FOR:
PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
2	ZONE CHANGE & SITE PLAN AMENDMENT SUBMISSION	MARCH 4, 2026
1	ADDITIONAL TOPOGRAPHIC INFORMATION	AUGUST 11, 2025

PREPARED FOR: COLLABORATIVE STRUCTURES LIMITED
PROJECT No. 33381-24
DRAWING SCALE 1 : 400

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. DESIGNED BY: W.V. CHECKED BY: P.C.
 Mar 04, 2026 - 10:26am
 G:\PUSLINCH\Con2\Acad\SITE_PT LOT 8 (CSL 33381-24) UTM-2010 R3.dwg

**THE CORPORATION OF THE TOWNSHIP OF
PUSLINCH**

By-law Number (2026)_____

A by-law to amend By-law Number 023-2018, as amended, known as the Zoning By-law for the Township of Puslinch as it affects properties known municipally as 6683 Ellis Road & 6681 Ellis Road, Puslinch, and legally described as Parts of Lot 8 Con 2; Being Part 1, 61R-11142 & Being Part 2, 61R-11142 Township of Puslinch, County of Wellington.

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

By-law Number 023-2018, as amended, is hereby further amended by changing the applicable zone on the lands denoted on Schedule 'A' attached, from Agricultural Zone (A) and Special Provision Agricultural (A-77) to site specific Agricultural (A-XX), as follows.

1. Permitted Uses

a building contractor's office which may include administration offices, workshop and storage buildings, Buildings, structures and uses accessory to the above uses, including outdoor storage area.

2. Regulations - Section 11 Site Specific Provisions are amended as follows

Minimum Lot Area	1.3 ha
Minimum Lot Frontage	65.0 m
Minimum Rear Yard	5.0 m
Maximum Lot Coverage	15%
Minimum Landscaped Open Space	20%
Minimum Side Yard	Each side yard equal to ½ the building height, but not less than 4.5 m
Minimum Landscape Buffer	3.0 m wide along lot lines shared with residential or agricultural uses
Outdoor Storage Setback	Minimum 100 m from a street line
Outdoor Storage Screening	Must not be visible from any street line or adjacent lot; screening to be achieved by planting strip and/or fences
Shipping Containers	Maximum of ten (10) shipping containers accessory to permitted uses up to a maximum of 200 m ² of all shipping containers on one lot.

This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE A



By-law read a First, Second, and Third Time this ____ of _____, 2026

MAYOR

CLERK

4.3 ACCESSORY FARM EMPLOYEE ACCOMMODATION

- a. One accessory farm employee accommodation shall be permitted accessory to and on the same lot as an agricultural use subject to the following provisions:
 - i. the lot shall have a minimum area of 20 hectares;
 - ii. access to the accessory farm employee accommodation shall be provided by way of the same driveway and entrance way as the principal dwelling unit; and
 - iii. The accessory farm employee accommodation shall be located within 100 metres of the principal dwelling unit.

4.4 ACCESSORY USES, BUILDING AND STRUCTURES

4.4.1 Accessory Uses Permitted in All Zones

Unless otherwise prohibited or restricted in this By-law, accessory uses shall be permitted in all zones in accordance with the provisions of this Section.

4.4.2 Accessory Buildings and Structures

- a. No accessory building or structure shall be erected on a lot prior to the erection of the principal building on the lot.
- b. No accessory building or structure shall be used for human habitation or as a home business, unless expressly permitted by this By-law.
- c. No accessory building or structure or part thereof shall be located within:
 - (i) an easement that is in favour of a public authority;
 - (ii) a sight triangle; or
 - (iii) One (1) metre from the principal building on the lot.
- d. Nothing in this By-Law shall apply to prevent the erection of a:
 - (i) gatehouse, anywhere in a front yard or exterior side yard in an Industrial Zone;
 - (ii) boat house or boat dock at the edge of a watercourse; or
 - (iii) a partially enclosed shelter for use by children while waiting for a school bus, anywhere in a front yard or exterior side yard in an Agricultural (A) Zone.
- e. No more than three accessory buildings or structures shall be permitted on a lot in any Residential Zone, unless otherwise permitted by this By-law.

- f. Regulations in Table 4.1 shall also apply to accessory buildings and structures.

Table 4.1 Additional Regulations – Accessory Buildings and Structures

STANDARD	
Maximum Permitted Lot Coverage – Residential Zones	10% to a max. total floor area of 200 m ²
Maximum Permitted Lot Coverage – All Other Zones	
Lot area less than 1 ha	200 m ²
Lot area between 1 and 4 ha	500 m ²
Lot area greater than 4 ha	1,400 m ² plus 1% of lot area If greater than 4 ha
Maximum Permitted Height	
Agricultural (A) Zone – lot area greater than 1 ha	7 m
All other lot sizes and zones	5 m
Minimum Required Front Yard	Equal to the minimum front yard requirement for the principal building
Minimum Required Interior Side Yard	2 m
Minimum Required Exterior Side Yard	Equal to the minimum exterior side yard requirement for the principal building
Minimum Required Rear Yard	2 m

4.4.3 Setback Special Provisions

- a. For setback calculations in accordance with Table 4.1, the following Special Provisions shall also apply:
 - i. Natural gas or electricity metres and air conditioning units, dog houses, freestanding mail boxes, driveway entrance pillars, statues, storage lockers under 1m high, pool pumps and filters not inside accessory buildings, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, back-up generators, composters, planters, and barbeques are not considered structures for the determination of setbacks; and
 - ii. Permitted yard encroachments and obstructions in Section 4.30 shall also apply.

- v. Notwithstanding subsection (iv), if the outdoor display and sales area is temporary, it may occupy up to 10 percent of the parking spaces required by this By-law.
- b. For the purposes of this Section, temporary shall mean a period not to exceed 60 days in a calendar year.

4.22 OUTDOOR STORAGE USES AND AREAS

- a. Where an outdoor storage uses and areas are permitted by this By-law, the following provisions shall apply:
 - i. The outdoor storage area shall only be permitted in a rear or interior side yard and shall not be located any closer than 20 metres to any lot line abutting a street; and
 - ii. No outdoor storage area shall be located closer than two (2) metres to any lot line;
 - iii. The outdoor storage area shall not exceed the lesser of 25 percent of the total lot area or the total ground floor area of the principal building on the lot;
 - iv. The outdoor storage area shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the Township;
 - v. No materials (other than machinery and equipment) in an outdoor storage area shall exceed six (6) metres in height;
 - vi. The storage of derelict or scrap motor vehicles or machinery and appliances or equipment in an outdoor storage area shall be prohibited;
 - vii. An outdoor storage area is not permitted within any yard abutting a Residential Zone boundary;
 - viii. Any outdoor storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and
 - ix. Notwithstanding subsection (viii), no outdoor storage area shall be considered part of any landscaped open space required herein.
- b. Subsection (a) shall not apply to the outdoor storage of farm equipment or machinery any part of a lot whereon the principal use is an agricultural use.
- c. Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an outdoor storage area of any part of a lot for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.

4.23 SERVICES REQUIRED

- a. Private servicing capability is a prerequisite to development within the Township. No building or structure shall be erected or used unless it has been demonstrated to the satisfaction of the Township that the lot is of sufficient size and shape to accommodate the dwelling unit, individual on-site water and sewage system envelopes, while maintaining compliance with Ontario Building Code requirements and O.Reg. 903 made under the Ontario Water Resources Act.

4.24 SHIPPING CONTAINERS

Shipping containers may be used as an accessory structure for storage purposes in the Agricultural (A) Zone and Industrial Zones subject to the following regulations.

4.24.1 Shipping Containers in Residential Zones

- a. Shipping containers shall not be permitted in a Residential Zone except on a temporary basis for moving purposes for a period not to exceed 14 days, in which case the shipping container shall be located on the driveway.
- b. A shipping container used for temporary storage in a Residential Zone shall only be permitted for a period not to exceed 6 months and shall be removed from the lot upon the completion of construction which will be deemed to be the date of the issuance of an occupancy permit.
- c. A shipping container used for temporary storage in a Residential Zone shall not exceed a maximum height of three (3) metres and a maximum length of six (6) metres.
- d. Shipping containers shall not be subject to the maximum lot coverage requirements for accessory buildings in Residential zones, as per Table 4.1 of this By-law.

4.24.2 Shipping Containers in Agricultural and Industrial Zones

- a. Shipping containers shall only be permitted on a lot with a minimum area of 0.4 hectares.
- b. A maximum of one shipping container shall be permitted per 0.4 hectares of lot area to a maximum floor area of 255 m² of all shipping containers on any one lot.
- c. Shipping containers shall only be permitted in a rear yard and shall not be permitted in a required parking area.
- d. Shipping containers shall only be permitted where an outdoor storage area or outdoor storage use is also permitted.
- e. Shipping containers in an Industrial Zone shall be screened from the street frontage and buildings on abutting lots.

- f. Shipping containers shall not be permitted any closer than 10 metres to a lot containing residential uses or zoned for residential use.
- g. Shipping containers shall not be used for human habitation.
- h. The maximum size of a shipping container permitted shall be 51 m².
- i. Shipping containers shall be subject to the maximum lot coverage requirements for accessory buildings, as per Table 4.1 of this By-law.
- j. On any lot zoned Agricultural, a minimum of 75 percent of all shipping containers, based on floor area, shall be located within 50 metres of an agricultural building or structure.

4.25 SHORT TERM ACCOMMODATION

- a. Short-term accommodation is a prohibited use unless specifically permitted by an amendment to this By-law.
- b. Where specifically permitted by an amendment to this By-law, no lot, building or structure shall be used for short term accommodation, unless the lot, building and structure can meet the following regulations and any other applicable provisions of this By-law:
 - i. where permitted, the maximum occupant load of a short term accommodation use shall be 8 visitors;
 - ii. the minimum distance from any other short term accommodation uses or bed and breakfast establishment shall be 120 metres; and
 - iii. a short-term accommodation use shall not occur on the same lot as a home business, in an additional residential unit (attached or detached), or accessory building or structure.

4.26 SIGHT TRIANGLES

4.26.1 Prohibition of Obstructions

- a. Notwithstanding any other provisions of this By-Law, within any area defined herein as a sight triangle, no building or structure shall be erected, no vehicle shall be parked, no lot shall be graded, and no landscaping materials shall be permitted to grow, in such a manner as to impede or obstruct the vision of persons driving vehicles on an abutting street above a height of 0.6 metres above the elevation of the centre-line of the said street.
- b. The following are prohibited on that portion of a lot defined as a sight triangle:

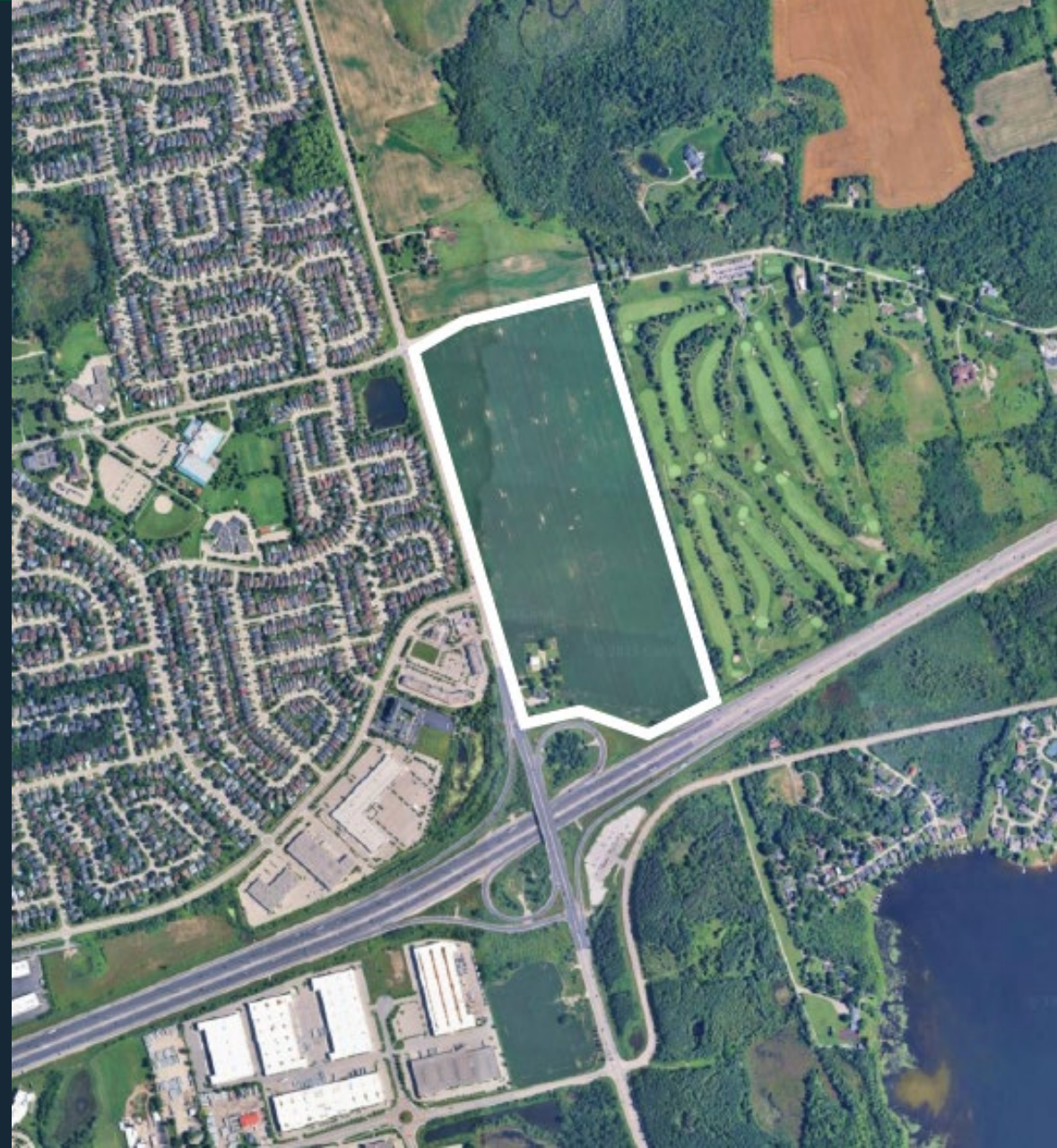
No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
		31/90 as amended and approved by OMB Order dated August 10, 1990	within a license issued by the Ministry of Natural Resources and Forestry to extract sand and gravel Forestry Fish and wildlife management Any public use Research and educational use	extraction	31/90 as amended and approved by OMB Order dated August 10, 1990.
76	A		Fencing construction business	N/A	N/A
77	A	By- law 20/09	A building contractor's office which may include administration offices, workshop and storage buildings Buildings, structures and uses accessory to the above use, including outdoor storage areas Designated secondary AG uses: Small scale Commercial Industrial Institutional	N/A	Lot area (min): 1.0 ha Lot frontage (min): 65 m Side yard (min.) each side: equal to 1/2 building height but not less than 4.5 m Rear yard (min.): as existing Lot coverage (max.):10% Landscaped open space (min.): 25% Landscaped buffer: a landscaped buffer min. 3 m wide shall be provided in the following locations: i) abutting the western limit of this zone commencing at a point a max. of 25 m setback from the street line for a min. length of 110 m ii) abutting the eastern limit of this zone commencing at a point a max. of 50

No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p>m setback from the street line</p> <p>Outdoor storage areas: All outdoor storage areas used for the storage of equipment or materials shall be setback a min. of 100 m from a street line.</p> <p>Outdoor storage areas shall be fully screened so they are not visible from any street or adjacent lot by means of a planting strip.</p>
78	A	By- law 42/14	<p>Professional office with a max. floor area of 100 m² (1,076 sq. ft.), a max. height of 8.5 m (27.1 ft.) and setback approximately 240 m from Concession Road 1; 250 m from Sideroad 25; and 145 m from the East lot line</p> <p>Any use permitted in an (A) zone</p>	Outdoor storage areas associated with the professional office use	<p>The professional office building shall be contained to an area in proximity to the existing building cluster. It shall not be used for residential purposes and shall not contain any sleeping quarters within it.</p> <p>The number of employees permitted to work at the professional office shall not exceed three and shall not include any off-site employees.</p>
79	NE	By- law 23/10	<p>Conservation uses</p> <p>Scientific monitoring for ecological and hydrogeological purposes</p>	<p>The making, establishment or operation of a pit</p> <p>Any ancillary land use related to aggregate extraction</p>	N/A

2781-2809 Townline Rd, Township of Puslinch

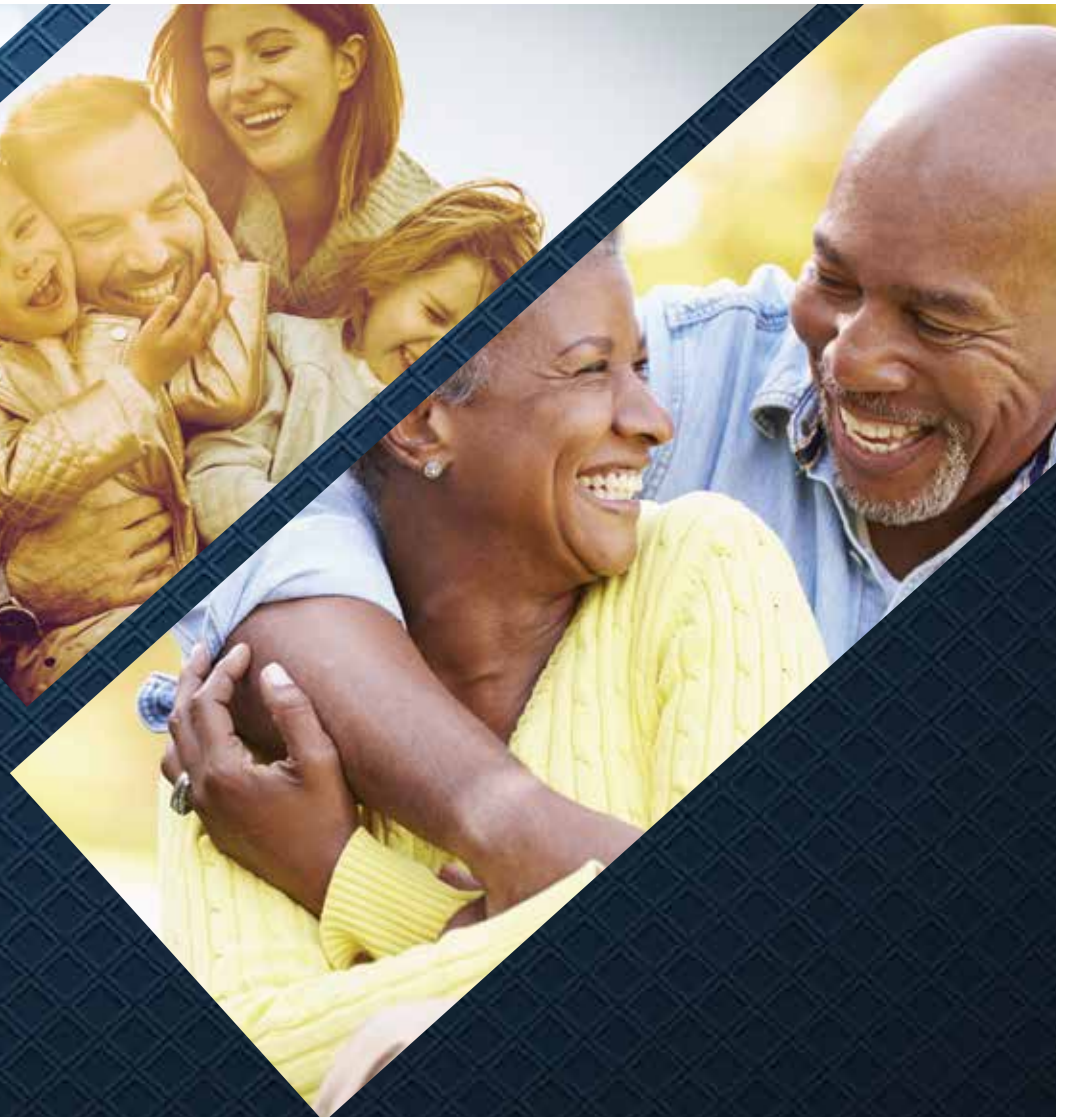
Public Information Meeting
File: D14/CUL

Wednesday June 17, 2026



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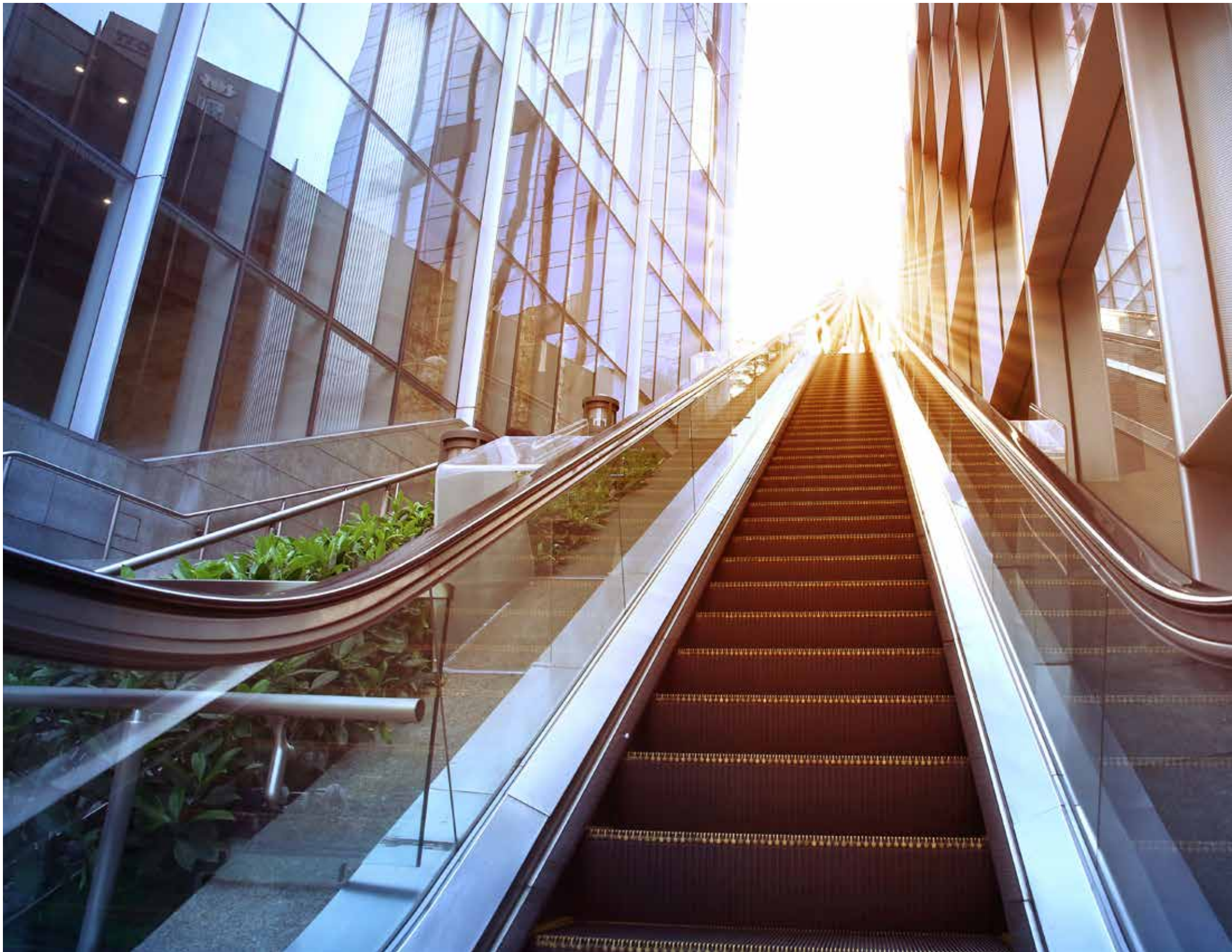


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
Site Context

Context Map





Legend:

 The Site

Per City of Cambridge Map 2 General Land Use Plan (September 2018 Consolidation)

-  Low / Medium Density Residential
-  Employment Corridor
-  Business Industrial
-  Hespeler Village
-  Township of Puslinch
City of Cambridge Boundary

Context Map

-  Agricultural
-  Bus Lines
-  Highway
-  Arterial Road



Nearby Uses & Amenities

Legend:



The Site

Context Map:

- Residential
- Agricultural
- Employment / Industrial
- Commercial
- School
- Places of Worship
- Community Centre
- Hotel
- Parks and Recreation
- Golf Club
- Parking Lot
- Township of Puslinch
City of Cambridge Boundary

Municipal and Regional Roads:

- Provincial Highway
- Arterial Road
- Collector Road
- County Road



Overview of Planning Context

Planning Context

Provincial Planning Statement, 2024

Purpose: Establishes a planning & land use framework across Ontario

Highlights

- Promote **economic development** and **competitiveness** over the **long-term**
- Identify **strategic sites** for investment
- Support a **range of economic activities** and supporting uses
- Support the development of **complete communities**



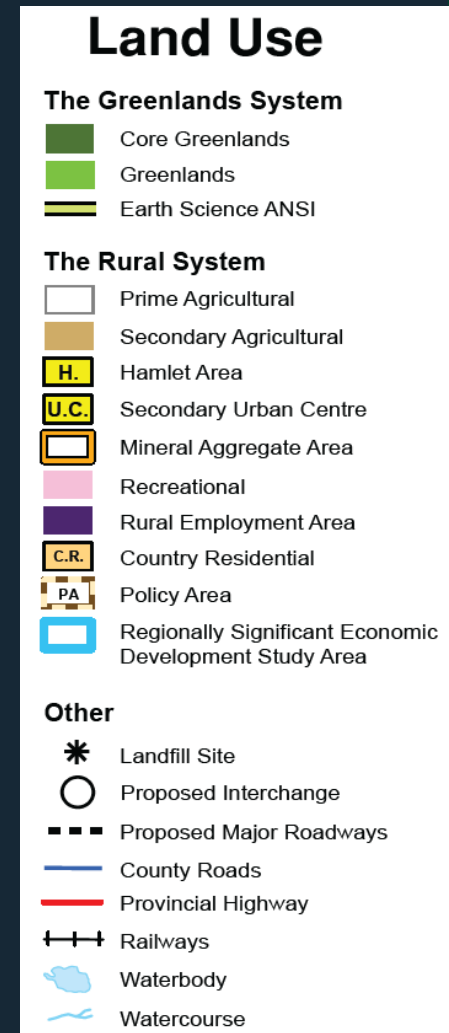
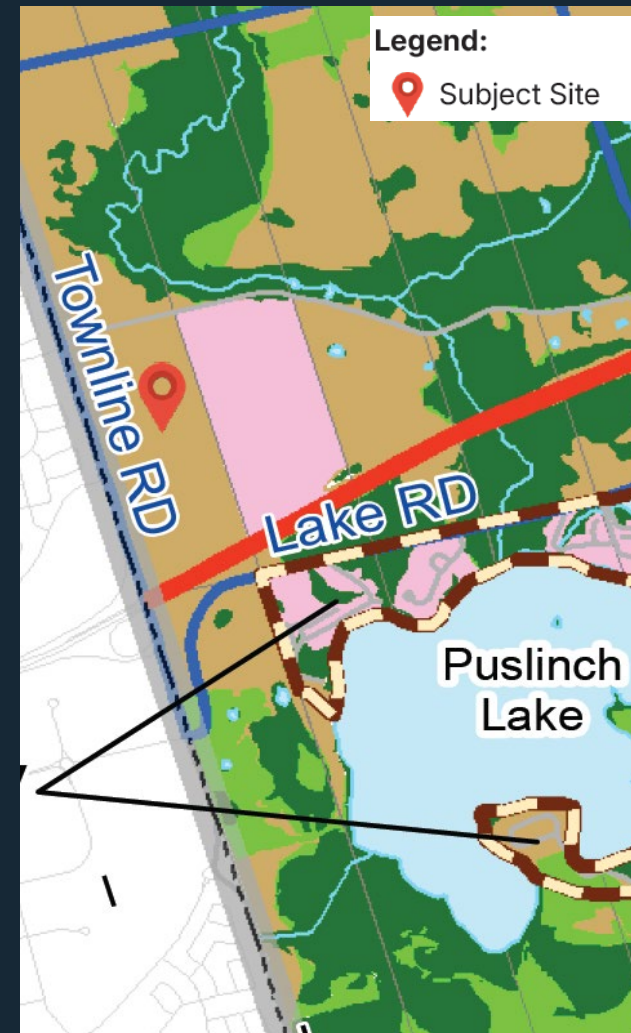
Planning Context

County of Wellington Official Plan

Purpose: Long-term vision and planning framework to manage growth and change in the County and local municipalities

Highlights

- County objectives related to the provision of jobs, commerce and services and convenient access to commercial uses and services
- Designated **Secondary Agricultural**



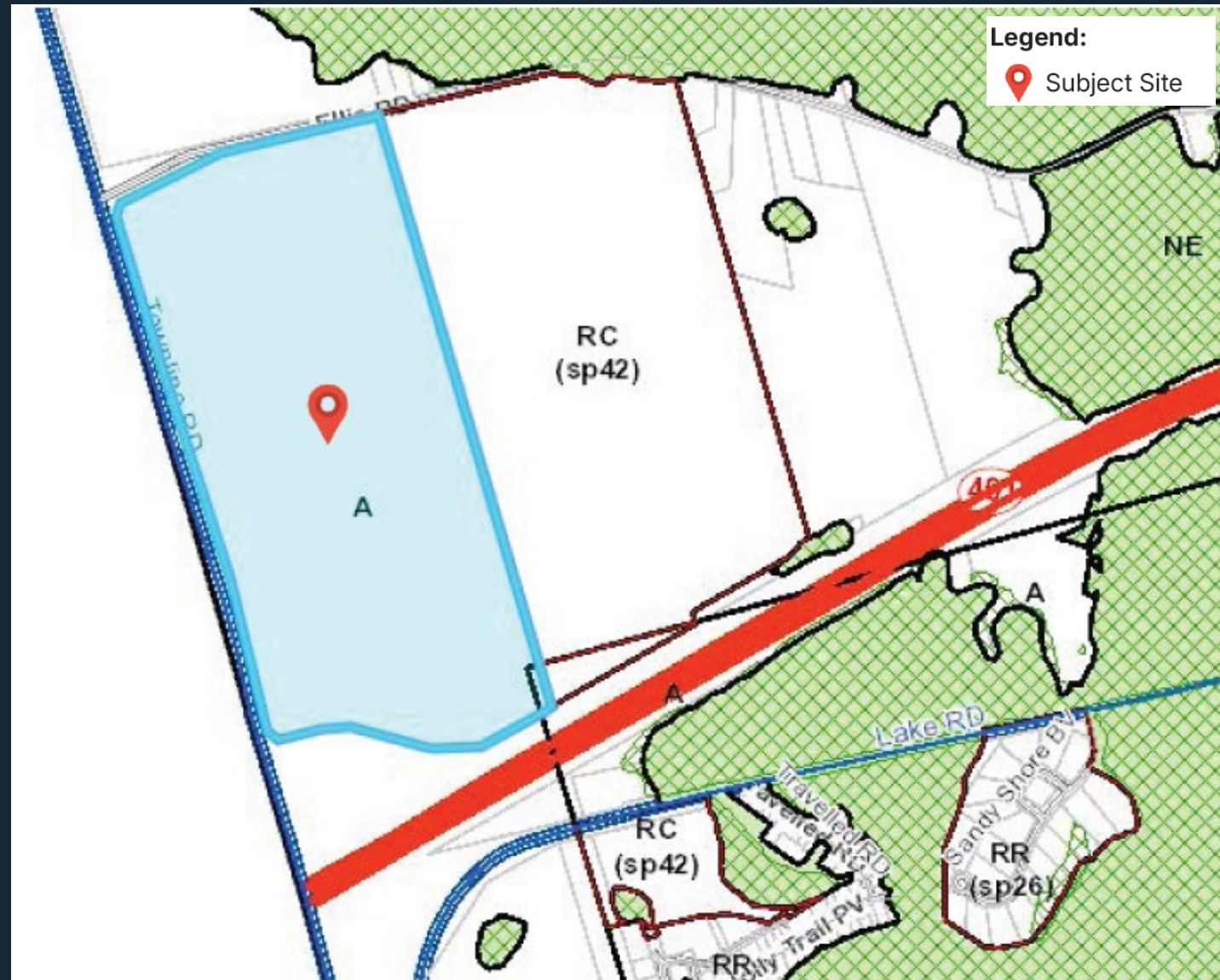
Planning Context

Township of Puslinch Zoning By-law No. 023-18

Purpose: Regulates the use of land, buildings and structures to implement the Official Plan

Highlights

- Zoned Agricultural (A)



The Proposal

The Opportunity



A prestige industrial development that diversifies the economic base and promotes job growth in proximity to a major transportation network.

Site Plan A

- Prestige Industrial development, including:
 - Three (3) stand alone industrial buildings
 - Three (3) multi-tenant industrial buildings
 - A large format retail store and gas bar



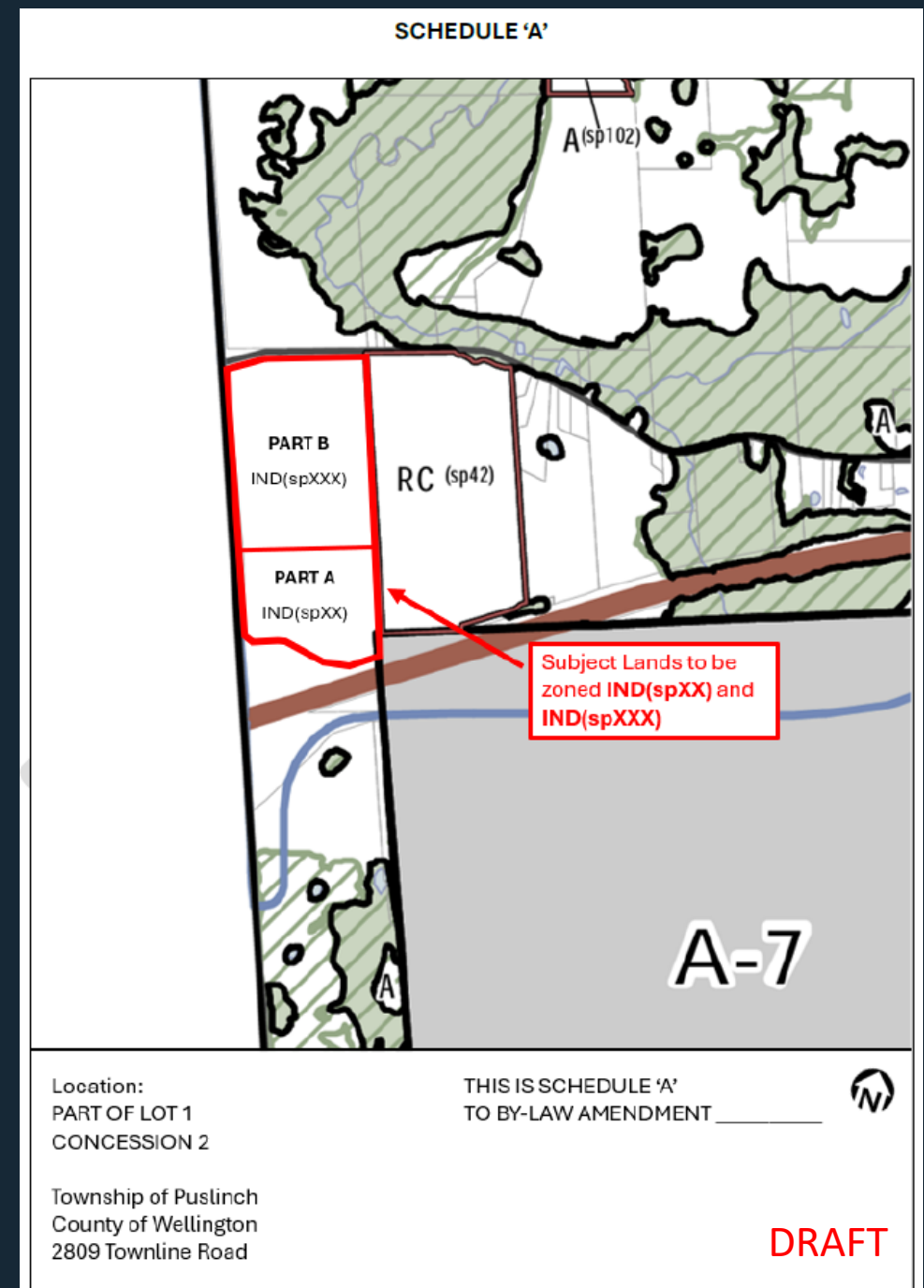
Site Plan B

- Prestige Industrial development, including:
 - Five (5) stand alone industrial buildings
 - Three (3) multi-tenant industrial buildings



Zoning By-law Amendment

- Proposed Zone: **Industrial (IND)** with site specific exceptions
 - Supports industrial, business and professional office, and warehouse uses
 - Site specific provisions to permit the proposed **retail store and gas bar uses**



Industrial Commercial User Types

Large Bay



Mid Bay



Small Bay



Next Steps

Next Steps

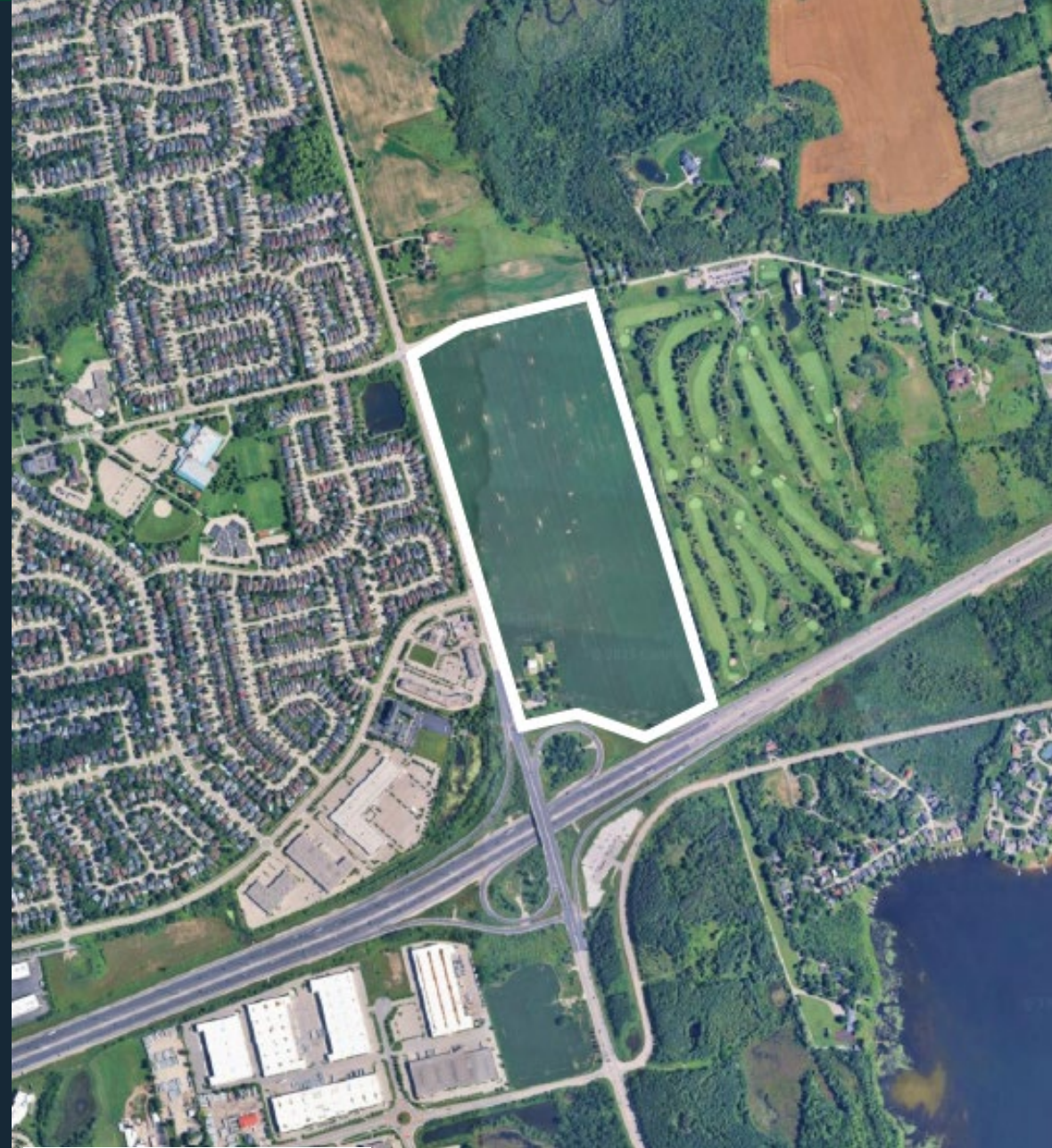
- Planning and Development Advisory Committee Meeting on June 9, 2026
- Public Information Meeting (PIM) on June 17, 2026
(WE ARE HERE)
- Continue working closely with County and Township staff to respond to any remaining comments



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Additional Slides

Site Plan B



ZONING MATRIX		
LEGAL NAME: PART LOT 1, CONCESSION 2, PUSLINCH, PARTS 1, 2 & 3 61R2992 AND AS IN ROS257095 SOUTH OF MS47320; EXCEPT PART 2 61R642, PART 1 61R6501, PARTS 1 & 2 61R2843, PARTS 1, 2, 3, 5, 6, 7 & 8 61R9198, PART 1 61R9263, PART 1 61R9689 AND PART 1 EXPROPRIATION PLAN WCS05537; T/W RO693735, TOWNSHIP OF PUSLINCH		
ITEM	PROPOSAL	EXISTING
ZONING CATEGORY	INDUSTRIAL (IND)	AGRICULTURAL (A)
GROSS SITE AREA (m ²)	337,346 m ² (33.7ha)	
TOTAL GROSS FLOOR AREA (m ²)	118288.00	N/A
	PROPOSED	REQUIRED
MINIMUM REQUIRED LOT AREA (HA)	33.7	0.4
MINIMUM REQUIRED LOT FRONTAGE (m)	75.2	30
MINIMUM REQUIRED FRONT YARD (m)	41	6
MINIMUM REQUIRED EXTERIOR SIDE YARD SETBACK (m)	36	5
INTERIOR SIDE YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MINIMUM REQUIRED EXTERIOR SIDEYARD (m)	55	15
MINIMUM REQUIRED REAR YARD (m)	47	7.5
REAR YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MAXIMUM PERMITTED LOT COVERAGE (%)	35%	75%
MINIMUM REQUIRED LANDSCAPED OPEN SPACE	17%	15%
MAXIMUM PERMITTED BUILDING HEIGHT (m)	25	25
BUFFER IF ADJACENT TO RESIDENTIAL ZONE (m)	N/A	1.5
MTO SETBACK (m)	14	14
BUILDING FLOOR AREA		
BUILDING 1		m ²
	INDUSTRIAL	15,390.00
	(5%) OFFICE	810.00
	TOTAL	16,200.00
BUILDING 2		
	INDUSTRIAL	15,390.00
	(5%) OFFICE	810.00
	TOTAL	16,200.00
BUILDING 3		
	INDUSTRIAL	15,390.00
	(5%) OFFICE	810.00
	TOTAL	16,200.00
BUILDING 4		
	INDUSTRIAL	9,384.00
	(10%) OFFICE	1,043.00
	TOTAL	10,427.00
BUILDING 5		
	INDUSTRIAL	9,384.00
	(10%) OFFICE	1,043.00
	TOTAL	10,427.00
BUILDING 6		
	INDUSTRIAL	8,833.00
	(10%) OFFICE	981.00
	TOTAL	9,814.00
BUILDING 7		
	INDUSTRIAL	18,534.50
	(5%) OFFICE	975.50
	TOTAL	19,510.00
BUILDING 8		
	INDUSTRIAL	18,534.50
	(5%) OFFICE	975.50
	TOTAL	19,510.00
TOTAL AREA		118,288.00

PARKING REQUIREMENT		
Building 1-6:		
Parking stall ratio: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ²		
Business/Professional Office: 1/40 m ²		
Bicycle space (0.6x1.8m) ratio: 2/1000 m ² for industrial uses		
Barrier-free stalls:		
1 stall if the total number of parking stalls is between 3 and 25 stalls.		
1 stall + 3% if the total number of parking stalls is between 26 and 100 stalls.		
4 stalls + 2% if the total number of parking stalls is between 101 and 200 stalls.		
8 stalls + 2% if the total number of parking stalls is equal to or greater than 201 stalls		
Loading Spaces:		
0 spaces for buildings less than 250 m ²		
1 space for buildings between 250 m ² and 2,500 m ²		
2 spaces for buildings greater than 2,500 m ² and less than 5,000 m ²		
3 + 1 additional space for each 10,000 m ² in excess of 5,000 m ² for buildings greater than 5,000 m ²		
PARKING STALL DIMENSIONS		STANDARD: 3.0 m x 6.0 m
		BARRIER-FREE: 3.6 m x 6.0 m
		LOADING SPACE: 3.5 x 10m
	PROPOSED	REQUIRED
BUILDING 1	147	147
BUILDING 2	149	147
BUILDING 3	149	147
BUILDING 4	140	120
BUILDING 5	140	120
BUILDING 6	138	113
BUILDING 7	188	167
BUILDING 8	189	167
TOTAL NO. OF PARKING SPACES	1240	1128
REQ. BARRIER-FREE PARKING SPACES (BUILDING 1)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 2)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 3)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 4)	6	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 5)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 6)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 7)	9	8
REQ. BARRIER-FREE PARKING SPACES (BUILDING 8)	8	8
REQ. LOADING SPACES (BUILDING 1)	46	4
REQ. LOADING SPACES (BUILDING 2)	46	4
REQ. LOADING SPACES (BUILDING 3)	46	4
REQ. LOADING SPACES (BUILDING 4)	11	4
REQ. LOADING SPACES (BUILDING 5)	11	4
REQ. LOADING SPACES (BUILDING 6)	11	4
REQ. LOADING SPACES (BUILDING 7)	33	4
REQ. LOADING SPACES (BUILDING 8)	33	4
REQ. BICYCLE SPACES (BUILDING 1)	32	32
REQ. BICYCLE SPACES (BUILDING 2)	32	32
REQ. BICYCLE SPACES (BUILDING 3)	32	32
REQ. BICYCLE SPACES (BUILDING 4)	22	21
REQ. BICYCLE SPACES (BUILDING 5)	22	21
REQ. BICYCLE SPACES (BUILDING 6)	20	20
REQ. BICYCLE SPACES (BUILDING 7)	40	39
REQ. BICYCLE SPACES (BUILDING 8)	40	39



REPORT COR-2026-033

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: June 17, 2026

SUBJECT: Zoning By-law Amendment Application
2781-2809 Townline Line Rd
Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as 2781-2809 Townline Rd, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on May 6, 2026 at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 2781-2809 Townline Rd to be complete and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on May 26, 2026.
- Statutory notice circulated in Wellington Advertiser in Wellington Advertiser on May 28, 2026.
- Application presented to Planning and Development Advisory Committee for comments June 9, 2026.
- Public Information Meeting – June 17, 2026

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements County

of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council’s objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township’s Zoning By-law 23-18, as amended.

Attachments

Schedule “A” – NPG Planning Solutions D14-CUL Public Information Meeting Report

Respectfully submitted,

Reviewed by:

**Monika Farncombe,
Planning and Corporate Services
Coordinator**

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**



Planning Report for the Township of Puslinch
Prepared by NPG Planning Solutions Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Jeremy Tran,
Manager, Urban Design and Development Planning
NPG Planning Solutions Inc.

Subject: Public Information Meeting
Zoning By-law Amendment Application D14-CUL & Official Plan
Amendment Application OP-2025-11
2781-2809 Townline Road, Puslinch

Meeting Date: June 17th, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 - Conceptual Site Plan A provided by Applicant
3 - Conceptual Site Plan B provided by Applicant
4 - Draft Zoning By-law Amendment provided by Applicant
5 - Draft Official Plan Amendment provided by Applicant
6 - Reports and Studies Submitted by Applicant

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment application (ZBA) (D14-CUL) for lands municipally known as 2781-2809 Townline Road (the “Subject Lands”). The purpose of the Application for Zoning By-law Amendment is to rezone the Subject Lands to permit the development of various industrial buildings, ancillary office use, retail store, and gas bar uses.

A concurrent Official Plan Amendment application (OPA) (OP-2025-11) was also submitted to the County of Wellington and has been circulated to the Township of Puslinch for comments. The OPA would redesignate the Subject Lands from Secondary Agricultural to Rural Employment Area and Policy Area (PA7-X) to facilitate the proposed development.

A Public Meeting is scheduled for June 17th, 2026. This report provides a preliminary overview of the proposal, highlights applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment application D14-CUL and Official Plan Amendment application OP-2025-11 be received for information.

INTRODUCTION

The Subject Lands abut Townline Road to the west, Highway 401 to the south and Ellis Road to the north, encompassing approximately 33.7 hectares, and are generally rectangular in shape. The Lands are legally described as Part Lot 1, Concession 2, Parts 1,2 & 3 61R2992 and as in ROS257095 South of MS47320, except Part 2 61R642. Part 1 61R6501, Parts 1 & 2 61R2843, Parts 1,2,3,5,6,7 & 8 61R9263, Part 1 Expropriation Plan WC505537; T/W RO693735; Township of Puslinch, County of Wellington. The Subject Lands are presently used for agricultural purposes and contain a single detached dwelling, a barn, and a development showroom.

There are no environmental features on the Subject Lands, however they are within 120 metres from a provincially significant wetland to the north (Puslinch Lake-Irish Wetland Complex). The Subject Lands are also outside of the Grand River Conservation Authority's (GRCA) regulation limit.

Surrounding uses consist of agricultural uses to the north, a golf course to the east, Highway 401, a car parking lot and vacant lands to the south, residential development and an industrial park in the City of Cambridge to the west. An aerial of the property is included as **Attachment 1**.

PURPOSE

The purpose of the ZBA is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the "Puslinch Zoning By-law") to permit the development of various industrial buildings, ancillary office use, retail store, and gas bar. The applicant is

contemplating two different concepts for the Subject Lands which are shown on **Attachment 2** and **Attachment 3**, they are as follows:

Concept A consists of:

- Three (3) industrial standalone buildings;
- Three (3) industrial condominium buildings (each building containing 11 units);
- One (1) standalone big-box retail store;
- One (1) gas bar; and
- All industrial buildings are proposed to be serviced by on-site private services while the retail store and the gas bar are proposed to receive municipal servicing from the City of Cambridge.

Concept B consists of:

- Five (5) industrial standalone buildings;
- Three (3) industrial condominium buildings (each building containing 11 units); and
- All buildings are proposed to be serviced by on-site private services.

In detail, the Application would rezone the northern portion of the Subject Lands from an Agricultural Zone (A) to an Industrial Site-Specific Zone (IND(spXXX)) to permit industrial uses and the rest to the Subject Lands from an Agricultural Zone (A) to an Industrial Site-Specific Zone (IND(spXX)) to permit retail store and gas bar as in addition to industrial uses to the facilitate the proposed proposal.

Details of the proposed Zoning By-law Amendment are included in subsequent sections of this report. The Draft Zoning By-law provided by the Applicant is included as **Attachment 4**.

A concurrent Official Plan Amendment application was also submitted to the County of Wellington to redesignate the Subject Lands from Secondary Agricultural to Rural Employment Area and Policy Area (PA7-X). The proposed Policy Area PA7-X contains site-specific policies to permit the retail commercial and service commercial uses that

are normally found in urban centres, including the bog-box retail store. The Draft Official Plan Amendment is included as **Attachment 5**.

The list of reports and studies submitted for both applications have been included in **Attachment 6**.

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

Provincial and County Policies

The Subject Lands are within Rural Areas as per the Provincial Planning Statement, 2024 (PPS). The lands consist of Canada Land Inventory Class 1, 2, and 3 lands and more specifically, Prime Agricultural Lands. The Subject Lands are designated Secondary Agricultural as per Schedule B7: Puslinch (Land Use) of the Wellington County Official Plan (County OP).

The following policies apply:

Provincial Planning Statement (2024)

2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable rural areas should be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*
- d) using rural infrastructure and public service facilities efficiently;*
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*

2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

2.8 Employment

2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

2.8.2 Employment Areas

- 1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.*
- 4. Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.*

3.2 Transportation Systems

- 1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.*

3.3 Transportation and Infrastructure Corridors

3. ... *New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.*

3.5 Land Use Compatibility

1. *Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*

3.6 Sewage, Water and Stormwater

1. *Planning for sewage and water services shall:*

b) *ensure that these services are provided in a manner that:*

1. *can be sustained by the water resources upon which such services rely;*

3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*

4. *aligns with comprehensive municipal planning for these services, where applicable.*

4. *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts...*

5. *Partial services shall only be permitted in the following circumstances:*

a) *where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;*

8. *Planning for stormwater management shall:*

b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*

c) minimize erosion and changes in water balance including through the use of green infrastructure;

d) mitigate risks to human health, safety, property and the environment;

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

4.2 Water

1. Planning Authorities shall protect, improve or restore the quality and quantity of water by:

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and

2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

4.3 Agriculture

4.3.2 Permitted Uses

1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.

3. New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

4.3.5 Non-Agricultural Uses in Prime Agricultural Areas

1. Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

b) limited non-residential uses, provided that all of the following are demonstrated:

- 1. the land does not comprise a specialty crop area;*
- 2. the proposed complies with the minimum distance separation formulae;*
- 3. there is an identified need within the planning horizon identified in the official plan as provided for in the policy 2.1.3 for additional land to accommodate the proposed use; and*
- 4. alternative locations have been evaluated, and*
 - i. there are no reasonable alternative locations which avoid prime agricultural areas; and*
 - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural land.*

2. Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

4.6 Cultural Heritage and Archeology

2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

6.2 Coordination

1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:

b) economic development strategies;

g) population, housing and employment projections, based on regional market areas, as appropriate; and

Section 8: Definitions:

Employment Area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Negative impacts: means

a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

d) in regard to policy 4.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; and

e) in regard to policy 3.3.3, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Partial services: means

a) municipal sewage services or private communal sewage services combined with individual on-site water services; or

b) municipal water services or private communal water services combined with individual onsite sewage services.

Prime agricultural area: means areas where prime agricultural lands predominate. ...

Prime agricultural land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

County of Wellington Official Plan (Last Updated July 2024)

3.4 Servicing Growth

Wellington will provide for the efficient and environmentally sound use of land by encouraging full municipal water and waste water services for new development. Where full municipal services are not available or cannot be provided, municipalities may choose to use private communal sewage services and private communal water services. The use of individual on-site systems will be limited to the low intensity uses in the rural system and unserviced settlement areas.

4.7 Urban Area Protection

4.7.1 In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

a) prohibits new development adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary)...

4.9 Water Resources

4.9.4 Policy Direction

Wellington County commits to pursuing the following directions relating to water resources:

b) protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;

c) ensure that development meets provincial water quality objectives;

d) ensure levels of wastewater treatment that are appropriate for the size, location and scale of development anticipated;

4.9.5.6 New large-scale developments on private communal or individual on-site water supply outside a WHPA Q1 or WHPA Q2 shall be required to demonstrate to the satisfaction of the County and the local municipality that adequate water supply is available and that the proposed water taking will not interfere with existing or future municipal water supply and private wells. New large-scale development

shall also be required to provide a scoped water budget and water conservation plan for the subject property and adjacent lands...

4.9.7.2 a) Large scale development proposals including intensive recreation, mineral aggregate operations, new rural employment area designations, and urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced

5.6 Development Control

5.6.2 Development Impacts

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a) identify the nature of the features potentially impacted by the development;*
- b) prepare when required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c) Address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

5.6.3 Adjacent Lands

For the purposes of this section of the Plan, adjacent lands are considered to be:

- a) lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands.*

6.5 Secondary Agricultural Areas

6.5.3 Permitted Uses

Permitted uses and activities in Secondary Agricultural Areas may include:

- a) all uses allowed in the Prime Agricultural Area*

- b) *small scale commercial, industrial and institutional uses;*
- c) *public service facilities*

6.8 Rural Employment Areas

6.8.1 Defined

Rural Employment Areas are lands set aside for industrial and limited commercial uses which would benefit from a rural location due to:

- *the need for a relatively large site; or*
- *the need for access to major transportation routes; or*
- *the need to be close to rural resources*

In all cases, rural employment areas will be used by “dry” industrial and limited commercial uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems

6.8.2 Permitted Uses

Dry industrial and commercial uses requiring large lots, major road access or proximity to rural resources are permitted in rural employment areas.

Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Accessory uses including the retail sale of products produced on-site may be allowed.

Such commercial uses will be service focused with limited accessory retail and may include business or professional offices, farm machinery sales, farm supplies, farm produce sales, small scale motels or inns, small scale restaurants and automobile sales and services. Retail commercial uses and service commercial uses normally found in primary and secondary urban centres are not allowed.

6.8.3 Land Use Compatibility

In Rural Employment Areas, establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zones and considering rezoning applications, Councils shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated

from industrial uses. The Zoning By-law may also limit the location and size of commercial uses...

9.8.3 Puslinch Industrial Policy

a) Areas designated Rural Employment in Puslinch are permitted to have the following additional uses:

- complementary commercial uses such as automotive uses, restaurants, motels and limited retail*
- offices, including a head office and/or research centre*

11.2 Water and Sewage

11.2.6 Rural System Servicing

The following water and sewage policies apply in the rural system outside of secondary urban centres and hamlets:

- a) development in the rural system is anticipated to be on individual on-site systems where soil conditions are suitable over the long term;*

13.2 Amendments

13.2.1 General

... Individuals may request changes to this Plan...

The County will require adequate information and studies to demonstrate the impacts of proposed changes and to indicate how various policies in this Plan are met.

The County will ensure the amendments to this Plan are only considered after appropriate public notice and consultation takes place and that adequate information is made available to allow the public to understand proposed changes.

The County will also consult with appropriate public agencies to receive their advice on proposed changes in which they have an interest.

13.3 Zoning By-laws

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

Zoning By-law Amendment (ZBA) application

According to Schedule 'A' of the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law), the Subject Lands are zoned Agricultural (A). The proposed uses are not permitted on the Subject Lands under the Puslinch Zoning By-law.

The proposed Zoning By-law Amendment included as **Attachment 4**, would rezone a portion of the Subject Lands from an Agricultural Zone (A) to an Industrial Site-Specific Zone (IND (spXX)) and the rest to the Subject Lands from an Agricultural Zone (A) to an Industrial Site-Specific Zone (IND (spXXX)).

The following table summarizes the applicant's proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment

Zone Category	Permitted Uses	Site-Specific Special Provision
IND (spXX)	<p>All uses permitted under the Industrial Zone, except for:</p> <ul style="list-style-type: none"> • Class III Industrial Uses; • Medical Marihuana Production Facility; and • Sawmill. <p>In addition, it is requested that the following uses are also permitted:</p> <ul style="list-style-type: none"> • Retail Store; and • Gas Bar; 	<p>Maximum Gross Floor Area for Retail Store Uses: 17,500 m²</p> <p>Site-specific definition of "maximum gross floor area"</p> <p>Additional building and structure setbacks based on Land Use Compatibility</p>
IND (spXXX)	<p>All uses permitted under the Industrial Zone, except for:</p> <ul style="list-style-type: none"> • Class III Industrial Uses; • Medical Marihuana 	<p>Additional building and structure setbacks based on Land Use Compatibility</p>

Zone Category	Permitted Uses	Site-Specific Special Provision
	Production Facility; and <ul style="list-style-type: none"> • Sawmill. 	

The applicant proposed a site-specific definition of “gross floor area”. The Puslinch Zoning By-law only contains definitions for “floor area” and “net floor area”. In general, the requested definition excludes cellar, attic, garage, porch, verandah, amenity area, parking area and areas with a clearance height of less than 2.286 metres.

In addition to the above, the applicant is proposing to prohibit all buildings and structures within certain areas of the Subject Lands, to meet the minimum required setbacks established for Class II industries by the Land Use Compatibility Study submitted as part of the applications.

Section 4.16 of the Puslinch Zoning By-law provides the following relevant provisions regarding minimum distance separation for new non-farm uses:

4.16.1 a. Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.

Official Plan Amendment (OPA) application

The Subject Lands are designated Secondary Agricultural as per Schedule B7: Puslinch (Land Use) of the County of Wellington Official Plan (County OP). The OPA would redesignate the Subject Lands from Secondary Agricultural to Rural Employment Area and Policy Area (PA7-X). The Draft Official Plan Amendment is included as **Attachment 5**.

The proposed Policy Area PA7-X contains site-specific policies to:

- Permit a retail store with a maximum gross floor area of 17,500 m² and a gas bar;
- Permit the retail commercial and service commercial uses that are normally found

in urban centres, including the bog-box retail store;

- Prohibit Class III industrial uses, medical marihuana production facility, and sawmill uses;
- Require the owners to enter into a Development Agreement with the municipality to ensure the appropriate sewage and water servicing is in place prior to permanent year-round occupation being permitted;
- Provide the County of Wellington with satisfactory land use compatibility, site servicing, geotechnical, hydrogeological, stormwater management, agricultural, environmental, and traffic assessments prior to development.

REVIEW COMMENTS

Township Comments:

- Planning (NPG Planning Solutions) – There are outstanding technical comments related to the Land Use Compatibility Study, the Noise Study, the Agricultural Impact Study & MDS I analysis, Traffic Impact Study, the Draft Zoning By-law and draft Official Plan Amendments, and the Urban Design Brief with respect to the proposed design and frontage onto Highway 401. The applicant needs to provide updates on the proposed municipal servicing and how the proposed development is considered dry industrial uses based on the proposed wastewater generation. Particularly, we require more justification to support the proposal's consistency with the PPS and conformity with the County OP.
- Planning and Development Advisory Committee (PDAC) – PDAC's comments are not available at the time this report was prepared. PDAC comments will be provided in a future report for this proposal.
- Traffic (Salvini Consulting) – There are outstanding technical comments related to the trip generation forecasts for the site, especially the underestimated trip generation potential for the retail use; trip distribution for the commercial uses and the consequential road improvements on Townline Road; conflict between the internal drive aisles and the queue lengths at the new driveways and beyond them; and the need to evaluate how the proposal connects to and enhances active transportation facilities
- Engineering (GEI Consultants) – There are outstanding technical comments

related to storm-event parameters; existing drainage assumptions; the adequacy of quality controls; minor corrections required for the report; the review of groundwater elevation for all seasons against the stormwater storage tank; the need for a swale along the eastern edge; and revisions to the site plan demonstrating the location of water supply wells and fire water supply tanks. GEI also requires an update of the applicant's discussion with the City of Cambridge regarding potential connection to their municipal servicing.

- Ecology (Natural Resource Solutions Inc.) – No outstanding concerns. Technical comments have been deferred to the Site Plan stage.
- Wellington Source Water Protection - No outstanding concerns. Comments pertaining a Risk Management Plan and Source Water Protection requirements will be addressed during future planning applications.
- Wellington Hydrogeology – Support for the application is contingent upon confirmation of adequate water and wastewater servicing plans for the proposed development. Furthermore, additional hydrogeological assessment, monitoring and reporting requirements will apply at the Site Plan Control Stage.
- Noise (Valcoustics Canada Ltd.) – There are outstanding technical comments related to an updated ambient sound assessment that incorporates the existing sound barriers and the appropriate dwelling facades; noise mitigation measures for the levelling plate impulses; concerns with the high speed and low volume assumed for trucks on the site; the assessment not reflecting predictable worst-case scenario; and clarification as to whether refrigerated trucks will operate on the site.
- The City of Cambridge – applications have been circulated to the City but no comments have been received to date.
- Building – No outstanding concerns. Additional comments have been provided to be addressed during Site Plan Stage.
- Fire and Rescue Services; Public Works, Parks and Facilities and By-law enforcement – No comments.

Agency Comments:

- GRCA – The proposal does not contain any GRCA features. Therefore, we do not

have any objection to the proposal.

NEXT STEPS

- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.

Respectfully Submitted,



Jeremy Tran, RPP, MCIP

Manager, Urban Design & Development Planning, Toronto
NPG Planning Solutions Inc.



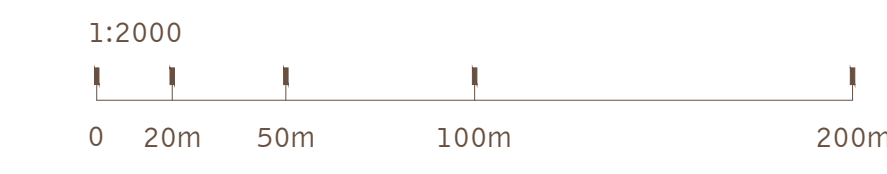
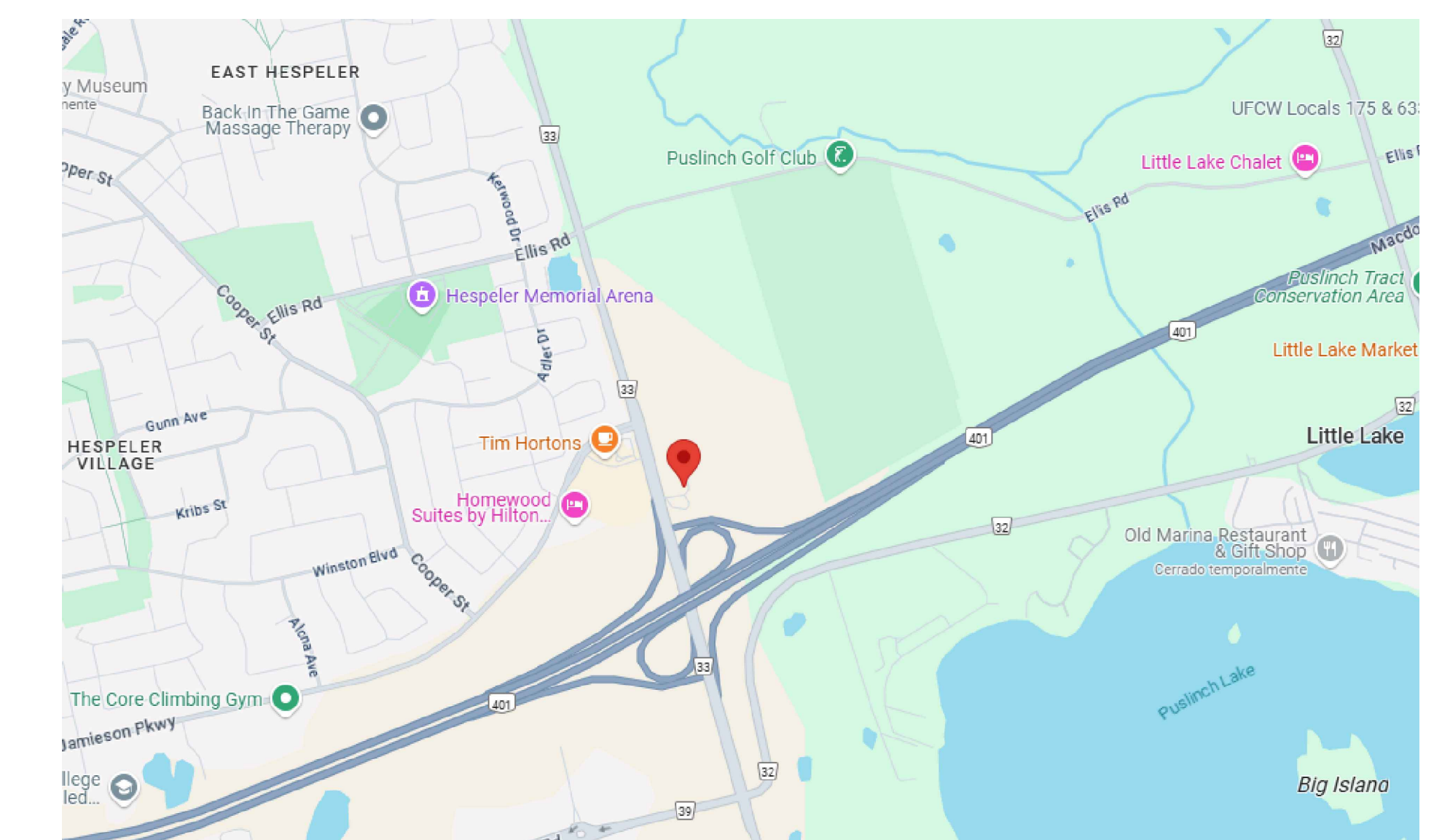


FEATURE COMMUNITY ENTRANCE SIGN: "WELCOME TO THE TOWNSHIP OF PUSLINCH"



ZONING MATRIX		
LEGAL NAME: PART LOT 1, CONCESSION 2, PUSLINCH, PARTS 1, 2 & 3 61R2992 AND AS IN ROS257095 SOUTH OF MS47320; EXCEPT PART 2 61R642, PART 1 61R6501, PARTS 1 & 2 61R2843, PARTS 1, 2, 3, 5, 6, 7 & 8 61R9198, PART 1 61R9263, PART 1 61R9689 AND PART 1 EXPROPRIATION PLAN WCS05537; T/W R0693735; TOWNSHIP OF PUSLINCH		
ITEM	PROPOSAL	EXISTING
ZONING CATEGORY	INDUSTRIAL (IND)	AGRICULTURAL (A)
GROSS SITE AREA (m ²)	337,346 m ² (33.7ha)	
TOTAL GROSS FLOOR AREA (m ²)	94358.00	N/A
	PROPOSED	REQUIRED
MINIMUM REQUIRED LOT AREA (HA)	33.7	0.4
MINIMUM REQUIRED LOT FRONTAGE (m)	752	30
MINIMUM REQUIRED FRONT YARD (m)	46	6
MINIMUM REQUIRED INTERIOR SIDEYARD (m)	36	5
INTERIOR SIDE YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MINIMUM REQUIRED EXTERIOR SIDEYARD (m)	141	15
MINIMUM REQUIRED REAR YARD SETBACK (m)	21	7.5
REAR YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MAXIMUM PERMITTED LOT COVERAGE (%)	28%	75%
MAXIMUM PERMITTED LANDSCAPED OPEN SPACE	17%	15%
MAXIMUM PERMITTED BUILDING HEIGHT (m)	25	25
BUFFER IF ADJACENT TO RESIDENTIAL ZONE BOUNDARY (m)	N/A	1.5
MTO SETBACK (m)	14	14
BUILDING FLOOR AREA		
BUILDING 1		m2
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 2		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 3		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 4		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 5		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 6		
INDUSTRIAL	8,833.00	
(10%) OFFICE	981.00	
TOTAL	9,814.00	
RETAIL STORE		
	15,090.00	
TOTAL AREA		94,358.00

PARKING REQUIREMENT		
Building 1-6:		
Parking stall ratio: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ² Business/Professional		
Office: 1/40 m ²		
Bicycle space (0.6x1.8m) ratio: 2/1000 m ² for industrial uses and 2 or 1/1000 m ² for retail uses, whichever is greater		
Retail Store:		
1/20 m ²		
Gas Pump:		
1/Pump		
Barrier-free stalls:		
1 stall if the total number of parking stalls is between 3 and 25 stalls.		
1 stall + 3% if the total number of parking stalls is between 26 and 100 stalls.		
4 stalls + 2% if the total number of parking stalls is between 101 and 200 stalls.		
8 stalls + 2% if the total number of parking stalls is equal to or greater than 201 stalls		
Loading Spaces:		
0 spaces for buildings less than 250 m ²		
1 space for buildings between 250 m ² and 2,500 m ²		
2 spaces for buildings greater than 2,500 m ² and less than 5,000 m ²		
3 + 1 additional space for each 10,000 m ² in excess of 5,000 m ² for buildings greater than 5,000 m ²		
PARKING STALL DIMENSIONS		
	STANDARD: 3.0 m x 6.0 m	
	BARRIER-FREE: 3.6 m x 6.0 m	
	LOADING SPACE: 3.5 x 10m	
	PROPOSED	REQUIRED
BUILDING 1	147	147
BUILDING 2	149	147
BUILDING 3	149	147
BUILDING 4	140	120
BUILDING 5	140	120
BUILDING 6	138	113
RETAIL STORE	1478	755
GAS PUMP	13	12
TOTAL NO. OF PARKING SPACES	2354	1561
REQ. BARRIER-FREE PARKING SPACES (BUILDING 1)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 2)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 3)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 4)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 5)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 6)	7	7
REQ. BARRIER-FREE PARKING SPACES (RETAIL STORE)	38	38
REQ. LOADING SPACES (BUILDING 1)	46	4
REQ. LOADING SPACES (BUILDING 2)	46	4
REQ. LOADING SPACES (BUILDING 3)	46	4
REQ. LOADING SPACES (BUILDING 4)	11	4
REQ. LOADING SPACES (BUILDING 5)	11	4
REQ. LOADING SPACES (BUILDING 6)	11	4
REQ. LOADING SPACES (RETAIL STORE)	4	4
REQ. BICYCLE SPACES (BUILDING 1)	32	32
REQ. BICYCLE SPACES (BUILDING 2)	32	32
REQ. BICYCLE SPACES (BUILDING 3)	32	32
REQ. BICYCLE SPACES (BUILDING 4)	22	21
REQ. BICYCLE SPACES (BUILDING 5)	22	21
REQ. BICYCLE SPACES (BUILDING 6)	20	20
REQ. BICYCLE SPACES (RETAIL STORE)	18	15



scheme: 06 (Plan A)

Conceptual Site Plan A

Townline
2809 Townline Road, Puslinch, Ontario

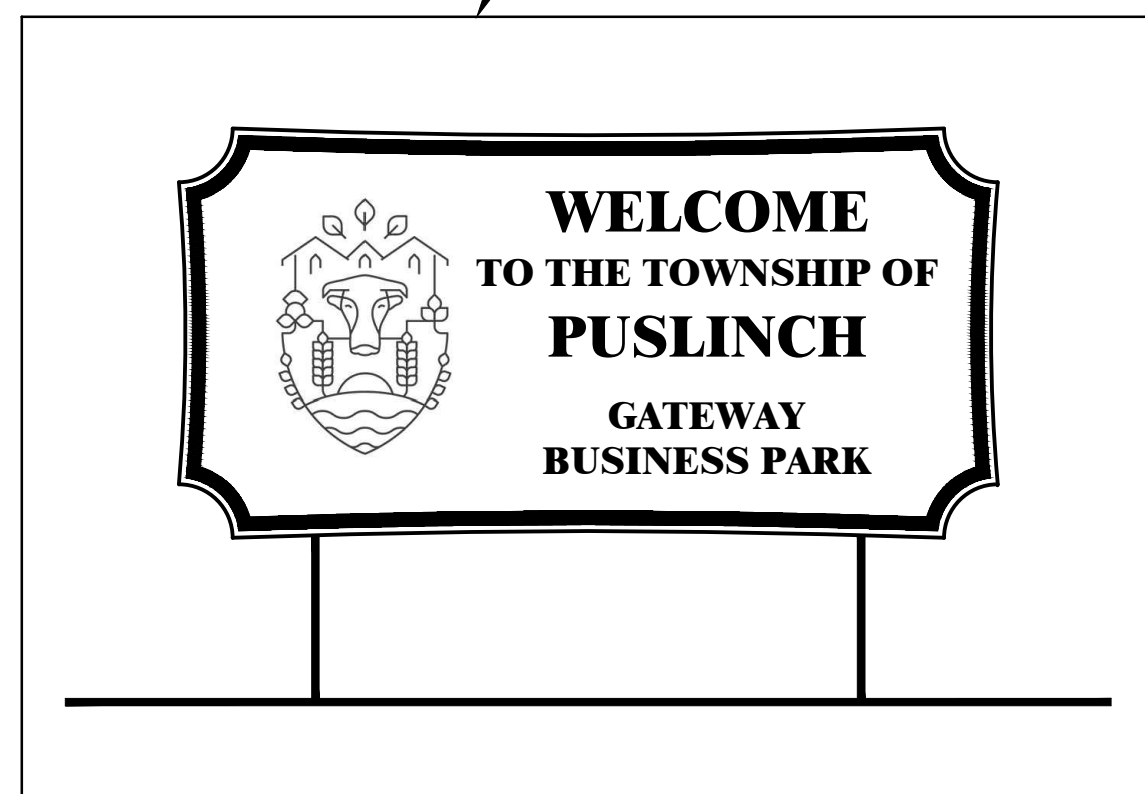
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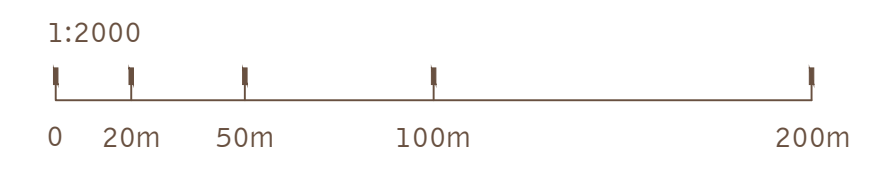
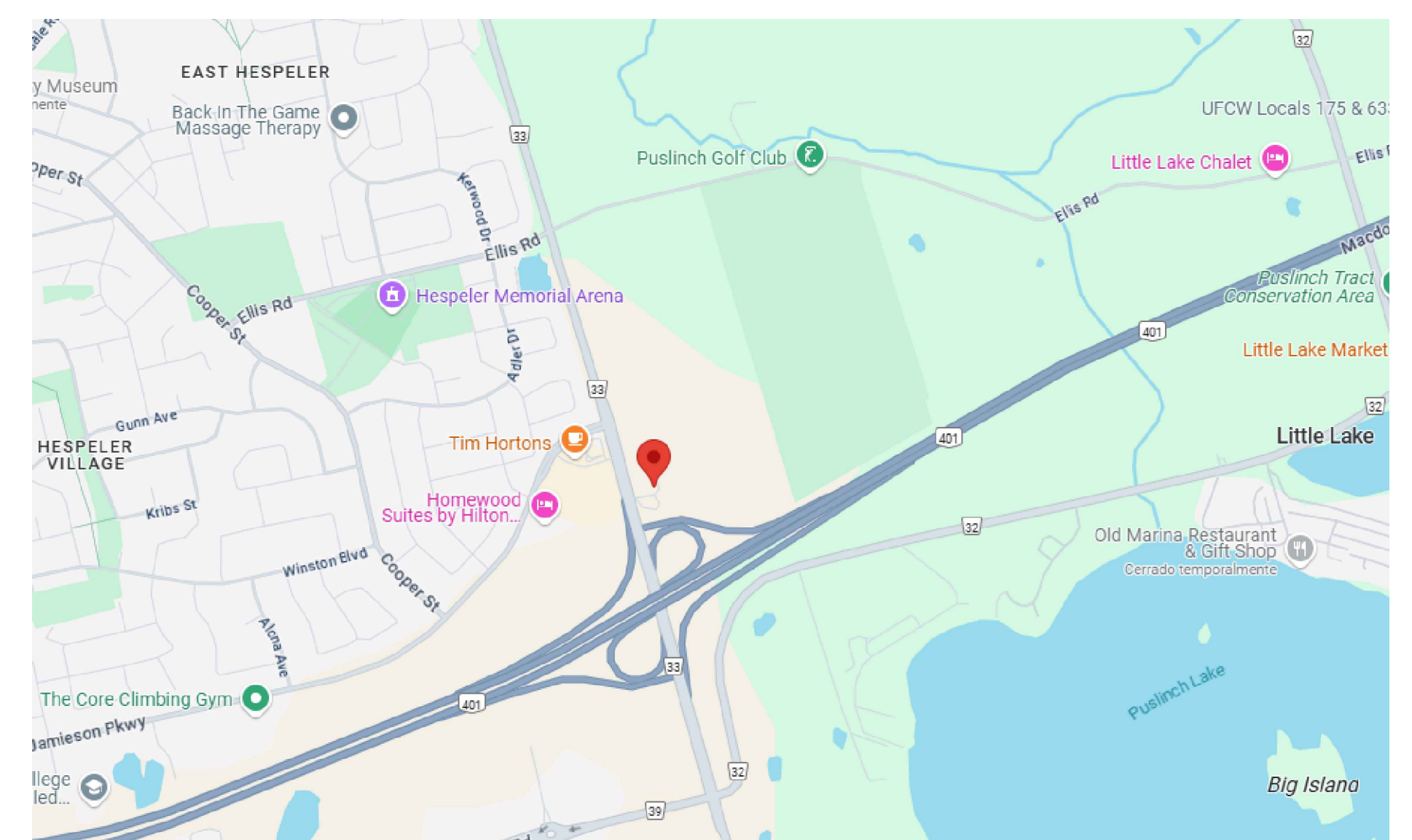


FEATURE COMMUNITY
ENTRANCE SIGN:
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TOWNSHIP OF PUSLINCH"



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ITEM	PROPOSAL	EXISTING
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ITEM	PROPOSED	REQUIRED
MINIMUM REQUIRED LOT AREA (HA)	33.7	0.4
MINIMUM REQUIRED LOT FRONTAGE (m)	752	30
MINIMUM REQUIRED FRONT YARD (m)	41	6
MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK (m)	36	5
INTERIOR SIDE YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MINIMUM REQUIRED EXTERIOR SIDEYARD (m)	55	15
MINIMUM REQUIRED REAR YARD (m)	47	7.5
REAR YARD ADJACENT TO RESIDENTIAL ZONE (m)	N/A	15
MAXIMUM PERMITTED LOT COVERAGE (%)	35%	75%
MINIMUM REQUIRED LANDSCAPED OPEN SPACE	17%	15%
MAXIMUM PERMITTED BUILDING HEIGHT (m)	25	25
BUFFER IF ADJACENT TO RESIDENTIAL ZONE (m)	N/A	1.5
MTO SETBACK (m)	14	14
BUILDING FLOOR AREA		
BUILDING 1		m2
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 2		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 3		
INDUSTRIAL	15,390.00	
(5%) OFFICE	810.00	
TOTAL	16,200.00	
BUILDING 4		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 5		
INDUSTRIAL	9,384.00	
(10%) OFFICE	1,043.00	
TOTAL	10,427.00	
BUILDING 6		
INDUSTRIAL	8,833.00	
(10%) OFFICE	981.00	
TOTAL	9,814.00	
BUILDING 7		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
BUILDING 8		
INDUSTRIAL	18,534.50	
(5%) OFFICE	975.50	
TOTAL	19,510.00	
TOTAL AREA		118,288.00

PARKING REQUIREMENT		
Building 1-6:		
Parking stall ratio: 1/100 m ² for the first 10,000 m ² of floor area and 1/200 m ² for any floor area after the first 10,000 m ²		
Business/Professional Office: 1/40 m ²		
Bicycle space (0.6X1.8m) ratio: 2/1000 m ² for industrial uses		
Barrier-free stalls:		
1 stall if the total number of parking stalls is between 3 and 25 stalls.		
1 stall + 3% if the total number of parking stalls is between 26 and 100 stalls.		
4 stalls + 2% if the total number of parking stalls is between 101 and 200 stalls.		
8 stalls + 2% if the total number of parking stalls is equal to or greater than 201 stalls		
Loading Spaces:		
0 spaces for buildings less than 250 m ²		
1 spaces for buildings between 250 m ² and 2,500 m ²		
2 spaces for buildings greater than 2,500 m ² and less than 5,000 m ²		
3 + 1 additional space for each 10,000 m ² in excess of 5,000 m ² for buildings greater than 5,000 m ²		
PARKING STALL DIMENSIONS		
	STANDARD: 3.0 m x 6.0 m	
	BARRIER-FREE : 3.6 m x 6.0 m	
	LOADING SPACE: 3.5 x 10m	
	PROPOSED	REQUIRED
BUILDING 1	147	147
BUILDING 2	149	147
BUILDING 3	149	147
BUILDING 4	140	120
BUILDING 5	140	120
BUILDING 6	138	113
BUILDING 7	188	167
BUILDING 8	189	167
TOTAL NO. OF PARKING SPACES	1240	1128
REQ. BARRIER-FREE PARKING SPACES (BUILDING 1)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 2)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 3)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 4)	6	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 5)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 6)	7	7
REQ. BARRIER-FREE PARKING SPACES (BUILDING 7)	9	8
REQ. BARRIER-FREE PARKING SPACES (BUILDING 8)	8	8
REQ. LOADING SPACES (BUILDING 1)	46	4
REQ. LOADING SPACES (BUILDING 2)	46	4
REQ. LOADING SPACES (BUILDING 3)	46	4
REQ. LOADING SPACES (BUILDING 4)	11	4
REQ. LOADING SPACES (BUILDING 5)	11	4
REQ. LOADING SPACES (BUILDING 6)	11	4
REQ. LOADING SPACES (BUILDING 7)	33	4
REQ. LOADING SPACES (BUILDING 8)	33	4
REQ. BICYCLE SPACES (BUILDING 1)	32	32
REQ. BICYCLE SPACES (BUILDING 2)	32	32
REQ. BICYCLE SPACES (BUILDING 3)	32	32
REQ. BICYCLE SPACES (BUILDING 4)	22	21
REQ. BICYCLE SPACES (BUILDING 5)	22	21
REQ. BICYCLE SPACES (BUILDING 6)	20	20
REQ. BICYCLE SPACES (BUILDING 7)	40	39
REQ. BICYCLE SPACES (BUILDING 8)	40	39



scheme: 07 (Plan B)

Conceptual Site Plan B

Townline
2809 Townline Road, Puslinch, Ontario

WARE MALCOMB

TOR25-0087-00
01-28-2026

SHEET
1

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 202_ - ____

A by-law to amend By-law Number 023/18, as amended, being the Zoning By-law of the Township of Puslinch.

WHEREAS the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to the Planning Act, R.S.O. 1990, c.P.13 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. THAT Schedule "A" of By-law 023/18 is hereby amended by rezoning Part of Lot 1, Concession 2, Township of Puslinch, County of Wellington, from Agricultural (A) to site-specific Industrial (IND) Zones IND(spXX) on Part A and IND(spXXX) on Part B, as shown on Schedule 'A' of this By-law;
2. THAT notwithstanding section 9.2 PERMITTED USES, for lands zoned IND(spXX) on Part A and IND(spXXX) on Part B per Schedule 'A' of this By-law, the following uses are strictly prohibited:
 - Class III Industrial Uses
 - Medical Marihuana Production Facility
 - Sawmill
3. THAT in addition to the uses permitted in the IND zone, retail store and gas bar uses shall also be permitted on the lands zoned IND(spXX) on Part A only, as shown on Schedule 'A' of this By-law;
4. THAT section 14.0 SITE-SPECIFIC SPECIAL PROVISIONS is amended by adding the following new exception:

IND(spXX) 2809 Townline Road

Notwithstanding any provision of this By-law to the contrary, for lands zoned IND(spXX) on Part A per Schedule 'A' of this By-law, the following special provisions shall apply:

MAXIMUM GROSS FLOOR AREA FOR RETAIL STORE USES: 17,500 m²

For the purpose of this exception, "maximum gross floor area" means the total floor area of a building measured from the centreline of partition walls and the exterior faces of the outside walls, but does not include any floor area in a cellar, attic or garage, any porch or verandah, any amenity area or private amenity area, any floor area which does not have a clear floor to ceiling height of 2.286 metres, or any floor area used for parking.

5. THAT notwithstanding any provision of this By-law to the contrary, no buildings shall be permitted within the hatched areas shown on Schedule 'B' of this By-law;

6. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' and Schedule 'B' shall be subject to all applicable regulations of Zoning By-law 023/18, as amended;
7. That this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

By-law read a First, Second, and Third Time this of _____, 202_

MAYOR

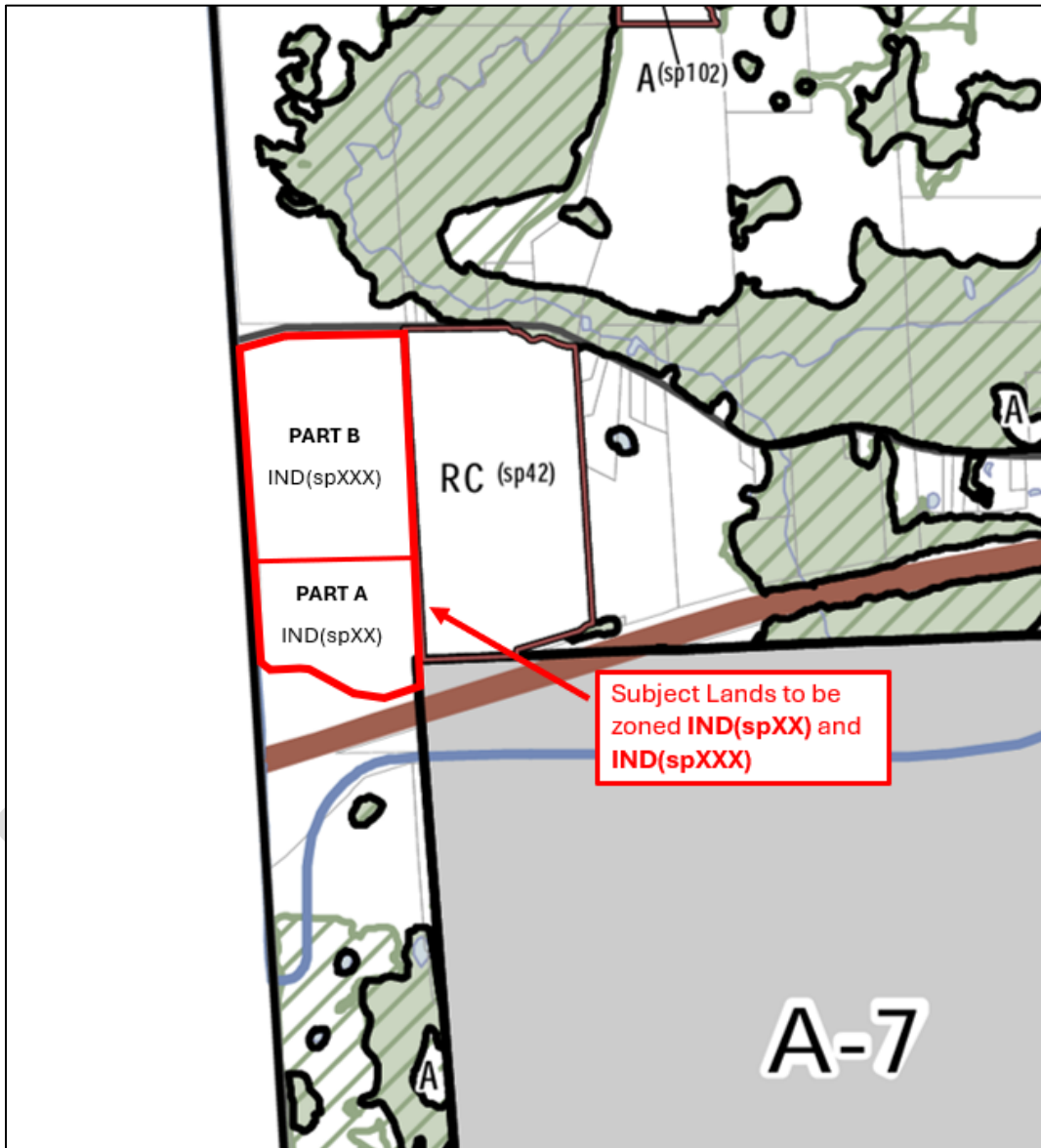
CLERK

DRAFT

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 202_ - ____

SCHEDULE 'A'



Location:
PART OF LOT 1
CONCESSION 2


Township of Puslinch
County of Wellington
2809 Townline Road

THIS IS SCHEDULE 'A'
TO BY-LAW AMENDMENT _____



SCHEDULE 'B'



 No Buildings Shall Be Permitted

HIGHWAY 401

Location:
PART OF LOT 1
CONCESSION 2

THIS IS SCHEDULE 'B'
TO BY-LAW AMENDMENT _____



Township of Puslinch
County of Wellington
2809 Townline Road

Not to scale.

Note:
All measurements are in metres,
unless otherwise noted.

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. ____

A BY-LAW TO ADOPT AMENDMENT NO. __ TO THE
OFFICIAL PLAN FOR THE COUNTY OF WELLINGTON

The Council of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number __ to the Official Plan for the County of Wellington consisting of the attached text, maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST AND SECOND TIME THIS ____ DAY OF _____, 202_.

READ a THIRD TIME THIS ____ DAY OF _____, 202_.

WARDEN

CLERK

AMENDMENT NUMBER __
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A – THE PREAMBLE

The Preamble provides an explanation of the proposed Amendment including the purpose, location, and background information, but does not form part of this Amendment.

PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the County of Wellington Official Plan which constitute Official Plan Amendment Number __.

PART C – THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to redesignate the subject site currently designated *Secondary Agricultural Area* to *Rural Employment Area* and *Policy Area (PA7-X)*. The Amendment will permit industrial, limited commercial, retail and gas bar uses.

The subject site is proposed to serve a special function that does not fit into a traditional land use designation at this time due to its location, servicing requirements, and the special characteristics of the area - most notably its adjacency to Highway 401, a regional road, and an urban area within the City of Cambridge. In addition to the permitted uses of the *Rural Employment Area* designation, the lands will be used for retail and gas bar uses subject to appropriate zoning and the applicable policies of the Official Plan.

LOCATION

The site subject to the proposed amendment is located within the Township of Puslinch. The subject site is generally rectangular in shape and bound by Townline Road (Wellington 33) and the City of Cambridge to the west, and the Highway 401 corridor and Townline Road interchange to the south. The subject site is described legally as Part of Lot 1 Concession 2, Township of Puslinch, County of Wellington, and has an area of approximately 34 hectares.

BACKGROUND

Official Plan Amendment and Zoning By-law Amendment applications were submitted in November 2025. The applications were partially resubmitted in February 2026. The applications included detailed studies, reports, and plans to support the proposed development. An informal pre-consultation meeting occurred September 21, 2023. A formal pre-consultation meeting occurred August 21, 2025.

BASIS

The amendment modifies Schedules “A7” and “B7” to remove the *Secondary Agricultural Area* designation and redesignate the subject site to *Rural Employment Area* and *Policy Area (PA-X)*. The subject site has immediate access to the Highway 401 corridor and a Regional Road, and is adjacent to Hespeler Village in the City of Cambridge, Regional Municipality of Waterloo. The proximity of the site to surrounding uses and its provincial highway and regional road access to labour, goods, and services will help ensure the long-term operational and economic viability of the planned uses.

This Amendment proposes to adopt the policies of the *Rural Employment Area* designation with site-specific exceptions, which are provided by the policies of the *Policy Area (PA7-X)*. These site-specific exceptions include that in addition to the permitted uses of the *Rural Employment Area*, as provided in Section 6.8.2 of the Official Plan, the site will be used for retail and gas bar uses, including that of retail commercial uses that are normally found in primary and secondary urban centres.

No uses include water-intensive industrial operations or the generation of industrial-strength wastewater. Water usage is not required for input into industrial assemblies, manufacturing, packaging, fabrication, repair, or storage activities. As such, the proposed uses are consistent with the intent of Section 6.8.1 and 6.8.2 of the Official Plan as it pertains to dry industrial and limited commercial uses in the *Rural Employment Area* designation. The owner shall enter into a

Development Agreement with the municipality to ensure the appropriate sewage and water servicing is in place prior to permanent year-round occupation being permitted.

The proposed redesignation and subsequent development will incorporate land use compatibility measures per Section 6.8.3 of the Official Plan to mitigate any potential adverse effects on surrounding land uses. Class III industrial uses, medical marihuana production facility, and sawmill uses are strictly prohibited on the subject site.

The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary materials submitted in support of this Amendment.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington Official Plan.

DRAFT

PART B – THE AMENDMENT

All of this part of the document entitled “PART B – The Amendment”, consisting of the following text constitutes Amendment No. __ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

PART 9 – LOCAL PLANNING POLICY

1. That Section 9.8 Puslinch Local Policies is amended by adding the following text to Section 9.8.6:

PA7-X – 2809 Townline Road

- a. “The land identified as *PA7-X* on Schedule *X* of this Plan relates to a proposed development at 2809 Townline Road. In addition to the uses permitted within the *Rural Employment Area* designation per Section 6.8.2 of the Official Plan, a retail store with a maximum gross floor area of 17,500 m² and gas bar are also permitted. Notwithstanding any provisions in this Plan to the contrary, this may include retail commercial uses and service commercial uses that are normally found in primary and secondary urban centres.
 - i. For the purpose of this exception, “maximum gross floor area” means the total floor area of a building measured from the centreline of partition walls and the exterior faces of the outside walls, but does not include any floor area in a cellar, attic or garage, any porch or verandah, any amenity area or private amenity area, any floor area which does not have a clear floor to ceiling height of 2.286 metres, or any floor area used for parking.
- b. Class III industrial uses, medical marihuana production facility, and sawmill uses are strictly prohibited.
- c. Industrial uses are to be “dry” in nature and consistent with the intent of the Official Plan, as provided in Section 6.8.1 and 6.8.2. The owners shall enter into a Development Agreement with the municipality to ensure the appropriate sewage and water servicing is in place prior to permanent year-round occupation being permitted.”
- d. Prior to any development, the developer/owner shall provide the County of Wellington with satisfactory land use compatibility, site servicing, geotechnical, hydrogeological, stormwater management, agricultural, environmental, and traffic assessments.

SCHEDULES

2. Schedule A7, County Growth Structure Puslinch, is amended by redesignating the lands subject to this amendment to *Rural Employment Area*, as shown on Schedule “A”.
3. Schedule B7, Land Use Puslinch, is amended by redesignating the lands subject to this amendment that are presently designated *Secondary Agriculture Area* to *Rural Employment Area* and *Policy Area (PA7-X)*, as shown on Schedule “B”.

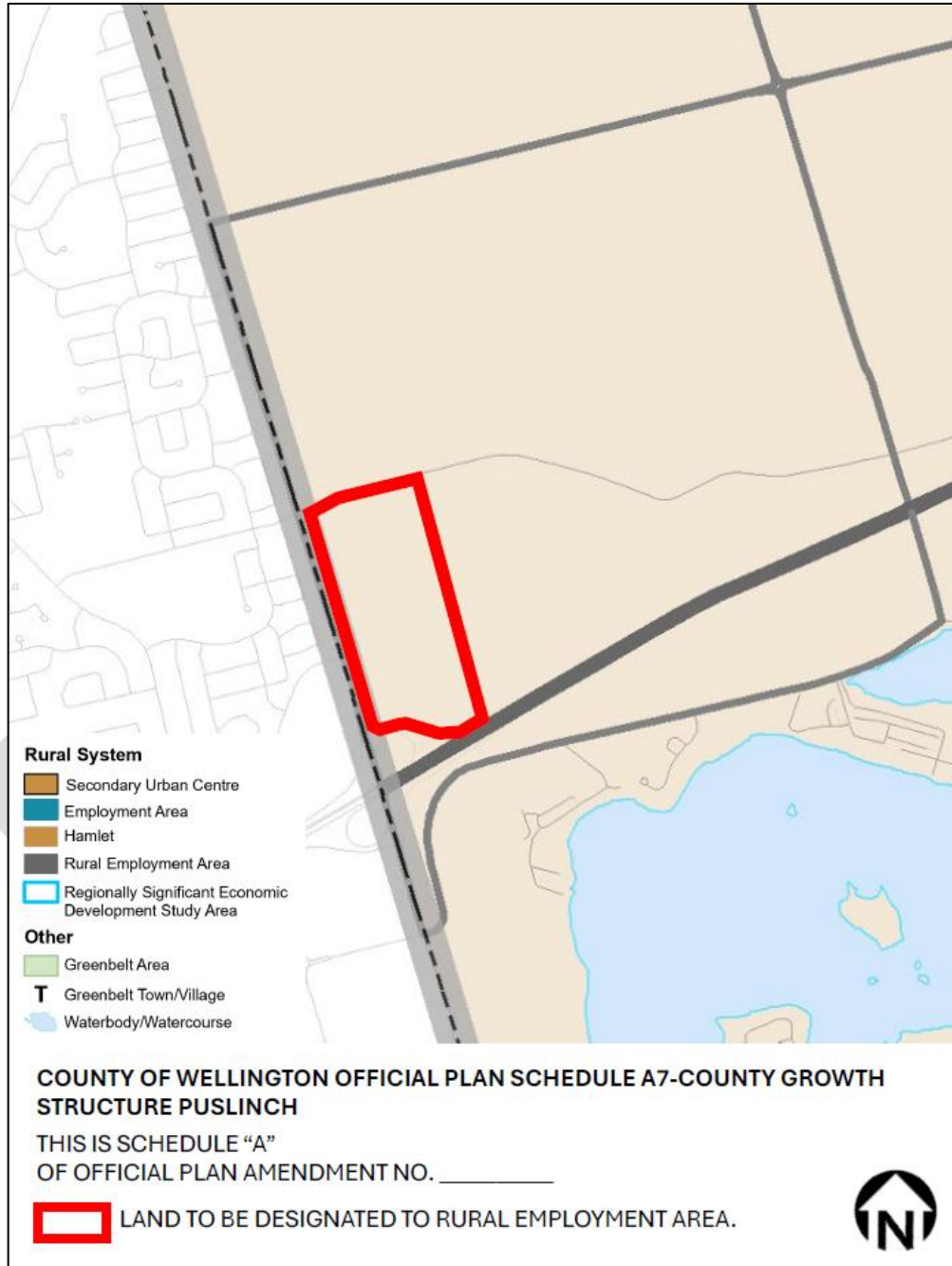
DRAFT

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OFFICIAL PLAN AMENDMENT NO. ____

**COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE A7 – COUNTY GROWTH STRUCTURE PUSLINCH**



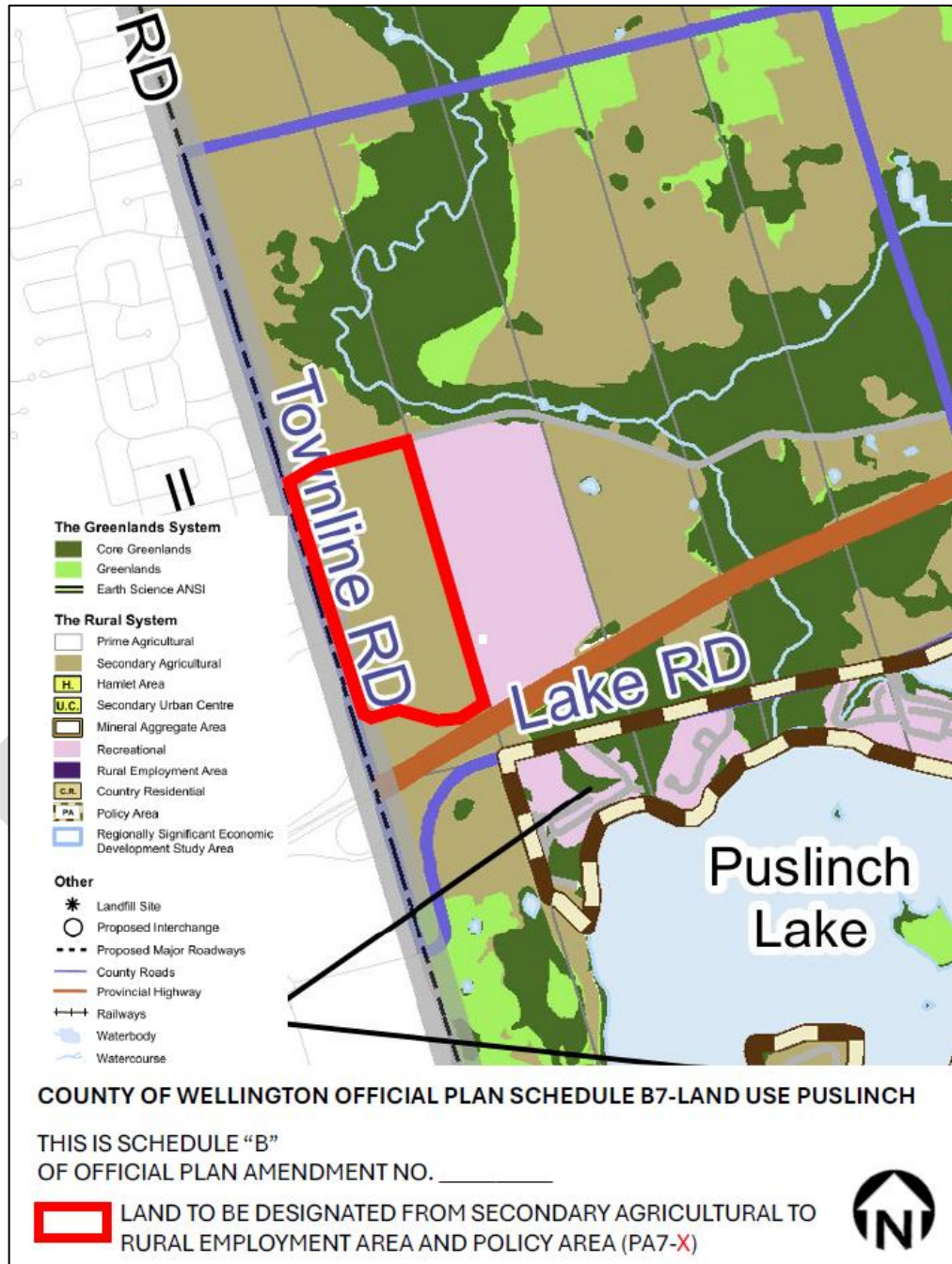
THIS IS SCHEDULE "A" OF AMENDMENT NO. __ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS __ TH DAY OF ____, 202_.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "B"

OFFICIAL PLAN AMENDMENT NO. ____

COUNTY OF WELLINGTON OFFICIAL PLAN
SCHEDULE B7 – PUSLINCH LAND USE



THIS IS SCHEDULE "B" OF AMENDMENT NO. ____ TO THE COUNTY OF WELLINGTON
OFFICIAL PLAN DATED THIS ____ TH DAY OF ____, 202__.

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

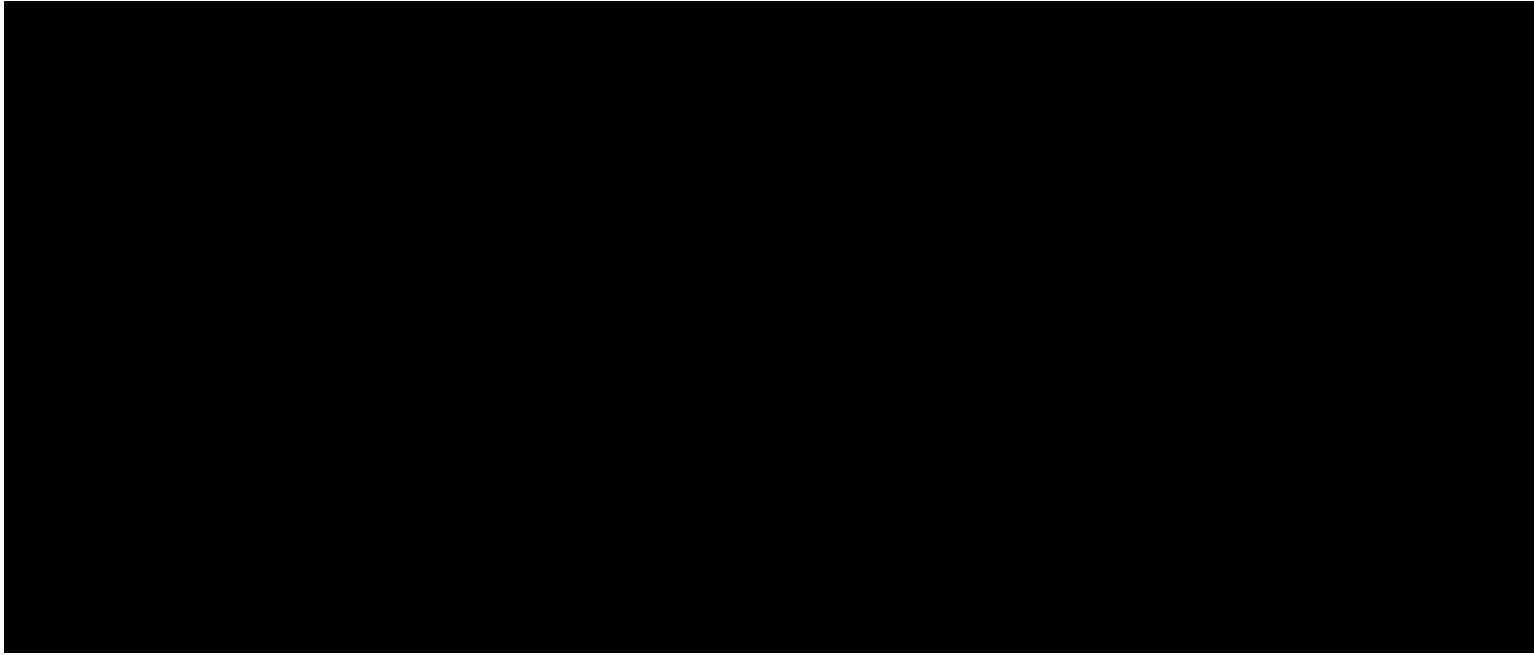
- Land Use Compatibility Study prepared by GHD, dated February 17, 2026;
- Natural Heritage Assessment prepared by GeoProcess, dated February 2, 2026;
- Preliminary Noise Study prepared by Thorton Tomasetti, dated February 3, 2026;
- Planning Justification Report prepared by Sajecki Planning, dated March 2026;
- Preliminary Grading Plan prepared by Husson Engineering + Management, dated October 31, 2025;
- Preliminary Servicing Plan prepared by Husson Engineering + Management, dated October 31, 2025;
- Site Plan A prepared by Ware Malcomb, dated February 10, 2026;
- Site Plan B prepared by Ware Malcomb, dated February January 28, 2026;
- Wellington Source Water Protection Contact & Proposal Information dated February 5, 2026;
- Sketch showing road widths of Ellis Road, prepared by J.D Barnes Limited, dated January 12, 2026;
- Tree Inventory and Preservation Plan Report prepared by Jackson Arboriculture Inc., dated February 6, 2026;
- Traffic Impact Study prepared by GHD, dated February 18, 2026;
- Conceptual Urban Design Brief prepared by Ware Malcomb, dated January 27, 2026;
- Source Water Protection Contact and Proposal Information Form dated February 5, 2026;
- Functional Servicing and Stormwater Management Report prepared by Husson, dated November 2025;
- Hydrogeological Assessment prepared by Soil Engineers Ltd., dated November 13, 2025;
- Plan of Survey prepared by J.D Barnes, dated July 15, 2015;
- Topographic Survey prepared by J.D Barnes, dated July 15, 2015;
- Parcel Register;
- Preliminary Geotechnical Investigation prepared by Soil Engineers Ltd., dated November 2025;
- Minimum Distance Separation Report prepared by MHBC, dated November 14, 2025;
- Private Servicing Assessment prepared by Crozier, dated November 10, 2025;
- Draft Official Plan Amendment;
- Stage 1 & 2 Archeological Assessment prepared by Archaeological Consultants Canada, dated September 16, 2025;

Attachment 6 – Reports and Studies Submitted by Applicant

- Agricultural Impact Assessment prepared by MHBC, dated February 5, 2026;
and
- Application form for Official Plan Amendment dated March 3, 2026.

Monika Farncombe

From: Justine Brotherston
Sent: May 6, 2026 11:14 AM
To: Planning
Subject: FW: Objection to Rezoning of 2809 Townline Rd, Puslinch



From: Robert Glass <[REDACTED]>
Sent: May 6, 2026 11:06 AM
To: landdivisioninfo@wellington.ca
Cc: Justine Brotherston <jbrotherston@puslinch.ca>
Subject: Objection to Rezoning of 2809 Townline Rd, Puslinch

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hello,

I would like to formally submit my objection to the rezoning of the property located at 2809 Townline Rd, Pt. Lot 1, Concession 2 Township of Puslinch.

I believe rezoning this property for industrial and/or commercial purposes would negatively impact the surrounding area. Residential property values would be negatively impacted as would the adjacent golf course.

The potential for long term environmental damage to the surrounding wetlands also exists.

I own the properties located at 6522 Ellis Rd and 6528 Ellis Rd. I can be reached for further comment at this email or by telephone at [REDACTED]

Thank you

Robert Glass

Planning and Development Department
County of Wellington
74 Woolwich Street
GUELPH, ON N1H 3T9
T (519) 837-2600 x2160
E debt@wellington.ca

From: Chris Allum <[REDACTED]>
Sent: Thursday, May 28, 2026 7:48 PM
To: landdivisioninfo <landdivisioninfo@wellington.ca>
Cc: jbrotherston@puslinch.ca
Subject: OP-2025-11

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hello

I have received the attached letter. My house backs on to townline road and the proposed development.

I have contacted the region of waterloo and city of cambridge to understand their position on the matter.

I would like to understand further what impact this proposed development would have on the residential area from a environmental and noise perspective and what studies have been done to date to assess impact on human as a result of this construction and ongoing operation of the development.

Generally speaking I will be exercising my right to appeal this decision should it be passed by the county, to the Ontario land tribunal, at which point I will present my case based on all current laws and regulations that the county is required by law to follow that may have an impact on my and my family's health and well being.

I request formally to be notified of the decision on this matter by the county.

My address is 59 Kroeger Crescent, Cambridge, on n3c 4j7