

4631 Sideroad 20 North, Puslinch

OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT APPLICATIONS (D14-DAN)

Statutory Public Meeting

November 19th, 2025

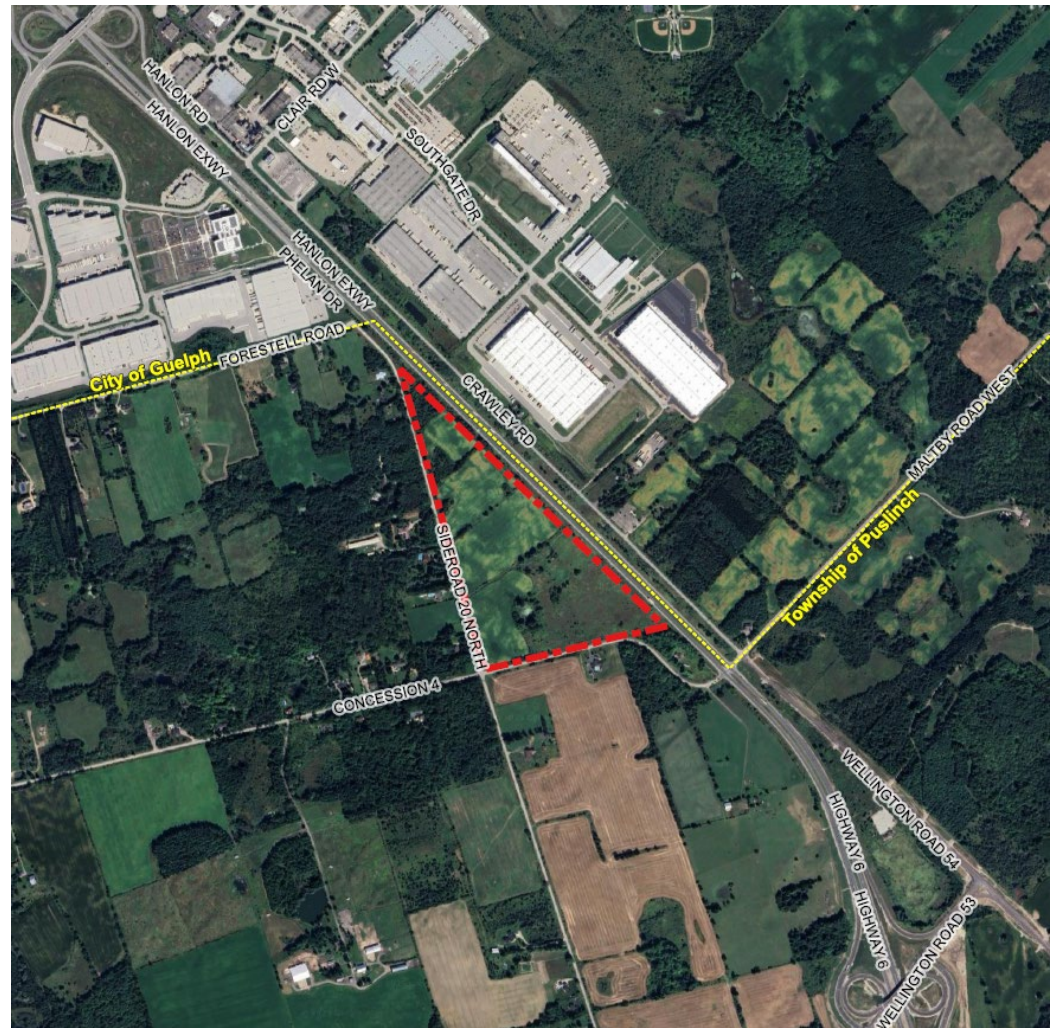


PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Location

- Site area of 24.7 hectares.
- Vacant agricultural lands with existing wetland feature.
- Frontage on Sideroad 20 North and Concession Road 4.
- Adjacent to Hanlon Expressway/Highway 6 and employment lands in the City of Guelph.



Proposed Development

- Prestige employment campus proposed (office, manufacturing, warehousing and associated uses).
- **Dry industrial uses only**
- Opportunity for immediate employment investment and job creation in Township.
- Development to be phased.
- **First phase** consists of one two-storey industrial building to accommodate corporate head offices.
- Access for first phase to be from Concession Road 4.

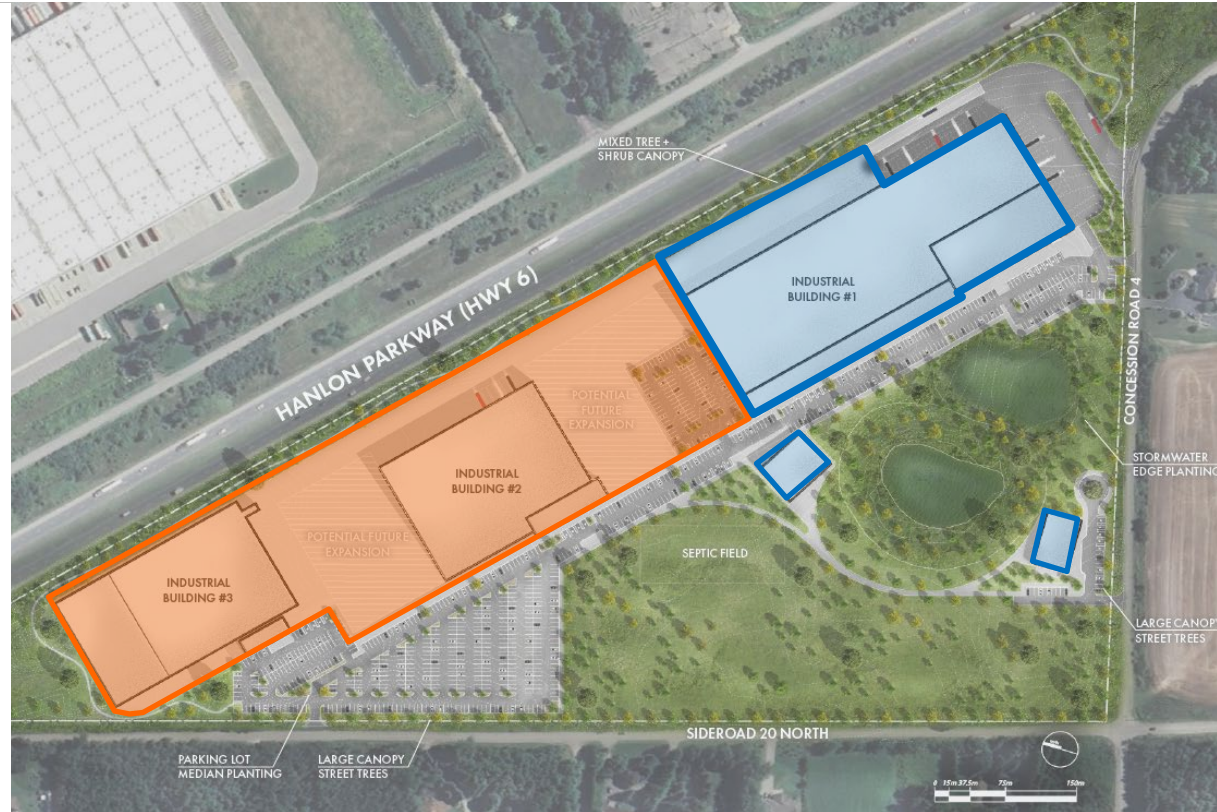
-  Initial Phase
-  Potential Future Phase(s)



Proposed Development

- Future phase(s) contemplates two more industrial buildings (overall total of approx. 95,000 sq.m/1,000,000 sq. ft)
- Additional complementary uses are contemplated, including a public daycare, fitness centre, on-site amenity space and a publicly accessible trail network.
- The existing wetland is proposed to be retained with a 30 metre buffer.

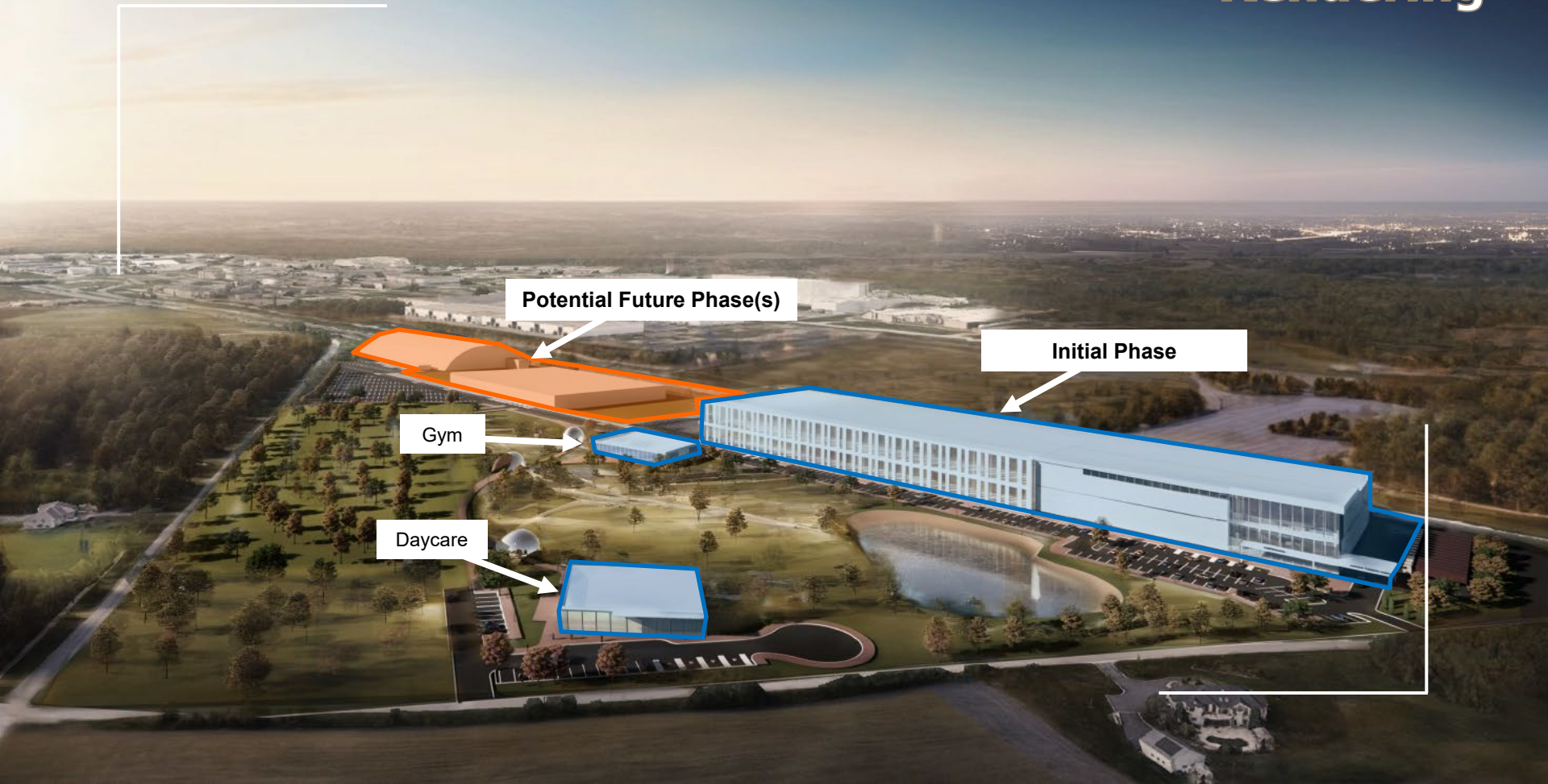
-  Initial Phase
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Rendering – Initial Phase



Rendering

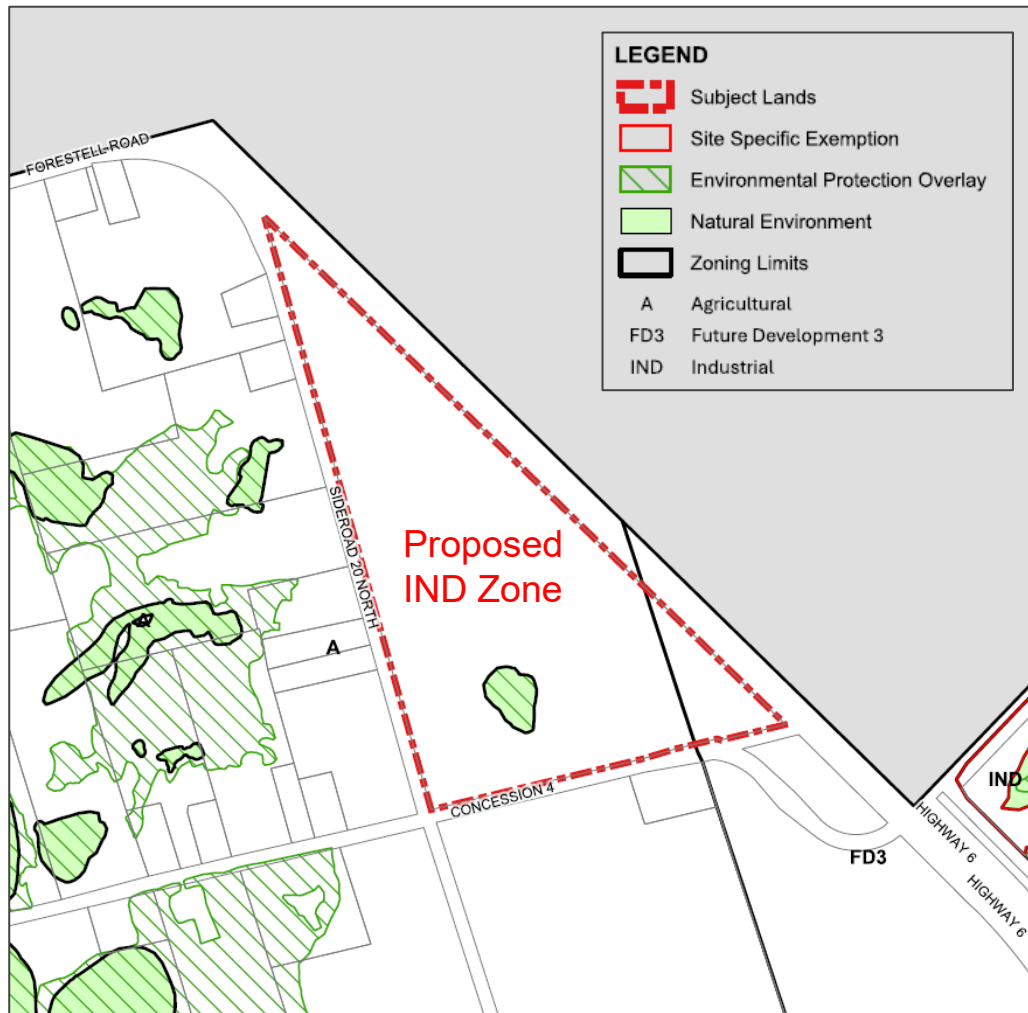


Official Plan Amendment



- Designated *Secondary Agricultural, Rural Employment Area* and *Core Greenlands*.
- Proposed to redesignate *Secondary Agricultural* lands to *Rural Employment Area*, with site specific policies.
- Lands in City of Guelph opposite Hanlon Expressway are designated for employment uses.
- Privately initiated applications, not part of Puslinch By Design process

Zoning By-law Amendment



- Zoned Agricultural (A) and Future Development 3 (FD3).
- Existing Natural Environment feature (wetland) on site.
- Proposed to rezone entire property to Industrial (IND)
- Site specific regulations to permit following uses only:
 - *Business or professional office;*
 - *Caterer's establishment;*
 - *Commercial fitness centre;*
 - *Daycare;*
 - *Factory outlet (as an accessory use);*
 - *Industrial use, dry*
 - *Restaurant (as an accessory use);*
 - *Warehouse*
- Site specific regulation to restrict Class III Industrial Facilities.

Materials/Reports Submitted

- Conceptual OPA/ZBA Development Plan and Renderings;
- Planning Justification Report (including a draft Official Plan Amendment and Zoning By-law Amendment)
- Urban Design Brief
- Traffic Impact Study
- Water Supply Analysis Report
- Sewage Report;
- Geotechnical Investigation Report;
- Stormwater Management Report;
- Functional Servicing Report;
- Grading and Servicing Plans;
- Environmental Impact Study (including a Hydrogeological Report and Arborist Report);
- Land Use Compatibility Assessment;
- Archaeological Assessment;
- MDS Analysis;
- Zoning Compliance Matrix;
- Source Water Protection Screening Form;
- Public Consultation Strategy Form.



Location and Design

- Represents an opportunity for immediate investment in Puslinch
- Satisfies Puslinch By Design locational criteria for employment areas
- Site was ranked favorably in Puslinch by Design process
- Lands have good access to existing and planned transportation network
 - Adjacent to Hanlon Expressway/Highway 6 corridor
 - Proximate to Hanlon Expressway Midblock interchange
- Access to Sideroad 20 not proposed for Initial Phase
- Adjacent to existing Hanlon Creek Business Park
- Lands are undersized for agricultural uses (24.7 ha)
- No impact on nearby agricultural operations
- Wetland can be retained and enhanced



Location and Design



- Prestige employment campus with modern and contemporary architectural design
- Site and building design can address land use compatibility considerations by incorporating landscaping, setbacks, buffering and appropriately locating buildings
- Industrial buildings are located adjacent to the Hanlon and setback from Sideroad 20 North
- Phase 1 access to be solely from Concession Road 4 (no access on Sideroad 20 North proposed).
- 20 metre landscaped buffer along Sideroad 20 and Concession Road 4
- Enhanced greenspace planned including walking trails, amenity space and tree planting
- Site Plan Approval process will require additional reports and studies: including lighting plan, updated noise report, landscape plan, grading plan, etc.

Traffic and Transportation

- Daily peak traffic counts (cars per day):
 - **Building One**
 - Cars – 282 AM Peak, 392 PM Peak
 - Trucks – 3 AM Peak, 4 PM Peak
 - **Full Build-out**
 - Cars – 655 AM Peak, 849 PM Peak
 - Trucks – 13 AM Peak, 14 PM Peak
- Resubmission to consider transportation alternatives including improvements related to phasing of development:
 - Phase 1 - Intersection and pavement improvements to accommodate truck routes (no new intersection controls)
 - Phase 2 - Service Road to connect site access on Concession Road 4 to the new east/west mid block crossing for full build out



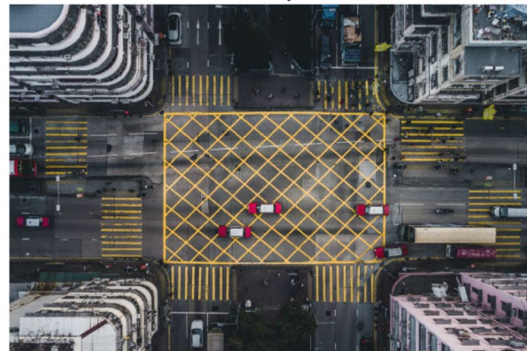
Traffic Impact Study

4631 Sideroad 20 North, Township of Puslinch, Ontario

Puslinch Development GP Inc.

28 May 2025

→ The Power of Commitment



Hydrology and Water Usage

- Proposed industrial businesses will **not** require a permit to take water for operations (typically required for non-dry industrial uses)
- Water usage can be fully accommodated by proposed on-site wells
- Water usage mostly associated with kitchen, sinks, showers, toilets, fire protection etc. – **not** for industrial operations.
- Only dry industrial uses contemplated and permitted –generally dry industrial refers to “*activities that don't require large amounts of water for processing, manufacturing, or equipment washing*”.
- Anticipated water usage:
 - Building One
 - Maximum – 48,196 L/day
 - Average – 35,971 L/day
 - Full Build-Out
 - Maximum – 89,956 L/day
 - Average – 67,161 L/day



Hydrogeological Assessment Report

4631 Sideroad 20 North, Puslinch Township, Ontario

Puslinch Development GP Inc.

07 February 2025

→ The Power of Commitment

Land Use Compatibility

- No significant sources of air quality impacts
- Uses proposed are considered a negligible source of dust or not significant sources of dust
- None of the potential uses are considered to have odour impacts
- None of the potential uses are considered to be sources of vibrations
- Noise impacts have been evaluated and mitigation measures recommended
- No overnight operations considered for Building One



Land Use Compatibility Study

4631 Sideroad 20 North
Puslinch Township, Ontario

Puslinch Development GP Inc.

30 May 2025

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Site Plan Approval

- Stormwater management plan detailing strategy, which includes:
 - Stormwater management wet pond
 - Internal storm sewer system
 - Rooftop collection/infiltration
- Additional hydrogeological analysis, including:
 - Water balance assessment
 - Testing underlying aquifer for quantity and quality of groundwater
 - Door-to-door well survey for local residents adjacent to the site to ensure that water quality from septic systems are maintained
- Detailed noise analysis
- Detailed servicing and grading plans
- Site lighting plan
- Landscape plan
- Salt Management Plan



Next Steps

- Revise reports in response to comments
- County consideration of Official Plan Amendment
- Township consideration of Zoning By-law Amendment





Thank you!

Any questions?

