



Public Meeting

4631 Sideroad 20 North

**Zoning By-law Amendment (D14-DAN) &
Official Plan Amendment (OP-2025-01)**

- November 19, 2025
- Jeremy Tran, Manager, NPG Planning Solutions

Agenda

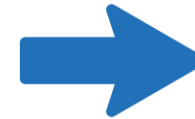
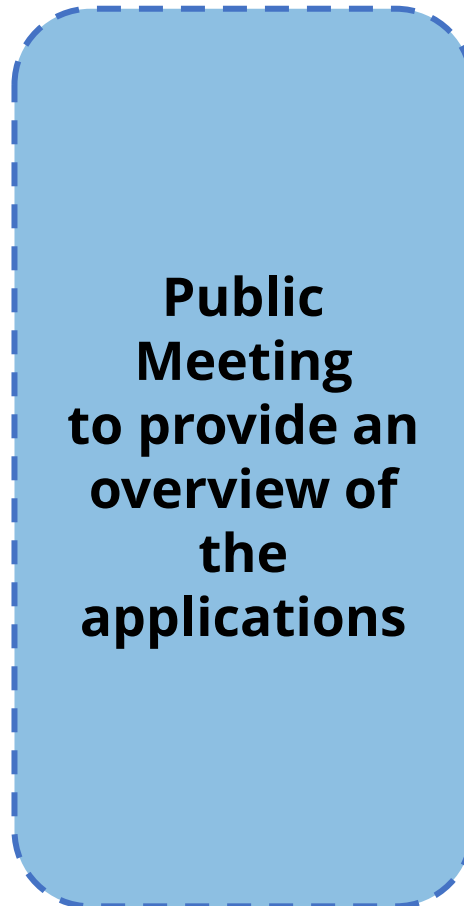
1. Development Process
2. Location and Proposal
3. Provincial and County Planning Policies
4. Puslinch By Design
5. Official Plan Amendment
6. Zoning By-law Amendment
7. County and Agency Comments
8. Next Steps
9. Questions/Comments

Development Process

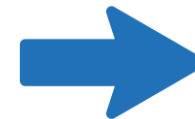
**Application for
Zoning By-law
Amendment
(ZBA)
(Under Review)**



**Application for
Official Plan
Amendment
(OPA)
(Under Review)**

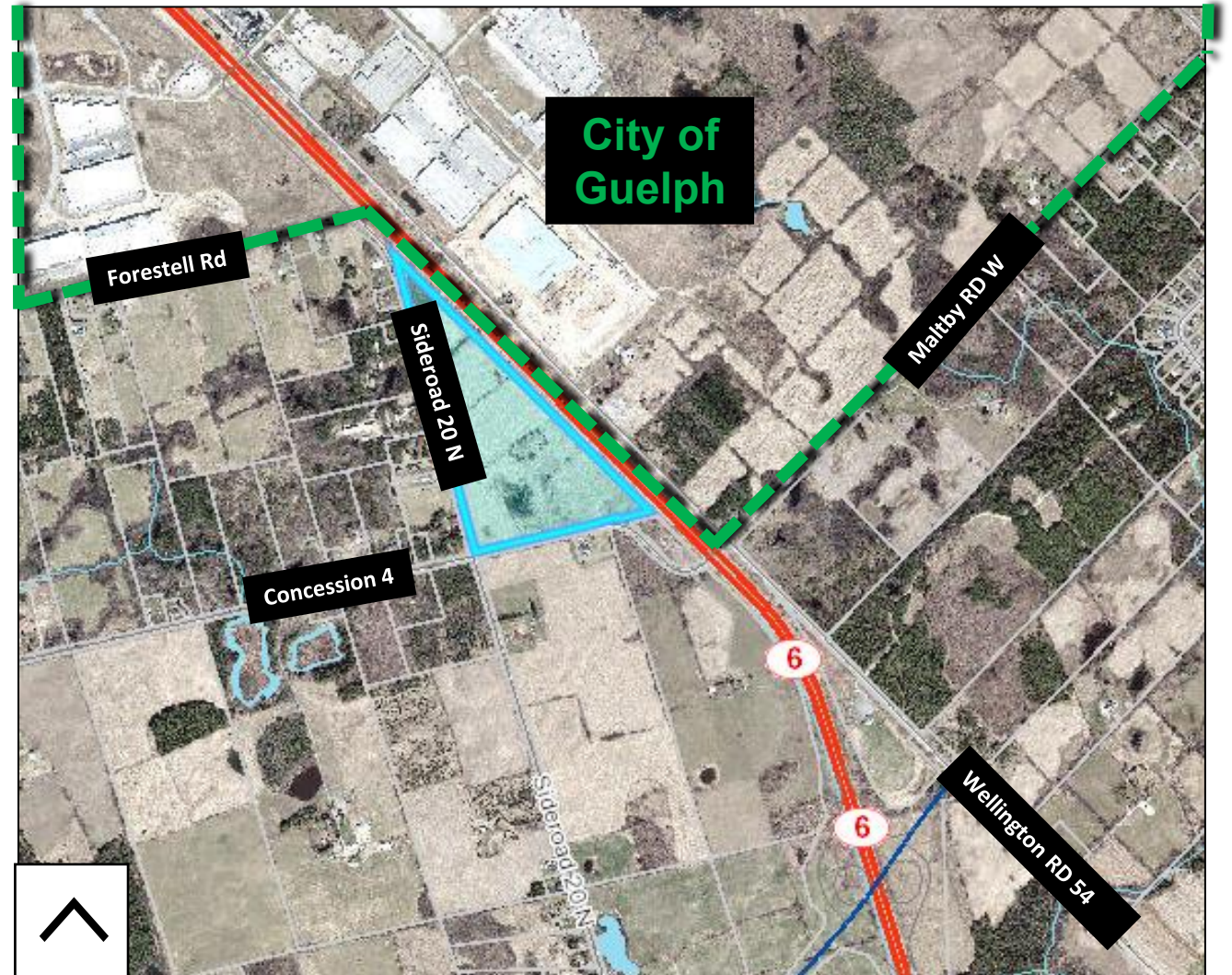
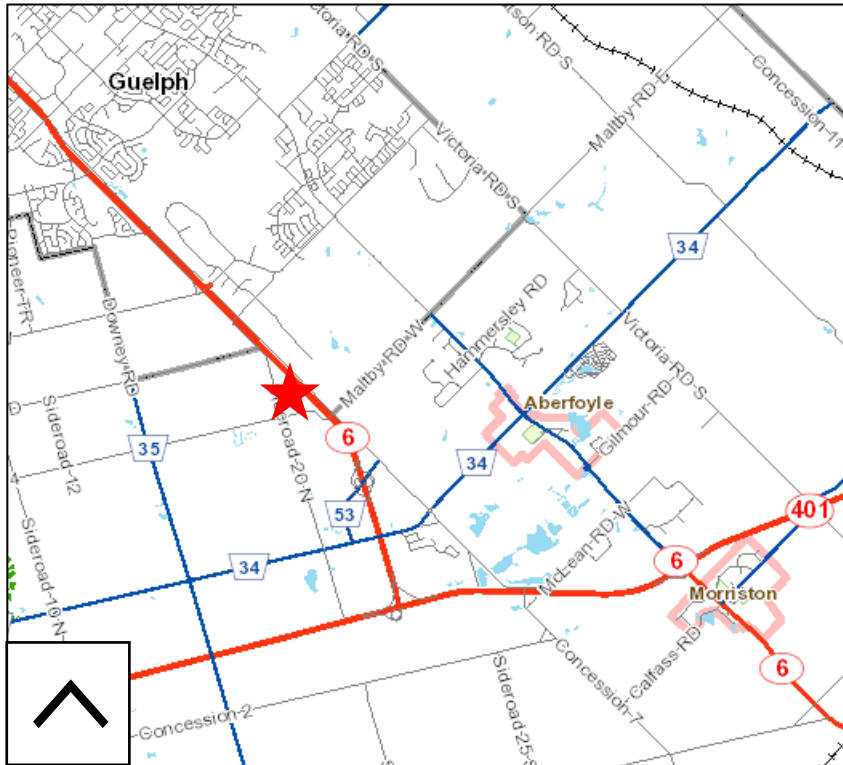


**Future
Recommendation
Report to
Township Council**



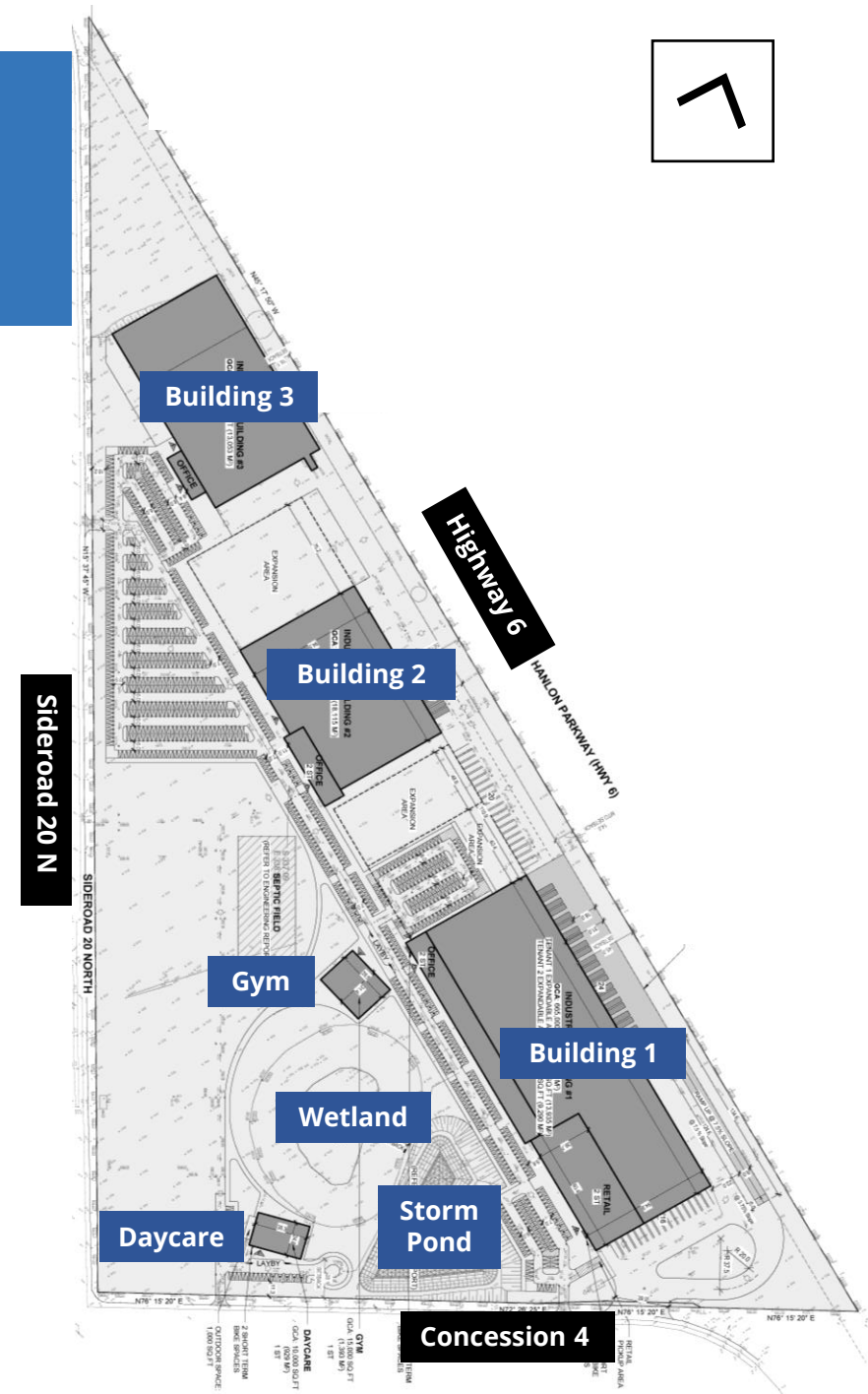
**County makes
a decision on
the OPA**

Location



Proposal

- Proposed development is a large-scale prestige employment campus consisting of:
 - 3 industrial buildings with ancillary office and retail uses;
 - A fitness centre;
 - A daycare centre;
 - A stormwater management pond;
 - A retained wetlands.



Proposal



Policy: Provincial & Regional Policies

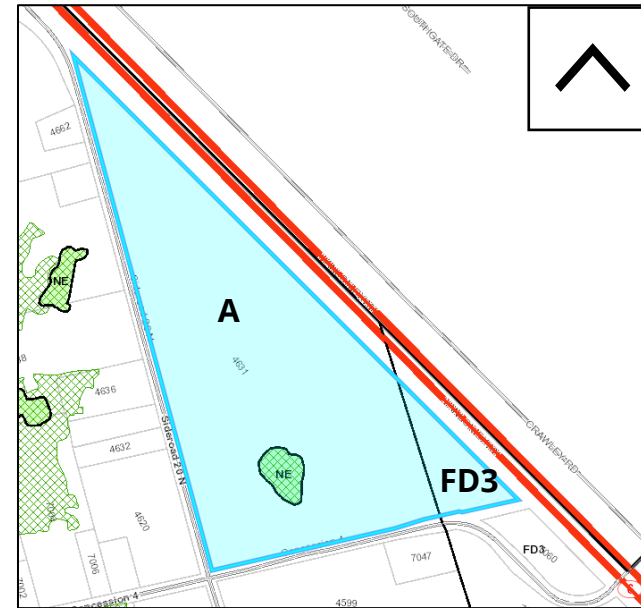
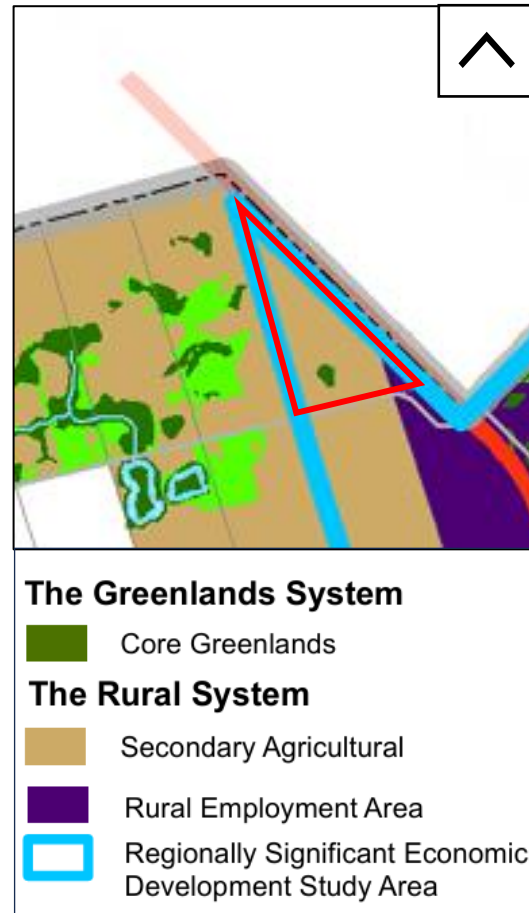
Plan	Current Designation
Provincial Planning Statement, 2024	• Rural Lands & Employment Area
County of Wellington Official Plan (July 2024)	• Secondary Agricultural, Core Greenlands & Rural Employment Area
Puslinch Zoning By-law 023-18	• Agricultural, • Future Development 3 and • Natural Environment with Environmental Protection Overlay

Policy: County Official Plan and Zoning By-law

County of Wellington Official Plan

Designated:

- "Secondary Agricultural",
- "Core Greenlands",
- "Rural Employment Area"



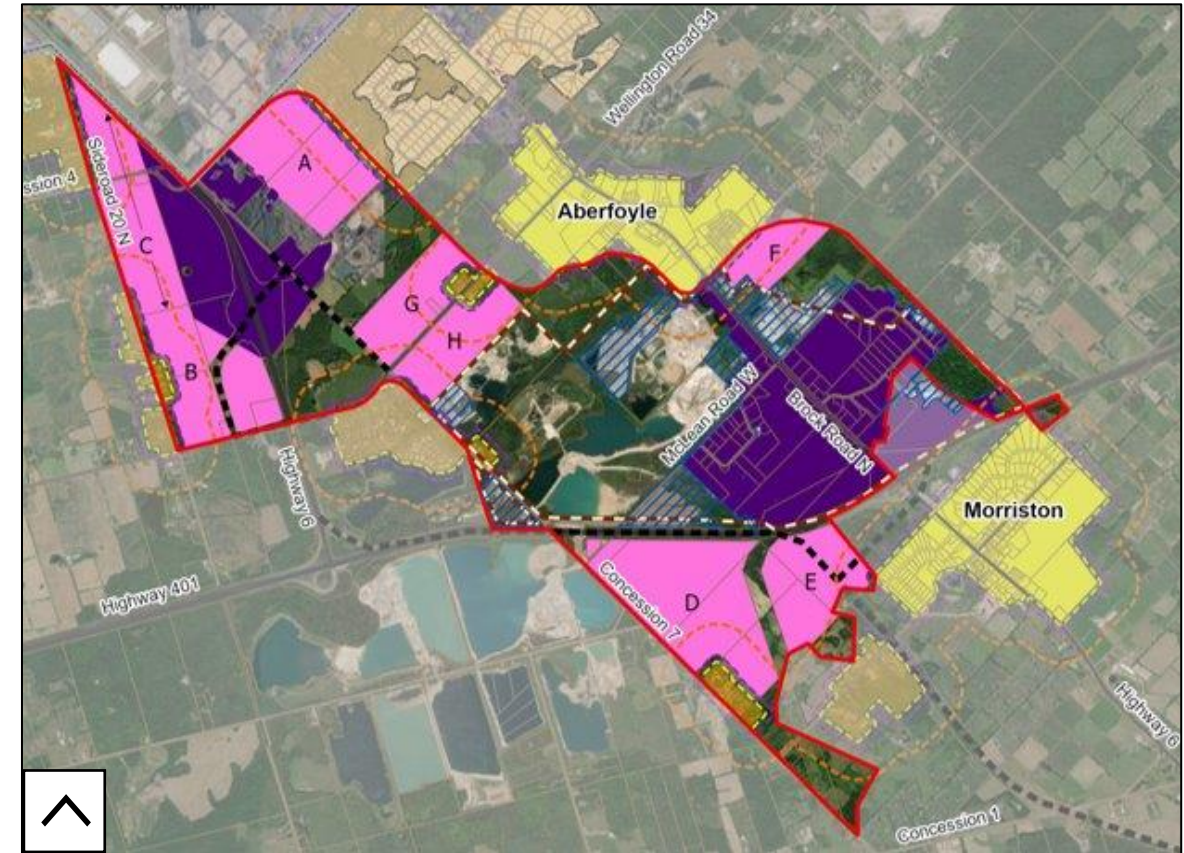
Puslinch Zoning By-law 023-18

Zoned:

- "Agricultural (A)",
- Future Development 3 (FD3),
- "Natural Environment (NE)", with an "Environmental Protection Overlay (EP Overlay)"

Puslinch By Design

- The Township of Puslinch has recently completed the Puslinch By Design ("Puslinch By Design") in partnership with the County of Wellington to identify lands to accommodate rural employment growth.
- Part of the Subject Lands were evaluated as one of the land options ("Option C"), however were not recommended to be redesignated to Rural Employment.
- The County prepared Draft Official Plan Amendment OPA No. 131 to redesignate other land options (D, G & H) to Rural Employment.



Requested Amendments: Official Plan Amendment

- Redesignate the portion of the Subject Lands presently designated as Secondary Agricultural to Rural Employment.
- Core Greenlands designation remains unchanged.
- Establish the Subject Lands as Special policy area PA7-XX which would permit daycare uses in addition to all the other uses permitted under the Rural Employment Designation.

Requested Amendments: Zoning By-law Amendment

Existing Zone	Proposed Amendments	Site-specific Regulations
Natural Environment with Environmental Protection Overlay	No change	N/A
Agricultural (A) and Future Development 3 (FD3)	Industrial Site-Specific Zone (IND(spXX))	- Permitted uses: 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), and Warehouse. - Prohibited Uses: Class III Industrial Facilities

Consultation: Town and Agency Comments

Transportation

Salvini
Consulting

- Mitigation measures are required to address the large traffic generation and to accommodate truck traffic. Possible options include upgrading the existing road network or creating a new service road between Concession 4 and the new interchange with Highway 6;
- Improvement details required to address intersections experiencing high delays.
- Outstanding technical matters: trip generation; trip assignment; sight distance assessment,...

Consultation: Town and Agency Comments

Transportation

County Roads

- Require the proponent to make the necessary improvements to the County road intersections to accommodate future truck traffic.

MTO

- Technical concerns can be addressed during detailed design stage.

City of Guelph

- Concerns related overcapacity on Downey Road and increase in traffic volumes to the Kortright Hill Neighbourhood;
- Staff strongly encourages the implementation of the new service road.

Consultation: Town and Agency Comments

Noise

Valcoustics Canada

- Report should outline the recommended physical noise mitigation measures and how operational controls will be implemented, monitored and enforced;
- Needs to assess all sensitive noise receptors within the impact extent;
- Other technical matters to justify for Class II categorization, to account for worse case scenarios.

Consultation: Town and Agency Comments

Stormwater/ Engineering

GEI Consultants	• Additional assessment for stormwater quality is required; • Technical matters to be addressed in revised reports.
Harden Environmental	• Improved stormwater evaluation that accounts for the site's topography and relies less on the wetland is required; • Need to address water balance issue to demonstrate the stormwater management does not impact the wetland.
Aboud	• Impacts to wetland hydrology by increased in surplus water need to be determined.
City of Guelph	• A Permit to Take Water will be required. Need to review impact of water taking on Guelph. • Technical comments related to stormwater flow, infiltration requirements and stormwater quality.

Consultation: Town and Agency Comments

Hydrogeology/ Source Water Protection

Harden Environmental

- Need to demonstrate stormwater management can retain groundwater recharge as per policies;
- Outstanding technical comments could be deferred to detailed design stage.

Wellington Source Water Protection

- No outstanding concerns. Technical comments to be addressed at detailed design stage.

City of Guelph

- Considerations provided to protect the City's future water supply;
- Recommendations for well construction and requirement for full year of groundwater monitoring.

Consultation: Town and Agency Comments

Topic	Status/Comment	
Ecology	Aboud & Associates	Outstanding concerns related to bat maternity habitat assessment, and conformity to County Official Plan policies for habitat of endangered or threatened species.
	GRCA	No outstanding concerns. Technical comments will be addressed during detailed design stage.
Others	- Building - Fire and Rescue Services - Public Works, Parks and Facilities - By-law Enforcement	No comments.

Consultation: Town and Agency Comments

Topic	Status/Comment
PDAC (draft)	• Request for the applicant to provide more information about noise levels being generated by construction and proposed use; • Request for the applicant to provide enhanced due diligence on road safety and traffic analysis; • Request for applicant to provide clarification on how traffic will approach the site and the possible trigger for turning lanes; • The committee requests more clarification on stormwater management, ground water and wet land protection concerns; • The committee requests why this property is being considered and not the Puslinch by design lands.

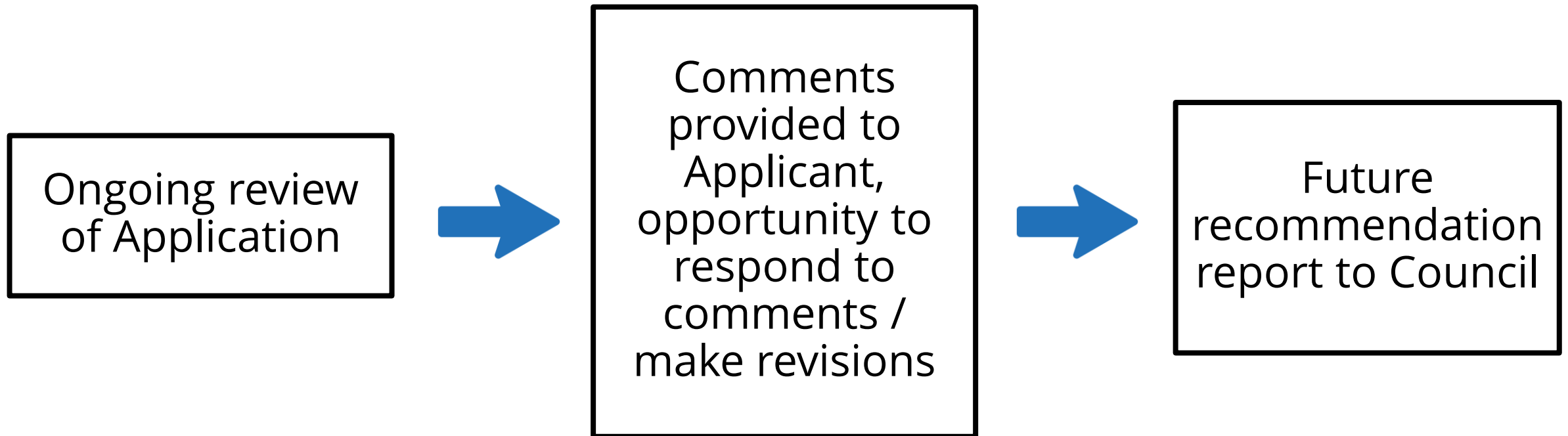
Summary of Public Comments

Topic	Status/Comment
Puslinch By Design: Employment Lands Study	• This proposal would undermine the comprehensive planning process undertaken through the Puslinch By Design Study and would set a precedent for piecemeal industrial expansion
Land Use Compatibility & Transportation	• Concerns related to: ○ Impact on surrounding uses; ○ Impacts of the trip generation created by the proposed development; ○ Road network being unsuitable for the proposed development; • Potential impact of the new service road on agricultural lands.

Summary of Public Comments

Topic	Status/Comment
Hydrogeology	Concerns with the groundwater demand of the proposed development and impacts related to wastewater filtration capacity
Ecology	Concerns related to impacts on the provincially significant wetland and species at risk habitat present on the Subject Lands resulting from the proposed development.
Financial Implications	Concerns related to the associated costs that would be required to upgrade roads to accommodate the proposed development and the burden it would place on the Township.

Next Steps



Thank you. Questions?
